

VOL. 39, PG. 32
6

PHASE 1
WEST ESTATES
4
5

3

1" IRON PIN IN MON. BOX USED.
O.L. 19 O.L. 30
O.L. 20 O.L. 29
WALKER ROAD (WIDTH VARIES)

LEAR ROAD (WIDTH VARIES)

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

1065.38' DEED & MSD.

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

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

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

STORM SEWER & RETENTION BASIN RELOCATION PER EXHIBIT "D", INSTR. #2020-0745681
BLANKET DRAINAGE EASEMENT TO CITY OVER CONDO ASSOCIATION COMMON LAND TO PERFORM CORRECTIVE ACTION IF ASSOCIATION NEGLECTS ITS MAINTENANCE RESPONSIBILITIES (PER CONDOMINIUM DECLARATION SECTION 12)

EXISTING RETENTION POND

185.00'

365.69'

TUSCAN LANE (PRIVATE BLOCK "A" STREET)

VOL. 109
PGS. 93-94

50' SANITARY & WATER EASEMENT TO CITY OF AVON LAKE INSTR. #2021080816

EXISTING CONCRETE PAVEMENT

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

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

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

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

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

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

BLANKET DRAINAGE EASEMENT TO CITY OVER CONDO ASSOCIATION COMMON LAND TO PERFORM CORRECTIVE ACTION IF ASSOCIATION NEGLECTS ITS MAINTENANCE RESPONSIBILITIES (PER CONDOMINIUM DECLARATION SECTION 12)

EXISTING RETENTION POND

SALANDRA COURT (PRIVATE STREET)

STORM SEWER & RETENTION BASIN RELOCATION PER EXH. "D", INSTR. #2020-0745681

15' GAS LINE EASEMENT TO COLUMBIA GAS CO. R. VOL. 769, PG. 618

5/8" CAPPED (REITZ) I. PIN

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

5' ELECTRIC LINE EASEMENT TO C.E.I. INSTR. #20200762951

50' ACCESS EASEMENT INSTR. #20200745681 (TRANSFERRED WITH TITLE TO CONDO. ASSOC.)

28' WATER EASEMENT TO UNITED MODEL HOMES INSTR. #20200745682

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

20' WATER EASEMENT TO CITY OF AVON LAKE VOL. 31, PG. 836

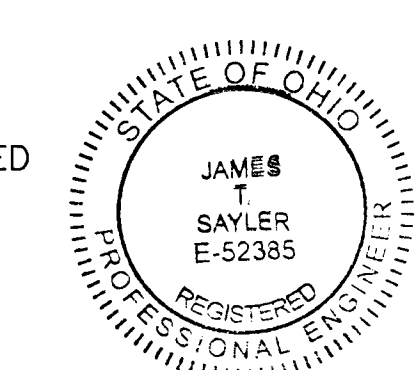
ACREAGE BREAKDOWN

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
PHASE TEN (1 PARCEL)	11,398 SQ. FT.	0.2617 ACRES
REMAINDER (3 PARCELS)	57,267 SQ. FT.	1.3146 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]
JAMES T. SAYLER, P.E.
PROFESSIONAL ENGINEER-NO. E-52385

[Signature]
JAMES T. SAYLER
PROFESSIONAL SURVEYOR NO. S-7425

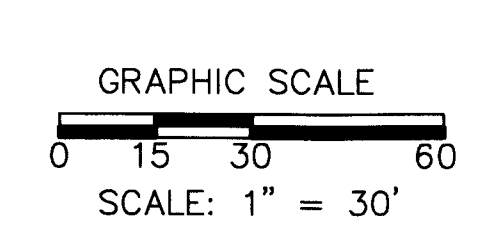


NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY DRIVES, WALKS, PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
SEP 15 2023
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2023-0929442
PLAT Fee: \$363.30 Page 1 of 4
Recorded: 9/15/2023 at 12:46 PM
Receipt: T202300068498
Lorain County Recorder Mike Doran

Plat vol 114
Pgs 35, 36, 37



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

REVISIONS	

TUSCAN VILLAGE CONDOMINIUM PHASE 10
OF PART OF ORIGINAL AVON TWP. SECTION 30,
NOW IN THE CITY OF AVON LAKE
COUNTY OF LORAIN, OHIO

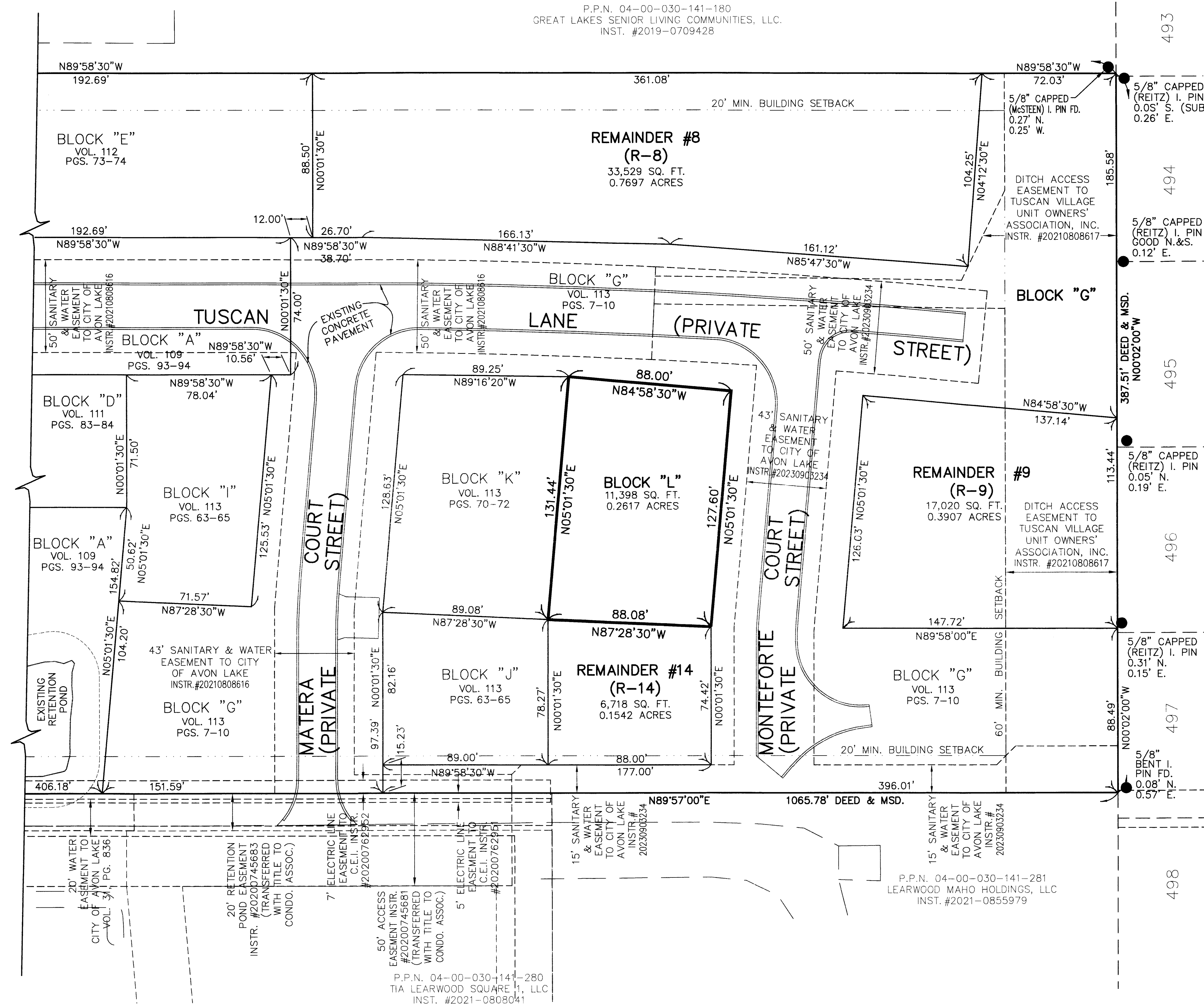
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE
CLEVELAND, OH, 44135
PHONE: (216) 251-3033

1
3
JULY 2023

SEE SHEET 2

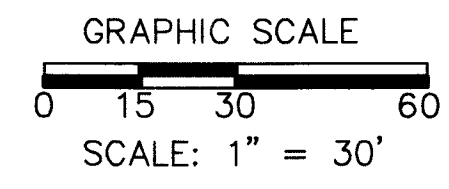
P.P.N. 04-00-030-141-180
 GREAT LAKES SENIOR LIVING COMMUNITIES, LLC.
 INST. #2019-0709428

SEE SHEET 1



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

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:



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

REVISIONS	DATE	DESCRIPTION

TUSCAN VILLAGE CONDOMINIUM PHASE 10
 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

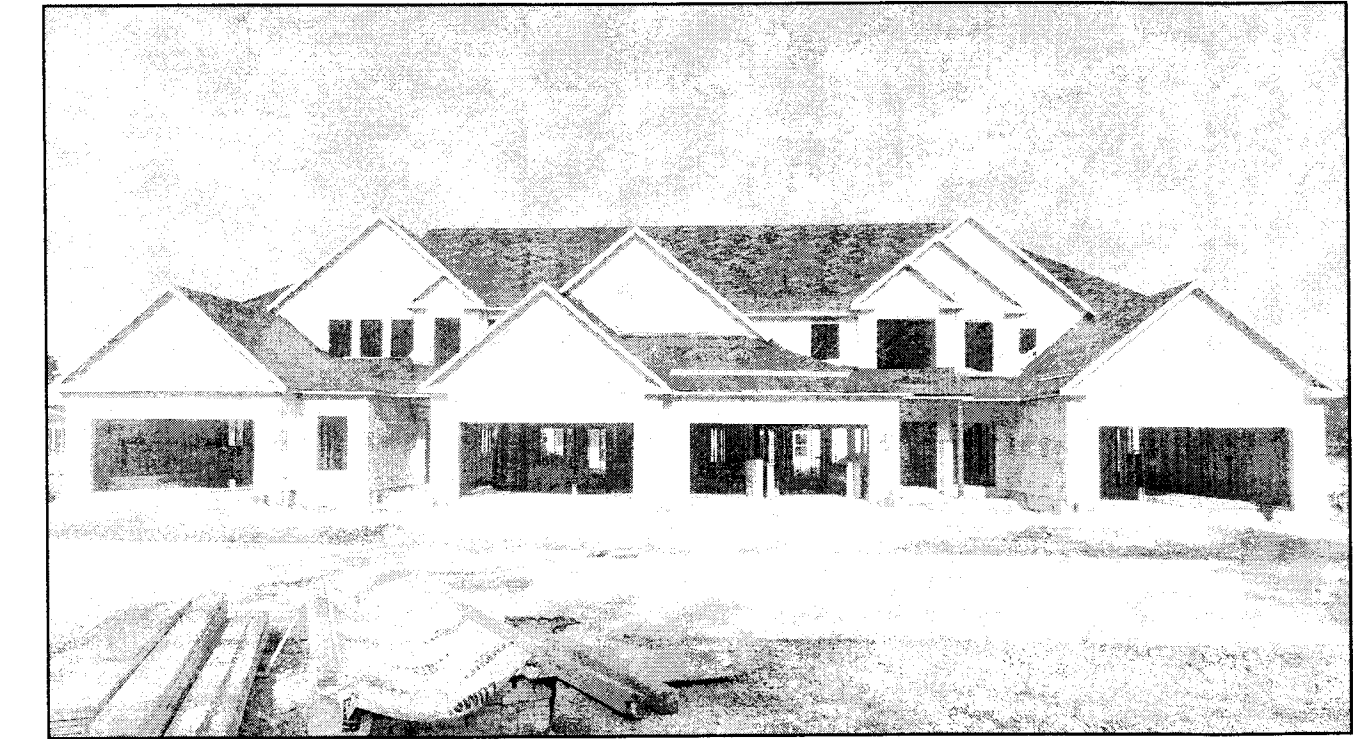
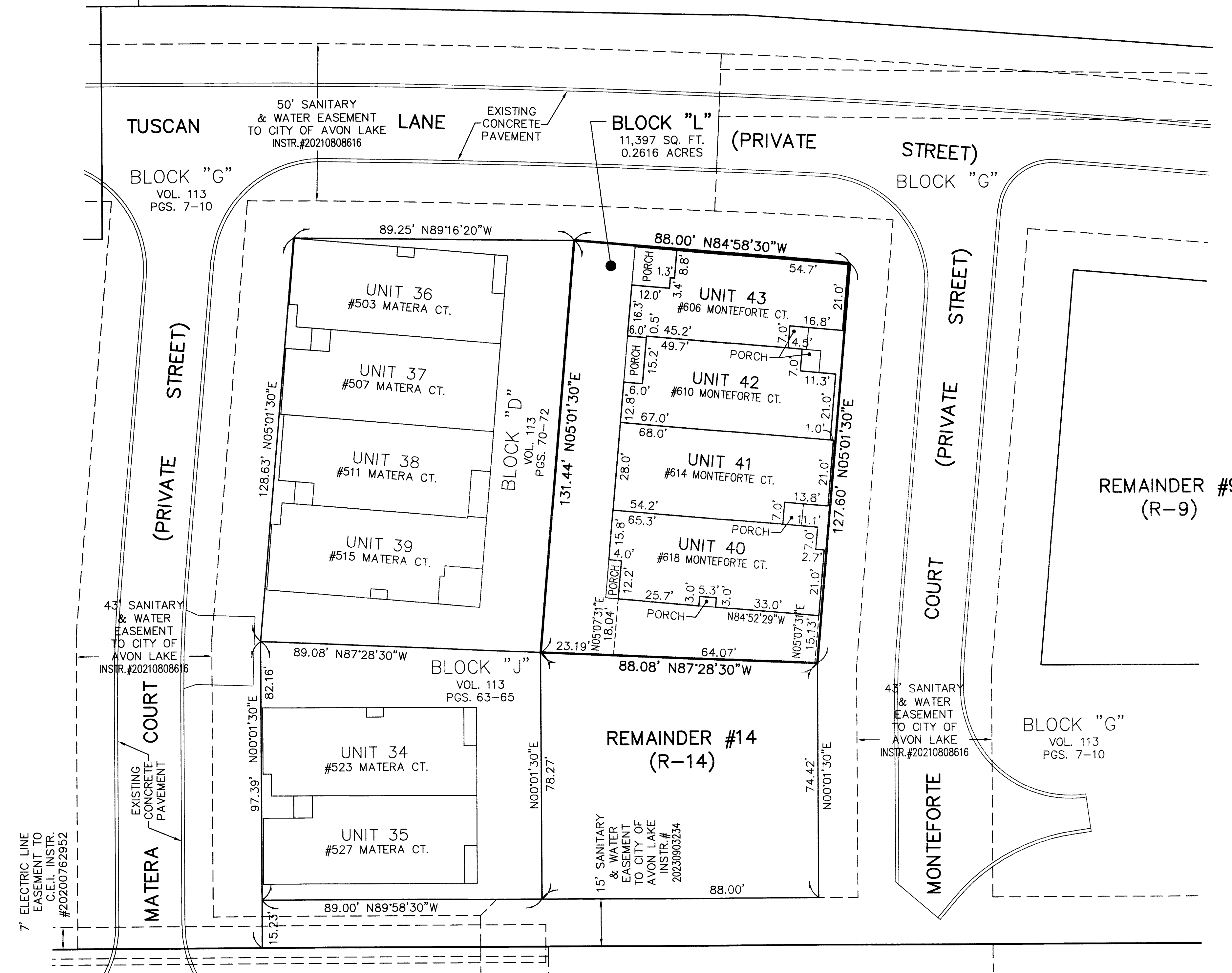
2/3
 JULY 2023

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

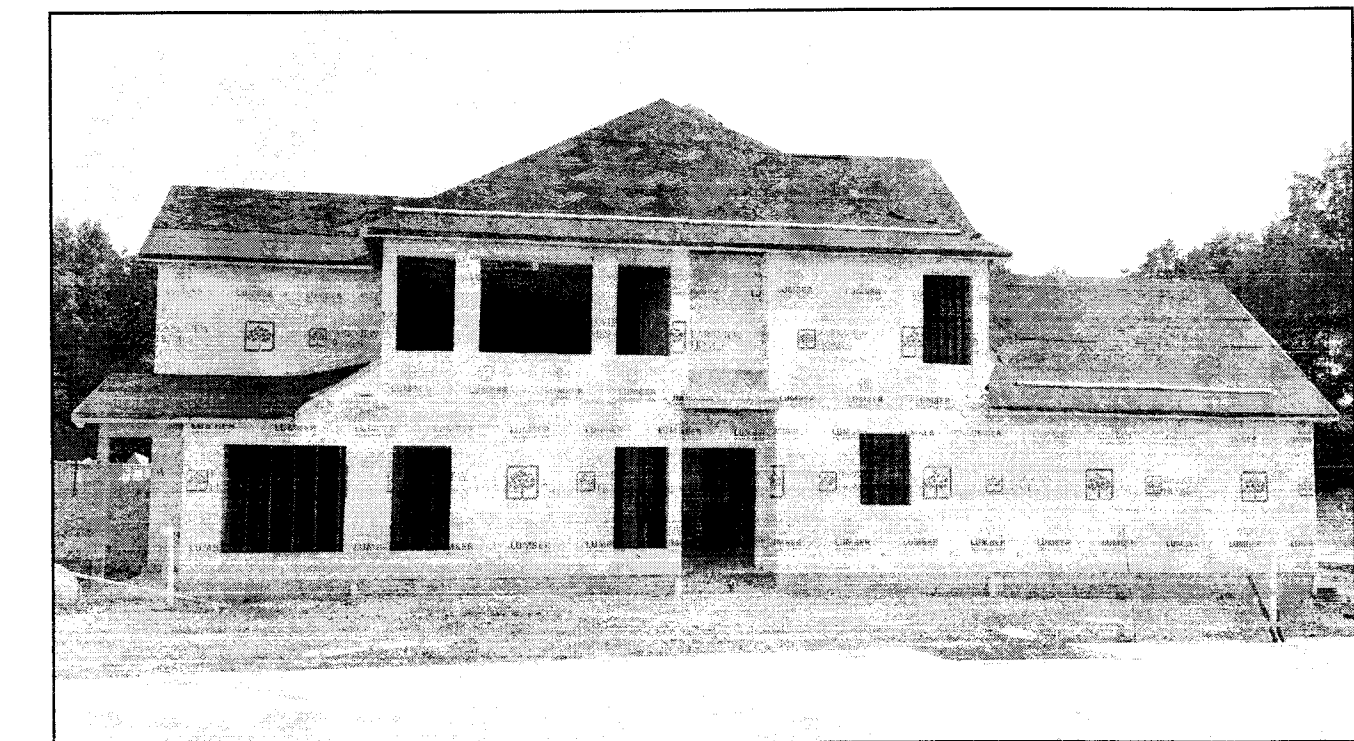
P.P.N. 04-00-030-141-280
 TIA LEARWOOD SQUARE 1, LLC
 INST. #2021-0808041

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

REMAINDER #8
(R-8)



UNITS 40-43 FRONT



UNIT 40 SIDE



UNITS 40-43 REAR

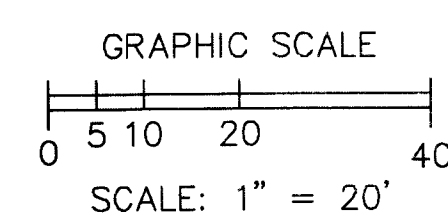


UNIT 43 SIDE

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.



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

REVISIONS	DATE	DESCRIPTION

**TUSCAN VILLAGE
CONDOMINIUM PHASE 10**
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

3
3
JULY
2023

Plat Sheet

Instrument # 2023 0929442 Film # _____

Name of Plat: Tuscan Village Condominium Phase 10

Owner: United Model Homes LLC

Description: Situated in the City of Avon Lake
County of Lorain and State of Ohio and known
as being part of Original Avon Township
Section No. 30
Creating Units 40, 41, 42, 43 and Block "L"

Acreage 0.2617

Floor Plans: _____

Related/Margin: Declaration - 20230929443

Comments: _____

Vol. 114

Receiving Stamp

Pg. 35, 36, 37

Amount: 263.20

Initials: PT