

LEGACY ISLE CONDOMINIUM PHASE 10

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.

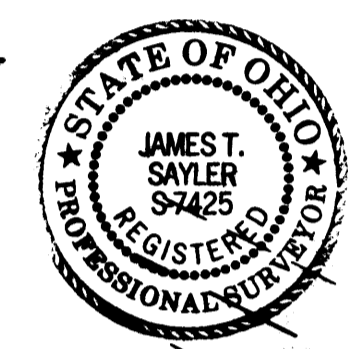
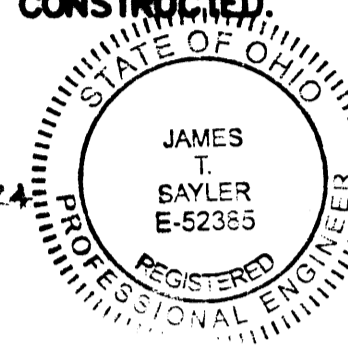
BY
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND OH. 44135
PH: (216) 251-3033, EMAIL: REITZ@REITZENG.COM

SCALE: 1" = 30' JANUARY, 2024

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

[Signature] 2/13/24
JAMES T. SAYLER, VICE PRESIDENT
PROFESSIONAL ENGINEER NO. E-52385

[Signature] 2/13/24
JAMES T. SAYLER, VICE PRESIDENT
PROFESSIONAL SURVEYOR NO. S-7425

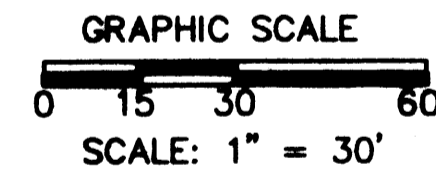


LEGEND

- 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.

BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



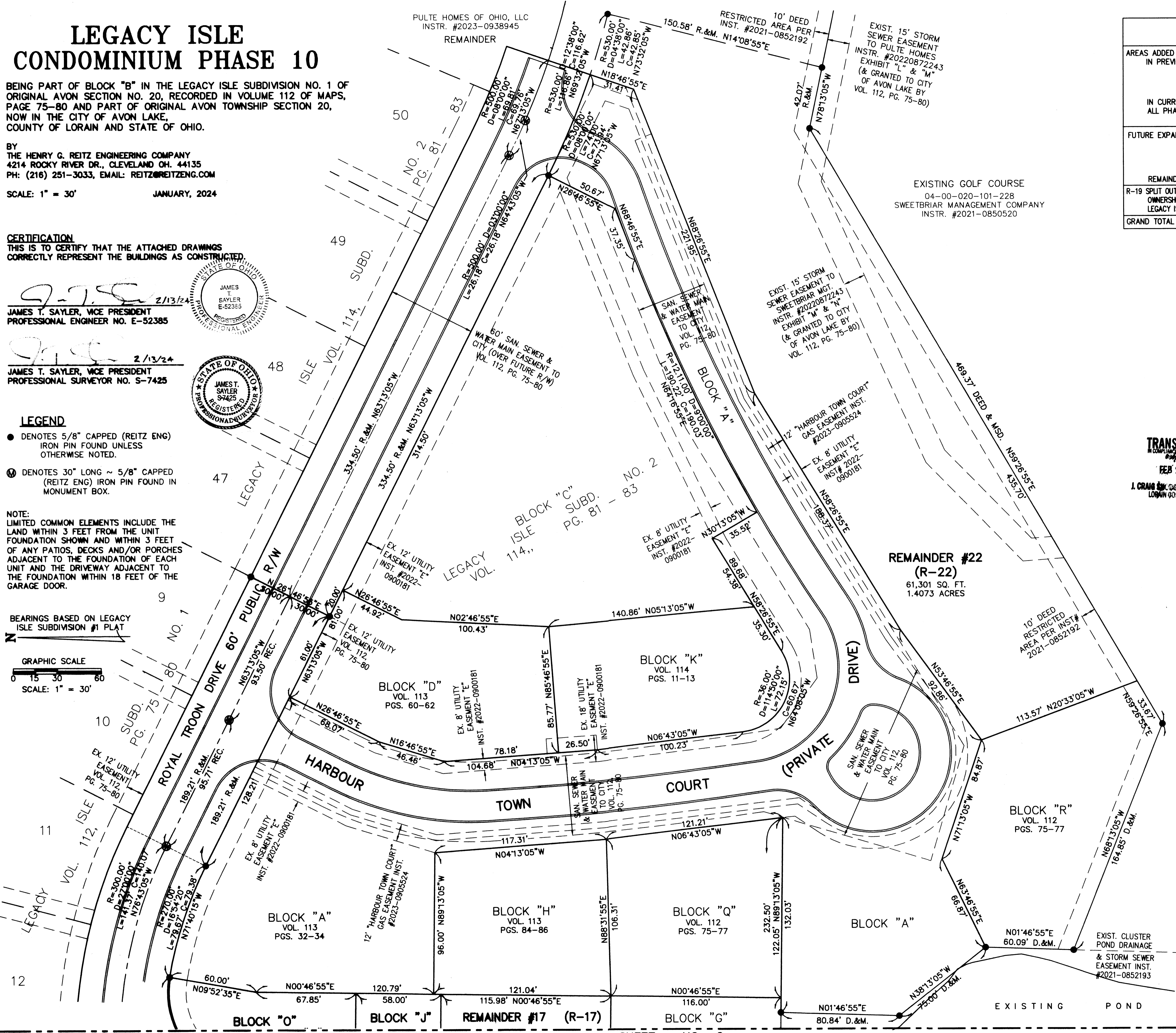
PULTE HOMES OF OHIO, LLC
INSTR. #2023-0938945
REMAINDER

RESTRICTED AREA PER
INSTR. #2021-0852192
10' DEED

EXIST. 15' STORM
SEWER EASEMENT
TO PULTE HOMES
INSTR. #20220872243
EXHIBIT "L" & "M"
(& GRANTED TO CITY
OF AVON LAKE BY
VOL. 112, PG. 75-80)

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

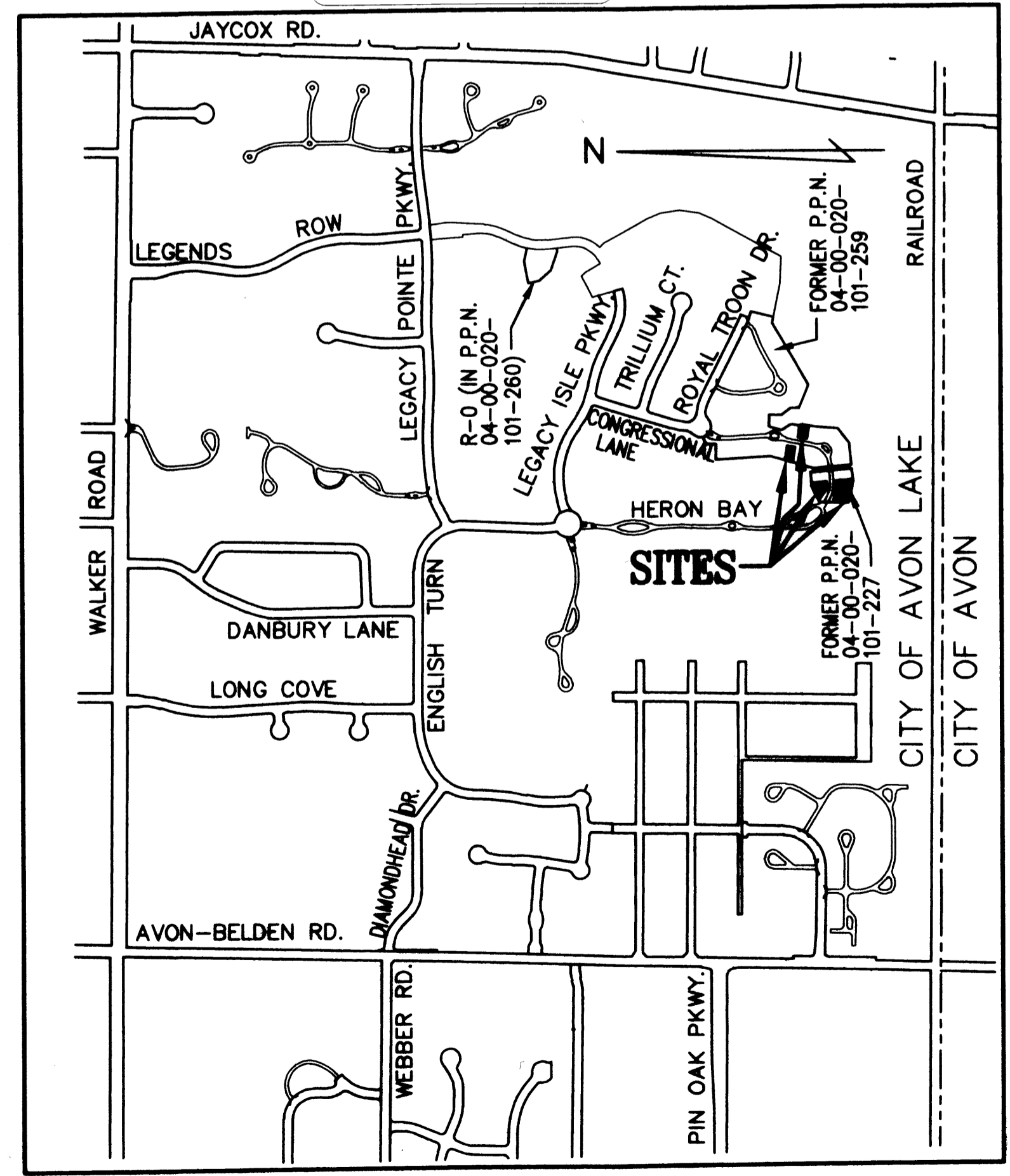
AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	AREAS IN FORMER P.P.N. 04-00-020-101-259		AREAS IN FORMER P.P.N. 04-00-020-101-227		AREAS IN P.P.N. 04-00-020-101-260		ALL P.P.N.s (AC.)
	PARCEL	(AC.)	PARCEL	(AC.)	PARCEL	(AC.)	
A, B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S & T	7.9258		C	0.3246		0.0000	8.2504
U, & X	0.2833		V & W	0.5502		0.0000	0.8338
IN CURRENT PHASE ALL PHASES SUBTOTAL	8.2091		0.8748			0.0000	9.0839
FUTURE EXPANSION REMAINDERS	R-11 R-17 R-22 R-24	0.2015 0.3427 1.4073 0.5040	R-25 R-26	0.1514 0.1642	R-0	0.8212	
REMAINDERS SUBTOTAL	SUBT.=	2.4555	SUBT.=	0.3156	SUBT.=	0.8212	3.5923
R-19 SPLIT OUT FOR FUTURE H.O.A. OWNERSHIP OF BLOCK C IN LEGACY ISLE SUBD. #2		1.1592		0.0000		0.0000	1.1592
GRAND TOTAL		11.8238		1.1904		0.8212	13.8354



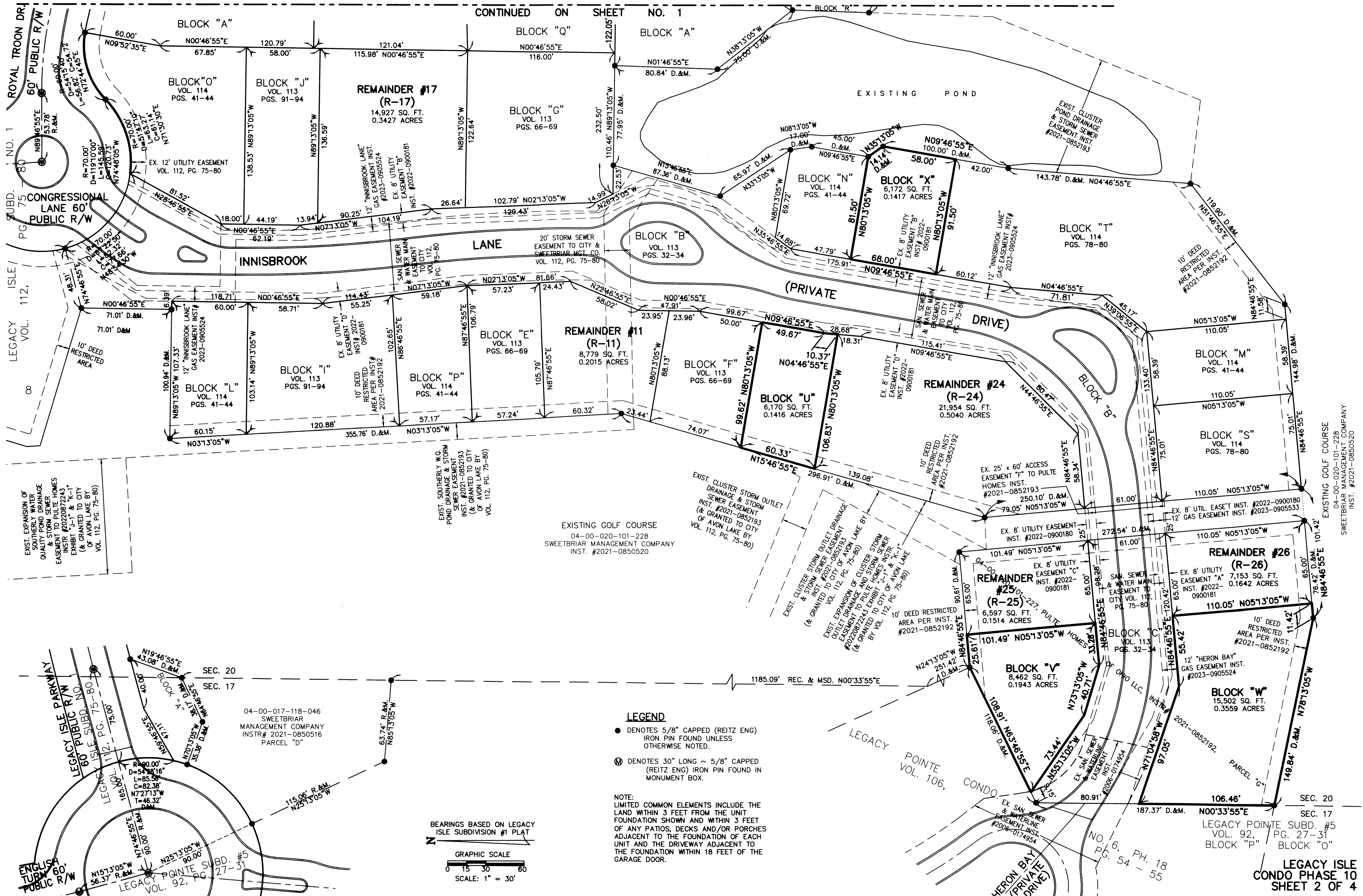
TRANSFERRED
COMPLIANCE WITH 319.202
FEB 20 2024
J. CRAIG SMOGERS, CMA, CCFM
LORAIN COUNTY RECORDER

2024-0004664
PLAT FOR: S353.60 Page 1 of 5
Recorded: 2/20/2024 at 01:26 PM
Receipt: T20240003184
Lorain County Recorder Mike Doran

Plat Vol. 115
Pages 30-31-32-33



SITE MAP
1" = 800'



CONTINUED ON SHEET NO. 1

ROYAL TROON DR. NO. 1
CONGRESSIONAL LANE 60' PUBLIC R/W
ISLE VOL. 112, PG. 75
LEGACY VOL. 112, PG. 80
ENGLISH TURN 60' PUBLIC R/W
LEGACY ISLE PARKWAY
LEGACY ISLE SUBD. NO. 1
LEGACY ISLE SUBD. #5
LEGACY POINTE SUBD. #5
VOL. 92, PG. 27-31

BLOCK "A" VOL. 114 PGS. 41-44
BLOCK "J" VOL. 113 PGS. 91-94
BLOCK "Q" VOL. 113 PGS. 66-69
BLOCK "G" VOL. 113 PGS. 66-69
BLOCK "N" VOL. 114 PGS. 41-44
BLOCK "X" VOL. 114 PGS. 41-44
BLOCK "T" VOL. 114 PGS. 78-80
BLOCK "M" VOL. 114 PGS. 41-44
BLOCK "S" VOL. 114 PGS. 78-80
BLOCK "L" VOL. 114 PGS. 41-44
BLOCK "I" VOL. 113 PGS. 91-94
BLOCK "P" VOL. 114 PGS. 41-44
BLOCK "F" VOL. 113 PGS. 66-69
BLOCK "U" VOL. 113 PGS. 66-69
BLOCK "V" VOL. 113 PGS. 32-34
BLOCK "W" VOL. 113 PGS. 32-34
BLOCK "C" VOL. 113 PGS. 32-34
BLOCK "Y" VOL. 113 PGS. 32-34
BLOCK "Z" VOL. 113 PGS. 32-34

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

REMAINDER #11 (R-11)
8,779 SQ. FT.
0.2015 ACRES

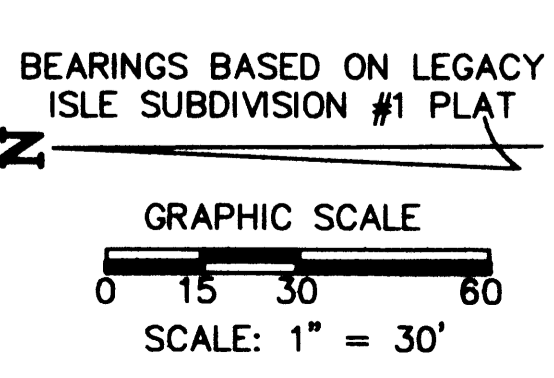
REMAINDER #24 (R-24)
21,954 SQ. FT.
0.5040 ACRES

REMAINDER #25 (R-25)
6,597 SQ. FT.
0.1514 ACRES

REMAINDER #26 (R-26)
7,153 SQ. FT.
0.1642 ACRES

LEGEND
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Ⓜ 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.



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

LEGACY ISLE CONDO PHASE 10 SHEET 2 OF 4



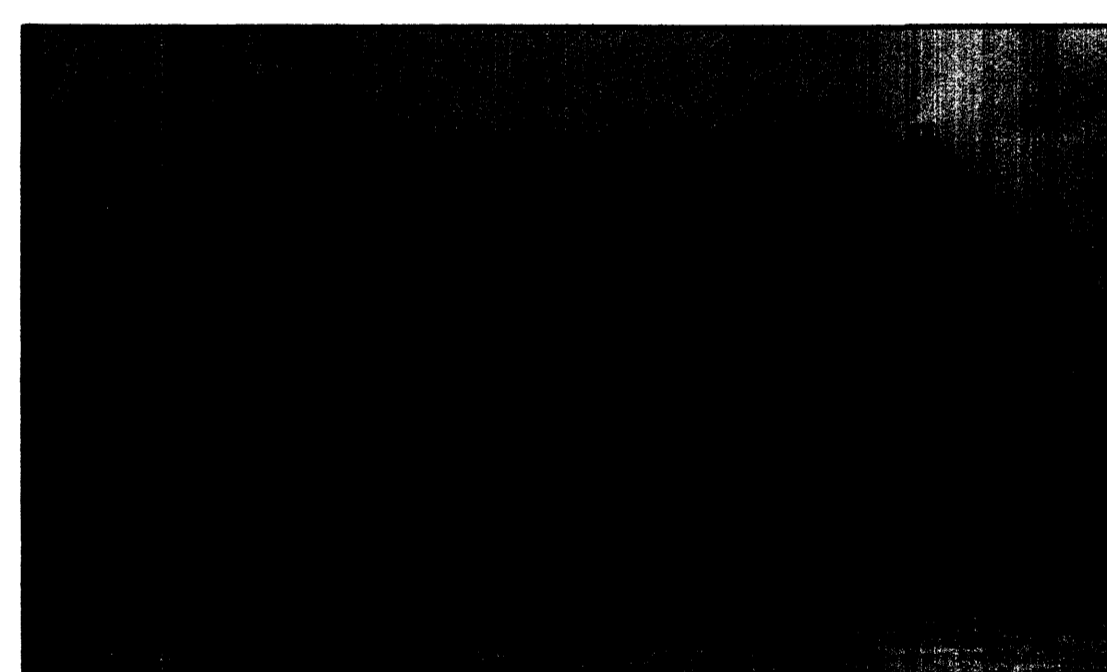
UNIT 36 FRONT



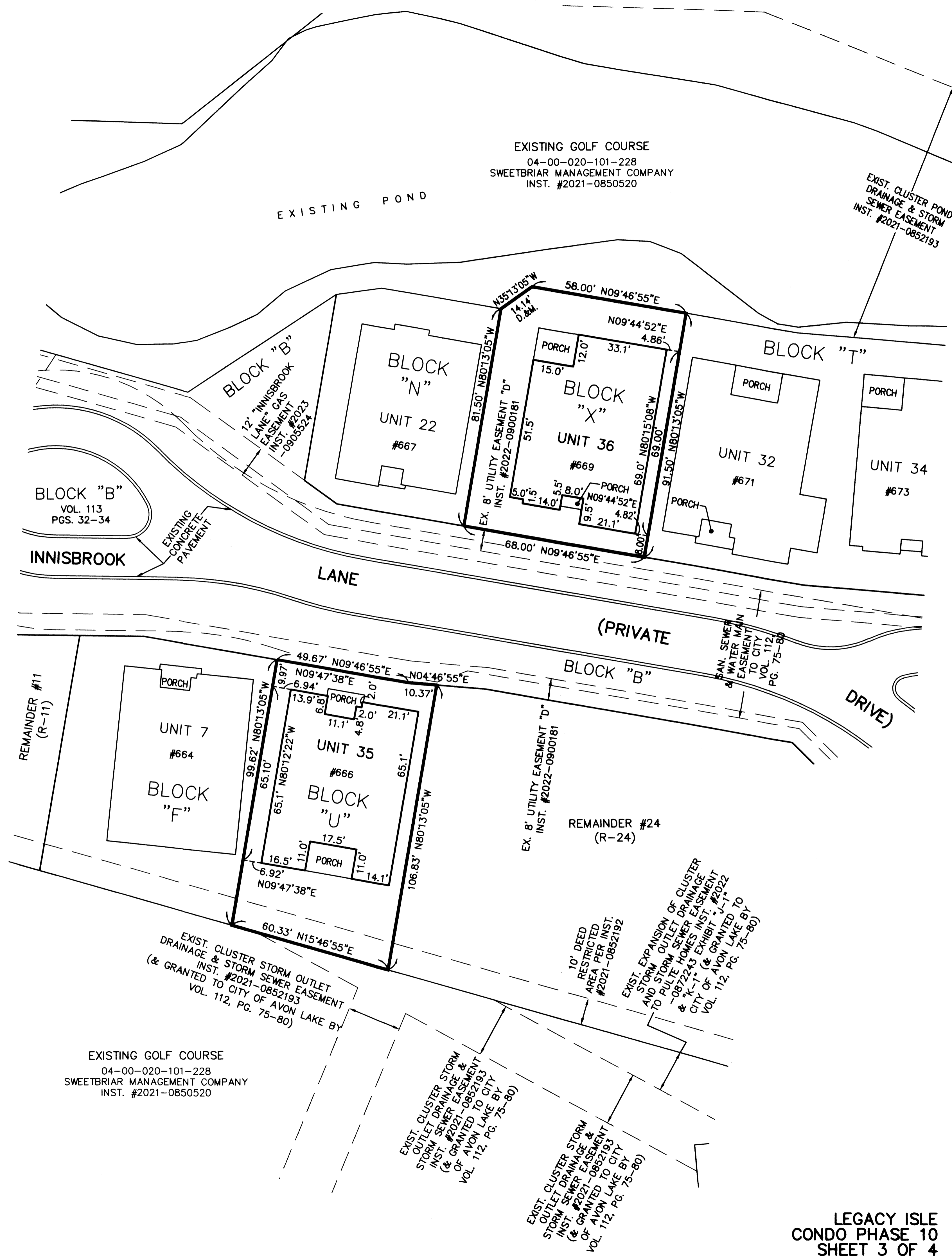
UNIT 36 REAR



UNIT 35 FRONT

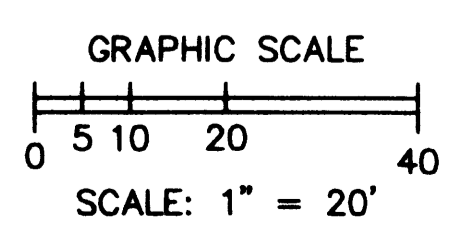


UNIT 35 REAR

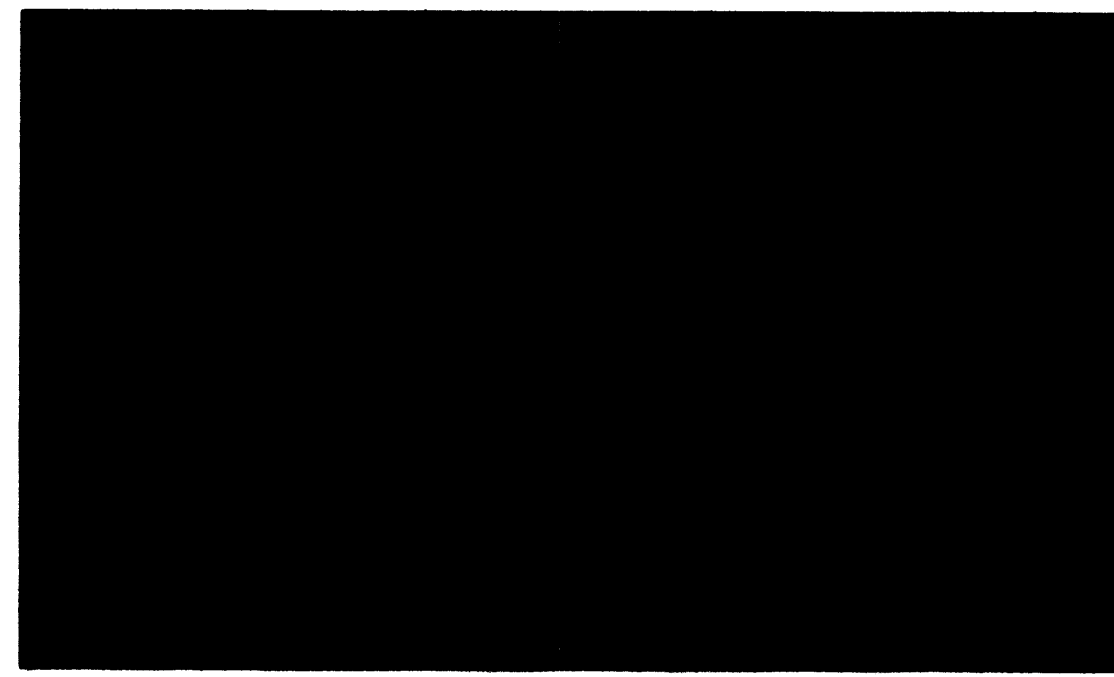


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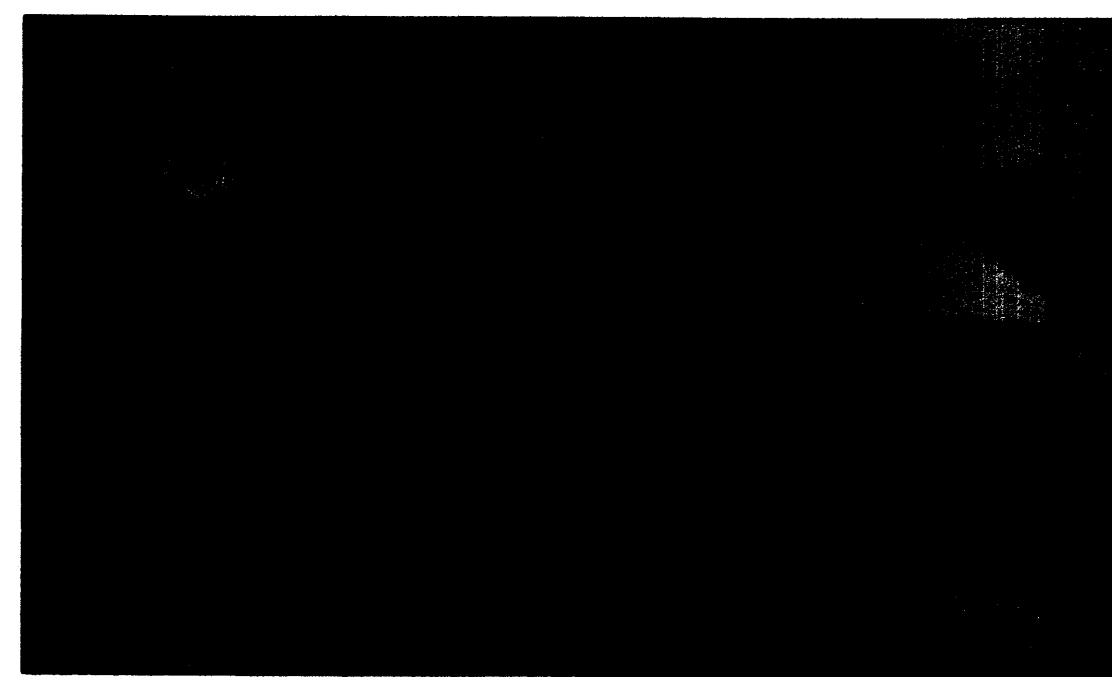
BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED



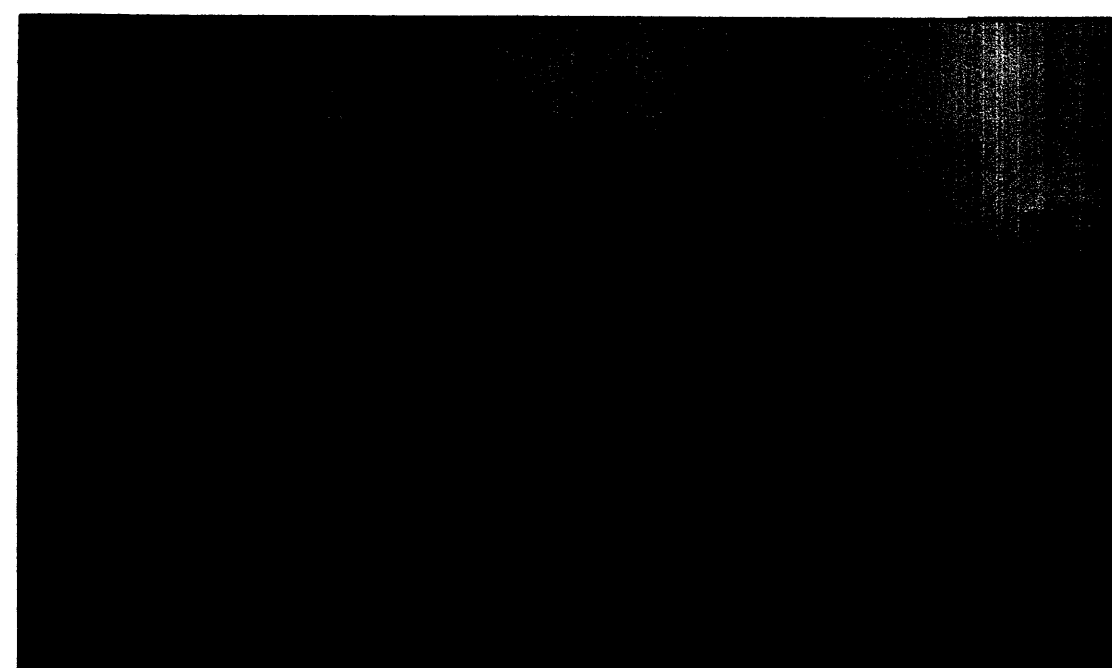
UNIT 37 FRONT



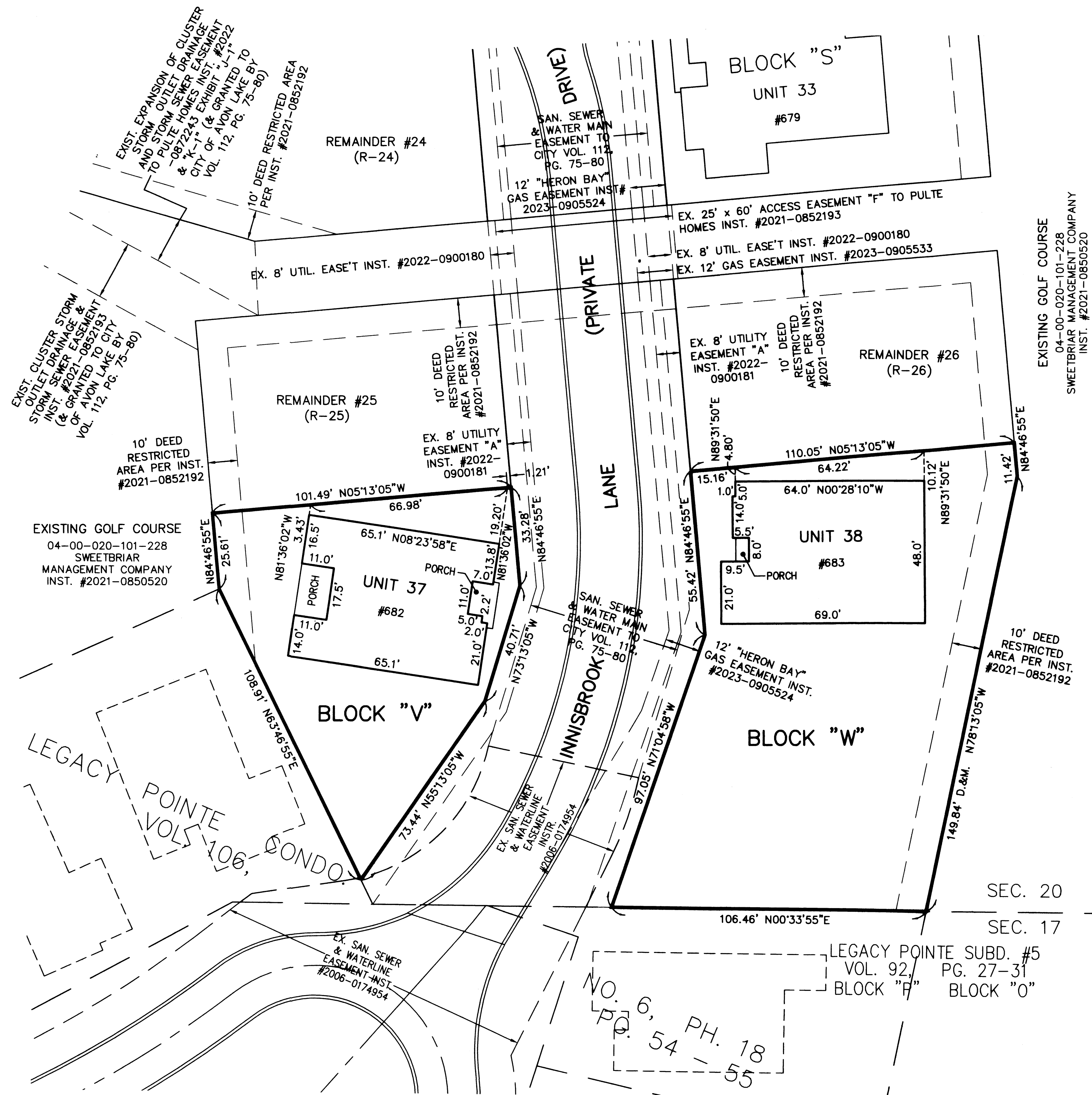
UNIT 37 REAR



UNIT 38 FRONT

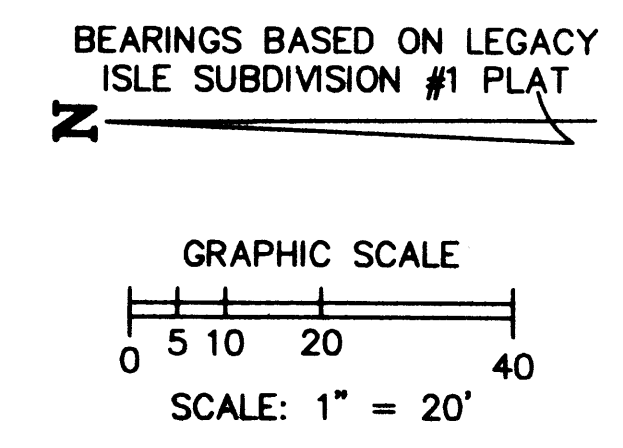


UNIT 38 REAR



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ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED



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

SEC. 20
 SEC. 17

Plat Sheet

Instrument # 2024-0004464

Film # _____

Name of Plat Legacy Isle Condominium Phase 10

Owner: Pulte Homes of Ohio LLC

Description: Situated in the City of Avon Lake, County of Lorain, State of Ohio; Being part of Block B in the Legacy Isle Subdivision Not recorded in Plat Vol. 112 Pgs 75-80 - Being a part of Original Avon Township Section 20 See Image for Acreage and easements

Creating Unit's 35, 36, 37 and 38 and Blocks U-V-W-X

Floor Plans: yes

Related/Margin: Plat Vol. 112 Pgs 75-80 and Declaration instrument # 2024-0004465

Comments: /

Vol Plat Vol. 115

Receiving Stamp

Pg. Pgs 30-31-32-33

Amount: \$ 353.60

Initials: SC - JH