

LEGACY ISLE CONDOMINIUM PHASE 1

BEING PART OF BLOCK "B" IN THE LEGACY ISLE SUBDIVISION NO. 1 OF ORIGINAL AVON SECTION NO. 20, RECORDED IN VOLUME 112 OF MAPS, PAGE 75-80 AND PART OF ORIGINAL AVON TOWNSHIP SECTION 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

BY
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND OH. 44135
PH: (216) 251-3033, EMAIL: REITZ@REITZENG.COM

SCALE: 1" = 30' DECEMBER, 2022
REV. PER COUNTY TAX MAP DEPT. 1/23/23

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

[Signature] 1-27-23
JAMES T. SAYLER, VICE PRESIDENT
PROFESSIONAL ENGINEER NO. E-52385

[Signature] 1-27-23
JAMES T. SAYLER, VICE PRESIDENT
PROFESSIONAL SURVEYOR NO. S-7425

LEGEND

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND UNLESS OTHERWISE NOTED.
- Ⓜ DENOTES 30" LONG ~ 5/8" CAPPED (REITZ ENG) IRON PIN FOUND IN MONUMENT BOX.

NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 3 FEET FROM THE UNIT FOUNDATION SHOWN AND WITHIN 3 FEET OF ANY PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT AND THE DRIVEWAY ADJACENT TO THE FOUNDATION WITHIN 18 FEET OF THE GARAGE DOOR.

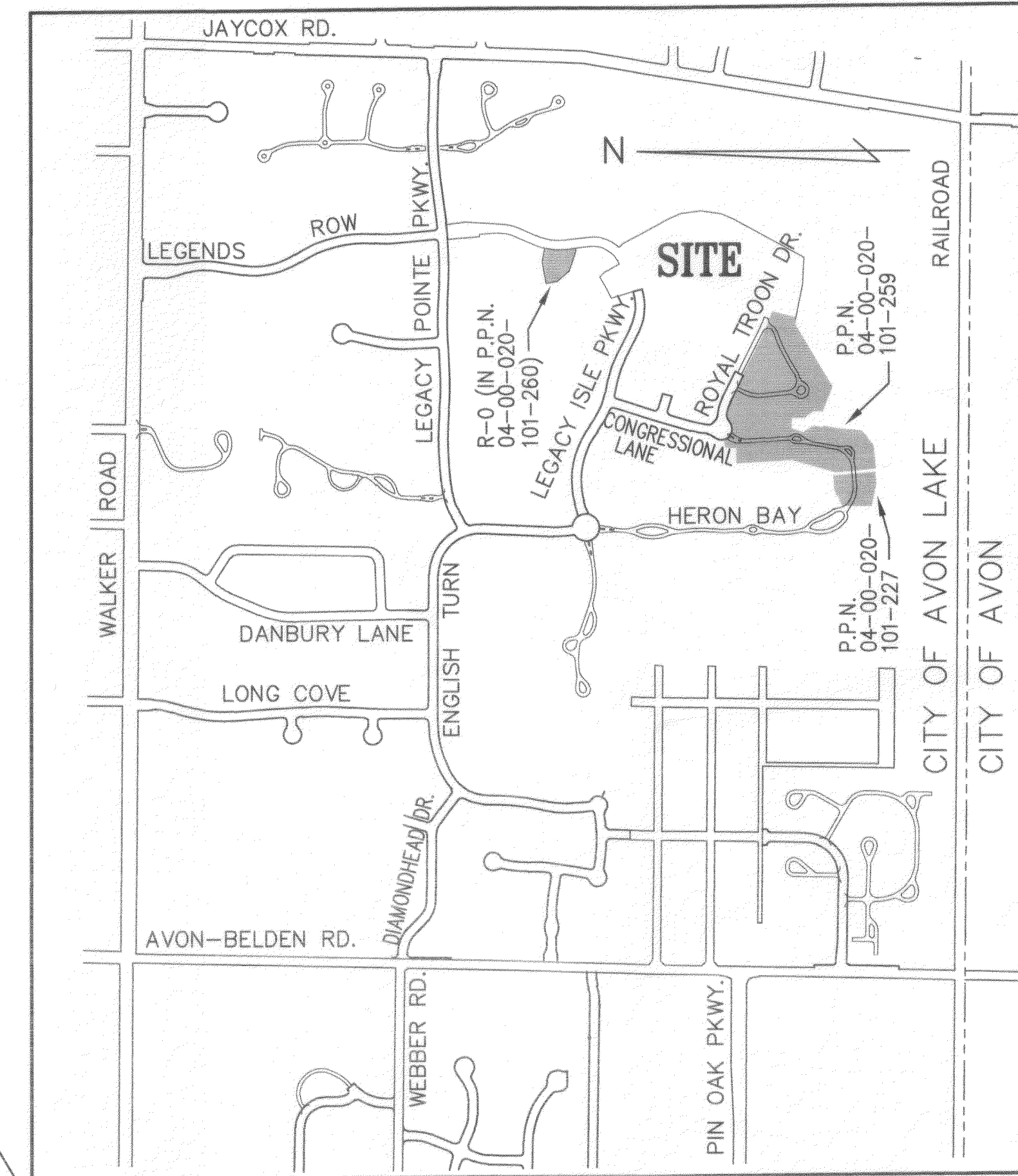
BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT

GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

04-00-020-101-260
PULTE HOMES OF OHIO, LLC
INSTR# 2021-0852192
REMAINDER

EXISTING GOLF COURSE
04-00-020-101-228
SWEETBRIAR MANAGEMENT COMPANY
INSTR# 2021-0850520

	AREAS IN P.P.N. 04-00-020-101-259		AREAS IN P.P.N. 04-00-020-101-227		AREAS IN P.P.N. 04-00-020-101-260		ALL P.P.N.s (AC.)
	PARCEL	(AC.)	PARCEL	(AC.)	PARCEL	(AC.)	
AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	SUBT.=	0.0000	SUBT.=	0.0000	SUBT.=	0.0000	0.0000
IN CURRENT PHASE	A	2.1271	C	0.3246			
CURRENT PHASE SUBTOTAL	B	3.6583		0.3246		0.0000	3.9829
ALL PHASES SUBTOTAL		3.6583		0.3246		0.0000	3.9829
FUTURE EXPANSION REMAINDERS	R-1	1.7931	R-6	0.3457	R-0	0.8212	
	R-2	1.8026	R-7	0.5201			
	R-3	1.7300					
	R-4	1.7360					
	R-5	1.7038					
REMAINDERS SUBTOTAL	SUBT.=	8.1655	SUBT.=	0.8658	SUBT.=	0.8212	9.8515
GRAND TOTAL		11.8238		1.1904		0.8212	13.8354



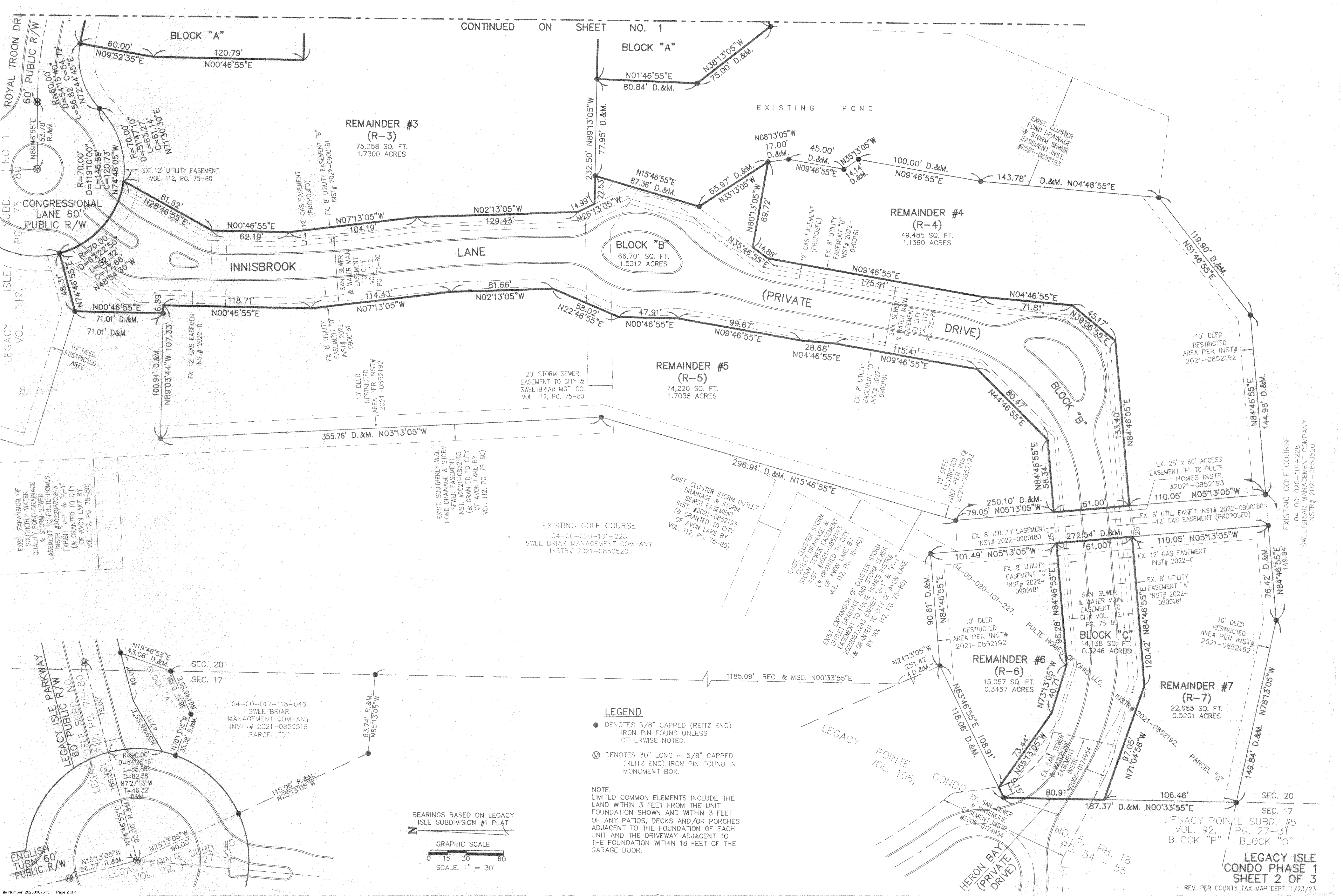
SITE MAP
1" = 800'

EXAMS AND FILINGS LLC
440 W LORAIN ST
OBERLIN, OH 44074

Plot vol. 113
Pages 32,33,34.

Doc ID: 023840540004 Type: OFF
Kind: PLAT
Recorded: 02/23/2023 at 01:09:38 PM
File Amt: \$265.20 Page 1 of 4
Lorain County, Ohio
Mike Moran County Recorder
File# 2023-0907513

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 23 2023
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



REMAINDER #3
(R-3)
75,358 SQ. FT.
1.7300 ACRES

BLOCK "B"
66,701 SQ. FT.
1.5312 ACRES

REMAINDER #4
(R-4)
49,485 SQ. FT.
1.1360 ACRES

REMAINDER #5
(R-5)
74,220 SQ. FT.
1.7038 ACRES

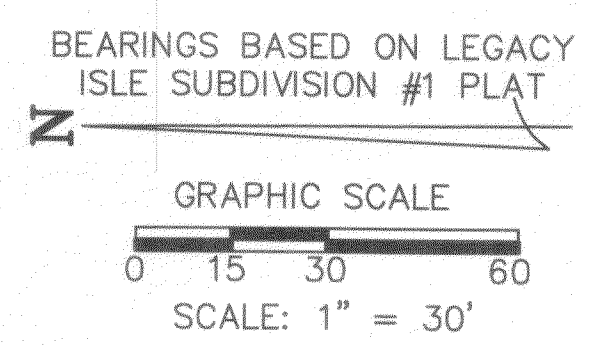
BLOCK "C"
14,138 SQ. FT.
0.3246 ACRES

REMAINDER #6
(R-6)
15,057 SQ. FT.
0.3457 ACRES

REMAINDER #7
(R-7)
22,655 SQ. FT.
0.5201 ACRES

- LEGEND**
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NOTE:
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ENGLISH TURN 60' PUBLIC R/W
LEGACY ISLE SUBD. #5
VOL. 92, PG. 27-31
BLOCK "P" BLOCK "O"

LEGACY ISLE CONDO PHASE 1
SHEET 2 OF 3
REV. PER COUNTY TAX MAP DEPT. 1/23/23

EXISTING GOLF COURSE
04-00-020-101-228
SWEETBRIAR MANAGEMENT COMPANY
INSTR# 2021-0850520

EXIST. EXPANSION OF SOUTHERLY W.Q. POND DRAINAGE & STORM SEWER EASEMENT TO PULTE HOMES EXHIBIT "J-1" & "K-1" (& GRANTED TO CITY OF AVON LAKE BY VOL. 112, PG. 75-80)

EXIST. SOUTHERLY W.Q. POND DRAINAGE & STORM SEWER EASEMENT INST. #2021-0852193 (& GRANTED TO CITY OF AVON LAKE BY VOL. 112, PG. 75-80)

EXISTING GOLF COURSE
04-00-020-101-228
SWEETBRIAR MANAGEMENT COMPANY
INSTR# 2021-0850520

EXIST. CLUSTER STORM DRAINAGE & STORM SEWER EASEMENT INST. #2021-0852193 (& GRANTED TO CITY OF AVON LAKE BY VOL. 112, PG. 75-80)

EXIST. CLUSTER STORM DRAINAGE & STORM SEWER EASEMENT INST. #2021-0852193 (& GRANTED TO CITY OF AVON LAKE BY VOL. 112, PG. 75-80)

EXIST. EXPANSION OF CLUSTER STORM DRAINAGE AND STORM SEWER EASEMENT TO PULTE HOMES EXHIBIT "J-1" & "K-1" (& GRANTED TO CITY OF AVON LAKE BY VOL. 112, PG. 75-80)

10' DEED RESTRICTED AREA PER INST# 2021-0852192

EX. 8' UTILITY EASEMENT INST# 2022-0900180

EX. 25' x 60' ACCESS EASEMENT "F" TO PULTE HOMES INSTR. #2021-0852193

EX. 8' UTIL EASET INST# 2022-0900180
12' GAS EASEMENT (PROPOSED)

EX. 12' GAS EASEMENT INST# 2022-0

EX. 8' UTILITY EASEMENT "A" INST# 2022-0900181

10' DEED RESTRICTED AREA PER INST# 2021-0852192

ROYAL TRON DR
NO. 1
SUBD. #5
PG. 75-80
60' PUBLIC R/W

CONGRESSIONAL LANE 60' PUBLIC R/W

10' DEED RESTRICTED AREA

EXIST. EXPANSION OF SOUTHERLY W.Q. POND DRAINAGE & STORM SEWER EASEMENT TO PULTE HOMES EXHIBIT "J-1" & "K-1" (& GRANTED TO CITY OF AVON LAKE BY VOL. 112, PG. 75-80)

LEGACY ISLE PARKWAY
LEGACY ISLE SUBD. NO. 1
VOL. 112, PG. 75-80
60' PUBLIC R/W

ENGLISH TURN 60' PUBLIC R/W
LEGACY ISLE SUBD. #5
VOL. 92, PG. 27-31
BLOCK "P" BLOCK "O"

04-00-017-118-046
SWEETBRIAR MANAGEMENT COMPANY
INSTR# 2021-0850516
PARCEL "D"

115.05' R.&M.
N25°13'05"W

LEGACY ISLE SUBD. #5
VOL. 92, PG. 27-31
BLOCK "P" BLOCK "O"



UNIT 1-3 FRONT



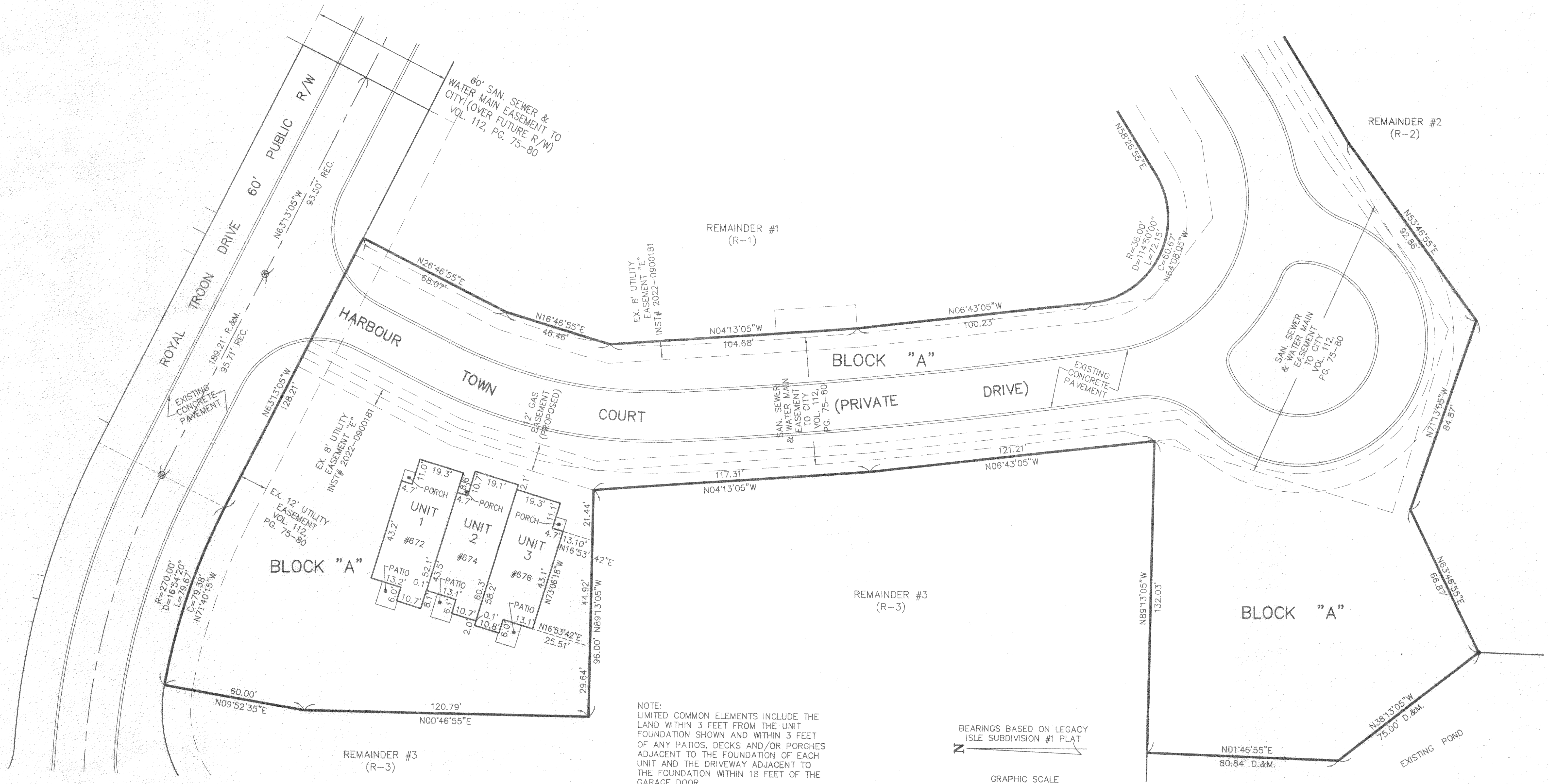
UNIT 1 SIDE



UNIT 1-3 REAR



UNIT 3 SIDE



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ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED

