

# LEGACY ISLE CONDOMINIUM PHASE 8

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' OCTOBER, 2023

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

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

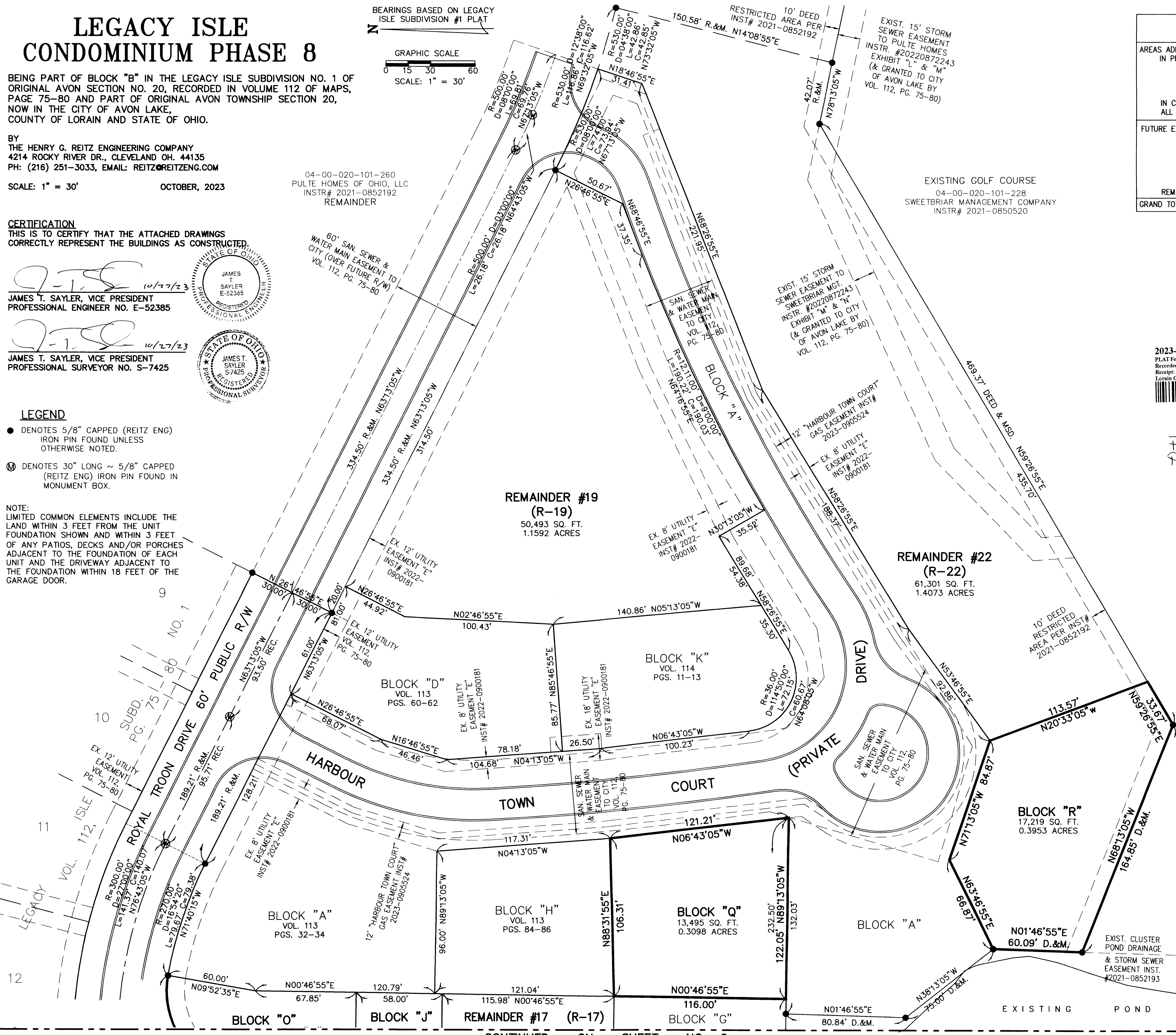
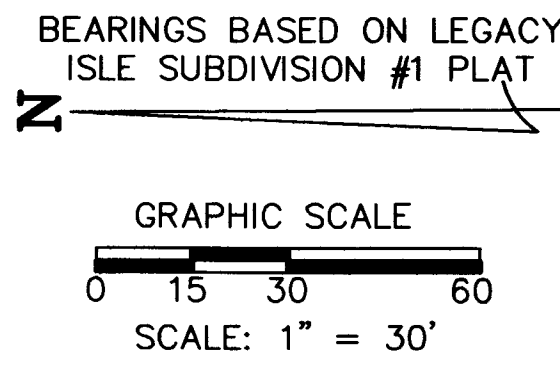
*[Signature]* 10/27/23  
JAMES T. SAYLER, VICE PRESIDENT  
PROFESSIONAL ENGINEER NO. E-52385

*[Signature]* 10/27/23  
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.

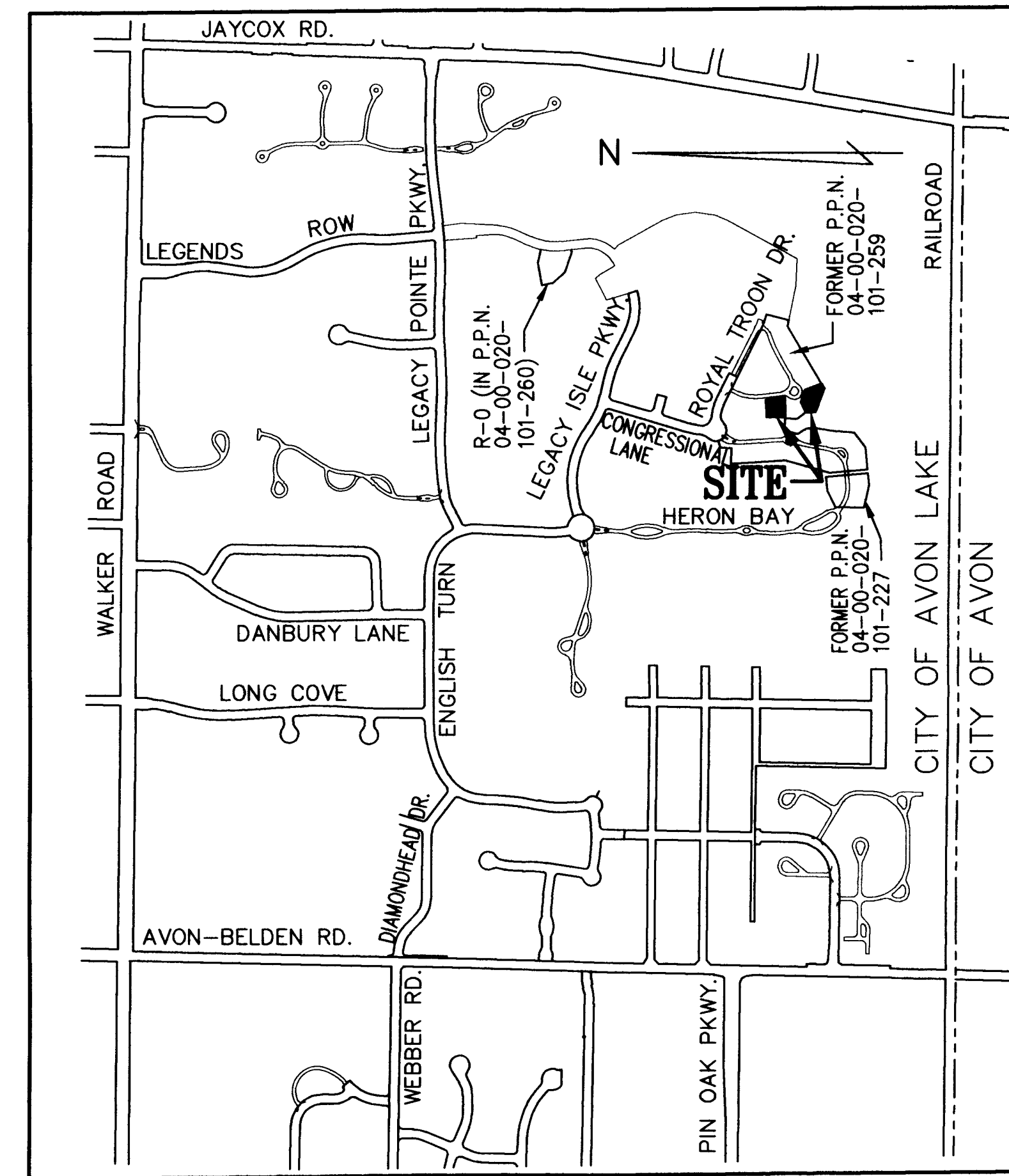


AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	AREAS IN FORMER P.P.N. 04-00-020-101-259		AREAS IN FORMER P.P.N. 04-00-020-101-227		AREAS IN P.P.N. 04-00-020-101-260		ALL P.P.N.s (AC.)
	PARCEL	(AC.)	PARCEL	(AC.)	PARCEL	(AC.)	
AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	A, B, D, E, F, G, H, I, J, K, L, M, N, O, & P	6.4864	C	0.3246		0.0000	6.8110
IN CURRENT PHASE ALL PHASES SUBTOTAL	Q & R	0.7051		0.0000		0.0000	0.7051
		7.1915		0.3246		0.0000	7.5161
FUTURE EXPANSION REMAINDERS	R-11	0.2015	R-6	0.3457	R-0	0.8212	
	R-12	0.6456	R-7	0.5201			
	R-17	0.3427					
	R-19	1.1592					
	R-20	0.1895					
	R-21	0.6865					
	R-22	1.4073					
REMAINDERS SUBTOTAL	SUBT.=	4.6323	SUBT.=	0.8658	SUBT.=	0.8212	6.3193
GRAND TOTAL		11.8238		1.1904		0.8212	13.8354

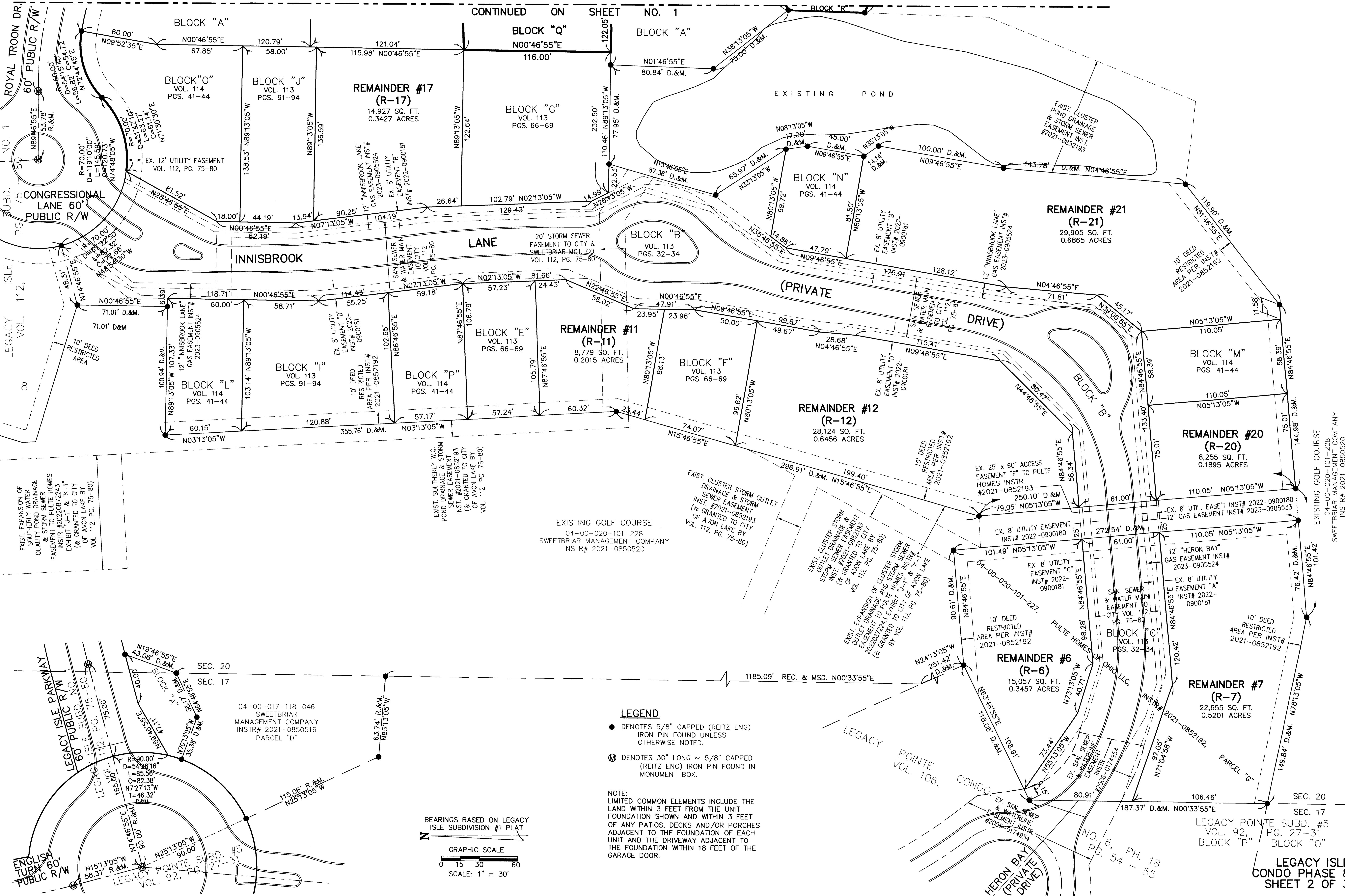
2023-0936250  
PLAT Fee: \$263.20 Page 1 of 4  
Recorded: 11/17/2023 at 03:31 PM  
Receipt: T20230013414  
Lorain County Recorder Mike Doran

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
NOV 17 2023  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

Plat vol. 114  
Pages 55, 56, 57



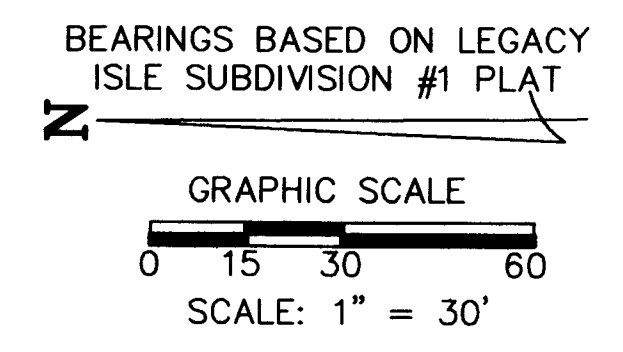
**SITE MAP**  
1" = 800'

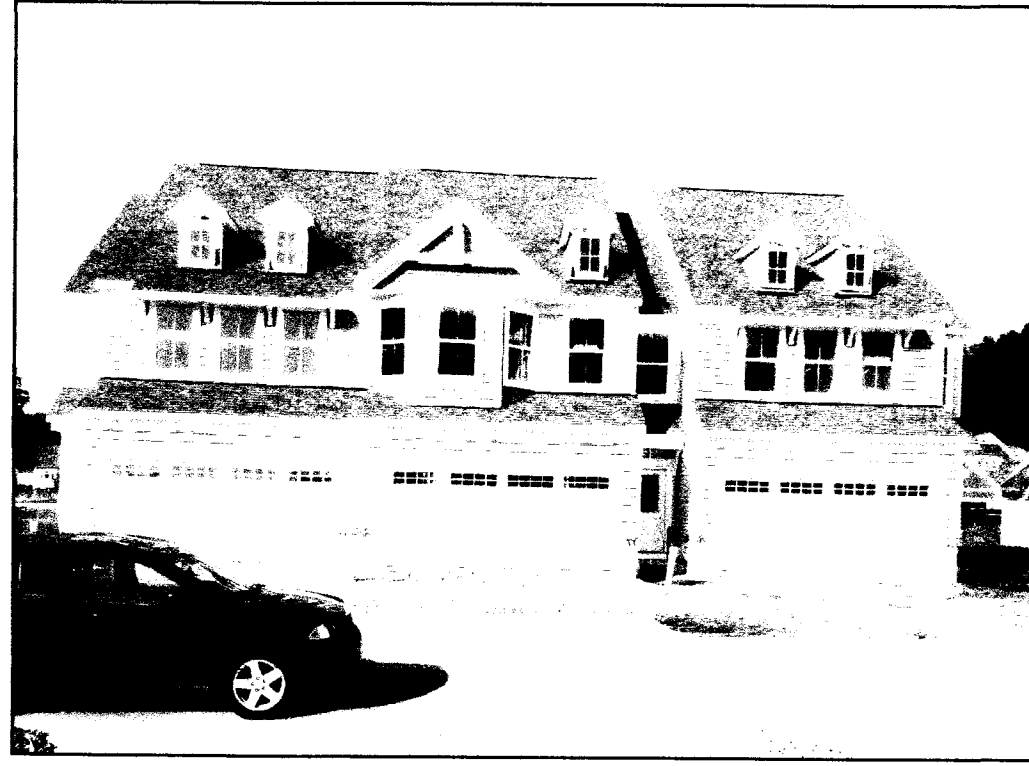


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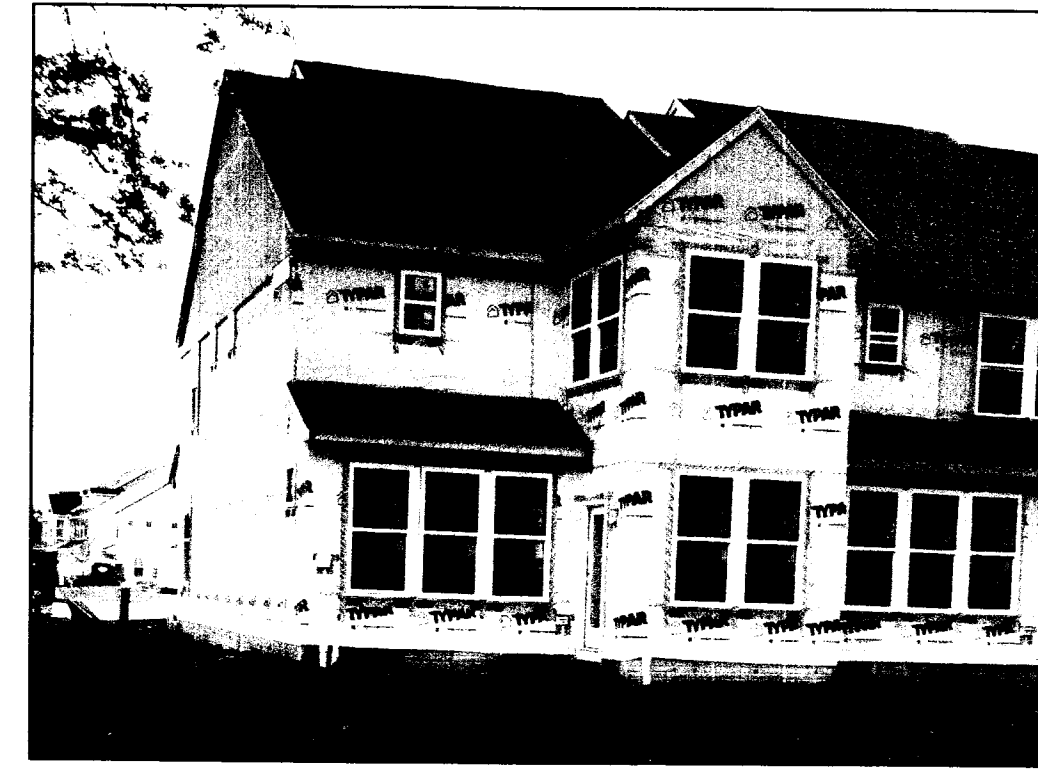




UNIT 25-27 FRONT



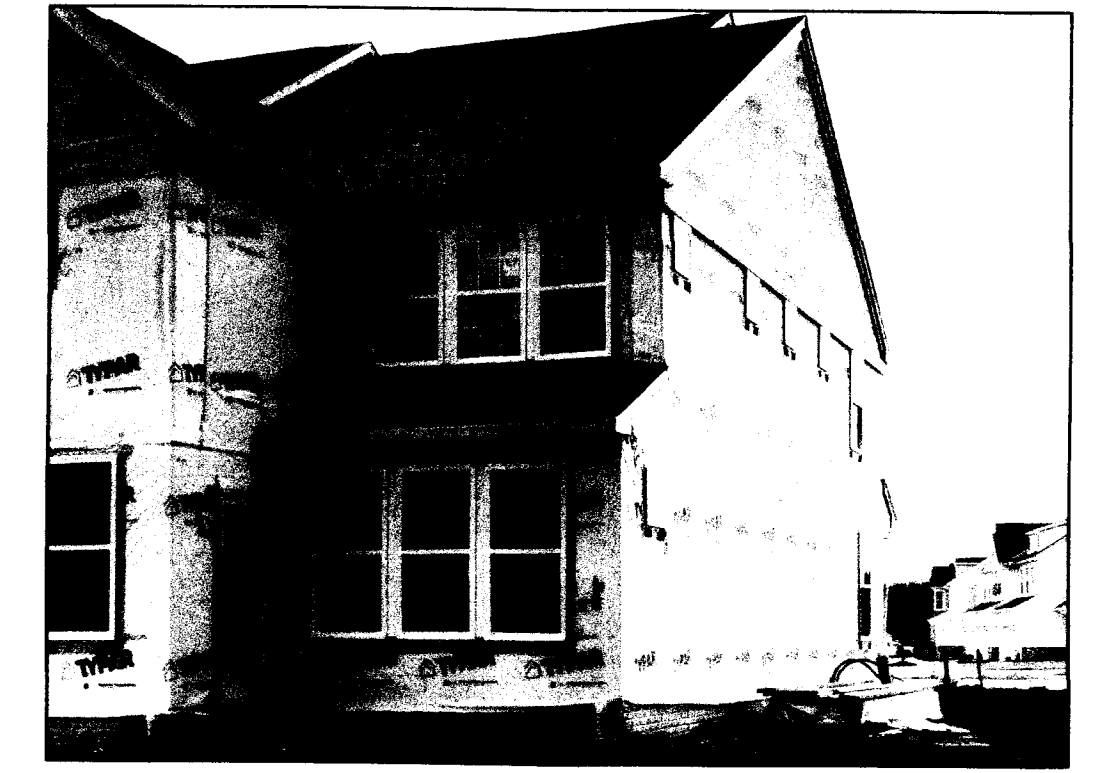
UNIT 28-30 FRONT



UNIT 28 SIDE



UNIT 28-30 REAR



UNIT 30 SIDE



UNIT 25 SIDE



UNIT 25-27 REAR

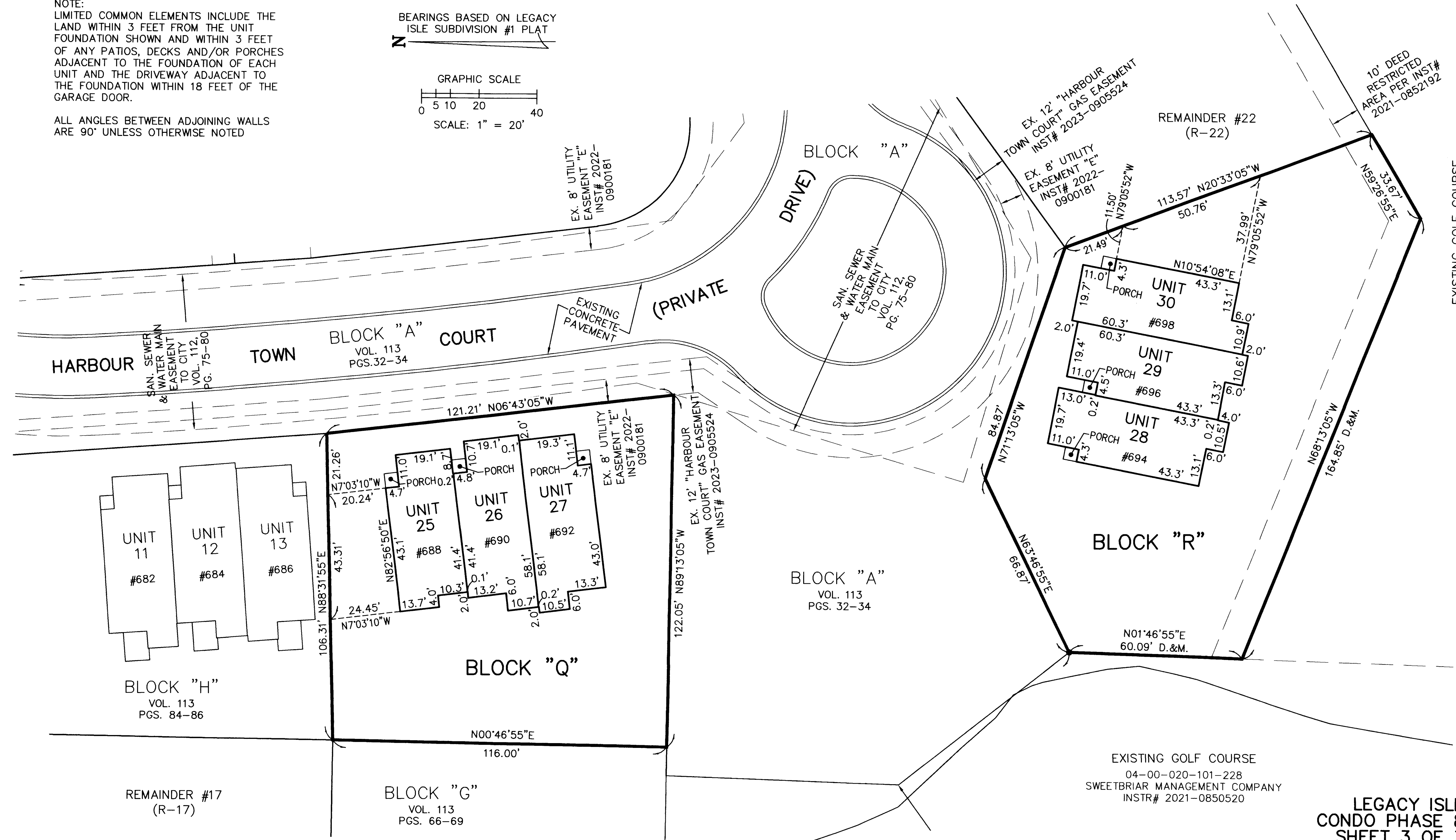
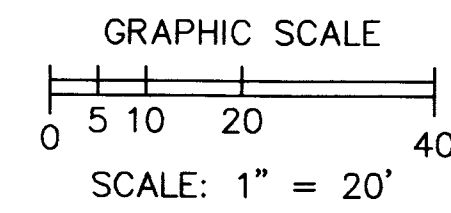


UNIT 27 SIDE

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.

ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED

BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



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

Plat Sheet

Instrument # 2023-0936250 Film # \_\_\_\_\_

Name of Plat: Legacy Isle Condominiums Phase 8

Owner: Putte Homes of Ohio LLC

Description: Situated in the State of  
Ohio County of Lorain City of Avon Lake  
Being part of Original Avon Township Section  
20 2.11 Acre  
Being part of Block B in Legacy Isle  
Subdivision No. 1  
Creating Units 25, 26, 27, 28, 29, 30  
and Blocks Q and R

Floor Plans: —

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

Comments: Return to Exams and Filings - LLC  
Declaration Follows

Vol. 114

Receiving Stamp

Pg. 55, 56, 57

Amount: 263.20

Initials: TM.