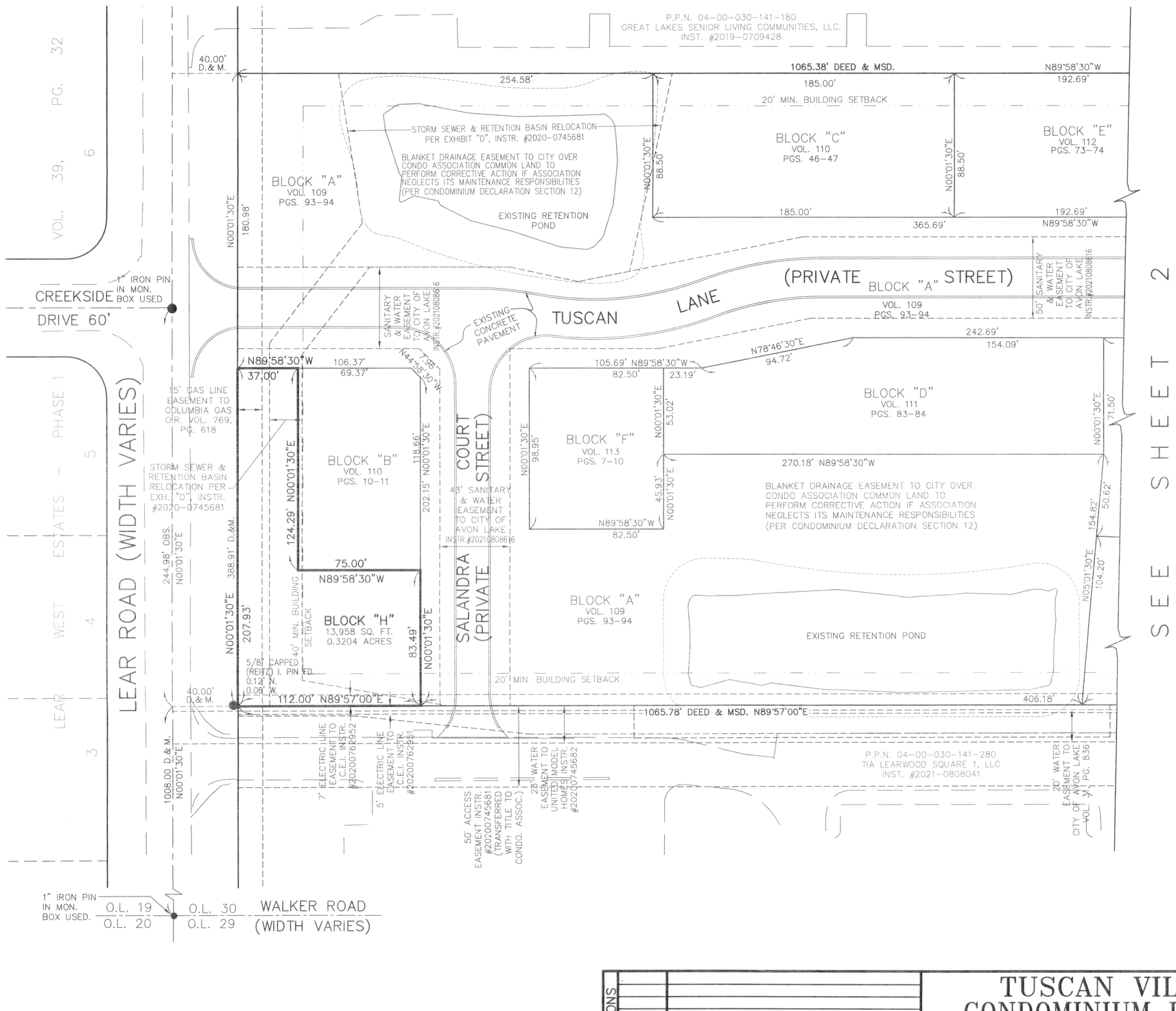


ACREAGE BREAKDOWN

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
PHASE SEVEN (1 PARCEL)	13,958 SQ. FT.	0.3204 ACRES
REMAINDER (4 PARCELS)	96,463 SQ. FT.	2.2144 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.

JAMES T. SAYLER, P.E.
PROFESSIONAL ENGINEER NO. E-52385

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
Plat vol. 113
Pgs. 48, 49, 50

Doc ID: 023848790004 Type: OFF
Kind: PLAT
Recorded: 03/02/2023 at 12:05:38 PM
Fee Amt: $259.20 Page 1 of 4
Lorain County, Ohio
Mike Doran County Recorder
File 2023-0908321

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 0 2 2023
J. CRAIG SWOGGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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

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

REVISIONS		

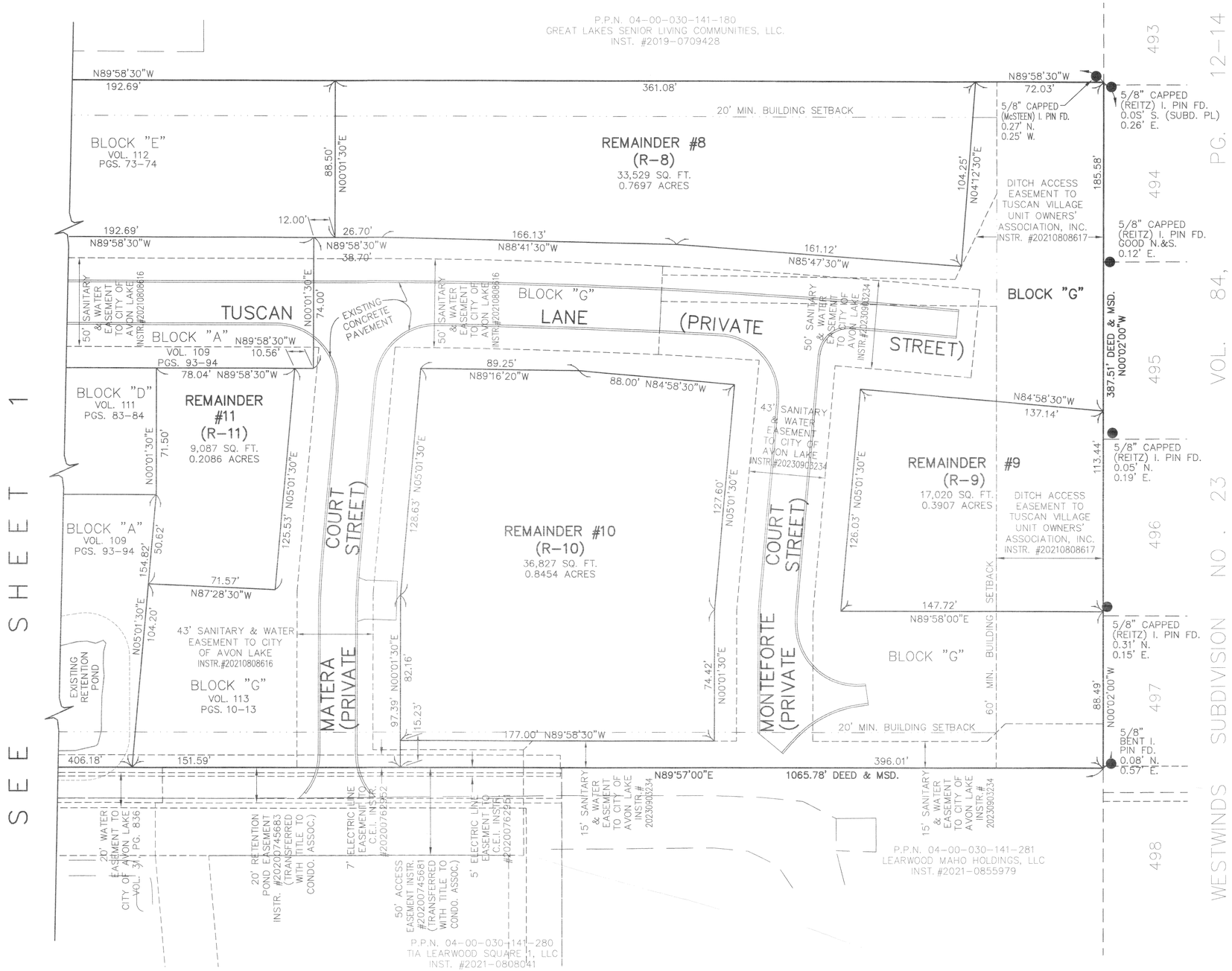
TUSCAN VILLAGE CONDOMINIUM PHASE 7

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 / 3

JANUARY 2023



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:

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

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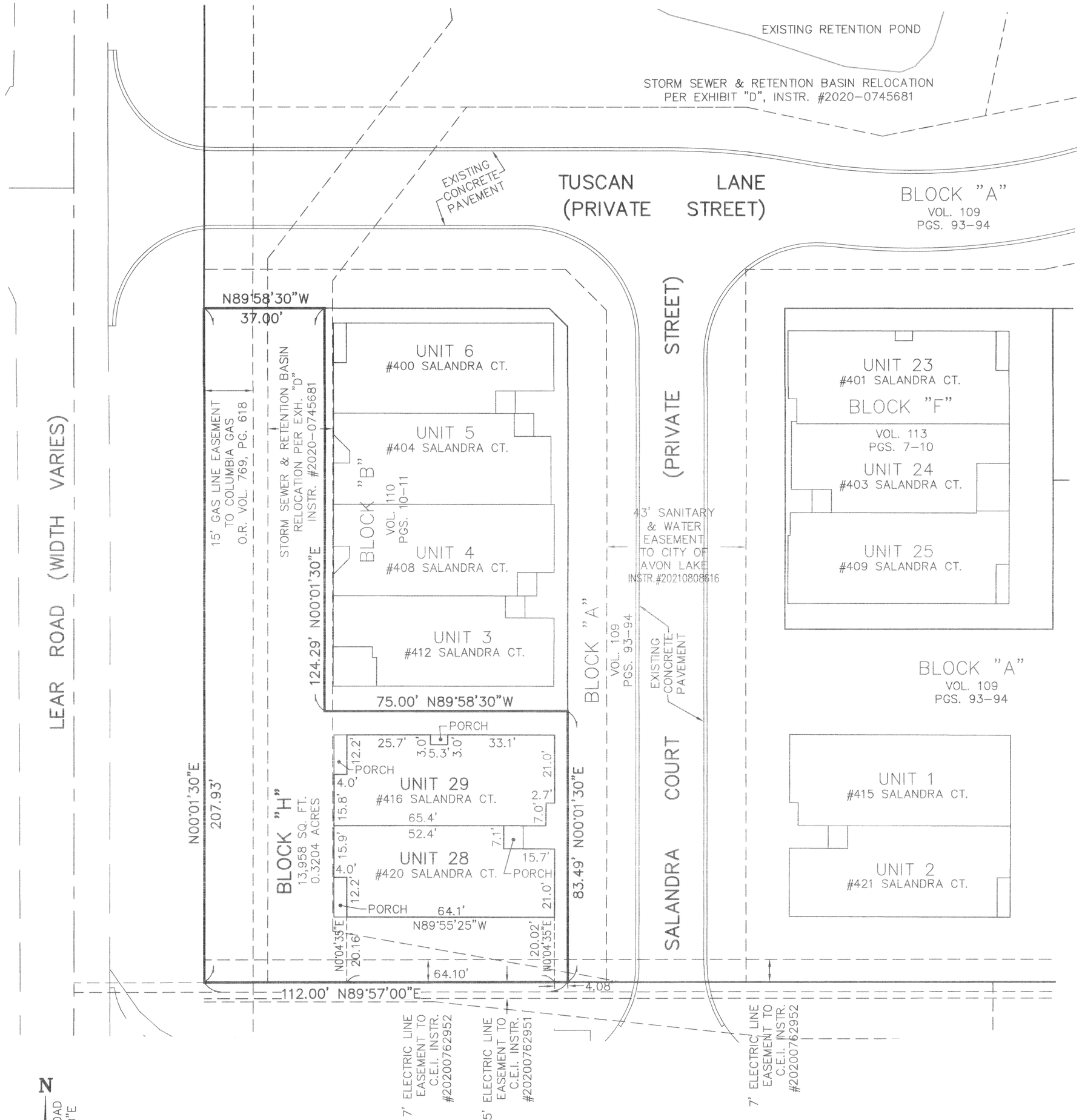
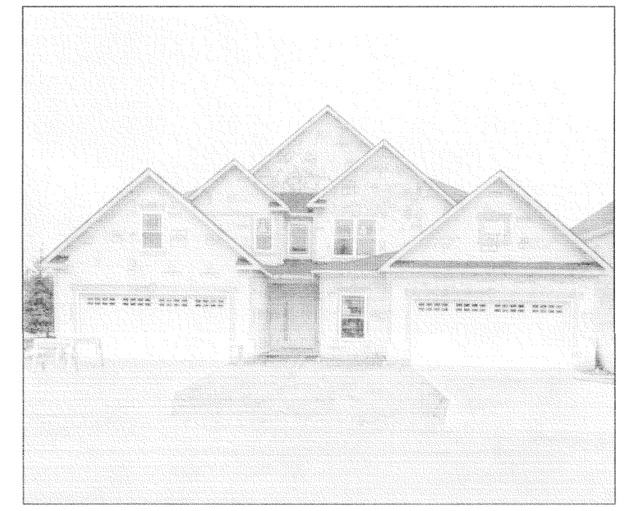
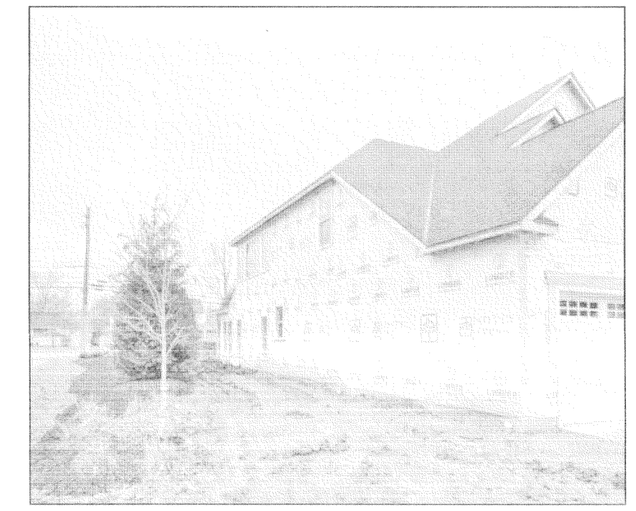
JANUARY 2023

File Number: 2023080821 Page 3 of 4





UNITS 28–29 FRONT



UNITS 28 SIDE

UNITS 28–29 REAR

UNITS 29 SIDE

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

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