

LEGACY ISLE SUBDIVISION NO. 2

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PULTE HOMES OF OHIO, LLC, I HAVE SURVEYED AND PLATTED THE LEGACY ISLE SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 10.6791 ACRES IN AVON TOWNSHIP SECTION NO. 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \odot 30" LONG ~ 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED \odot 30" LONG ~ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

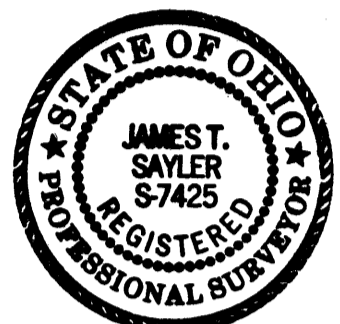
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD BEARING N89°40'50"W AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

OCTOBER, 2023

ACREAGE IN 20 LOTS	7.8694 AC.
ACREAGE IN 1 BLOCK	1.1592 AC.
ACREAGE IN STREET R/W	1.6505 AC.
TOTAL	10.6791 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 11/20/2023
JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425



OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS TRILLIUM COURT (60' WIDTH) AND ROYAL TROON DRIVE (60' WIDTH).

PULTE HOMES OF OHIO, LLC
387 MEDINA ROAD
MEDINA, OHIO 44256

[Signature]
BRAD PIROLI, VICE PRESIDENT

NOTARY PUBLIC

COUNTY OF)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR PULTE HOMES OF OHIO, LLC, PULTE HOMES, BY BRAD PIROLI, VICE PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE LEGACY ISLE SUBDIVISION NO. 2 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21 DAY OF November, 2023.

NOTARY PUBLIC

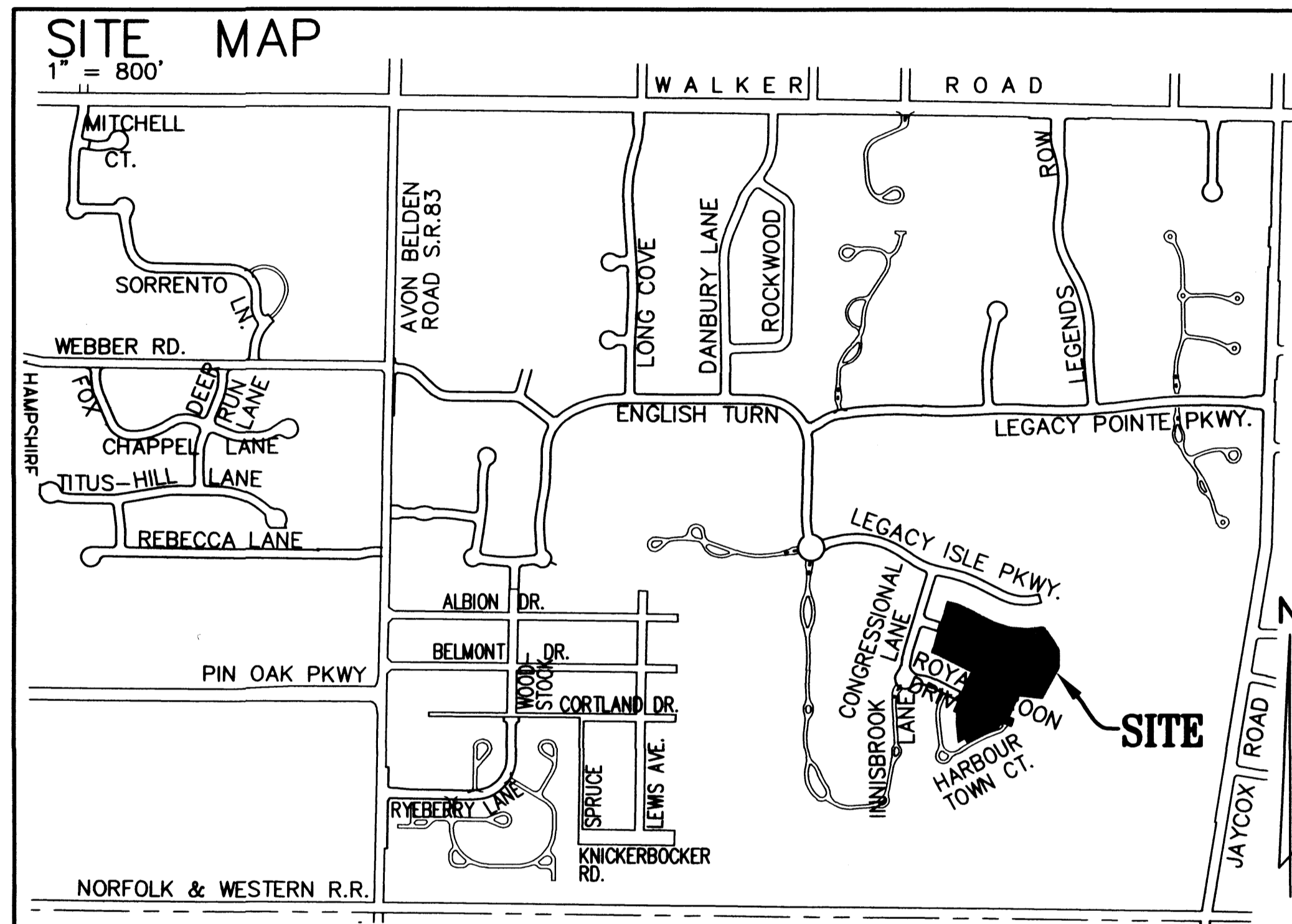


DAVID FRANCESCONI
Notary Public
State of Ohio
My Comm. Expires
November 20, 2026

MY COMMISSION EXPIRES 11-20-2026

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

LOTS ARE SUBJECT TO A HOMEOWNERS' ASSOCIATION AND THE MAINTENANCE OF ENTRY LANDSCAPING, CUL-DE-SAC ISLAND & BLOCKS ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL ALSO BE REQUIRED TO MAINTAIN AND INSPECT THE NORTHERLY AND SOUTHERLY W.Q. BASIN, AND PROVIDE REPORTS TO THE CITY OF AVON LAKE, AS SET FORTH IN THE INSPECTION AND MAINTENANCE AGREEMENT THAT IS REQUIRED TO BE ENTERED INTO BETWEEN THE DEVELOPER AND THE CITY OF AVON LAKE IN ACCORDANCE WITH THE PROVISIONS OF AVON LAKE MUNICIPAL CODE, CHAPTER 1060, SECTION 1060.08(D)(10) & SECTION 1060.13.



DRAINAGE AND STORM SEWER EASEMENTS TO H.O.A. AND CITY OF AVON LAKE
DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES HEREBY GRANT UNTO THE LEGACY ISLE HOME OWNER ASSOCIATION (H.O.A.) AND THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS SHOWN AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH PARCELS, SUBLOTS AND BLOCKS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN DRAINAGE AND PUBLIC SERVICES WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. THE GRANTEEES SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND/OR LANDSCAPING, INCLUDING ORNAMENTAL TREES, BUSHES AND SPECIAL PLANTINGS AND THAT THE SAME ARE CONSTRUCTED ON THE EASEMENT AREA AT THE GRANTOR'S RISK; THE GRANTEEES' ONLY OBLIGATION BEING TO RESTORE THE DENSITY OF SUBSURFACE MATERIAL AND TO REPAIR OR REPLACE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR RECONSTRUCTION. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE, DRAINAGE AND STORM SEWERS IN PARCELS AND COMMON BLOCKS ARE THE RESPONSIBILITY OF THE LANDOWNER AND H.O.A. IN ACCORDANCE WITH THE ASSOCIATION DOCUMENTS. THE CITY OF AVON LAKE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE, DRAINAGE AND/OR STORM SEWER MAINTENANCE IF THE LANDOWNER AND/OR H.O.A. FAILS TO DO SO AND CHARGE THE LANDOWNER AND/OR H.O.A. FOR SAID MAINTENANCE.

PULTE HOMES OF OHIO, LLC,

[Signature]
BRAD PIROLI, VICE PRESIDENT

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEGACY ISLE SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
AVON LAKE CITY ENGINEER,
CHRISTOPHER L. HOWARD, P.E.

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LEGACY ISLE SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 23-188 PASSED THE 27th DAY OF November, 2023.

[Signature]
MAYOR
GREGORY J. ZILKA

[Signature]
CLERK OF COUNCIL,
VALERIE E. ROSMARIN

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEGACY ISLE SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

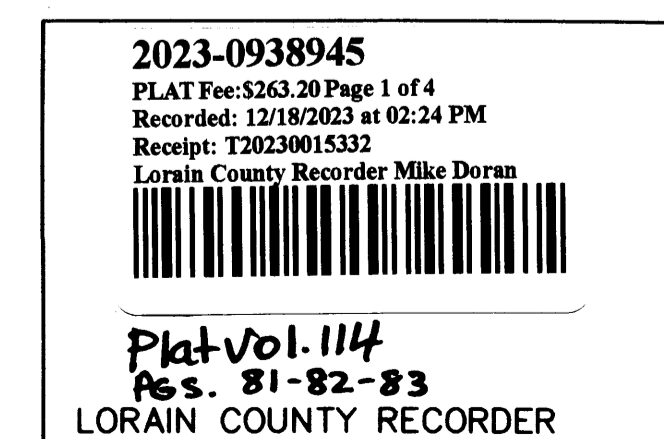
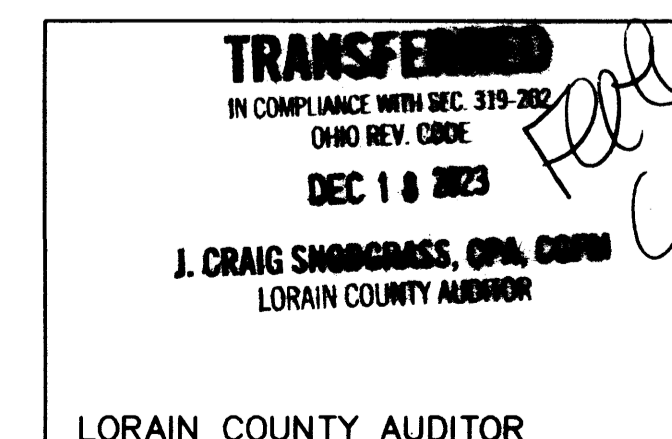
[Signature]
AVON LAKE LAW DIRECTOR,
GARY A. EBERT

12' UTILITY EASEMENT TO PRIVATE UTILITY COMPANIES

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYLINK COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS AS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC, GAS AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

PULTE HOMES OF OHIO, LLC,

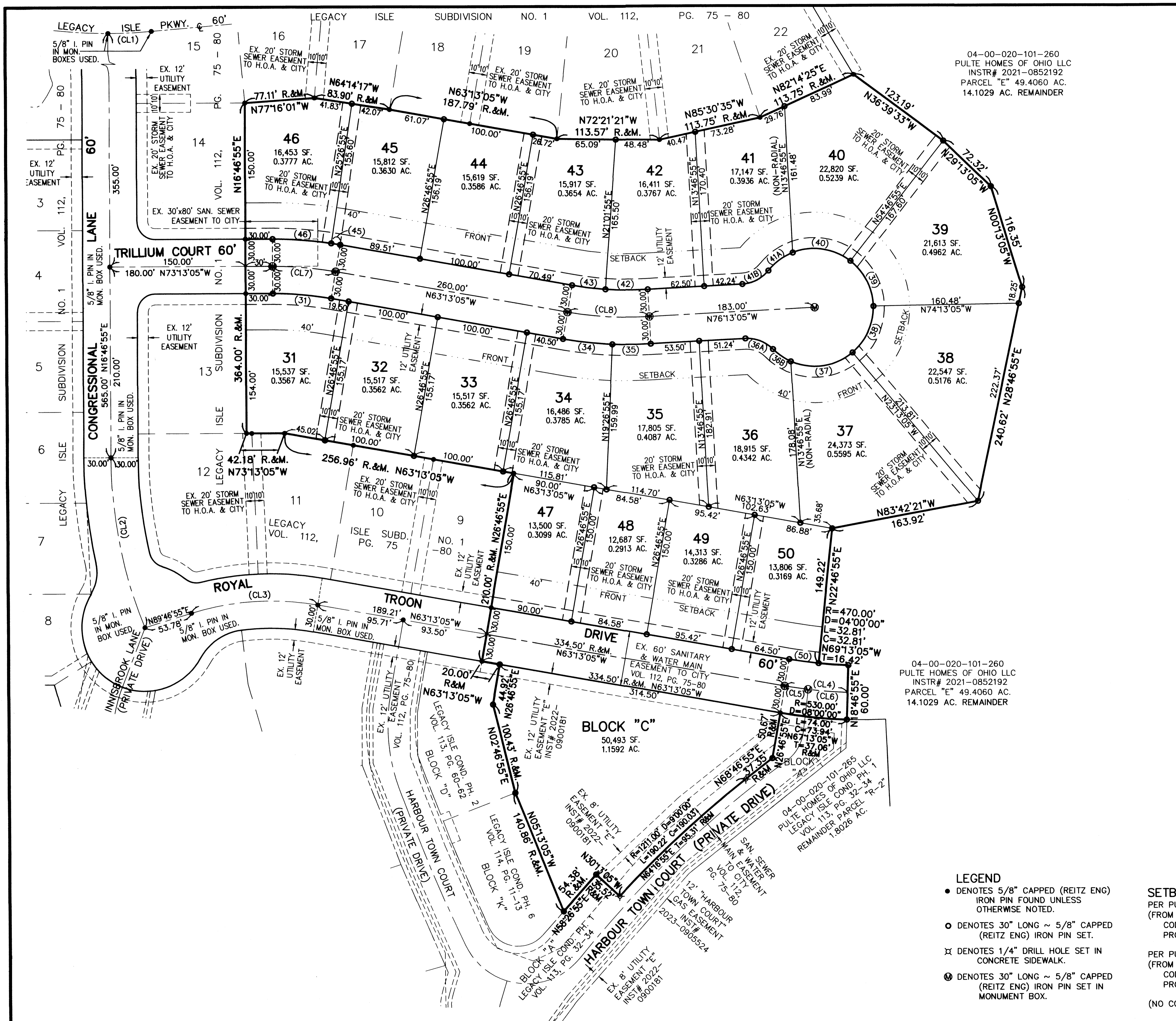
[Signature]
BRAD PIROLI, VICE PRESIDENT



**LEGACY ISLE
SUBDIVISION NO. 2
PLAT**

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

1 / 3
 OCTOBER 2023



CURVE DATA

(CL1) R=550.00' D=05'00"00" L=48.00' C=47.98' N75°43'05"W T=24.01'	(CL2) R=500.00' D=22'00"00" L=191.99' C=190.81' N05°46'55"E T=97.19'	(CL3) R=300.00' D=27'00"00" L=141.37' C=140.07' N76°43'05"W T=72.02'	(CL4) R=500.00' D=08'00"00" L=69.81' C=69.76' N67°13'05"W T=34.96'
(CL5) R=500.00' D=03'00"00" L=26.18' C=26.18' N64°43'05"W T=13.09'	(CL6) R=500.00' D=05'00"00" L=43.63' C=43.62' N68°43'05"W T=21.83'	(CL7) R=400.00' D=10'00"00" L=69.81' C=69.72' N68°13'05"W T=35.00'	(CL8) R=400.00' D=13'00"00" L=90.76' C=90.56' N69°43'05"W T=45.57'
(31) R=370.00' D=10'00"00" L=64.58' C=64.50' N68°13'05"W T=32.37'	(34) R=430.00' D=07'20"00" L=55.04' C=55.00' N66°53'05"W T=27.56'	(35) R=430.00' D=05'40"00" L=42.53' C=42.51' N73°23'05"W T=21.28'	(36A) R=400.00' D=48'11"20" L=33.64' C=32.66' N52°07'25"W T=17.89'
(36B) R=65.00' D=21'11"50" L=24.05' C=23.91' N38°37'40"W T=12.16'	(37) R=65.00' D=63'59"30" L=72.60' C=68.88' N81°13'20"W T=40.61'	(38) R=65.00' D=51'00"00" L=57.86' C=55.97' N41°16'55"E T=31.00'	(39) R=65.00' D=51'00"00" L=57.86' C=55.97' N09°43'05"W T=31.00'
(40) R=65.00' D=59'23"00" L=67.37' C=64.39' N64°54'35"W T=37.06'	(41A) R=65.00' D=29'48"20" L=33.81' C=33.43' N70°29'45"E T=17.30'	(41B) R=400.00' D=48'11"20" L=33.64' C=32.66' N79°41'15"E T=17.89'	(42) R=370.00' D=07'15"00" L=46.82' C=46.79' N72°35'35"W T=23.44'
(43) R=370.00' D=05'45"00" L=37.13' C=37.12' N66°05'35"W T=18.58'	(45) R=430.00' D=01'20"00" L=10.01' C=10.01' N63°53'05"W T=5.00'	(46) R=430.00' D=08'40"00" L=65.04' C=64.98' N68°53'05"W T=32.58'	(50) R=470.00' D=04'00"00" L=32.81' C=32.81' N65°13'05"W T=16.41'

04-00-020-101-260
PULTE HOMES OF OHIO LLC
INSTR# 2021-0852192
PARCEL "E" 49.4060 AC.
14.1029 AC. REMAINDER

04-00-020-101-260
PULTE HOMES OF OHIO LLC
INSTR# 2021-0852192
PARCEL "E" 49.4060 AC.
14.1029 AC. REMAINDER

LEGEND

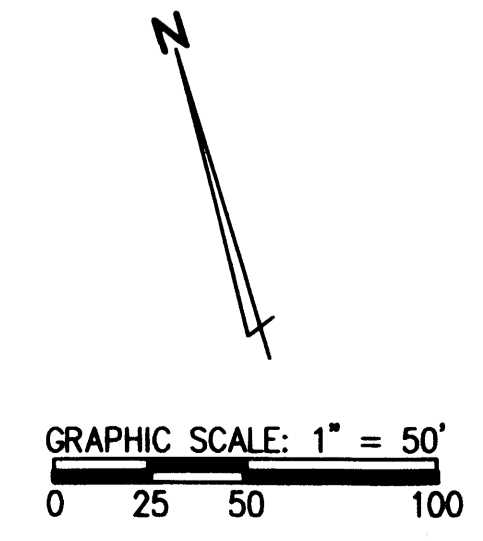
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND UNLESS OTHERWISE NOTED.
- DENOTES 30" LONG ~ 5/8" CAPPED (REITZ ENG) IRON PIN SET.
- ⊗ DENOTES 1/4" DRILL HOLE SET IN CONCRETE SIDEWALK.
- ⊙ DENOTES 30" LONG ~ 5/8" CAPPED (REITZ ENG) IRON PIN SET IN MONUMENT BOX.

SETBACKS

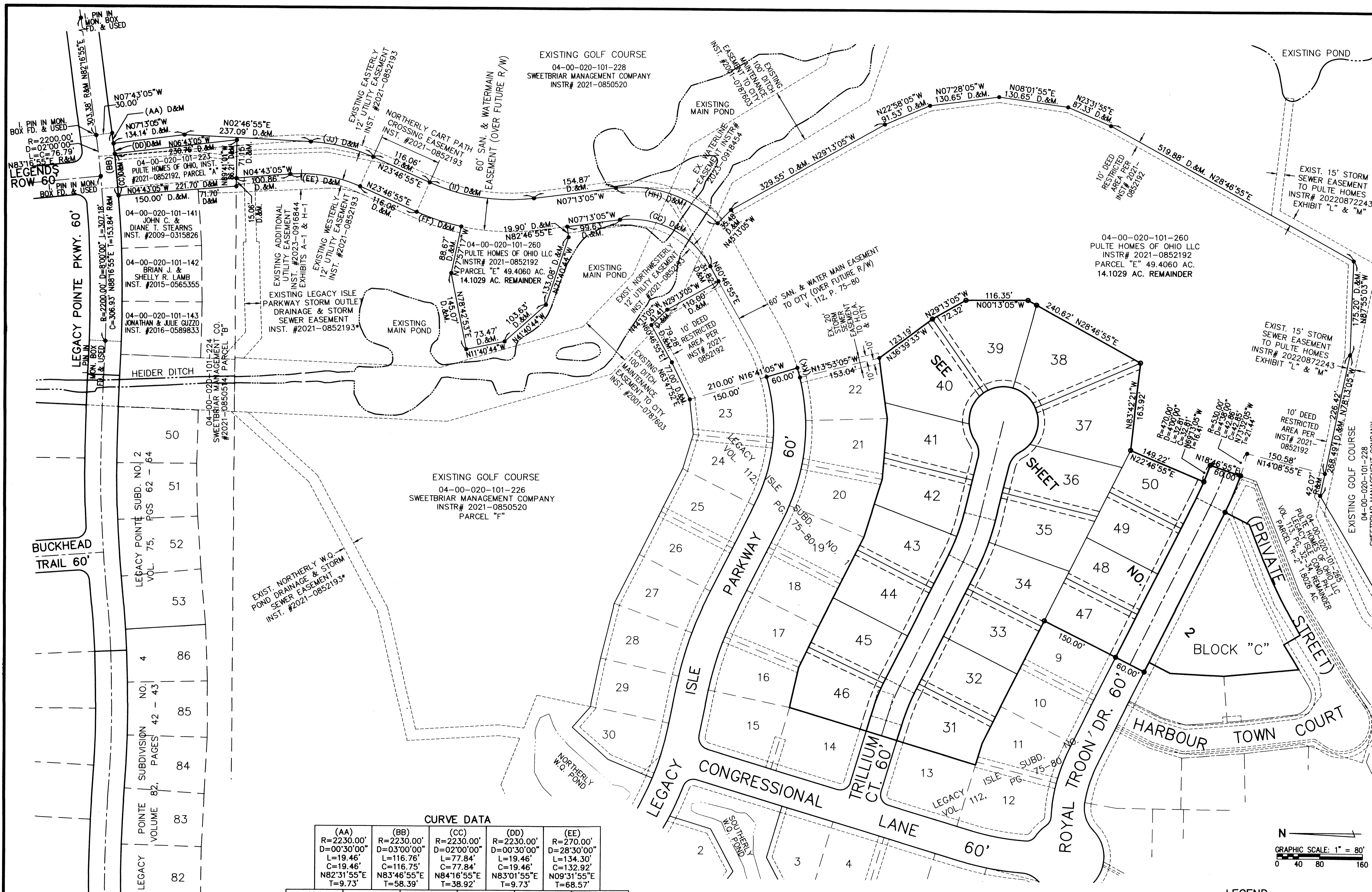
PER PUD ZONING SECTION 1252.04(f)
(FROM PRIOR TO 2022 CODE UPDATE)
CODE MIN. FRONT YARD SETBACKS = 25'
PROPOSED FRONT YARD SETBACKS = 40'

PER PUD ZONING SECTION 1252.04(g)
(FROM PRIOR TO 2022 CODE UPDATE)
CODE MIN. SPACING BETWEEN BLDGS = 20'
PROPOSED SIDE YARD SETBACKS = 10'

(NO CODE MIN. REAR YARD SETBACKS REQ.)



LEGACY ISLE SUBDIVISION NO. 2 PLAT
 THE HENRY G. REITZ ENGINEERING COMPANY
 4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
 PHONE: (216) 251-3033. REITZ@REITZENG.COM
 10/17/23 NOTED DRILL HOLES AT CORNERS AT BLOCK "C" SIDEWALKS
 2 3
 OCTOBER 2023



LEGENDS

ROW 60

LEGACY PKWY. 60'

BUCKHEAD TRAIL 60'

LEGACY POINTE SUBD. NO. 2

LEGACY POINTE SUBD. NO. 4

LEGACY POINTE SUBD. NO. 12

LEGACY POINTE SUBD. NO. 14

LEGACY POINTE SUBD. NO. 16

LEGACY POINTE SUBD. NO. 18

LEGACY POINTE SUBD. NO. 20

LEGACY POINTE SUBD. NO. 22

LEGACY POINTE SUBD. NO. 24

LEGACY POINTE SUBD. NO. 26

LEGACY POINTE SUBD. NO. 28

LEGACY POINTE SUBD. NO. 30

LEGACY POINTE SUBD. NO. 32

LEGACY POINTE SUBD. NO. 34

LEGACY POINTE SUBD. NO. 36

LEGACY POINTE SUBD. NO. 38

LEGACY POINTE SUBD. NO. 40

LEGACY POINTE SUBD. NO. 42

LEGACY POINTE SUBD. NO. 44

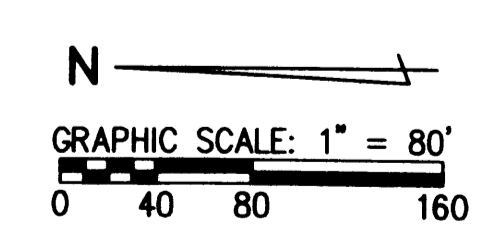
LEGACY POINTE SUBD. NO. 46

LEGACY POINTE SUBD. NO. 48

LEGACY POINTE SUBD. NO. 50

CURVE DATA

(AA) R=2230.00' D=00°30'00" L=19.46' C=19.46' N82°31'55"E T=9.73'	(BB) R=2230.00' D=03°00'00" L=116.76' C=116.75' N83°46'55"E T=58.39'	(CC) R=2230.00' D=02°00'00" L=77.84' C=77.84' N84°16'55"E T=38.92'	(DD) R=2230.00' D=00°30'00" L=19.46' C=19.46' N83°01'55"E T=9.73'	(EE) R=270.00' D=28°30'00" L=134.30' C=132.92' N09°31'55"E T=68.57'	(FF) R=430.00' D=11°44'12" L=88.08' C=87.93' N17°54'49"E T=44.20'	(GG) R=170.00' D=68°00'00" L=201.76' C=190.13' N26°46'55"E T=114.67'	(HH) R=230.00' D=52°00'00" L=208.74' C=201.65' N18°46'55"E T=112.18'	(II) R=370.00' D=31°00'00" L=200.19' C=197.76' N08°16'55"E T=102.61'	(JJ) R=330.00' D=21°00'00" L=120.95' C=120.28' N13°16'55"E T=61.16'	(KK) R=380.00' D=02°48'00" L=18.57' C=18.57' N74°42'55"E T=9.29'
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- LEGEND**
- DENOTES 30" LONG ~ 5/8" CAPPED (REITZ ENG) IRON PIN SET.
 - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND UNLESS OTHERWISE NOTED.

LEGACY ISLE SUBDIVISION NO. 2 PLAT
THE HENRY G. REITZ ENGINEERING COMPANY
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 OCTOBER 2023

