

LEGACY ISLE CONDOMINIUM PHASE 7

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' SEPTEMBER, 2023

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

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

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

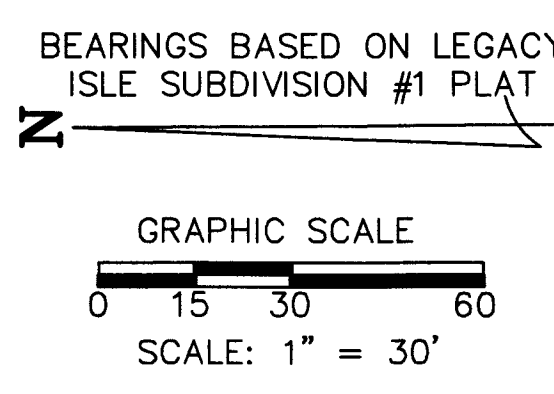
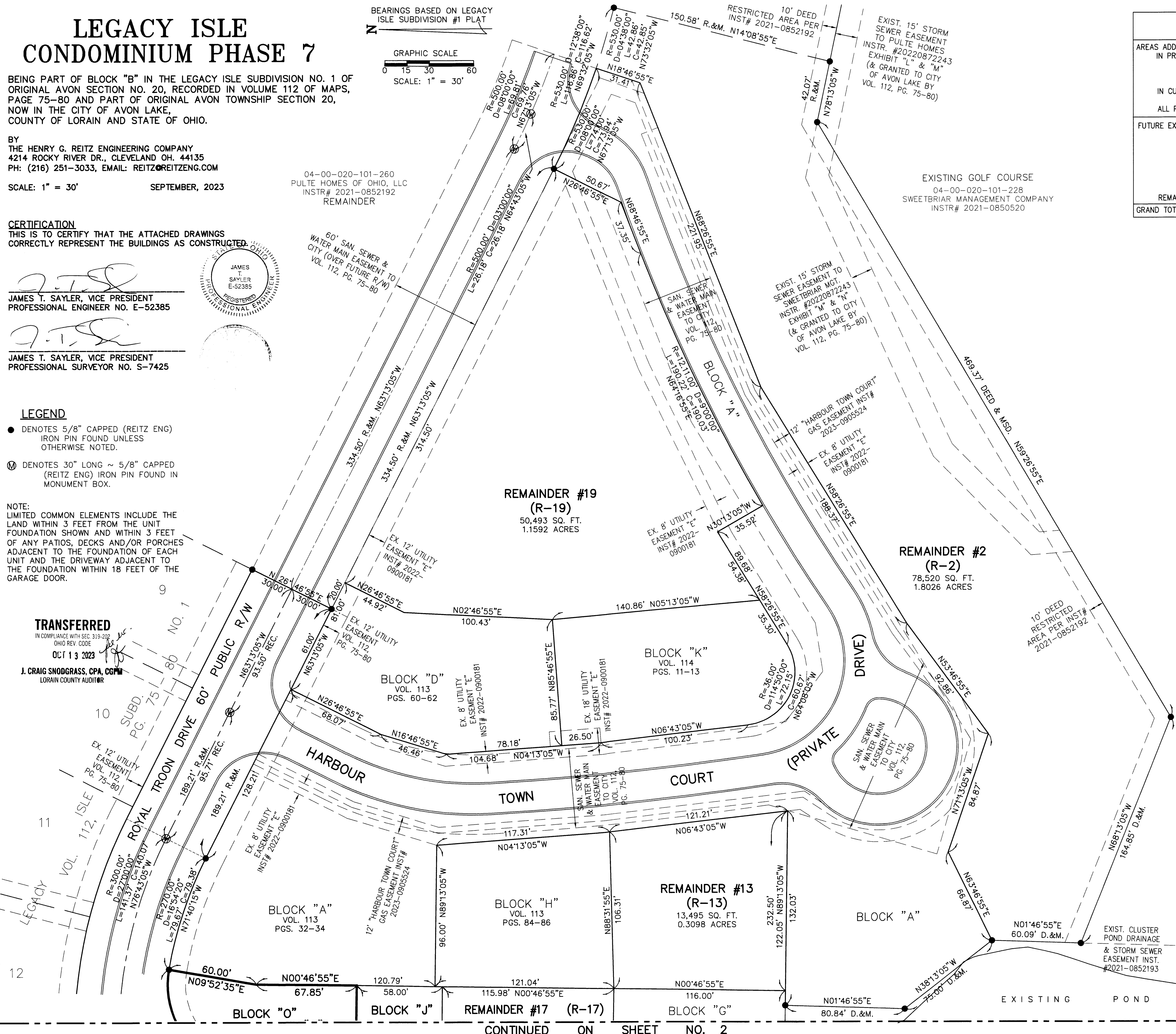
LEGEND

- 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.

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
OCT 13 2023
J. CRAIG SNOODGRASS, CPA, CGPM
LORAIN COUNTY AUDITOR

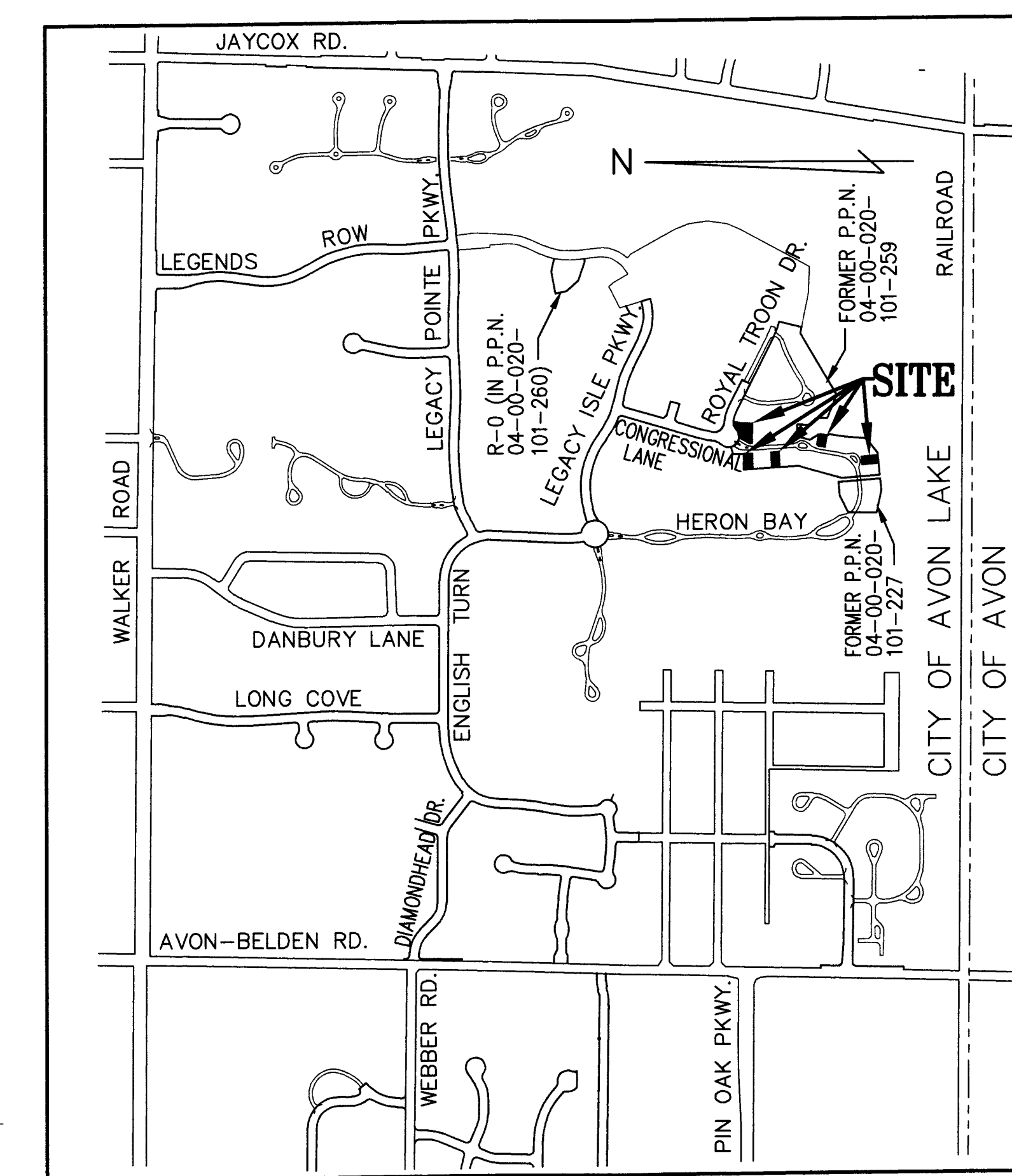


04-00-020-101-260
PULTE HOMES OF OHIO, LLC
INSTR# 2021-0852192
REMAINDER

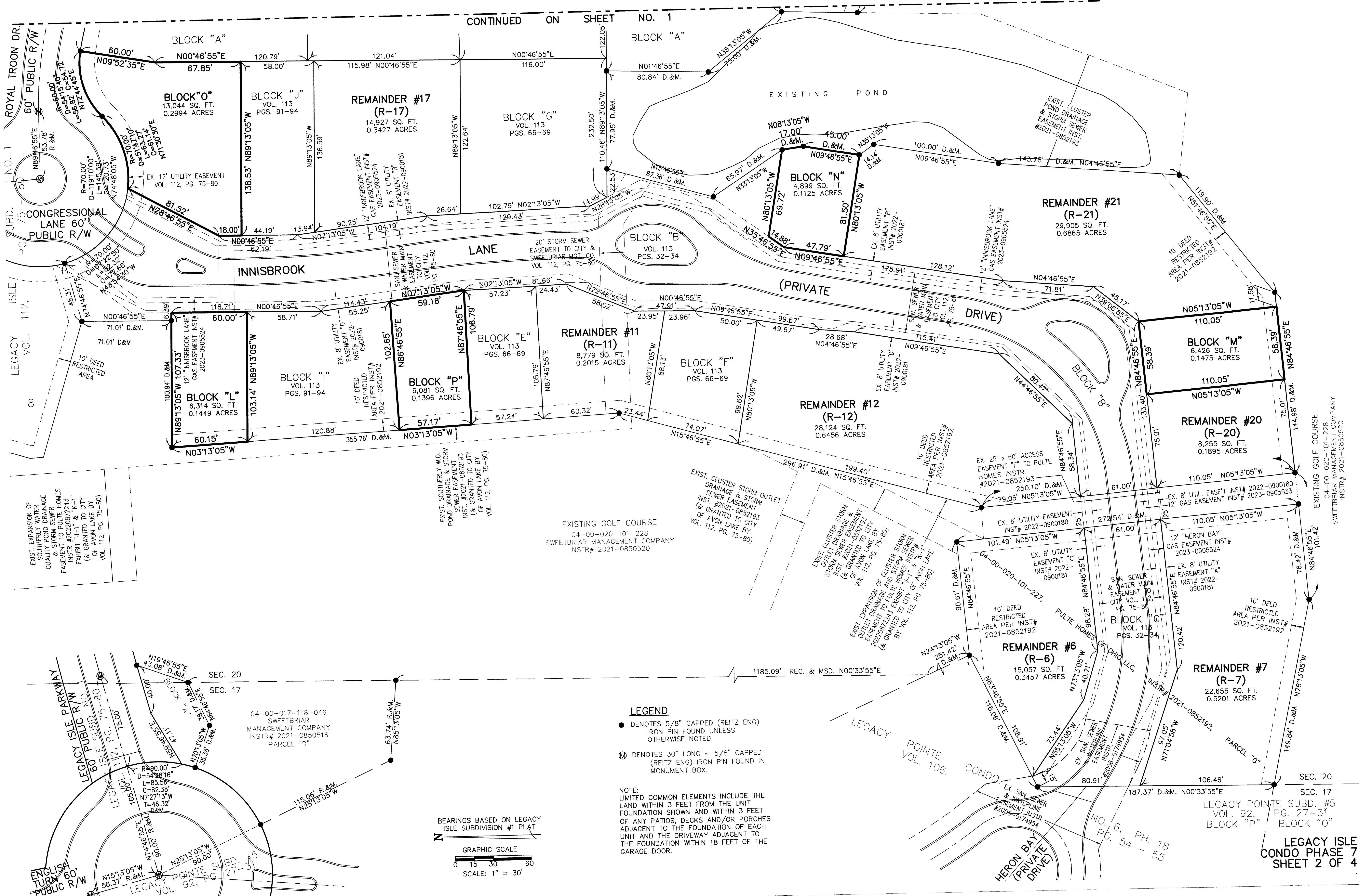
EXISTING GOLF COURSE
04-00-020-101-228
SWEETBRIAR MANAGEMENT COMPANY
INSTR# 2021-0850520

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, & K	5.6425		C	0.3246		0.0000	5.9671
L, M, N, O & P	0.8439			0.0000		0.0000	0.8439
ALL PHASES SUBTOTAL	6.4864			0.3246		0.0000	6.8110
FUTURE EXPANSION REMAINDERS	R-2	1.8026	R-6	0.3457	R-0	0.8212	
	R-11	0.2015	R-7	0.5201			
	R-12	0.6456					
	R-13	0.3098					
	R-17	0.3427					
	R-19	1.1592					
	R-20	0.1895					
	R-21	0.6865					
REMAINDERS SUBTOTAL	SUBT.=	5.3374	SUBT.=	0.8658	SUBT.=	0.8212	7.0244
GRAND TOTAL		11.8238		1.1904		0.8212	13.8354

2023-0932640
PLAT Fee: \$349.60 Page 1 of 5
Recorded: 10/13/2023 at 02:56 PM
Receipt: T20230918654
Lorain County Recorder: Mike Doran



SITE MAP
1" = 800'



CONTINUED ON SHEET NO. 1

BLOCK "A"

BLOCK "A"

BLOCK "O"
13,044 SQ. FT.
0.2994 ACRES

BLOCK "J"
VOL. 113
PGS. 91-94

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

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

BLOCK "N"
4,899 SQ. FT.
0.1125 ACRES

REMAINDER #21
(R-21)
29,905 SQ. FT.
0.6865 ACRES

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

BLOCK "L"
6,314 SQ. FT.
0.1449 ACRES

BLOCK "I"
VOL. 113
PGS. 91-94

BLOCK "P"
6,081 SQ. FT.
0.1396 ACRES

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 #20
(R-20)
8,255 SQ. FT.
0.1895 ACRES

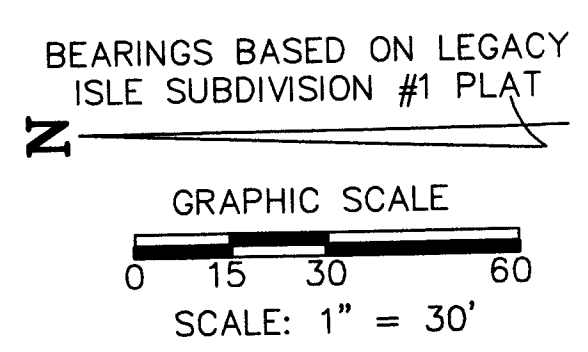
BLOCK "M"
6,426 SQ. FT.
0.1475 ACRES

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

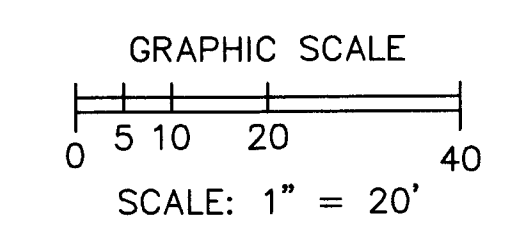
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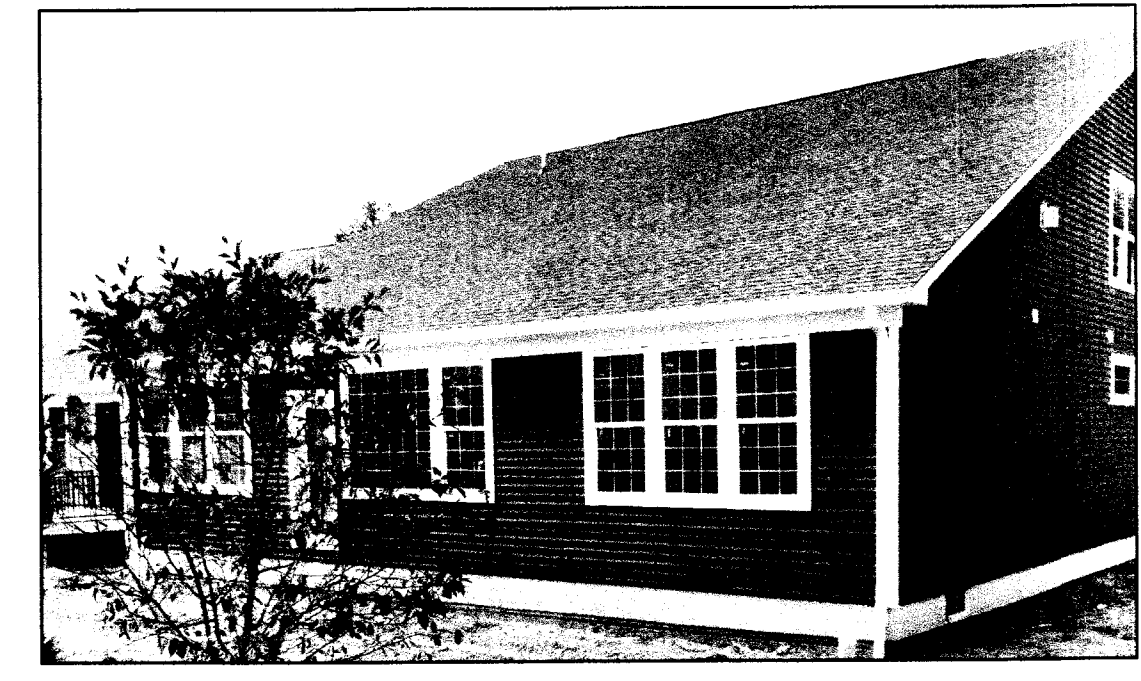
BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 3 FEET FROM THE UNIT FOUNDATION, SHOWS 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.
ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED



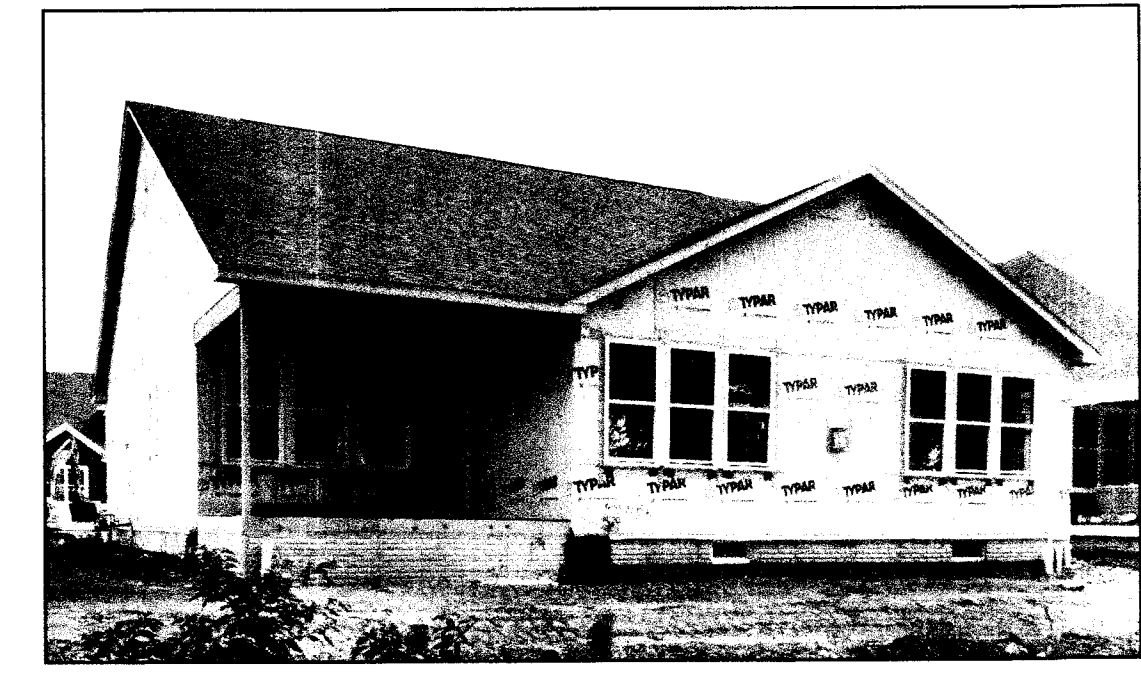
UNIT 20 FRONT



UNIT 20 REAR



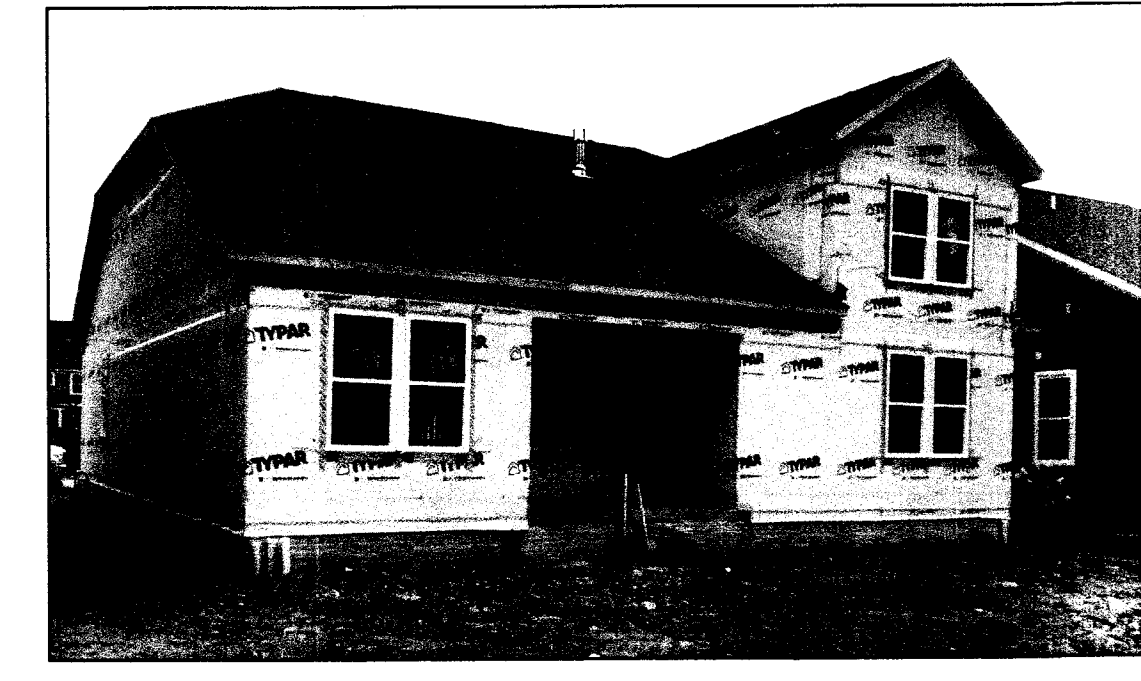
UNIT 21 FRONT



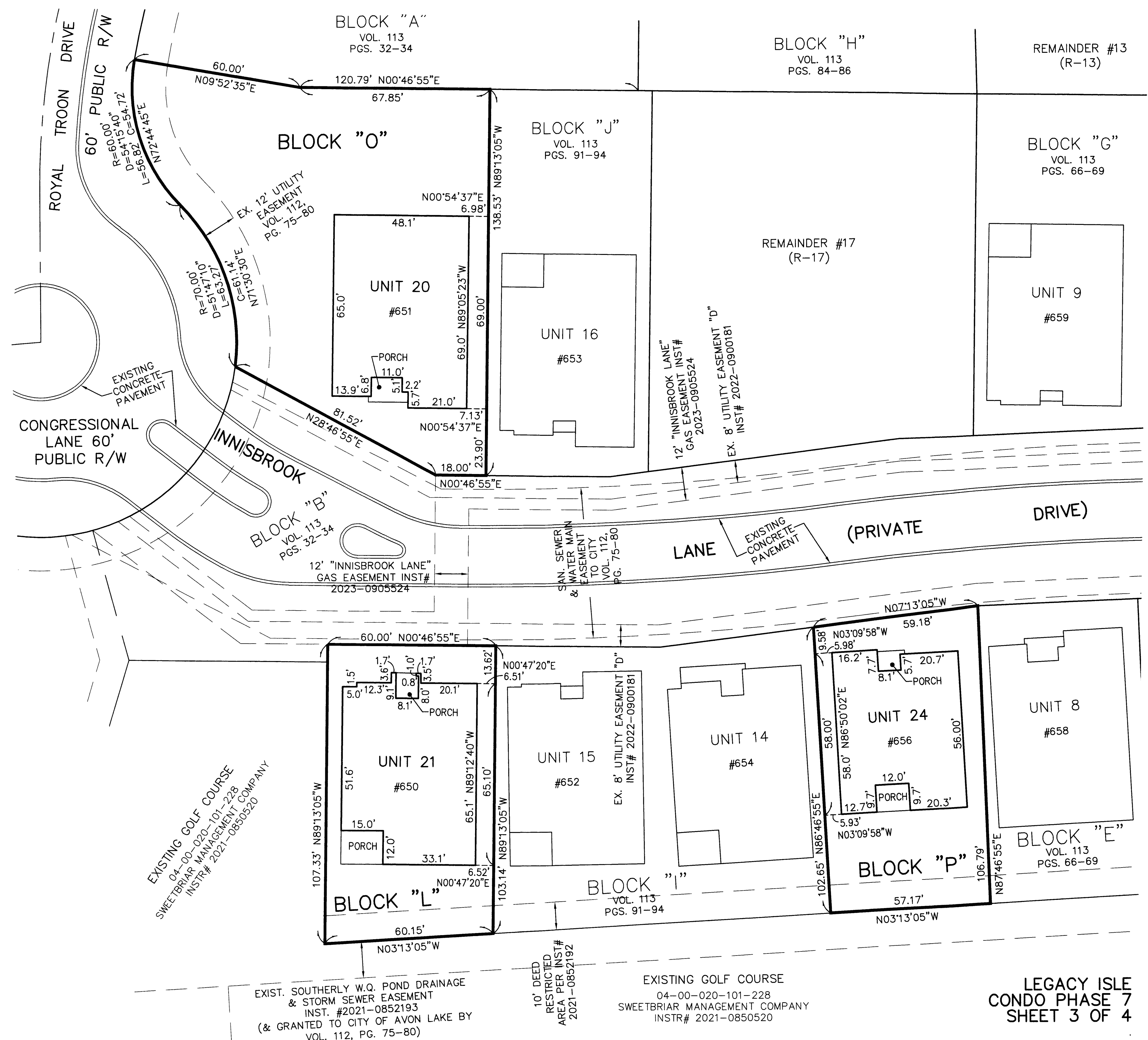
UNIT 21 REAR



UNIT 24 FRONT

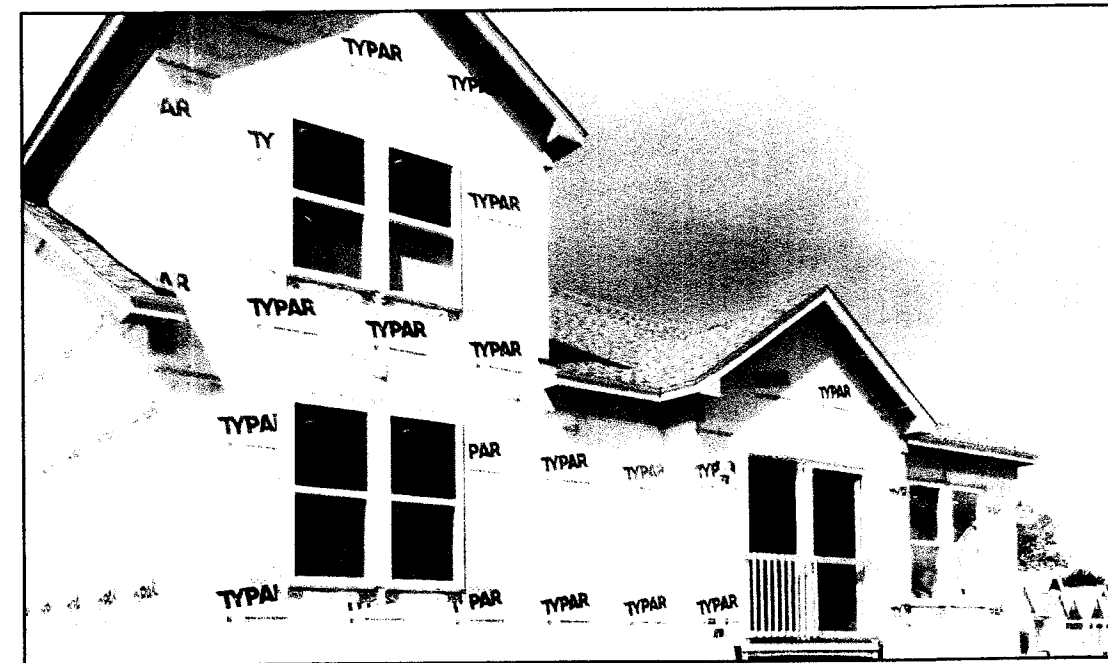


UNIT 24 REAR

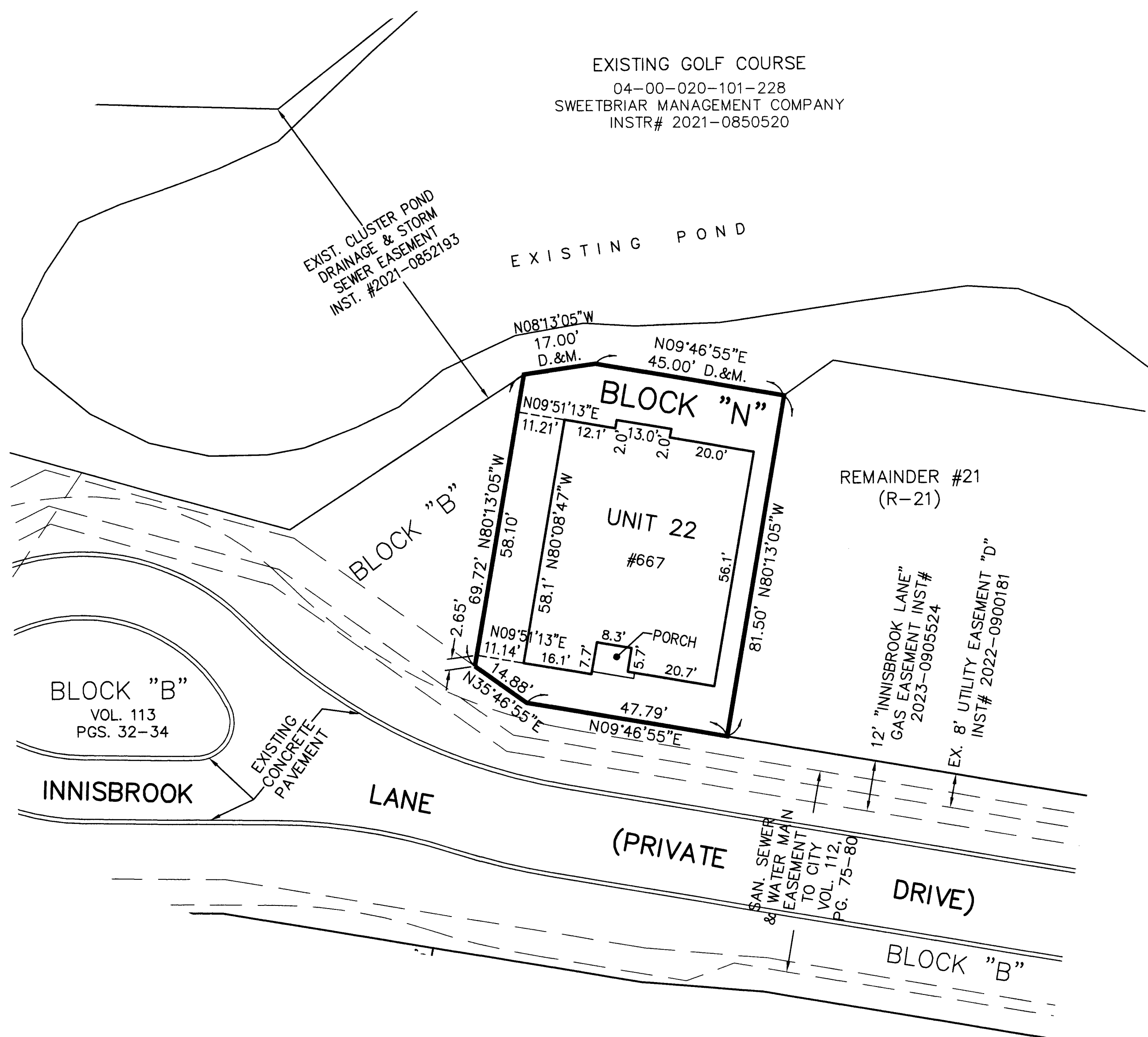
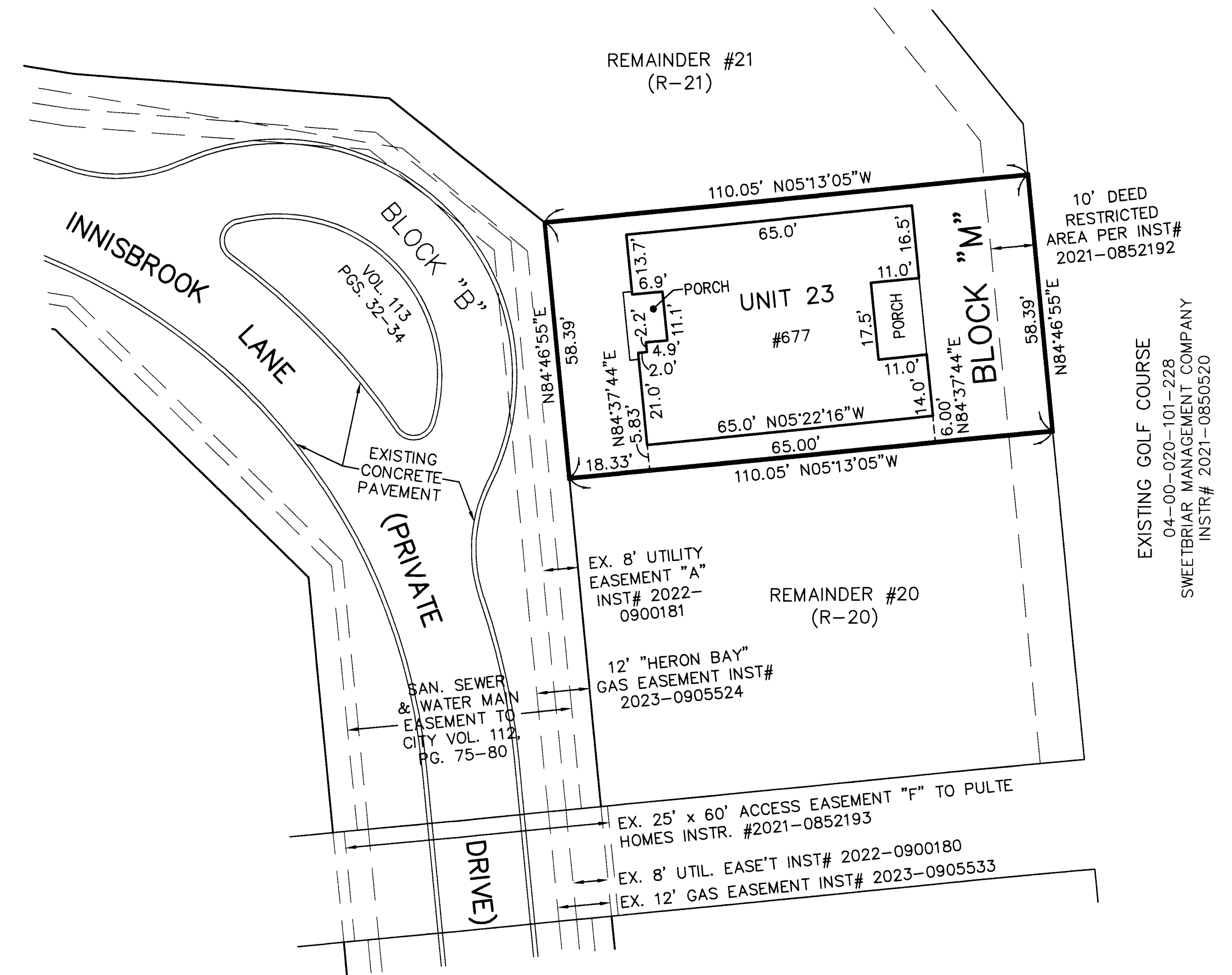




UNIT 22 FRONT



UNIT 22 REAR



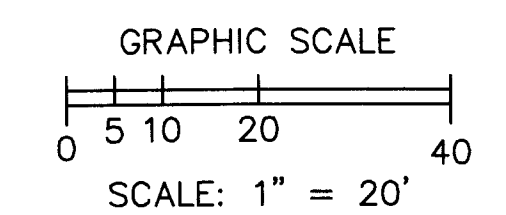
UNIT 23 FRONT



UNIT 23 REAR

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BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



Plat Sheet

Instrument # 2023-0932640 Film # _____

Name of Plat: Legacy Isle Condominium Phase 7

Owner: Pulte Homes of Ohio LLC

Description: Situated in the State of Ohio
County of Lorain City of Arm Lake being
part of original Arden Township Section
20 1.72 Acre being a resubdivision
of Plat vol 112 pgs. 75-80. Creating
Units 20, 21, 22, 24 Blocks L, M, N, O and P.

Floor Plans: _____

Related/Margin: Plat volume 112 pgs. 75-80

Comments: Declaration follows.

Vol. 114

Receiving Stamp

Pg. 41-44

Amount: 349,600

Initials: TM