

LEGACY ISLE CONDOMINIUM PHASE 12

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' APRIL, 2024

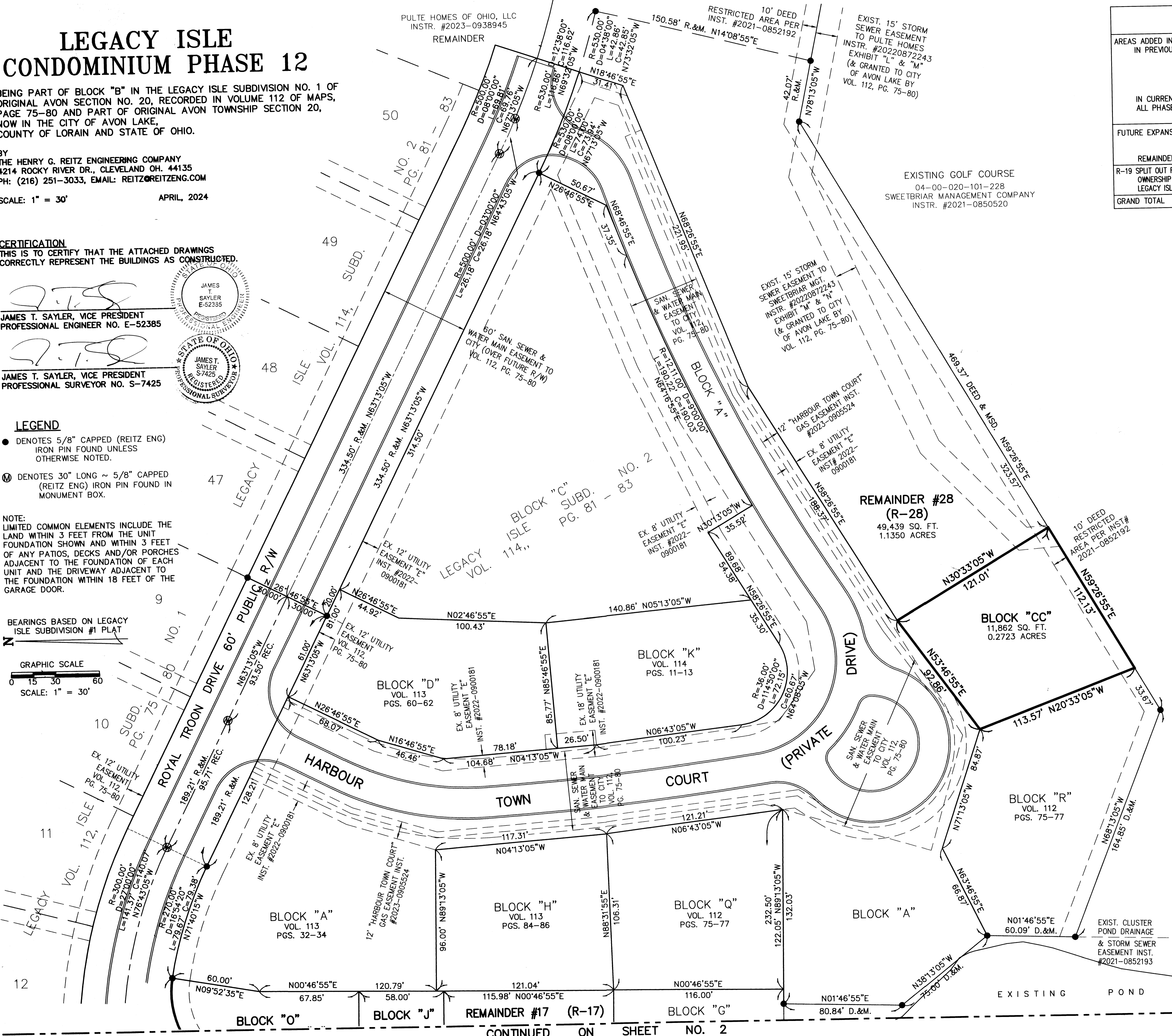
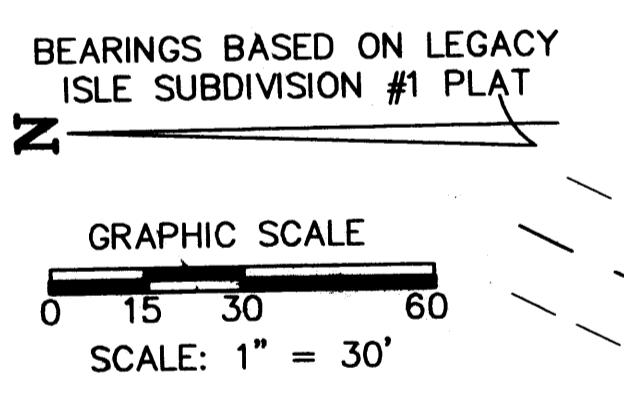
CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED.

[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.

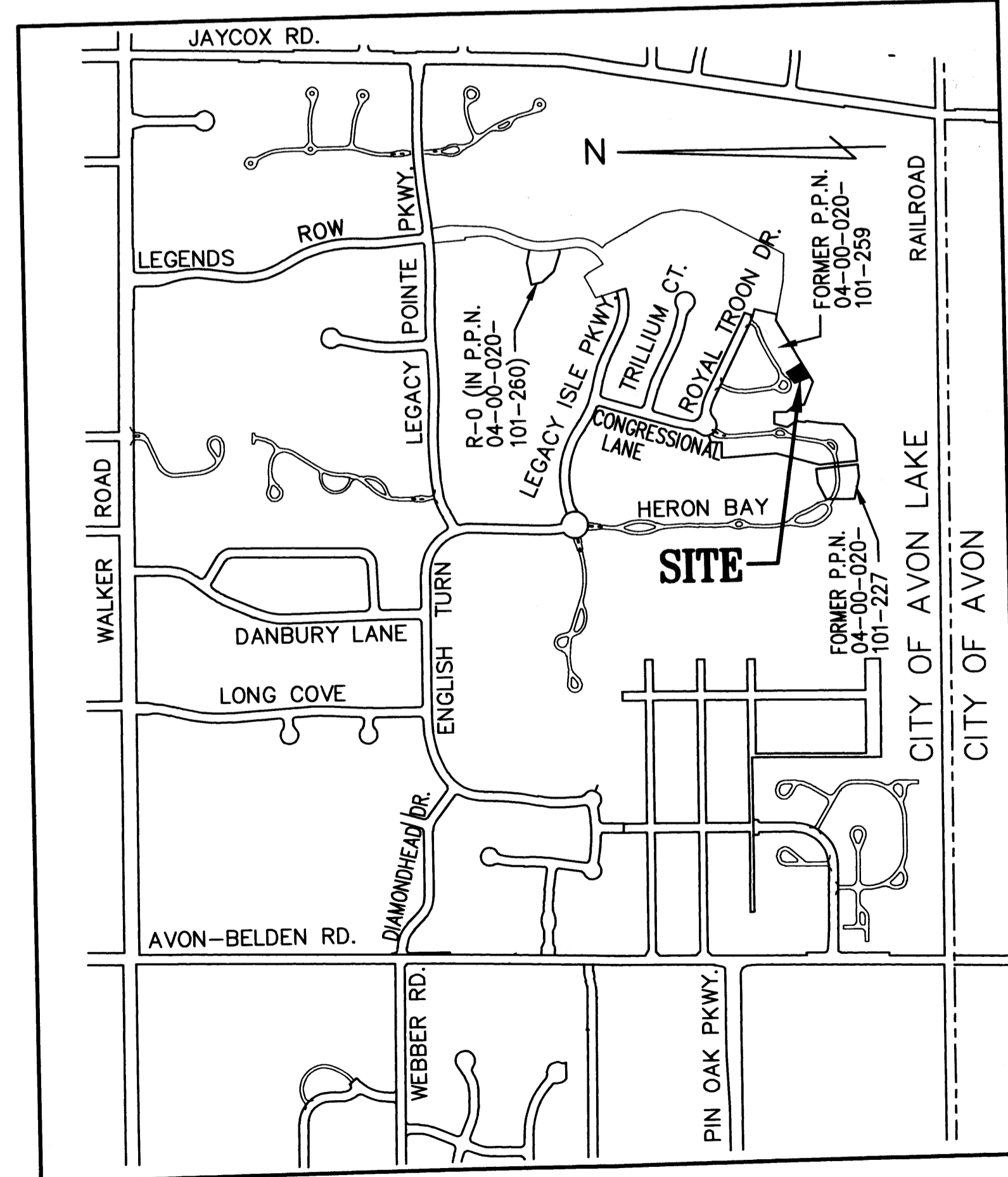


AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	AREAS IN FORMER P.P.N. 04-00-020-101-259		AREAS IN FORMER P.P.N. 04-00-020-101-227		AREAS IN P.P.N. 04-00-020-101-260		ALL P.P.N.s (AC.)
	PARCEL	(AC.)	PARCEL	(AC.)	PARCEL	(AC.)	
A, B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, X, Y & Z	8.7577		C, V & W AA & BB	1.1904			9.9481
CC	0.2723			0.0000			0.2723
IN CURRENT PHASE ALL PHASES SUBTOTAL	9.0300		1.1904				10.2204
FUTURE EXPANSION REMAINDERS	R-17 0.3427 R-27 0.1569 R-28 1.1350 SUBT.= 1.6346				R-0 0.8212		
REMAINDERS SUBTOTAL			0.0000		0.8212		2.4558
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

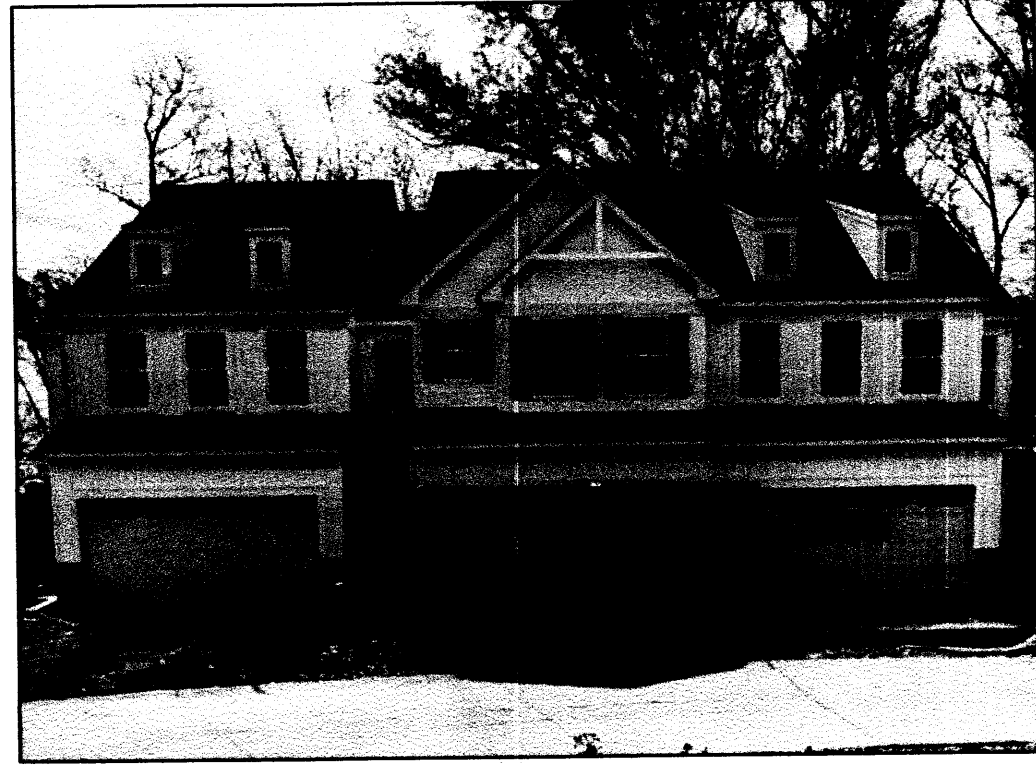
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
MAY 24 2024
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0014186
PLAT Fee: \$263.20 Page 1 of 4
Recorded: 5/24/2024 at 11:51 AM
Receipt: T20240010221
Lorain County Recorder Mike Doran

Plat vol. 115
Pages 94, 95, 96



SITE MAP
1" = 800'



UNIT 44-46 FRONT



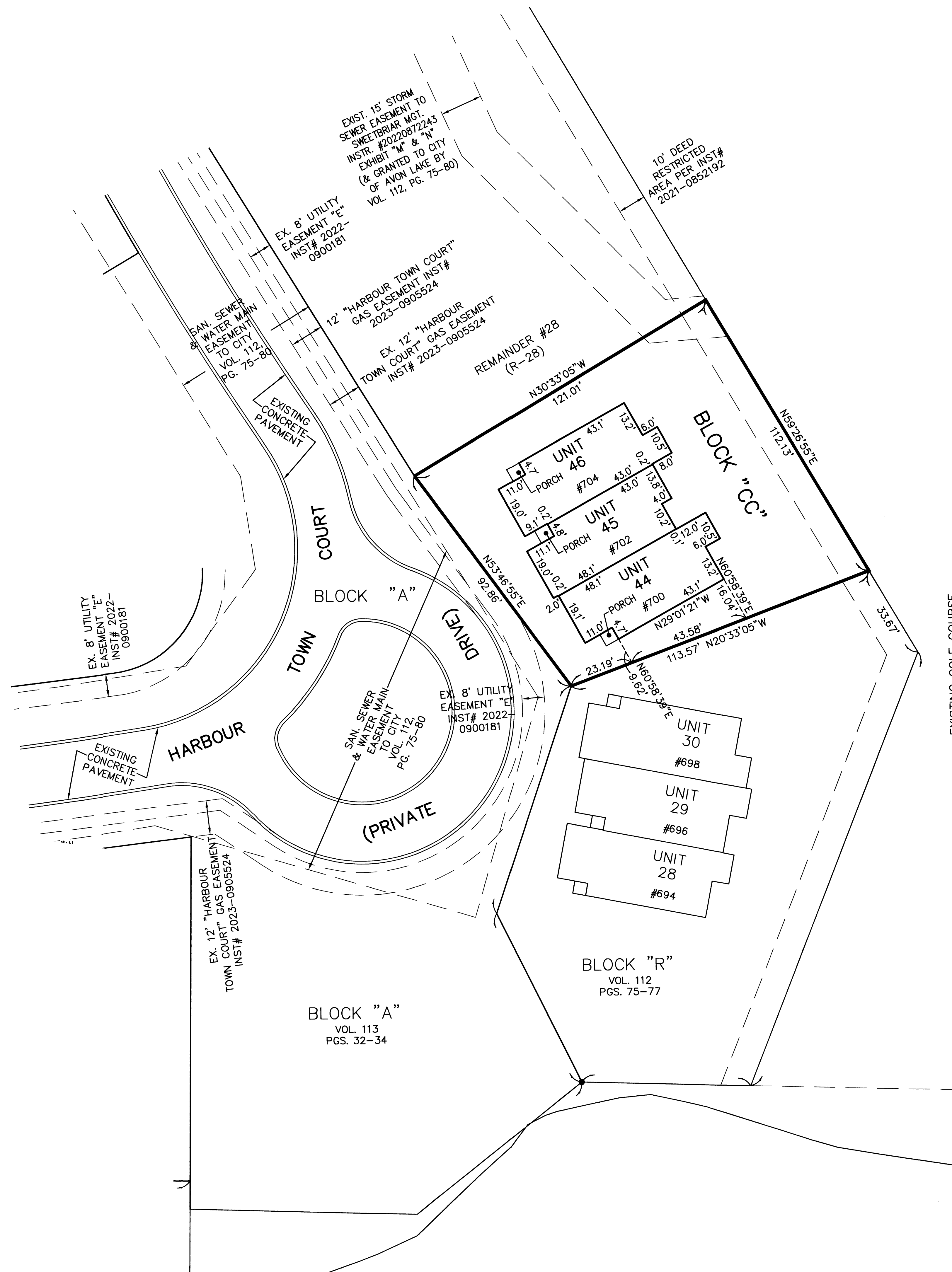
UNIT 44 SIDE



UNIT 44-46 REAR



UNIT 46 SIDE

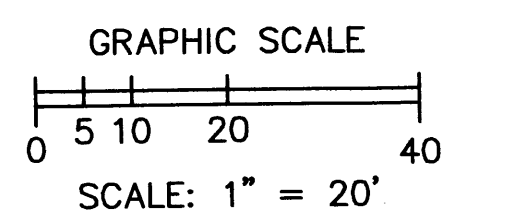


EXISTING GOLF COURSE SWEETBRIAR MANAGEMENT COMPANY INSTR# 2021-0850520
04-00-020-101-228

NOTE:
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ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED

BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



Plat Sheet

Instrument # 2024-0014186 Film # _____

Name of Plat: Legacy Isle Condominium Phase 12

Owner: Pulte Homes of Ohio Inc

Description: Situated in the State of Ohio,
County of Lorain City of Avon Lake being part
of Block B in Legacy Isle Subdivision No. 1
Plat vol 112 page 75 being part of Original
Avon Township Section 20 1.41 acre
Creating Units 44, 45 and 46 and Block Cc

Floor Plans: —

Related/Margin: Plat vol. 112 page 75

Comments: Declaration Follows.

Vol. 115

Receiving Stamp

Pg. 94, 95, 96

Amount: \$ 263.00

Initials: tm