

LEGACY ISLE CONDOMINIUM PHASE 6

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' JULY, 2023

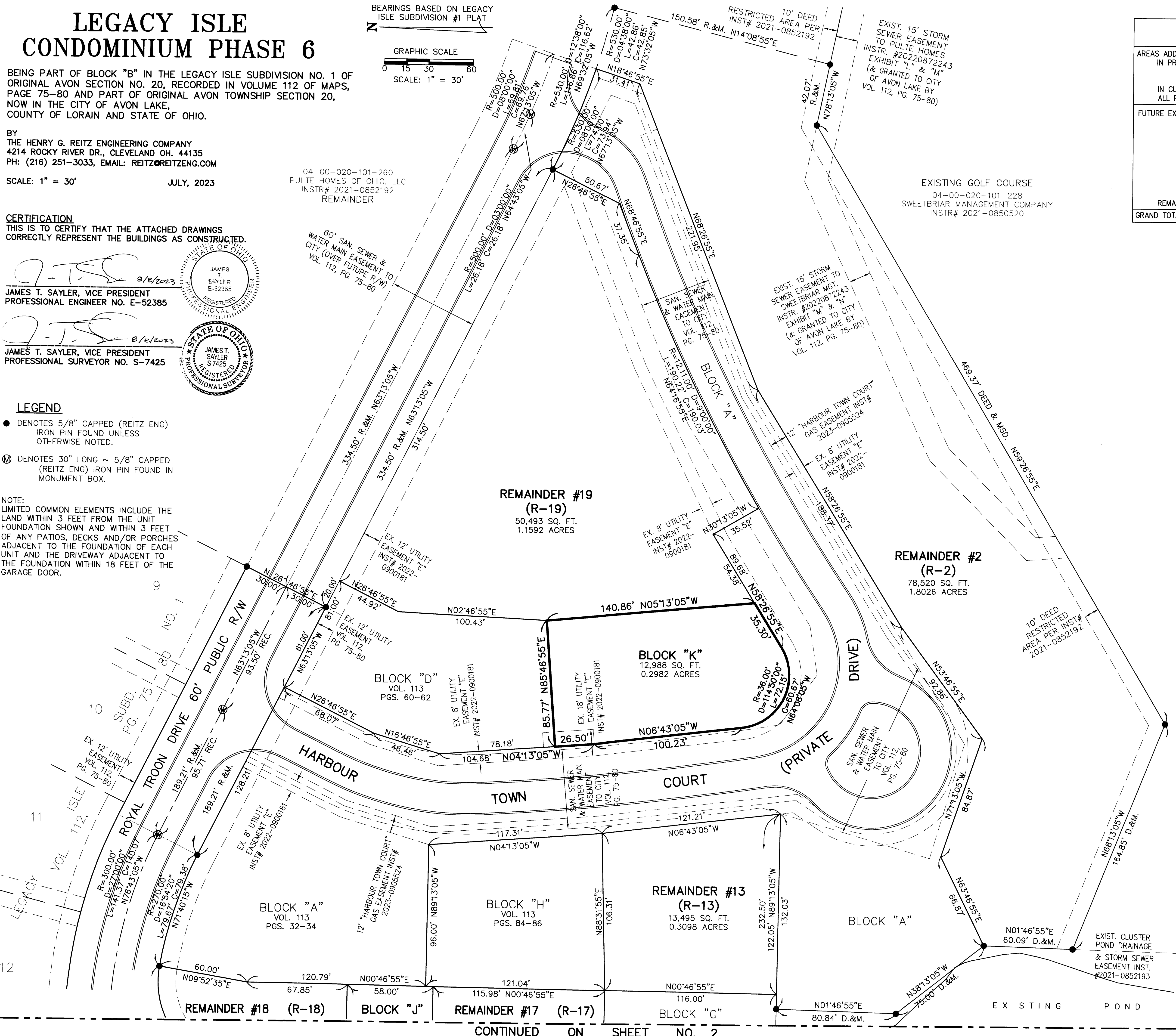
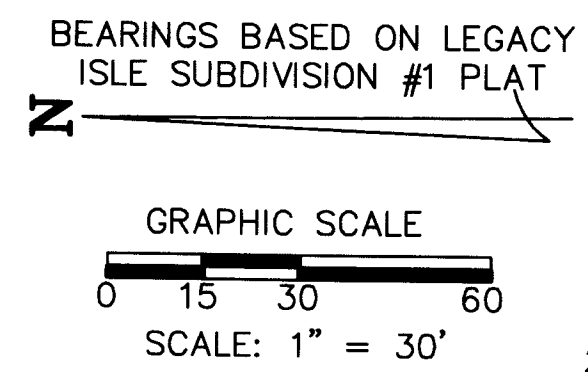
CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED.

[Signature] 8/10/2023
JAMES T. SAYLER, VICE PRESIDENT
PROFESSIONAL ENGINEER NO. E-52385

[Signature] 8/10/2023
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.)	
A, B, D, E, F, G, H, I & J	5.3443		C	0.3246		0.0000	5.6689
K	0.2982			0.0000		0.0000	0.2982
IN CURRENT PHASE	5.6425		0.3246			0.0000	5.9621
FUTURE EXPANSION REMAINDERS	R-2	1.8026	R-6	0.3457	R-0	0.8212	
	R-4	1.1360	R-7	0.5201			
	R-11	0.2015					
	R-12	0.6456					
	R-13	0.3098					
	R-15	0.1449					
	R-16	0.1396					
	R-17	0.3427					
	R-18	0.2994					
	R-19	1.1592					
REMAINDERS SUBTOTAL	SUBT.=	6.1813	SUBT.=	0.8658	SUBT.=	0.8212	7.8683
GRAND TOTAL		11.8238		1.1904		0.8212	13.8354

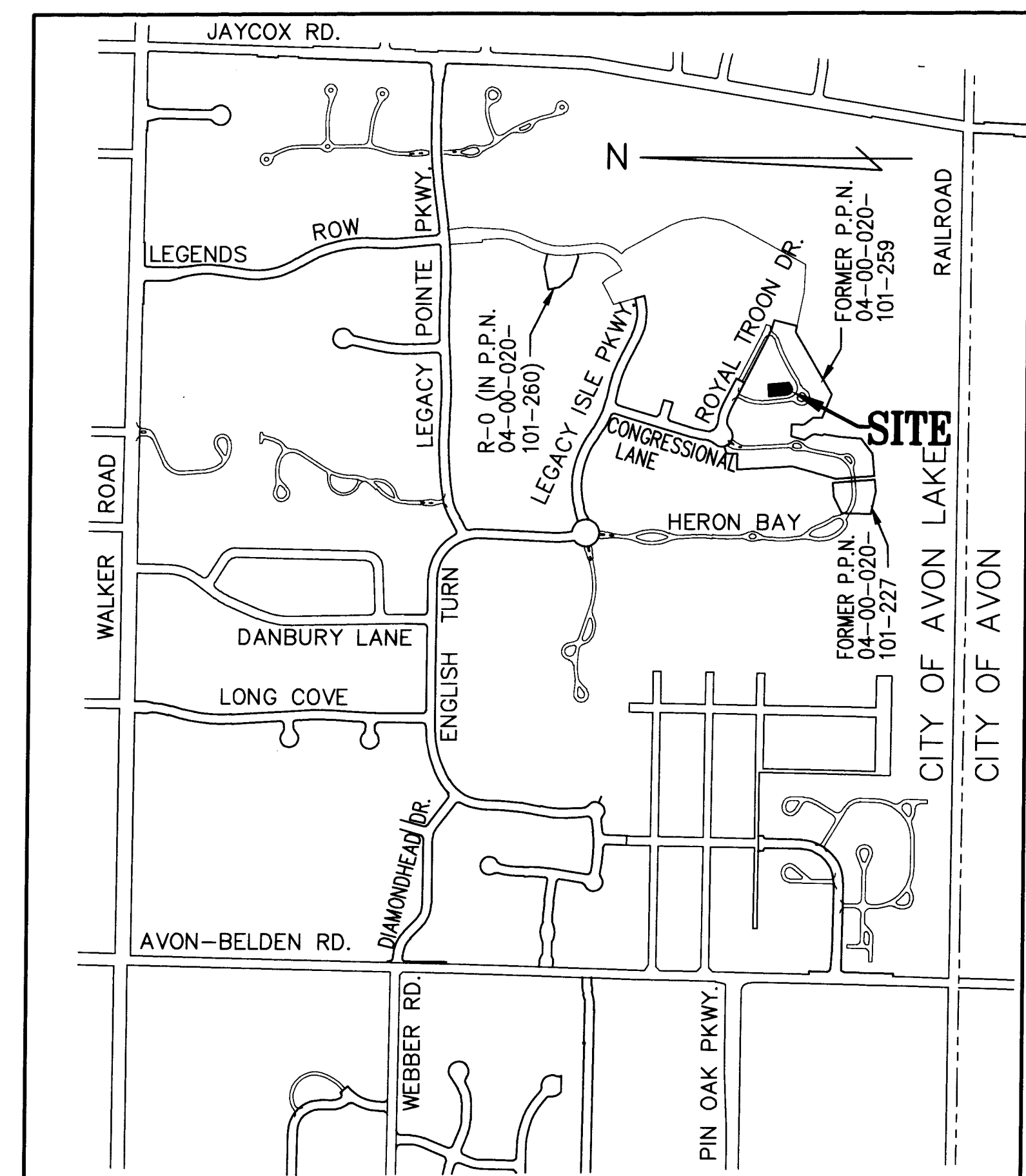
PLAT VOL 114
Pgs 11, 12, 13

2023-0925334
PLAT Fee: \$259.20 Page 1 of 4
Recorded: 8/11/2023 at 11:29 AM
Receipt: T20230905689
Lorain County Recorder Mike Duran

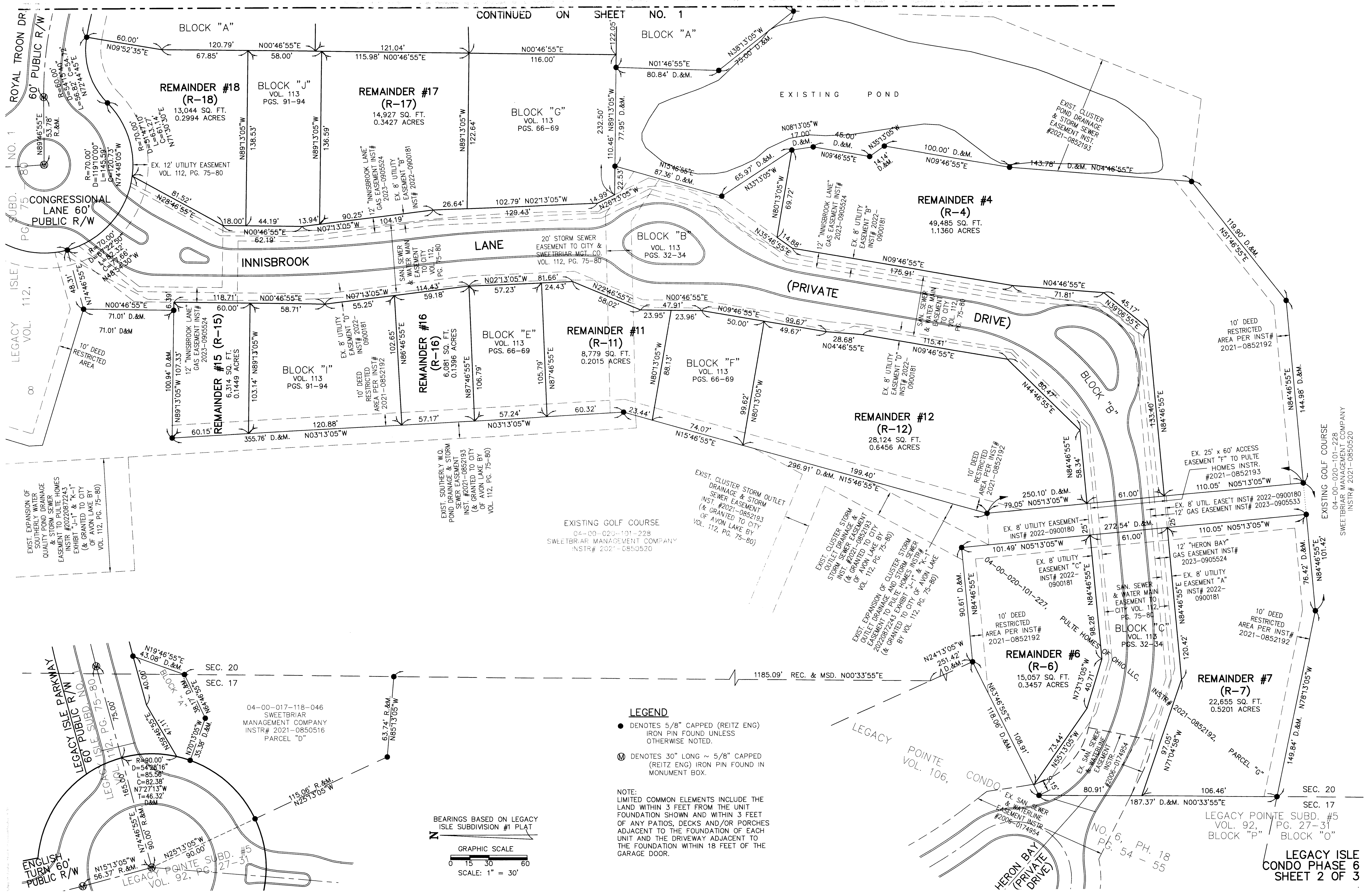
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

AUG 11 2023

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



SITE MAP
1" = 800'



CONTINUED ON SHEET NO. 1

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

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

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

BLOCK "A"

CONGRESSIONAL LANE 60' PUBLIC R/W

INNISBROOK LANE

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"
VOL. 113
PGS. 91-94

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

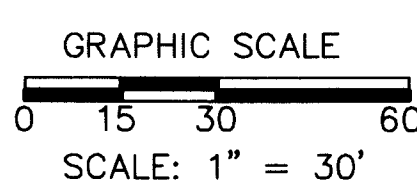
REMAINDER #7 (R-7)
22,655 SQ. FT.
0.5201 ACRES

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

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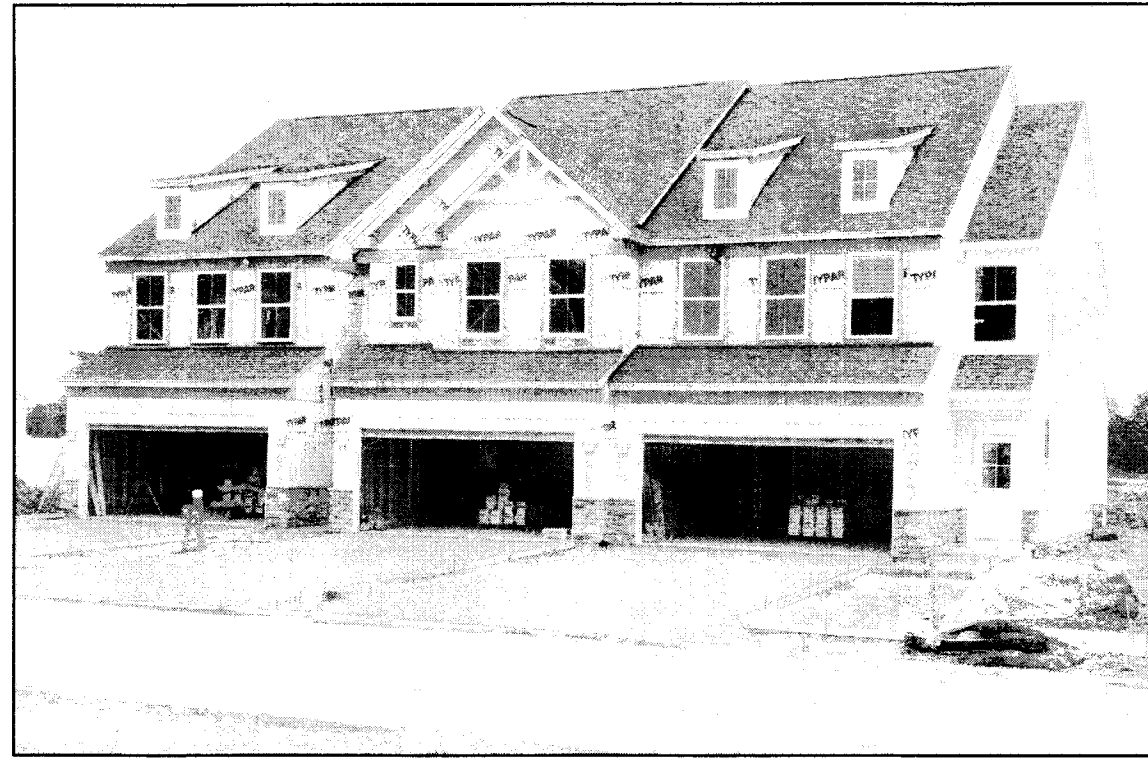
NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 3 FEET FROM THE UNIT FOUNDATION SHOWN AND WITHIN 3 FEET OF ANY PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT AND THE DRIVEWAY ADJACENT TO THE FOUNDATION WITHIN 18 FEET OF THE GARAGE DOOR.

BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT

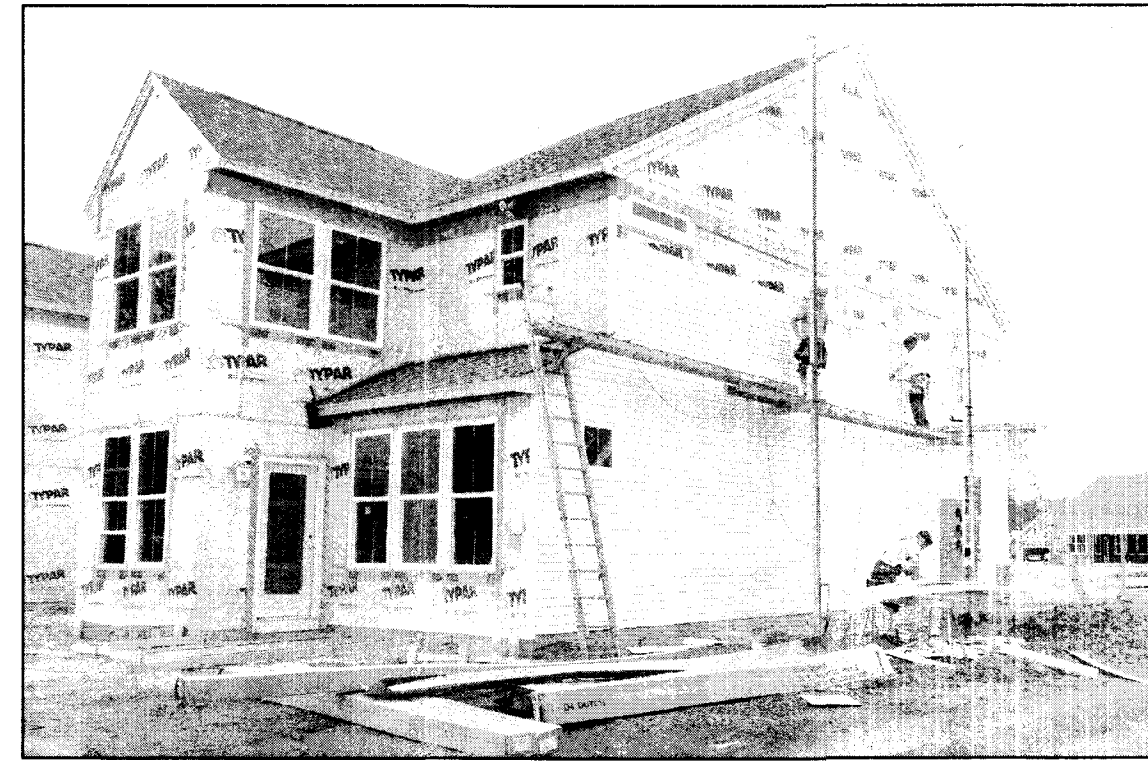


04-00-017-118-046
SWEETBRIAR MANAGEMENT COMPANY
INSTR# 2021-0850516
PARCEL "D"

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



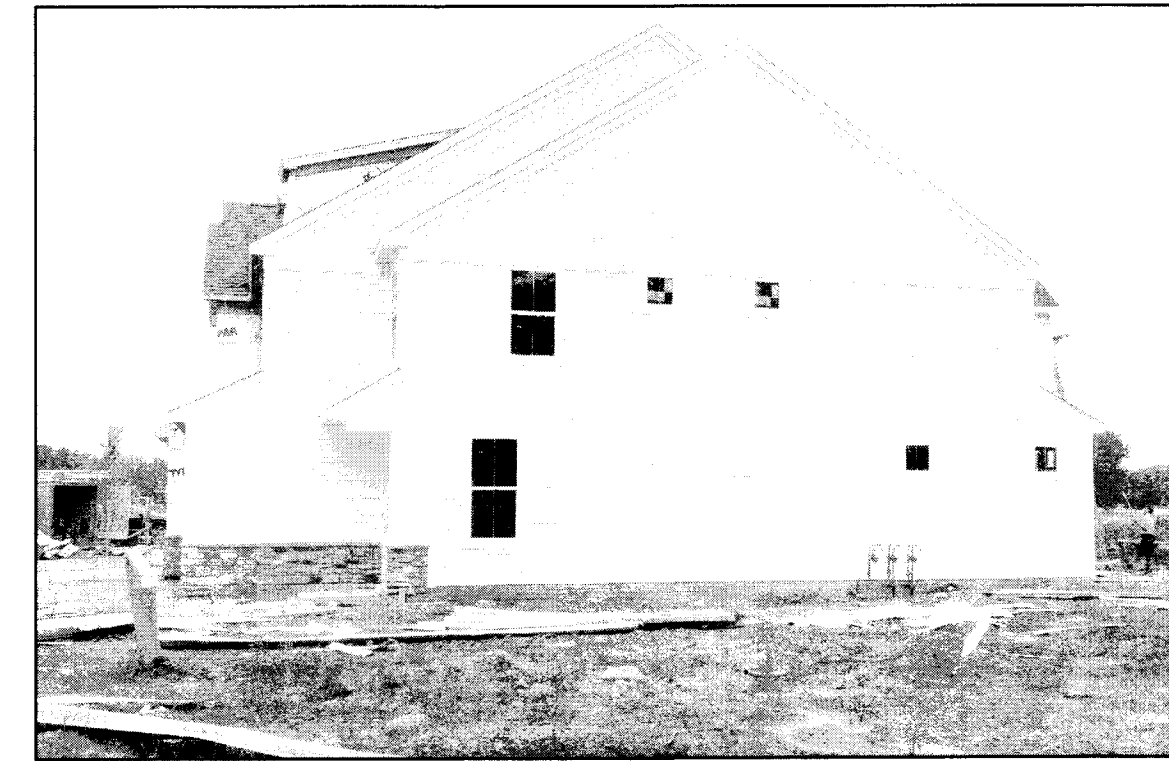
UNIT 17-19 FRONT



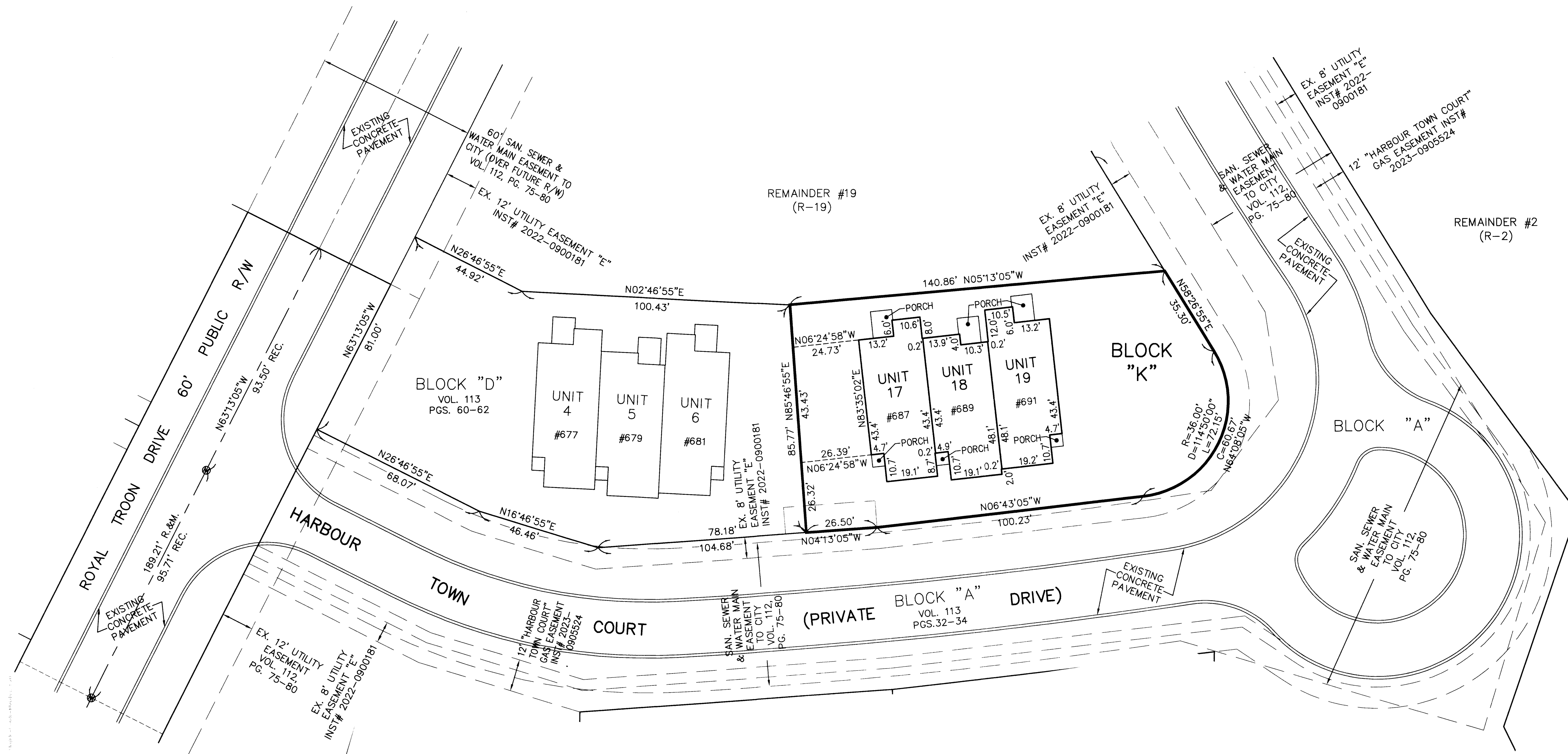
UNIT 17 SIDE



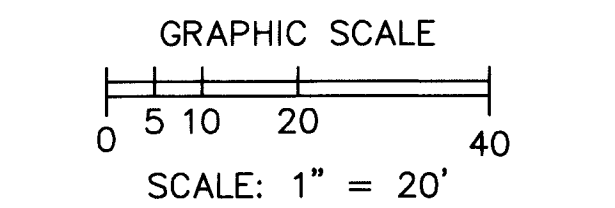
UNIT 17-19 REAR



UNIT 19 SIDE



BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



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ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED

Plat Sheet

Instrument # 2023-0925334 Film # _____

Name of Plat: LEGACY ISLE CONDOMINIUM PHASE 6

Owner: PLATE HOMES OF OHIO LLC

Description: SITUATED IN THE CITY OF AVON LAKE
COUNTY OF LORAIN AND STATE OF OHIO BEING
PART OF BLOCK "B" IN THE LEGACY ISLE SUBDIVISION
NO 1 OF ORIGINAL AVON SECTION NO 20 AND PART
OF ORIGINAL AVON TOWNSHIP SECTION 20
13.8354 ACRES
CREATING UNITS 17, 18, 19.
AND BLOCK "K" BASEMENTS ALSO

Floor Plans: /

Related/Margin: _____

Comments: DECLARATION-AMENDMENT FOLLOWS
2023-0925335

Vol. 114

Receiving Stamp

Pg. 11, 12, 13

Amount: \$ 259.20

Initials: ST