

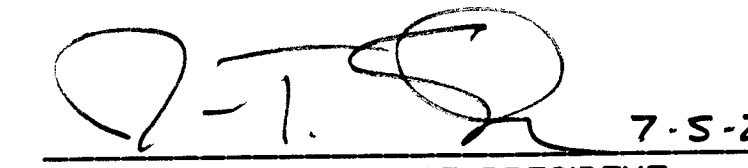
# LEGACY ISLE CONDOMINIUM PHASE 5

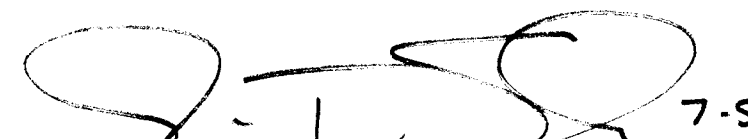
BEING PART OF BLOCK "B" IN THE LEGACY ISLE SUBDIVISION NO. 1 OF ORIGINAL AVON SECTION NO. 20, RECORDED IN VOLUME 112 OF MAPS, PAGE 75-80 AND PART OF ORIGINAL AVON TOWNSHIP SECTION 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

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' JUNE, 2023

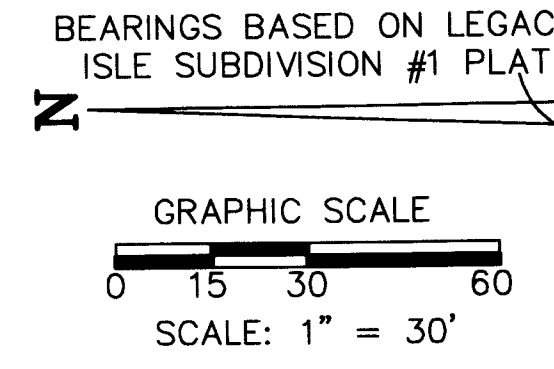
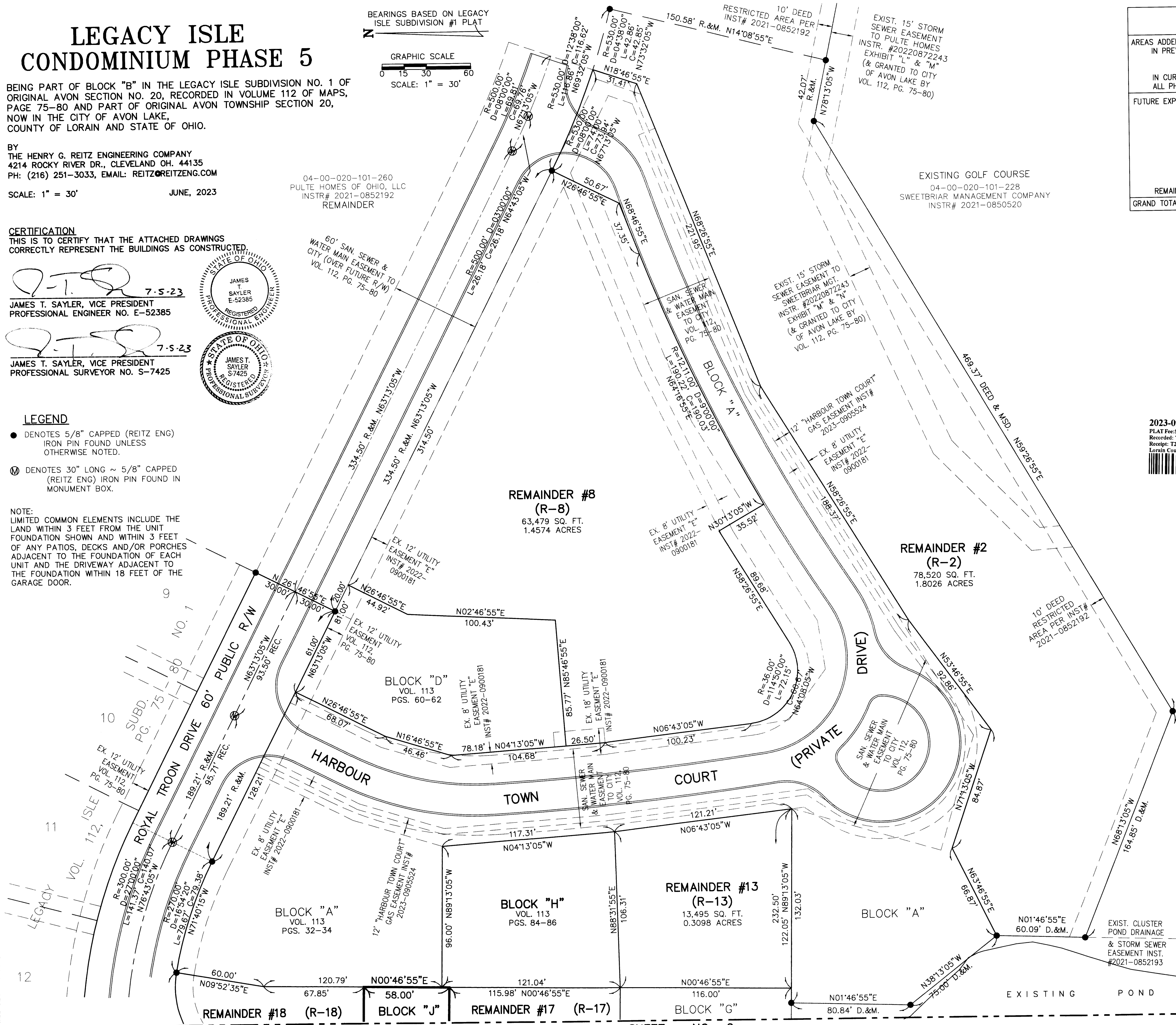
**CERTIFICATION**  
THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED.

  
7-5-23  
JAMES T. SAYLER, VICE PRESIDENT  
PROFESSIONAL ENGINEER NO. E-52385

  
7-5-23  
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.

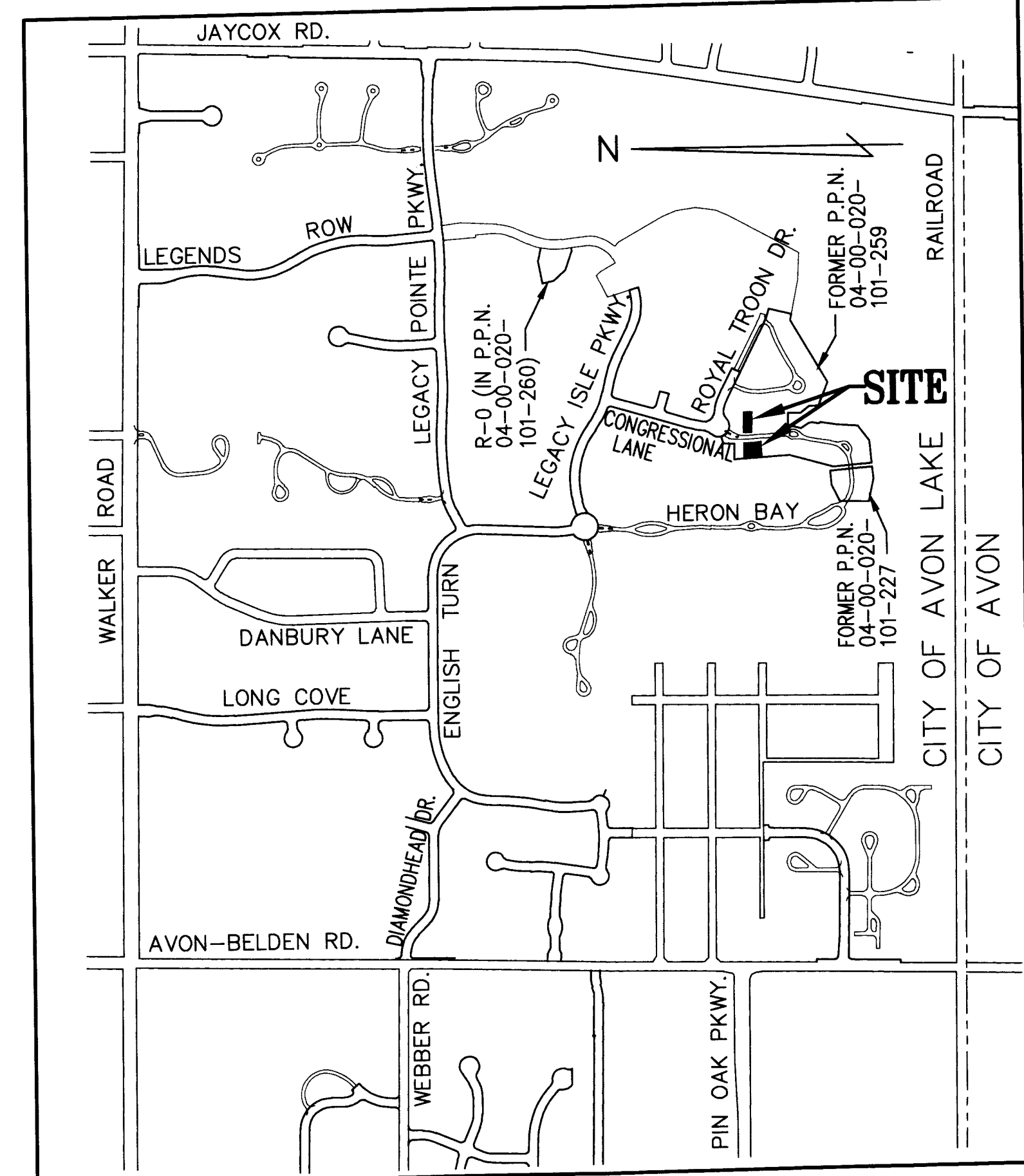


AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	AREAS IN FORMER P.P.N. 04-00-020-101-259		AREAS IN FORMER P.P.N. 04-00-020-101-227		AREAS IN P.P.N. 04-00-020-101-260		ALL P.P.N.s (AC.)
	PARCEL	(AC.)	PARCEL	(AC.)	PARCEL	(AC.)	
AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	A, B, D, E, F, G, H, I & J	4.8885 0.4558 5.3443	C	0.3246		0.0000	3.9829
IN CURRENT PHASE				0.0000		0.0000	0.3357
ALL PHASES SUBTOTAL				0.3246		0.0000	5.6689
FUTURE EXPANSION REMAINDERS	R-2 R-4 R-8 R-11 R-12 R-13 R-15 R-16 R-17 R-18	1.8026 1.1360 1.4574 0.2015 0.6456 0.3098 0.1449 0.1396 0.3427 0.2994	R-6 R-7	0.3457 0.5201	R-0	0.8212	
REMAINDERS SUBTOTAL	SUBT.=	6.4795	SUBT.=	0.8658	SUBT.=	0.8212	8.1665
GRAND TOTAL		11.8238		1.1904		0.8212	13.8354

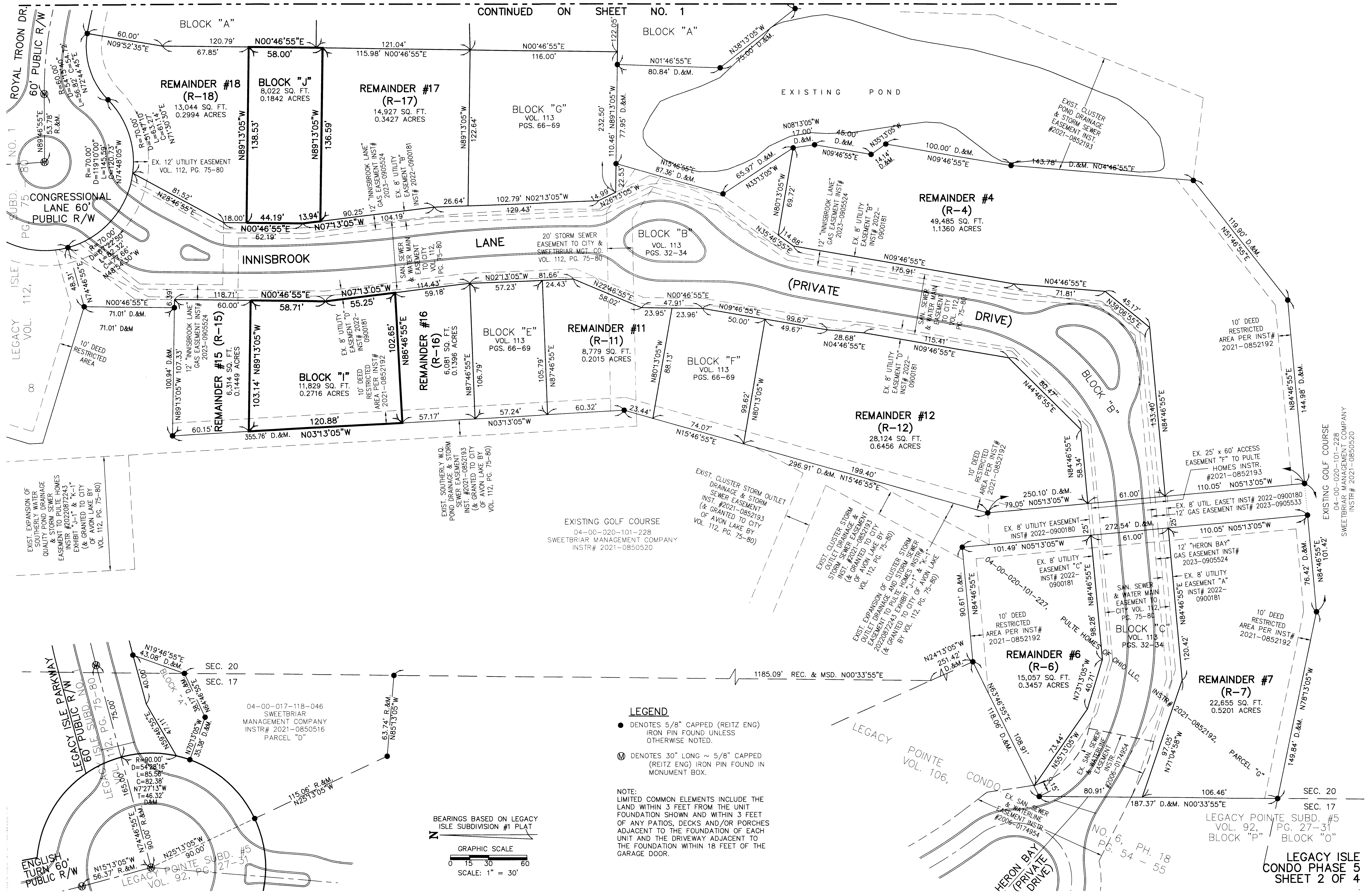
2023-0921377  
PLAT Fee: \$253.00 Page 1 of 5  
Recorded: 7/6/2023 at 01:59 PM  
Receipt: T20230002904  
Lorain County Recorder Mike Doran

Plat vol 113  
Pages 91, 92, 93, 94

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUL 06 2023  
J. CRAIG SNOODGRASS, CPA, CGMA  
LORAIN COUNTY AUDITOR



**SITE MAP**  
1" = 800'



CONTINUED ON SHEET NO. 1

**REMAINDER #18 (R-18)**  
13,044 SQ. FT.  
0.2994 ACRES

**BLOCK "J"**  
8,022 SQ. FT.  
0.1842 ACRES

**REMAINDER #17 (R-17)**  
14,927 SQ. FT.  
0.3427 ACRES

**BLOCK "G"**  
VOL. 113  
PGS. 66-69

**BLOCK "B"**  
VOL. 113  
PGS. 32-34

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

**REMAINDER #15 (R-15)**  
6,314 SQ. FT.  
0.1449 ACRES

**BLOCK "I"**  
11,829 SQ. FT.  
0.2716 ACRES

**REMAINDER #16 (R-16)**  
6,081 SQ. FT.  
0.1396 ACRES

**BLOCK "E"**  
VOL. 113  
PGS. 66-69

**REMAINDER #11 (R-11)**  
8,779 SQ. FT.  
0.2015 ACRES

**BLOCK "F"**  
VOL. 113  
PGS. 66-69

**REMAINDER #12 (R-12)**  
28,124 SQ. FT.  
0.6456 ACRES

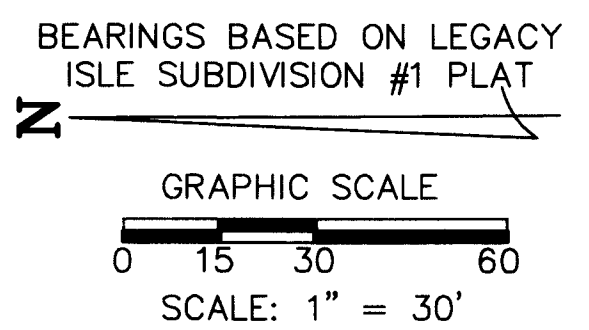
**REMAINDER #7 (R-7)**  
22,655 SQ. FT.  
0.5201 ACRES

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

**LEGEND**

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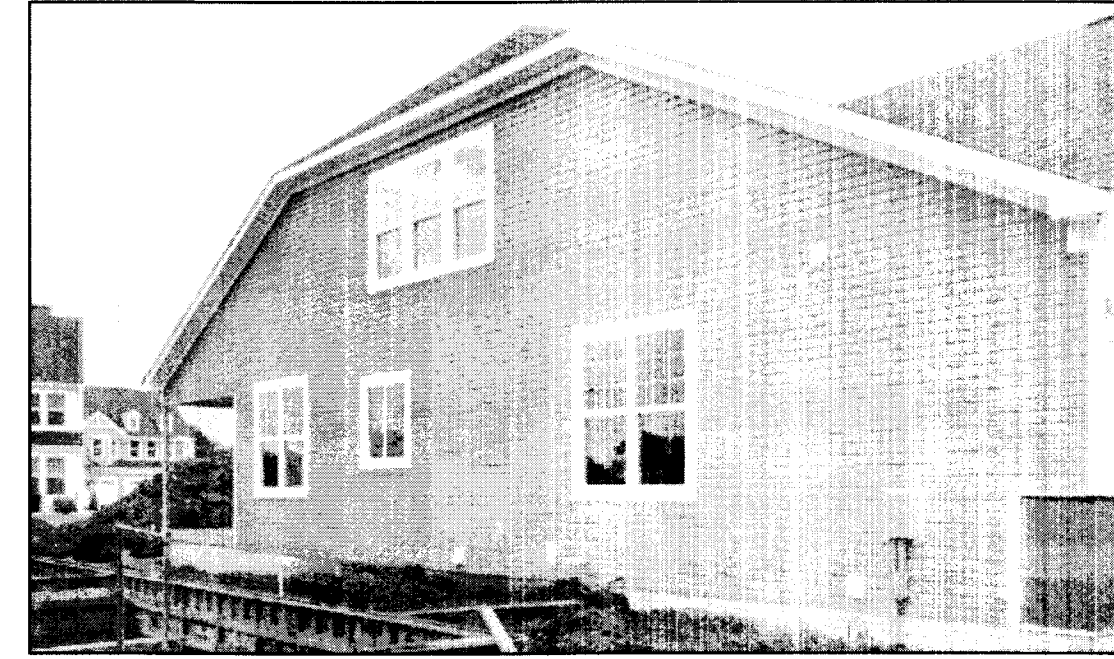
**NOTE:**  
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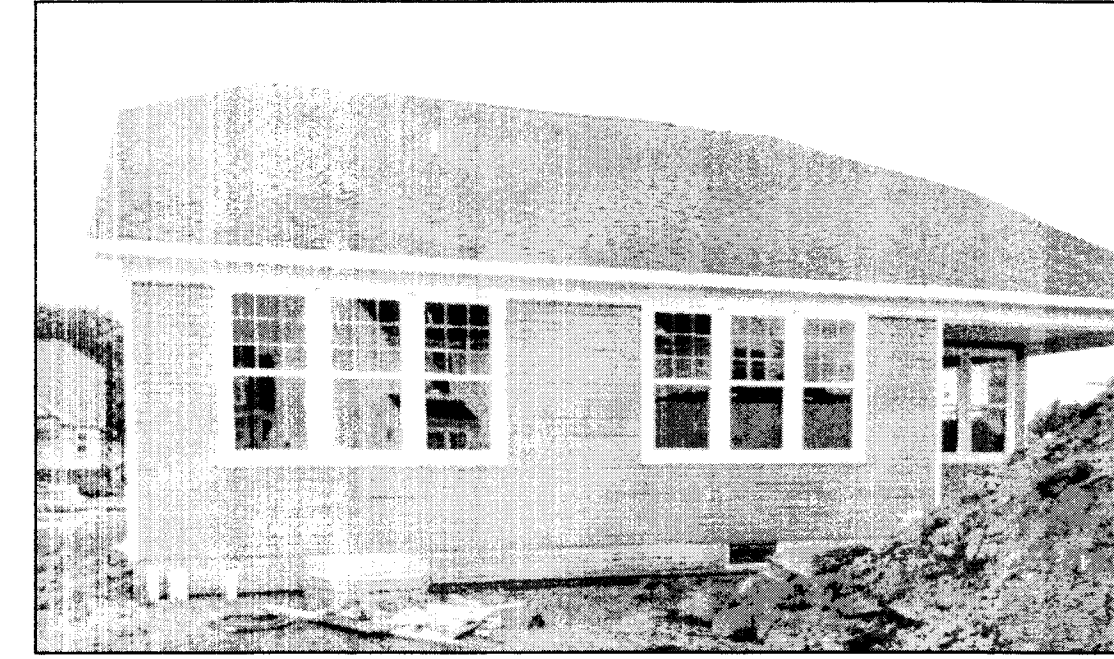




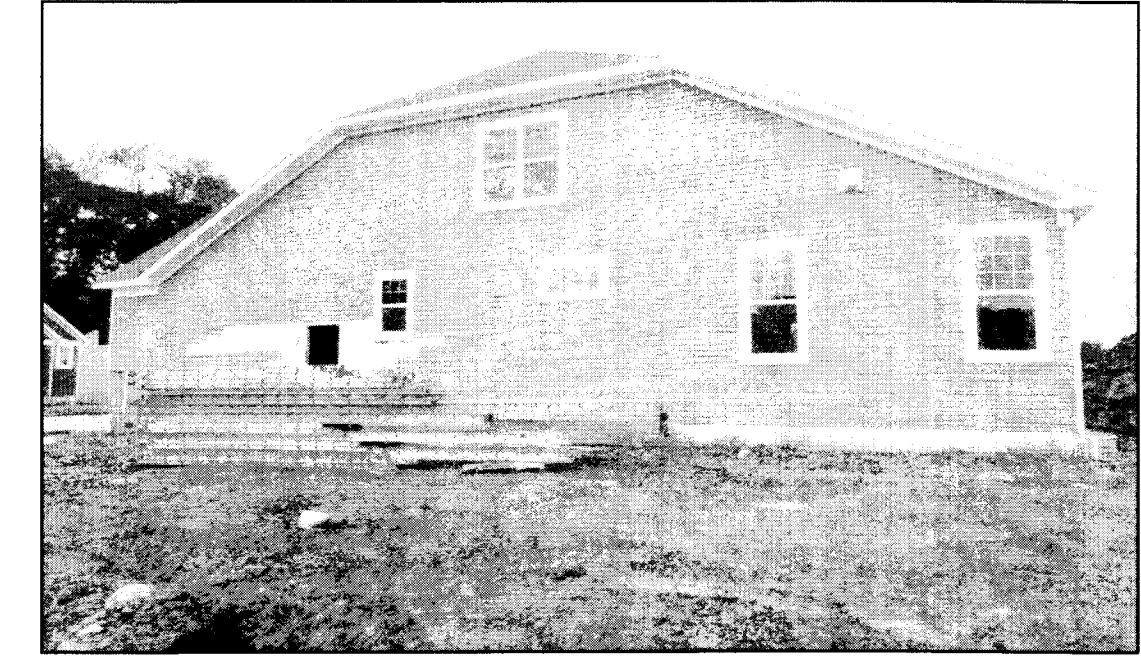
UNIT 16 FRONT



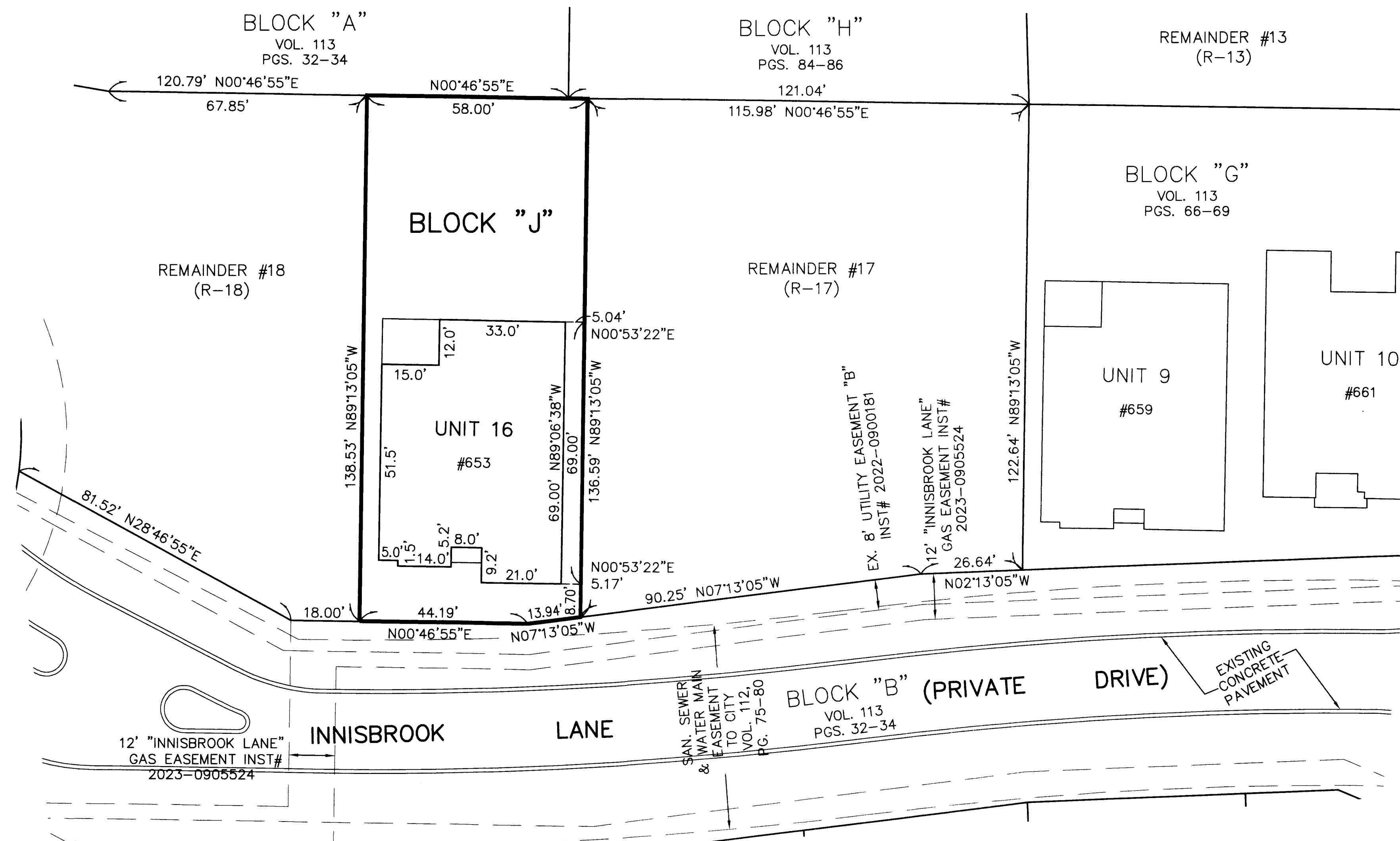
UNIT 16 NORTH SIDE



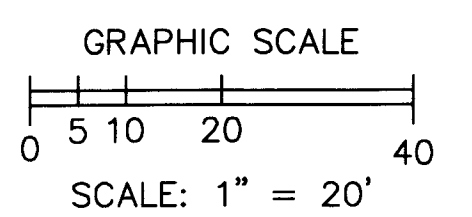
UNIT 16 REAR



UNIT 16 SOUTH SIDE



BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



NOTE:  
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ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED