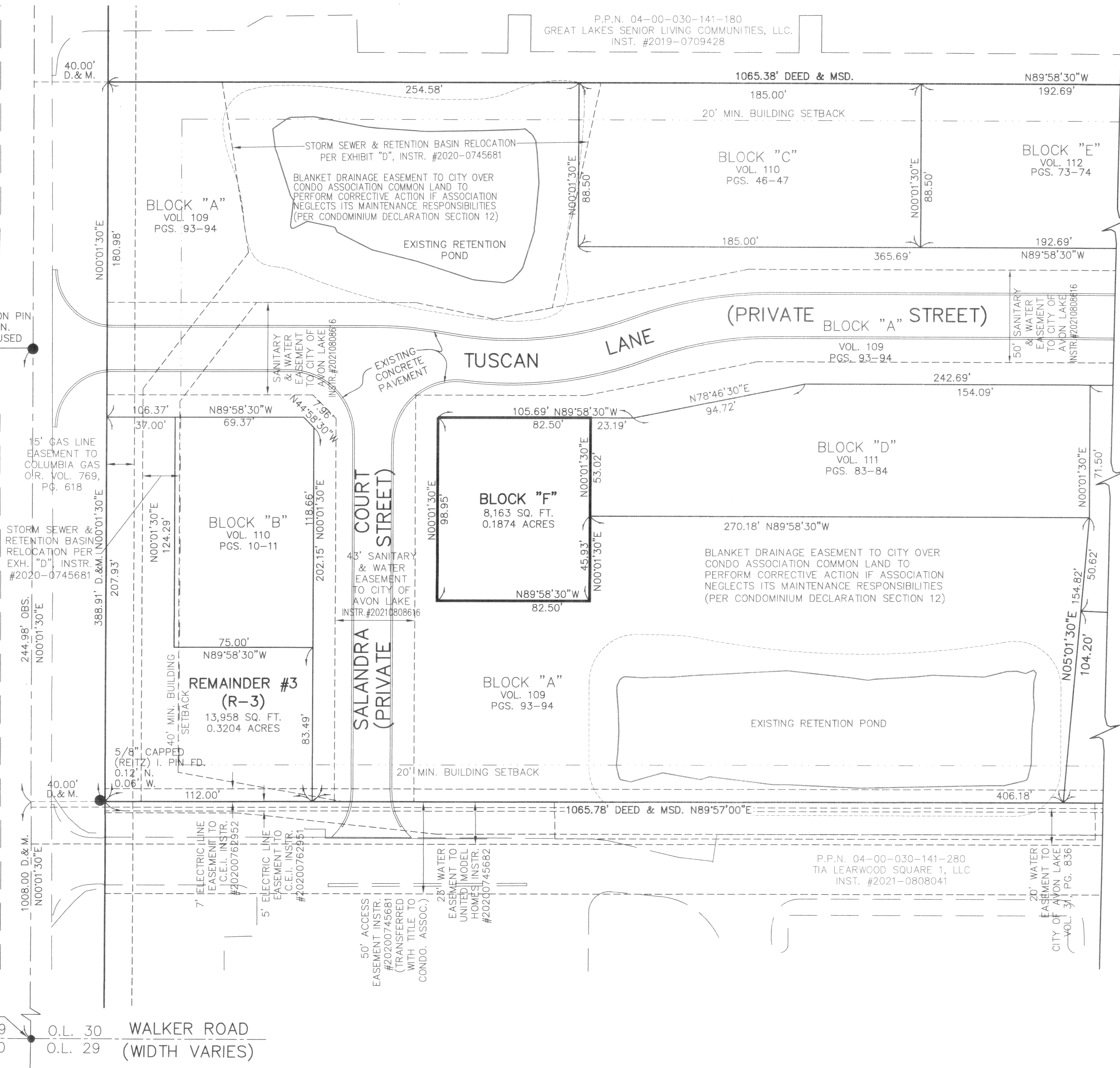


LEAR ROAD (WIDTH VARIES)

WALKER ROAD (WIDTH VARIES)

1" IRON PIN IN MON. BOX USED. O.L. 19 O.L. 20 O.L. 30 O.L. 29



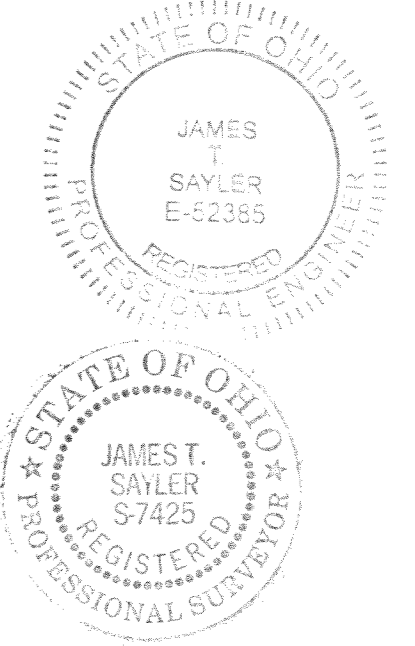
**ACREAGE BREAKDOWN**

PHASE ONE (1 PARCEL)	138,123 SQ. FT.	3.1709 ACRES
PHASE TWO (1 PARCEL)	9,306 SQ. FT.	0.2136 ACRES
PHASE THREE (1 PARCEL)	16,373 SQ. FT.	0.3759 ACRES
PHASE FOUR (1 PARCEL)	18,031 SQ. FT.	0.4139 ACRES
PHASE FIVE (1 PARCEL)	17,053 SQ. FT.	0.3915 ACRES
PHASE SIX (2 PARCELS)	104,364 SQ. FT.	2.3959 ACRES
REMAINDER (5 PARCELS)	110,421 SQ. FT.	2.5348 ACRES
TOTAL SITE	413,670 SQ. FT.	9.4966 ACRES

**CERTIFICATION**  
THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED.

*JTS* 12/16/22  
JAMES T. SAYLER, P.E.  
PROFESSIONAL ENGINEER NO. E-52385

*JTS* 12/16/22  
JAMES T. SAYLER  
PROFESSIONAL SURVEYOR NO. S-7425

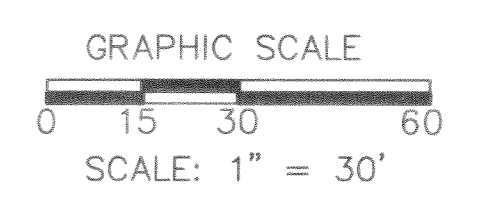


**NOTE:**  
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY DRIVES, WALKS, PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT:

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 STE 8  
LORAIN, OH 44053  
Date: 11/13/22  
Pgs: 7,8,9,10

Doc ID: 023795220005 Type: OFF  
Kind: PLAT  
Recorded: 01/12/2023 at 11:45:00 AM  
Fee Amt: \$349.00 Page 1 of 5  
Lorain County, Ohio  
Mike Doran County Recorder  
File: 2023-0903235

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 12 2023  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



N  
BASED ON LEAR ROAD  
BEARING N00°01'30"E

REVISIONS	

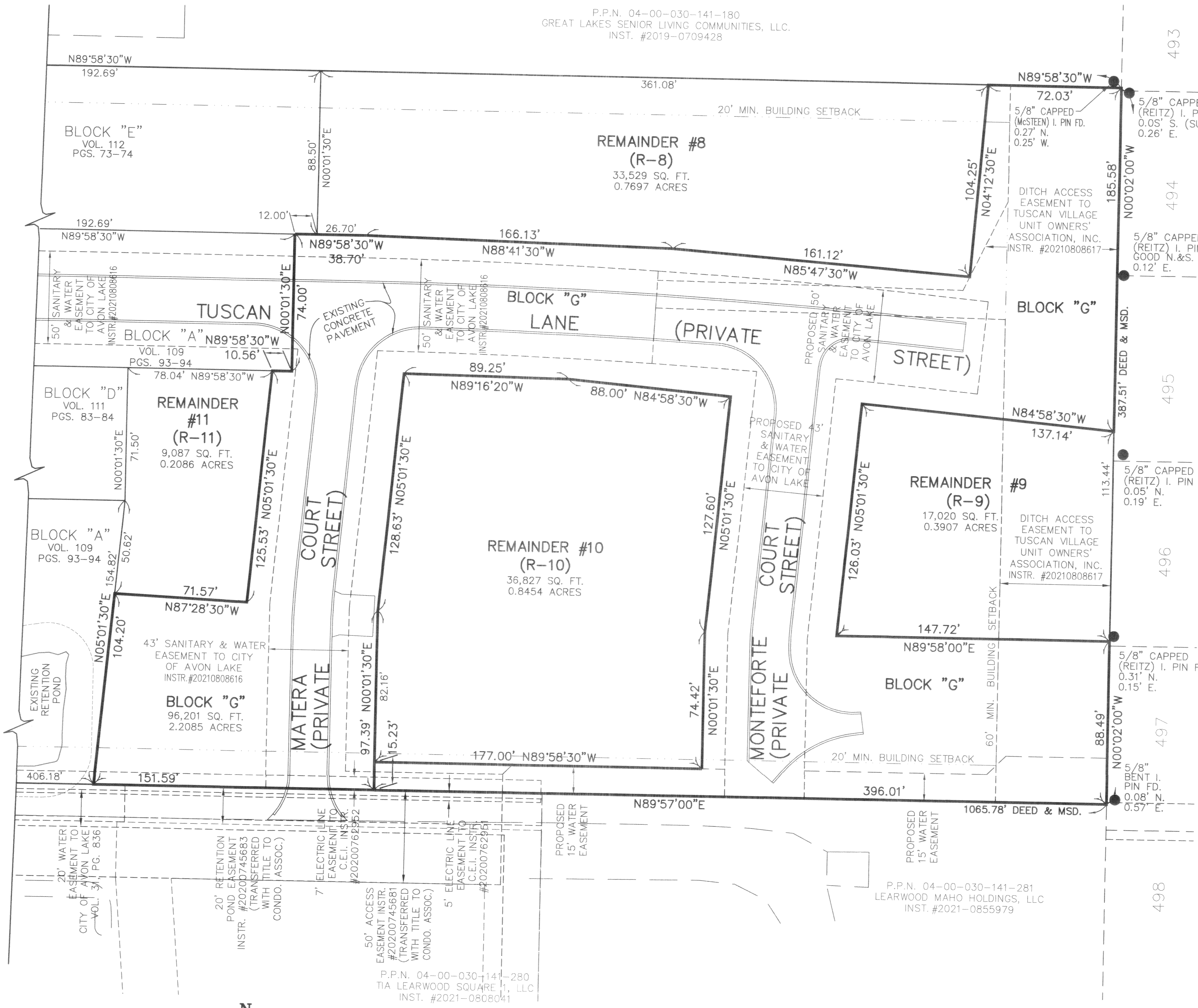
**TUSCAN VILLAGE  
CONDOMINIUM PHASE 6**  
OF PART OF ORIGINAL AVON TWP. SECTION 30,  
NOW IN THE CITY OF AVON LAKE  
COUNTY OF LORAIN, OHIO

**THE HENRY G. REITZ  
ENGINEERING COMPANY**  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OH, 44135  
PHONE: (216) 251-3033

1  
4  
NOVEMBER  
2022

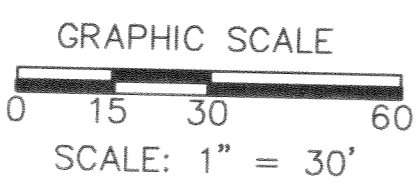
P.P.N. 04-00-030-141-180  
 GREAT LAKES SENIOR LIVING COMMUNITIES, LLC.  
 INST. #2019-0709428

SEE SHEET 1



WESTWINDS SUBDIVISION NO. 23 VOL. 84, PG. 12-14

NOTE:  
 LIMITED COMMON ELEMENTS INCLUDE THE  
 LAND WITHIN 6 FEET FROM THE FOUNDATION  
 SHOWN AND OVER ANY DRIVES, WALKS,  
 PATIOS, DECKS AND/OR PORCHES ADJACENT  
 TO THE FOUNDATION OF EACH UNIT:



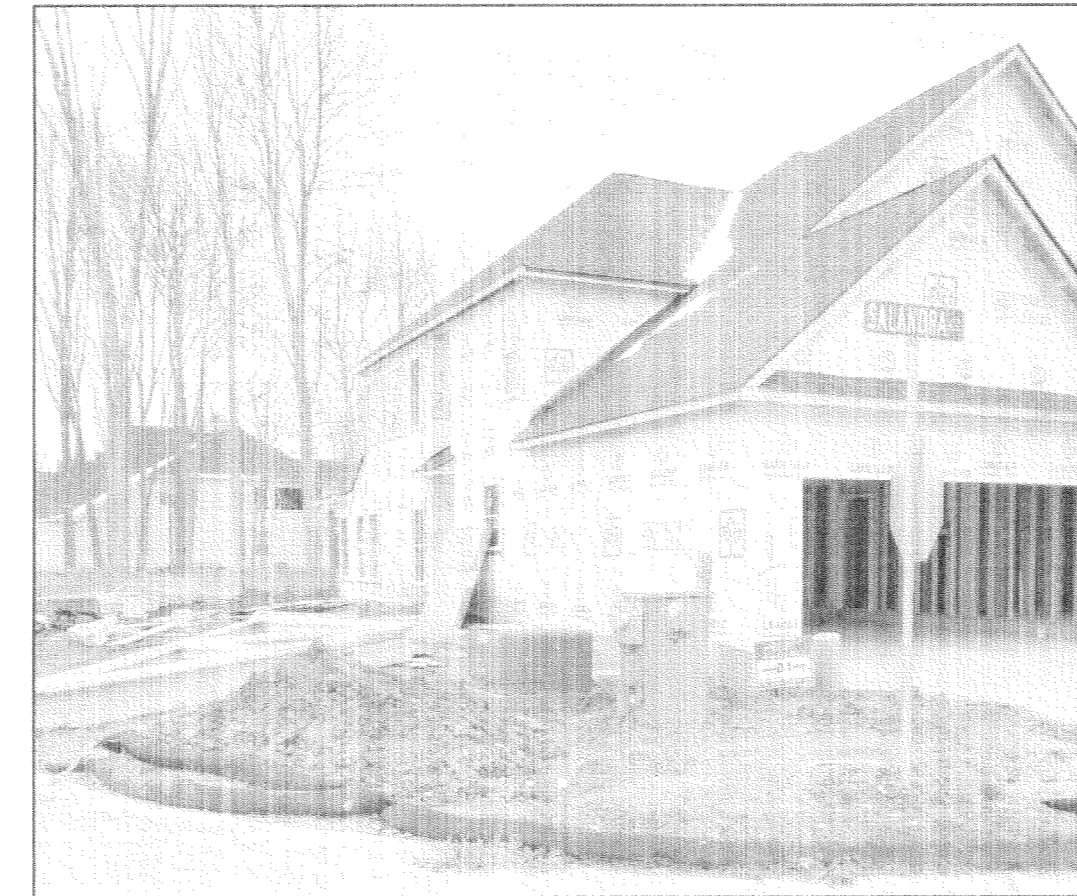
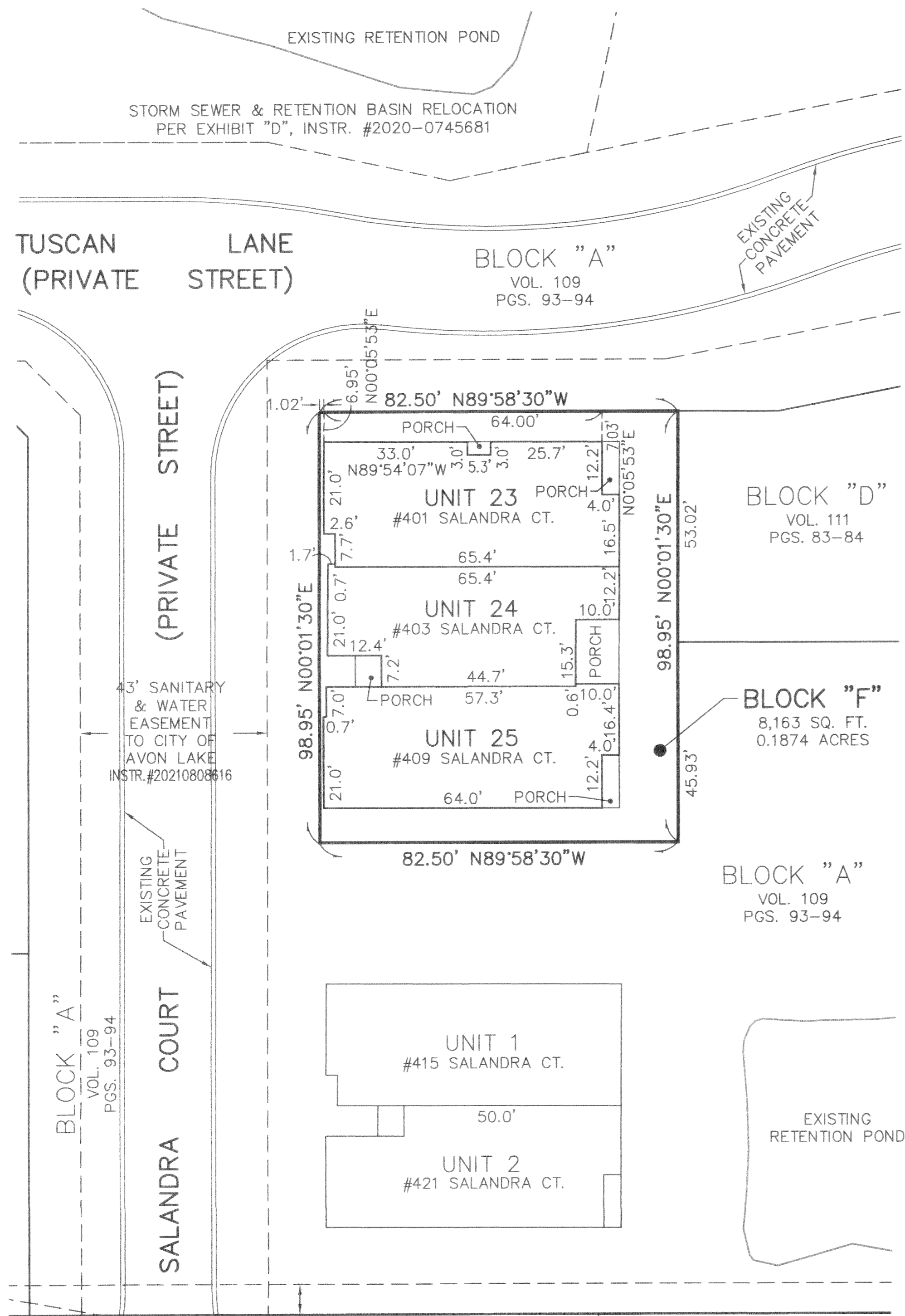
N  
 BASED ON LEAR ROAD  
 BEARING N00°01'30"E

REVISIONS	DATE	DESCRIPTION
1	12/16/22	CORRECTED BLOCK "G" AREA TO 2.2085 ACRES

**TUSCAN VILLAGE  
 CONDOMINIUM PHASE 6**  
 OF PART OF ORIGINAL AVON TWP. SECTION 30,  
 NOW IN THE CITY OF AVON LAKE  
 COUNTY OF LORAIN, OHIO

**THE HENRY G. REITZ  
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 4214 ROCKY RIVER DRIVE  
 CLEVELAND, OH, 44135  
 PHONE: (216) 251-3033

2  
 4  
 NOVEMBER  
 2022



UNITS 23 SIDE



UNITS 23-25 FRONT

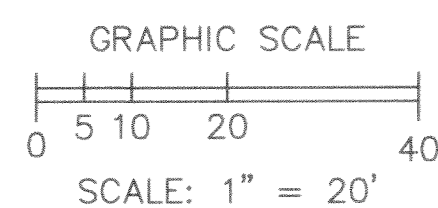


UNITS 25 SIDE



UNITS 23-25 REAR

N  
BASED ON LEAR ROAD  
BEARING N00°01'30"E



NOTES:

LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY DRIVES, WALKS, PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT:

ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED.

REVISIONS		

**TUSCAN VILLAGE  
CONDOMINIUM PHASE 6**  
OF PART OF ORIGINAL AVON TWP. SECTION 30,  
NOW IN THE CITY OF AVON LAKE  
COUNTY OF LORAIN, OHIO

**THE HENRY G. REITZ  
ENGINEERING COMPANY**  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OH, 44135  
PHONE: (216) 251-3033

3 4
NOVEMBER 2022



UNITS 26-27 FRONT



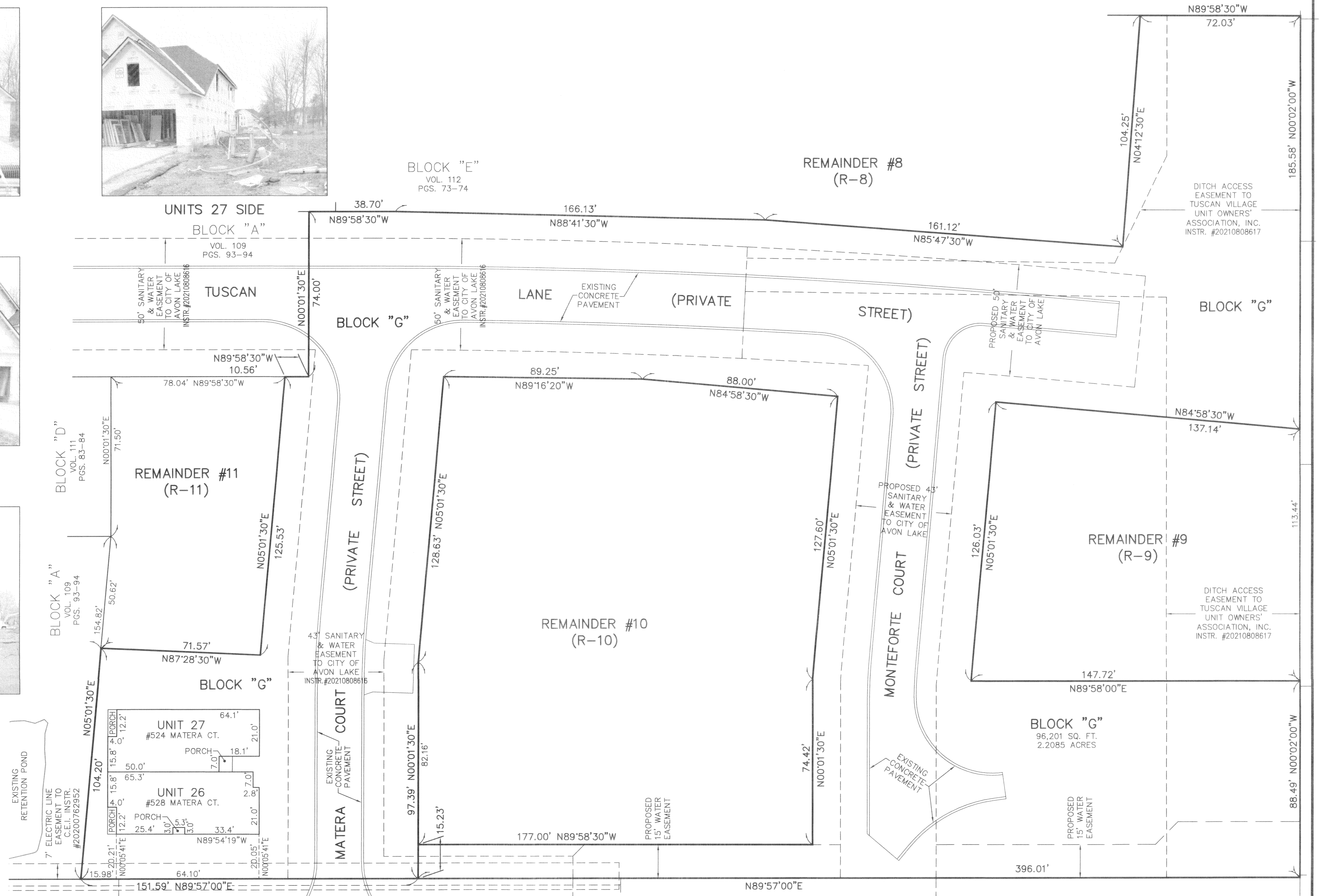
UNITS 27 SIDE



UNITS 26 SIDE

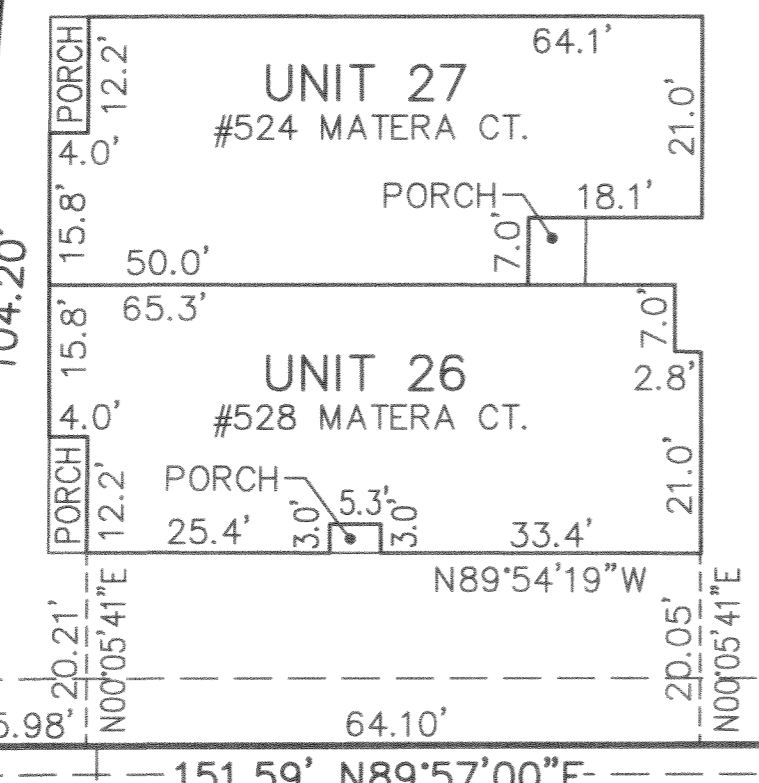


UNITS 26-27 REAR

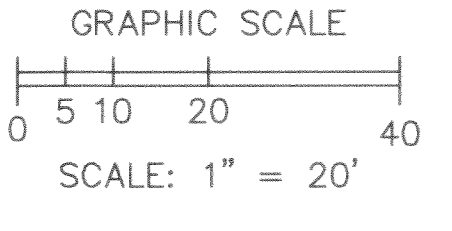


BLOCK "A"  
VOL. 109  
PGS. 93-94

EXISTING RETENTION POND



N  
BASED ON LEAR ROAD  
BEARING N00°01'30"E



NOTES:  
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY DRIVES, WALKS, PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT.  
ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED.

REVISIONS	DATE	DESCRIPTION

**TUSCAN VILLAGE  
CONDOMINIUM PHASE 6**  
OF PART OF ORIGINAL AVON TWP. SECTION 30,  
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**THE HENRY G. REITZ  
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CLEVELAND, OH, 44135  
PHONE: (216) 251-3033

4  
4  
NOVEMBER  
2022

Plat Sheet

Instrument # 2023-0903235 Film # \_\_\_\_\_

Name of Plat: Tuscan Village Condominium Phase 6

Owner: United Model Homes LLC.

Description: Situated in the City of Avon Lake  
County of Lorain, State of Ohio: Being a part of Original  
Avon Township Section 30 = 2.359 Acres Easements Also

Creating Units 23, 24, 25, 26, and 27  
also Block F and Block G

Floor Plans: See Image

Related/Margin: Declaration # 2023-0903236

Comments: /

Vol. 113

Receiving Stamp

Pg. 7, 8, 9, 10

Amount: \$ 349.60

Initials: SC

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 STE 8  
LORAIN, OH 44053