

LEAR ROAD (WIDTH VARIES)

WALKER ROAD (WIDTH VARIES)

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

P.P.N. 04-00-030-141-280
TIA LEARWOOD SQUARE 1, LLC
INST. #2021-0808041

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

BLOCK "C"
VOL. 110
PGS. 46-47

BLOCK "E"
VOL. 112
PGS. 73-74

BLOCK "B"
VOL. 110
PGS. 10-11

BLOCK "F"
VOL. 113
PGS. 7-10

BLOCK "D"
VOL. 111
PGS. 83-84

BLOCK "H"
VOL. 113
PGS. 48-50

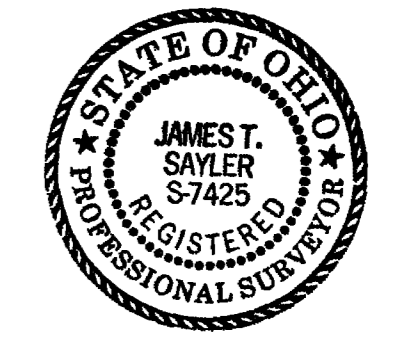
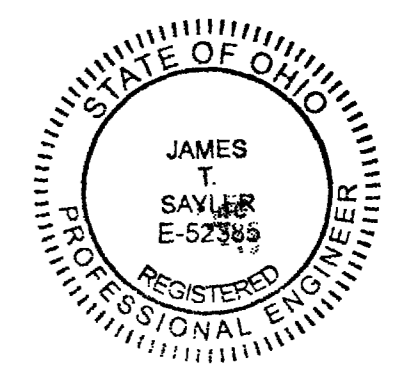
BLOCK "A"
VOL. 109
PGS. 93-94

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
PHASE EIGHT (2 PARCEL)	16,226 SQ. FT.	0.3725 ACRES
REMAINDER (3 PARCELS)	80,237 SQ. FT.	1.8420 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



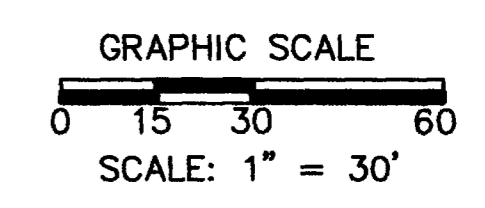
NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY DRIVES, WALKS, PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 26 2023

J. CRAIG SMOGRASS, CPA, CGPM
LORAIN COUNTY AUDITOR

Doc ID: 023906360004 Type: OFF
Kind: PLAT
Recorded: 04/26/2023 at 12:28:54 PM
Fee Amt: \$250.20 Page 1 of 4
Lorain County, Ohio
Mike Doran County Recorder
File # 2023-0913722

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 STE 8
LORAIN, OH 44053
Plat vol. 113
Pages 63, 64, 65



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

SEE SHEET 2

REVISIONS	

**TUSCAN VILLAGE
CONDOMINIUM PHASE 8**
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



UNITS 30-33 FRONT



UNIT 30 SIDE



UNITS 30-33 REAR



UNIT 33 SIDE



UNITS 34-35 FRONT



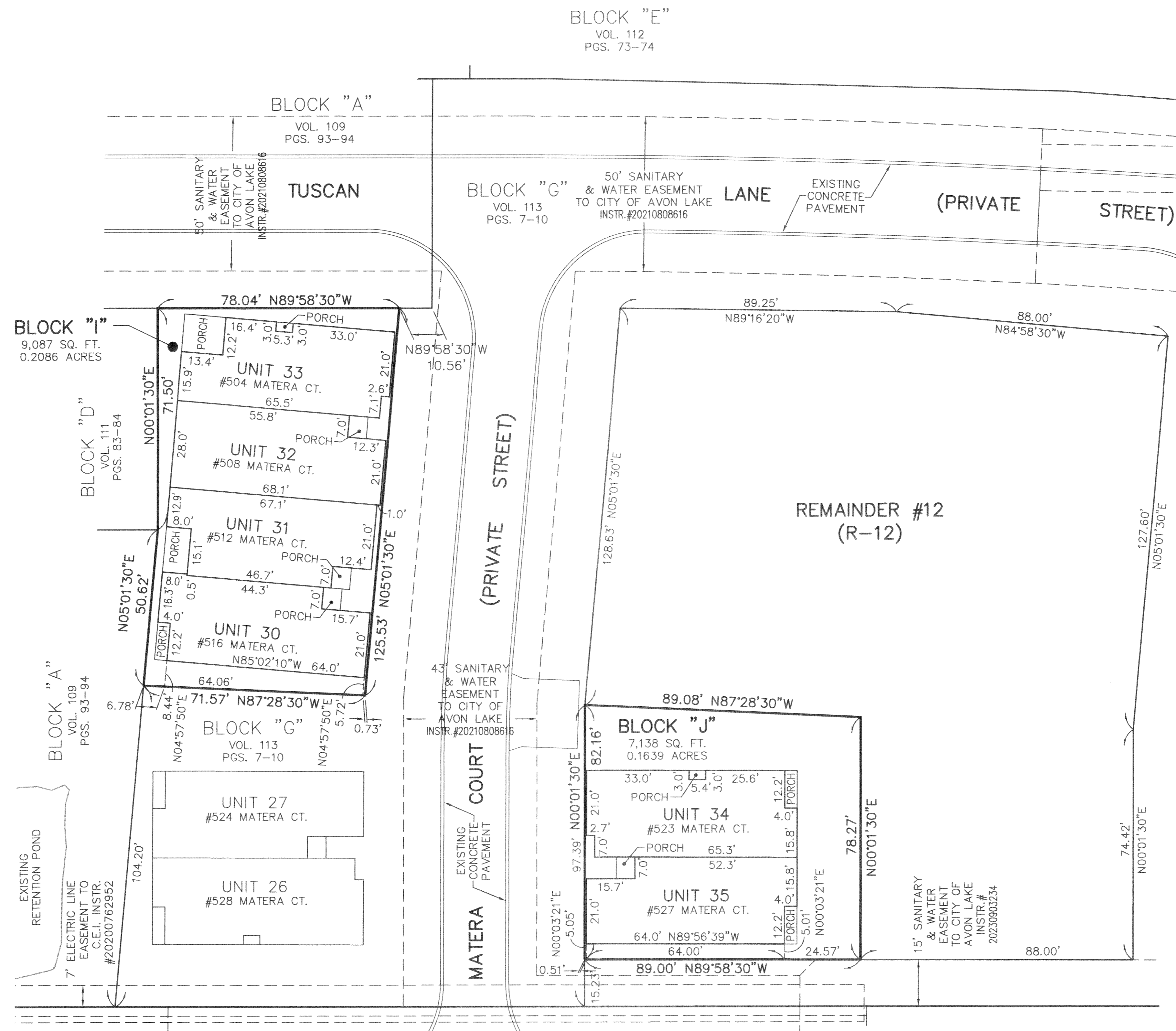
UNIT 34 SIDE



UNITS 34-35 REAR



UNIT 35 SIDE



BLOCK "I"
9,087 SQ. FT.
0.2086 ACRES
VOL. 111
PGS. 83-84

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

EXISTING RETENTION POND
7' ELECTRIC LINE
EASEMENT TO
C.E.I. INSTR.
#20200762952

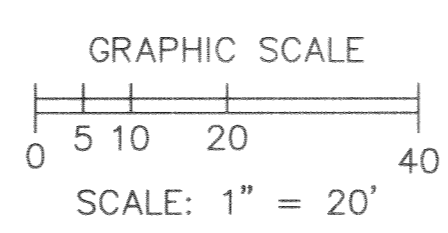
BLOCK "E"
VOL. 112
PGS. 73-74

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

BLOCK "G"
VOL. 113
PGS. 7-10

BLOCK "J"
7,138 SQ. FT.
0.1639 ACRES
VOL. 113
PGS. 7-10

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.



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

REVISIONS	DATE	DESCRIPTION

**TUSCAN VILLAGE
CONDOMINIUM PHASE 8**
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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FEBRUARY
2023