

VOL. 39, PG. 32

WEST ESTATES - PHASE 1

LEAR ROAD

1" IRON PIN IN MON. BOX USED.

LEAR ROAD (WIDTH VARIES)

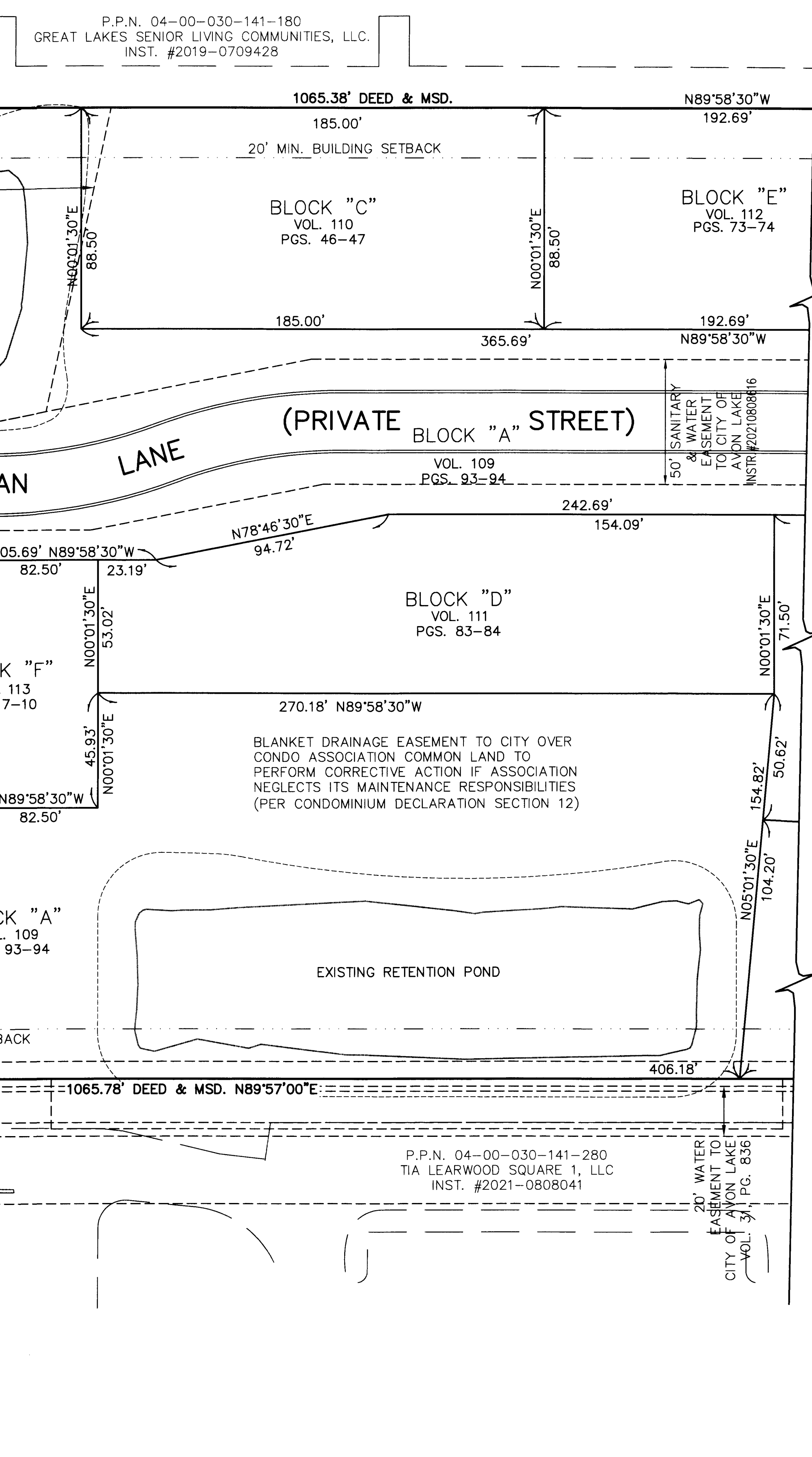
WALKER ROAD (WIDTH VARIES)

REVISIONS	DATE	DESCRIPTION

TUSCAN VILLAGE CONDOMINIUM PHASE 9
 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
APRIL 2023



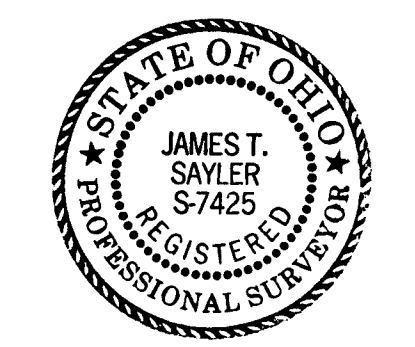
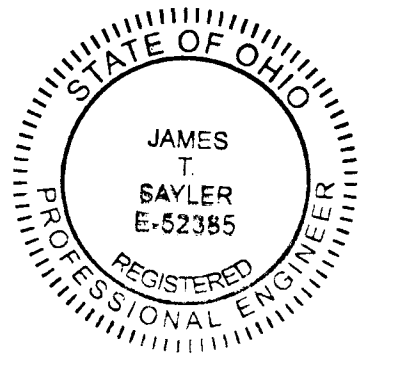
ACREAGE BREAKDOWN

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
PHASE NINE (1 PARCEL)	11,573 SQ. FT.	0.2657 ACRES
REMAINDER (3 PARCELS)	68,664 SQ. FT.	1.5763 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.

[Signature] 5/25/2023
 JAMES T. SAYLER, P.E.
 PROFESSIONAL ENGINEER NO. E-52385

[Signature] 5/25/2023
 JAMES T. SAYLER
 PROFESSIONAL SURVEYOR NO. S-7425

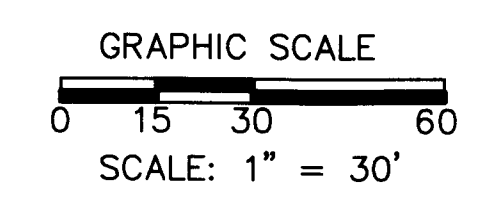


NOTE:
 LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY DRIVES, WALKS, PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT:

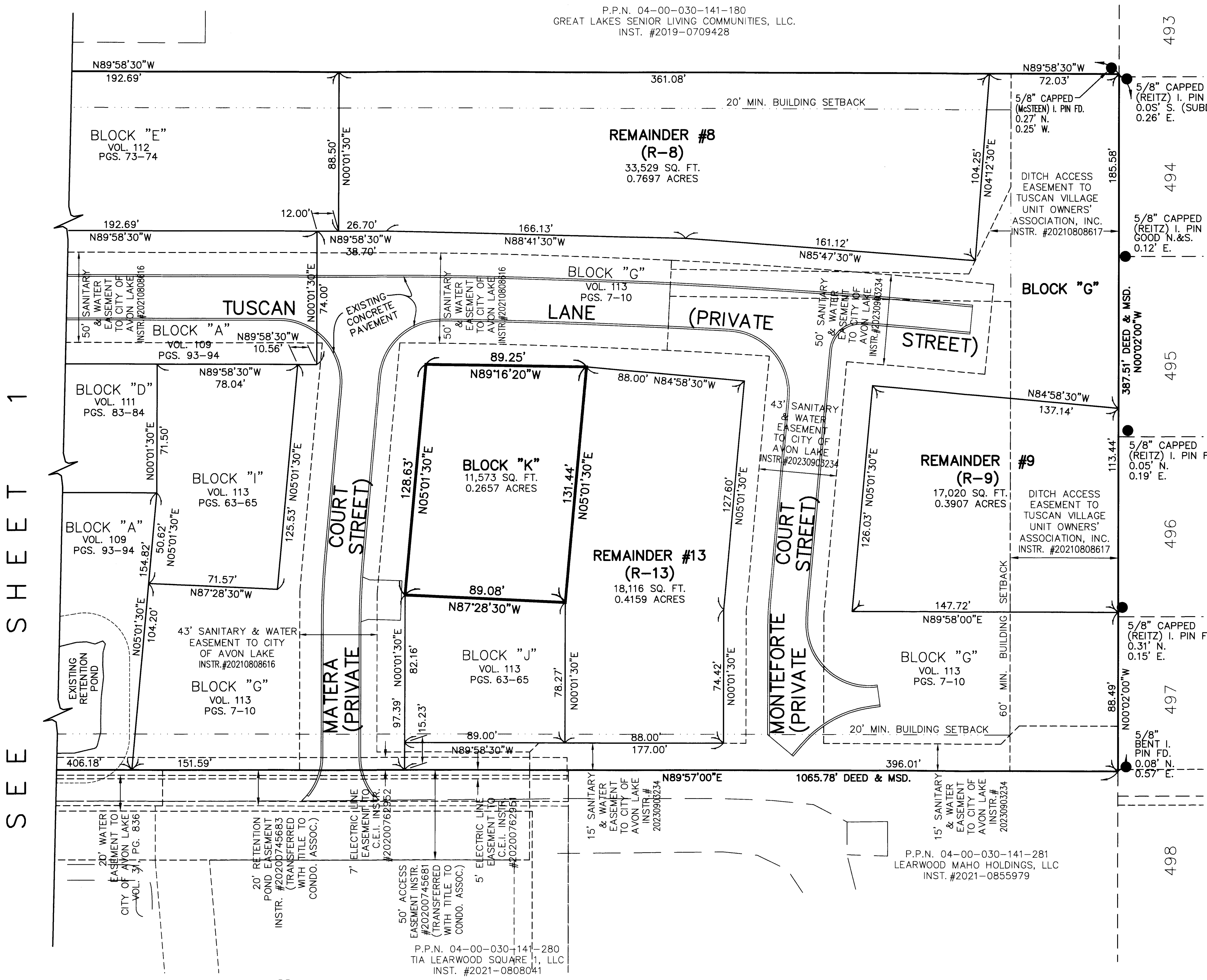
2023-0917510
 PLAT Fee: \$263.20 Page 1 of 4
 Recorded: 6/12/2023 at 12:35
 Receipt: T20230000276
 Lorain County Recorder Mike Doran

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319.02
 OHIO REV. CODE
 JUN 01 2023
 J. CRAIG SMOGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

Plat Vol 113
 pgs 70, 71, 72



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

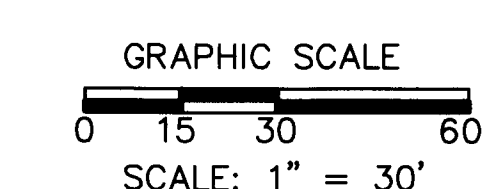


P.P.N. 04-00-030-141-180
 GREAT LAKES SENIOR LIVING COMMUNITIES, LLC.
 INST. #2019-0709428

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

P.P.N. 04-00-030-141-281
 LEARWOOD MAHO HOLDINGS, LLC
 INST. #2021-0855979

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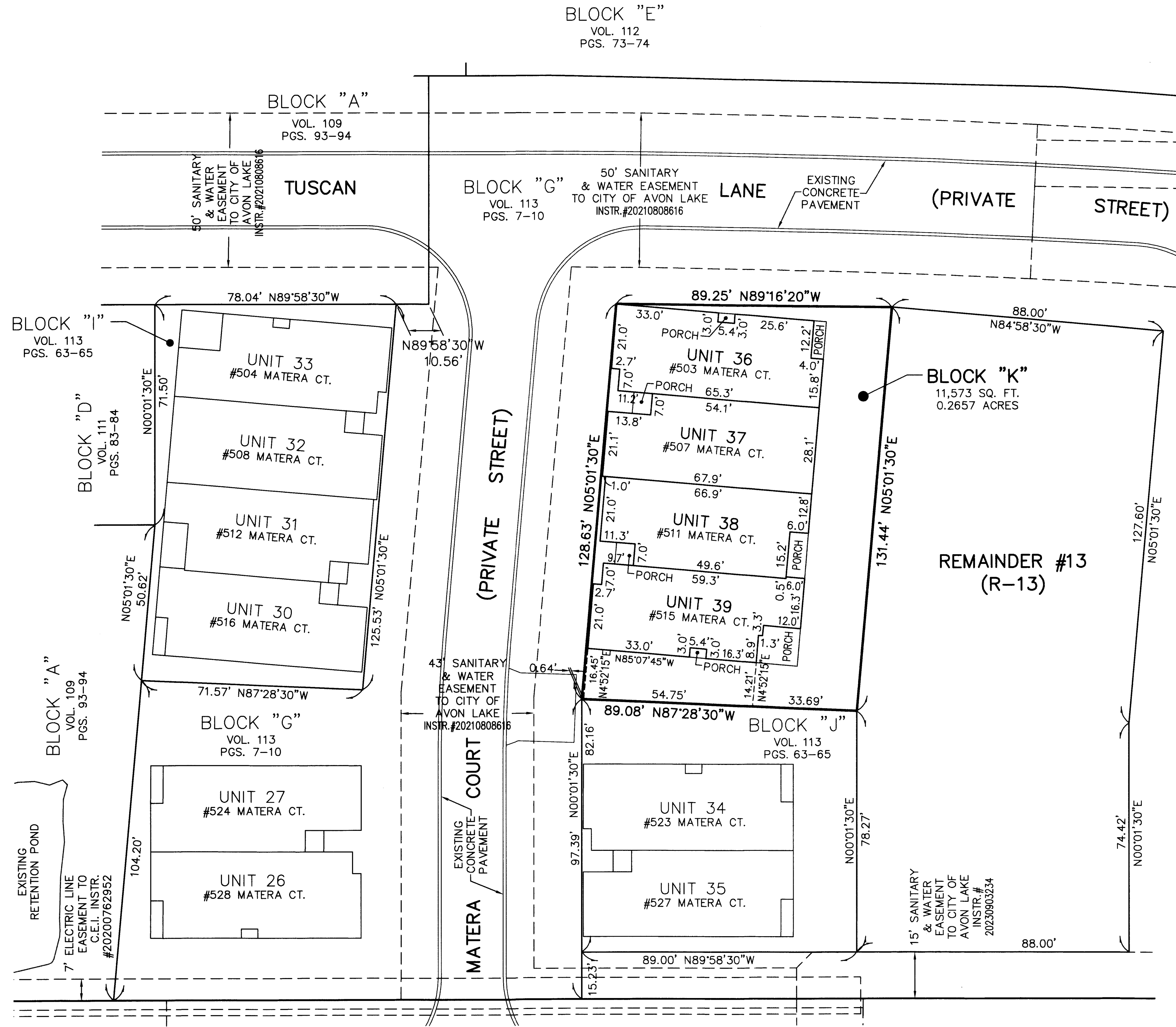
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 APRIL
 2023

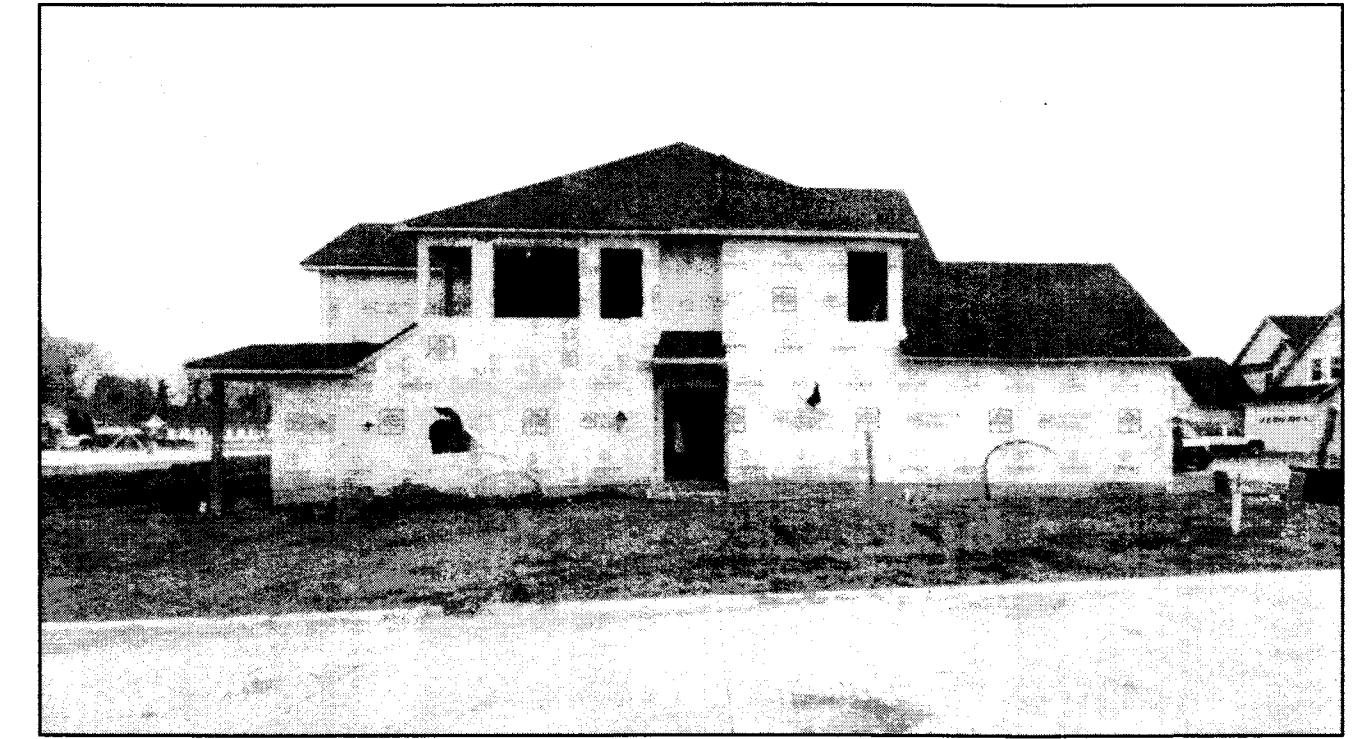
SEE SHEET 1

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

493
 494
 495
 496
 497
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UNITS 36-39 FRONT



UNIT 36 SIDE

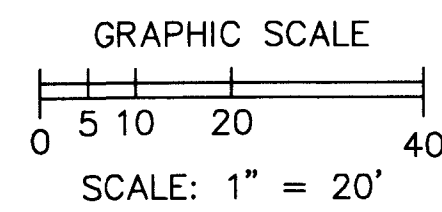


UNITS 36-39 REAR



UNIT 39 SIDE

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



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3
 3
 APRIL 2023

Plat Sheet

Instrument # 20230917510

Film # -

Name of Plat: Tuscan Village Condominium Phase 9

Owner: United Model Homes LLC

Description: Situated in the city of Avon Lake
County of Lorain state of Ohio and known as
being part of Original Avon Township Section No 30
Creating Units 36, 37, 38, 39
Block K 0.2657 Acres

Floor Plans: _____

Related/Margin: Declaration 20230917511

Comments: _____

Vol. 113

Receiving Stamp

Pg. 70, 71, 72

Amount: 263.20

Initials: PT