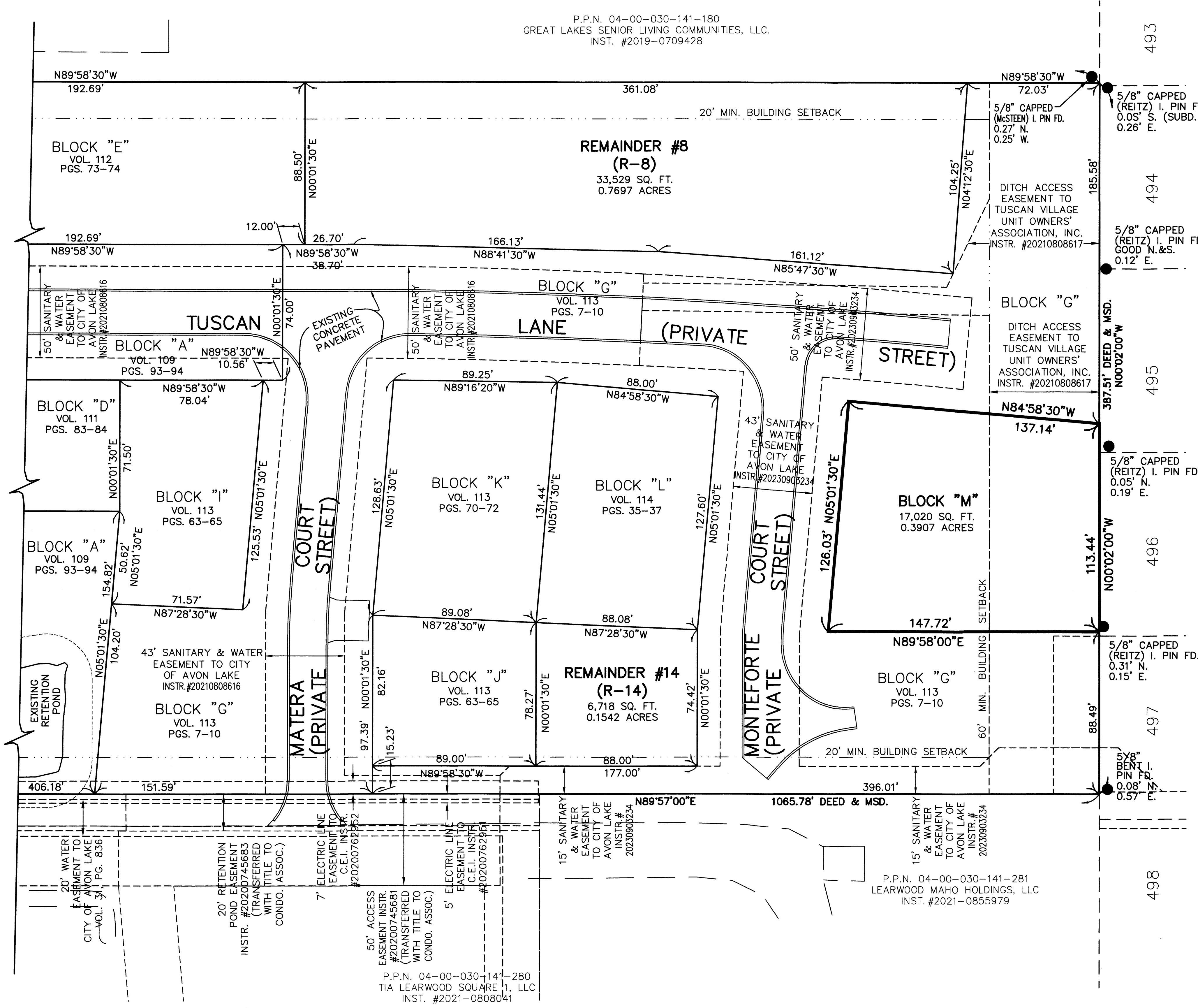


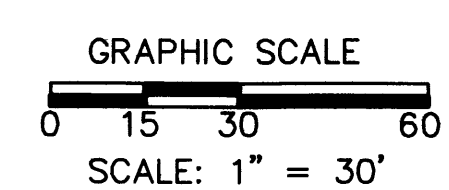
P.P.N. 04-00-030-141-180
GREAT LAKES SENIOR LIVING COMMUNITIES, LLC.
INST. #2019-0709428

SEE SHEET 1



WESTWINDS SUBDIVISION NO. 23 VOL. 84, PG. 12-14

NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE
LAND WITHIN 6 FEET FROM THE FOUNDATION
SHOWN AND OVER ANY DRIVES, WALKS,
PATIOS, DECKS AND/OR PORCHES ADJACENT
TO THE FOUNDATION OF EACH UNIT.



N
BASED ON LEAR ROAD
BEARING N00°01'30"E

REVISIONS	DATE	DESCRIPTION

**TUSCAN VILLAGE
CONDOMINIUM PHASE 11**
OF PART OF ORIGINAL AVON TWP. SECTION 30,
NOW IN THE CITY OF AVON LAKE
COUNTY OF LORAIN, OHIO

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

2/3
APRIL
2024

P.P.N. 04-00-030-141-281
LEARWOOD MAHO HOLDINGS, LLC
INST. #2021-0855979

P.P.N. 04-00-030-141-280
TIA LEARWOOD SQUARE 1, LLC
INST. #2021-0808041

20' RETENTION
POND EASEMENT
INSTR. #20200745683
(TRANSFERRED
WITH TITLE TO
CONDO. ASSOC.)

7' ELECTRIC LINE
EASEMENT TO
C.E.I. INSTR.
#20200762562

50' ACCESS
EASEMENT INSTR.
#20200745681
(TRANSFERRED
WITH TITLE TO
CONDO. ASSOC.)

5' ELECTRIC LINE
EASEMENT TO
C.E.I. INSTR.
#20200762561

15' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#
20230903234

15' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#
20230903234

EXISTING
RETENTION
POND

43' SANITARY & WATER
EASEMENT TO CITY
OF AVON LAKE
INSTR.#20210808616

50' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#20210808616

50' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#20210808616

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& WATER
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TO CITY OF
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& WATER
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INSTR.#20210808616

50' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#20210808616

50' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#20210808616

43' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#20230903234

43' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#20230903234

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INSTR.#20230903234

43' SANITARY
& WATER
EASEMENT
TO CITY OF
AVON LAKE
INSTR.#20230903234

DITCH ACCESS
EASEMENT TO
TUSCAN VILLAGE
UNIT OWNERS'
ASSOCIATION, INC.
INSTR. #20210808617

DITCH ACCESS
EASEMENT TO
TUSCAN VILLAGE
UNIT OWNERS'
ASSOCIATION, INC.
INSTR. #20210808617

DITCH ACCESS
EASEMENT TO
TUSCAN VILLAGE
UNIT OWNERS'
ASSOCIATION, INC.
INSTR. #20210808617

5/8" CAPPED
(REITZ) I. PIN FD.
0.27' N.
0.25' W.

5/8" CAPPED
(REITZ) I. PIN FD.
0.05' S.
0.26' E.

5/8" CAPPED
(REITZ) I. PIN FD.
0.12' N.&S.
0.12' E.

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0.19' E.

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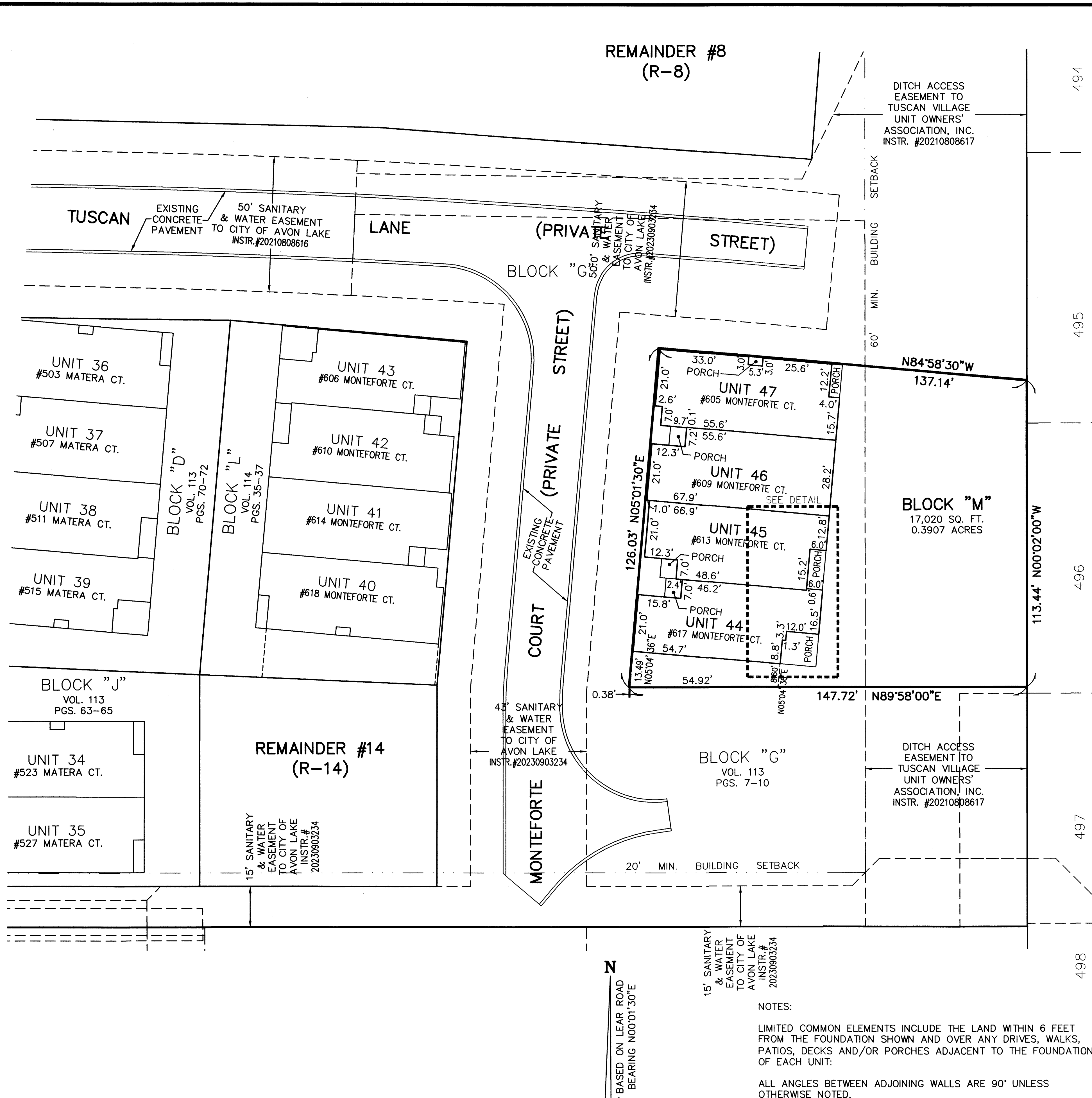
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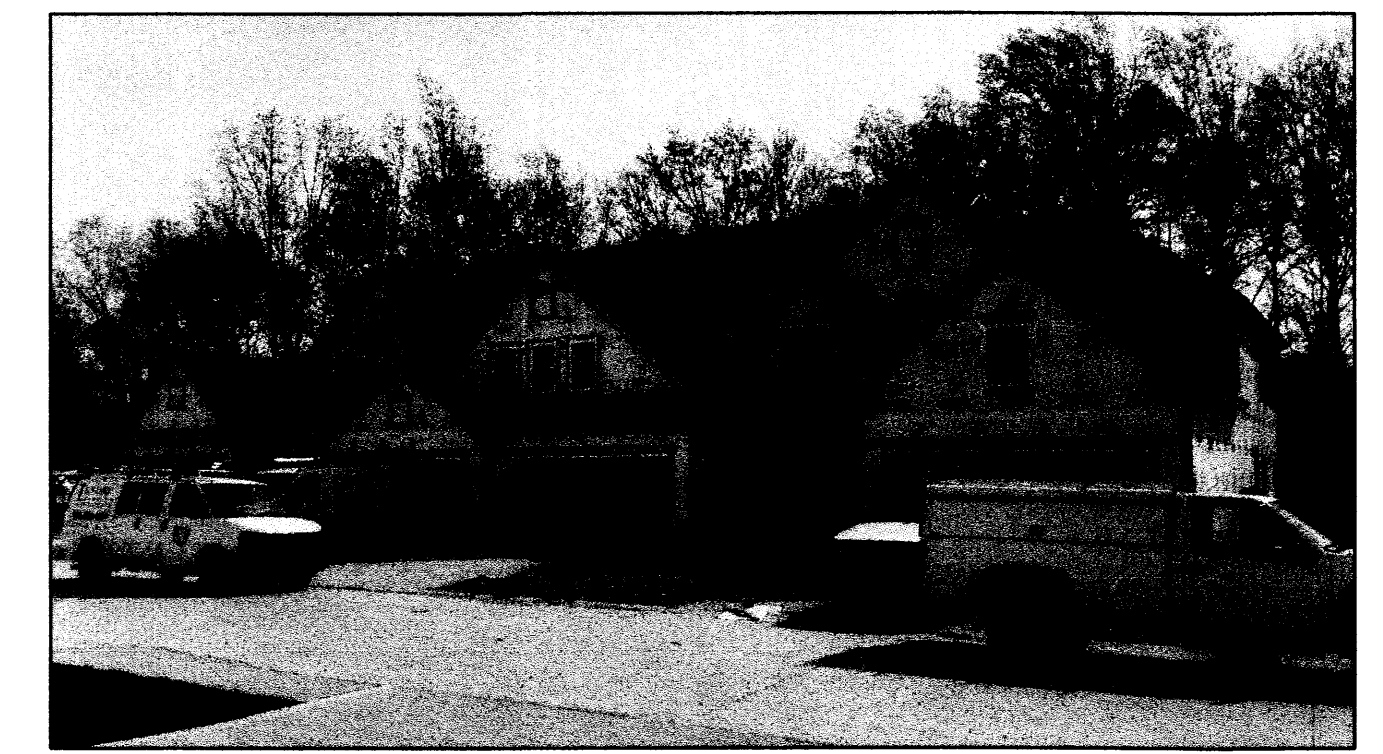
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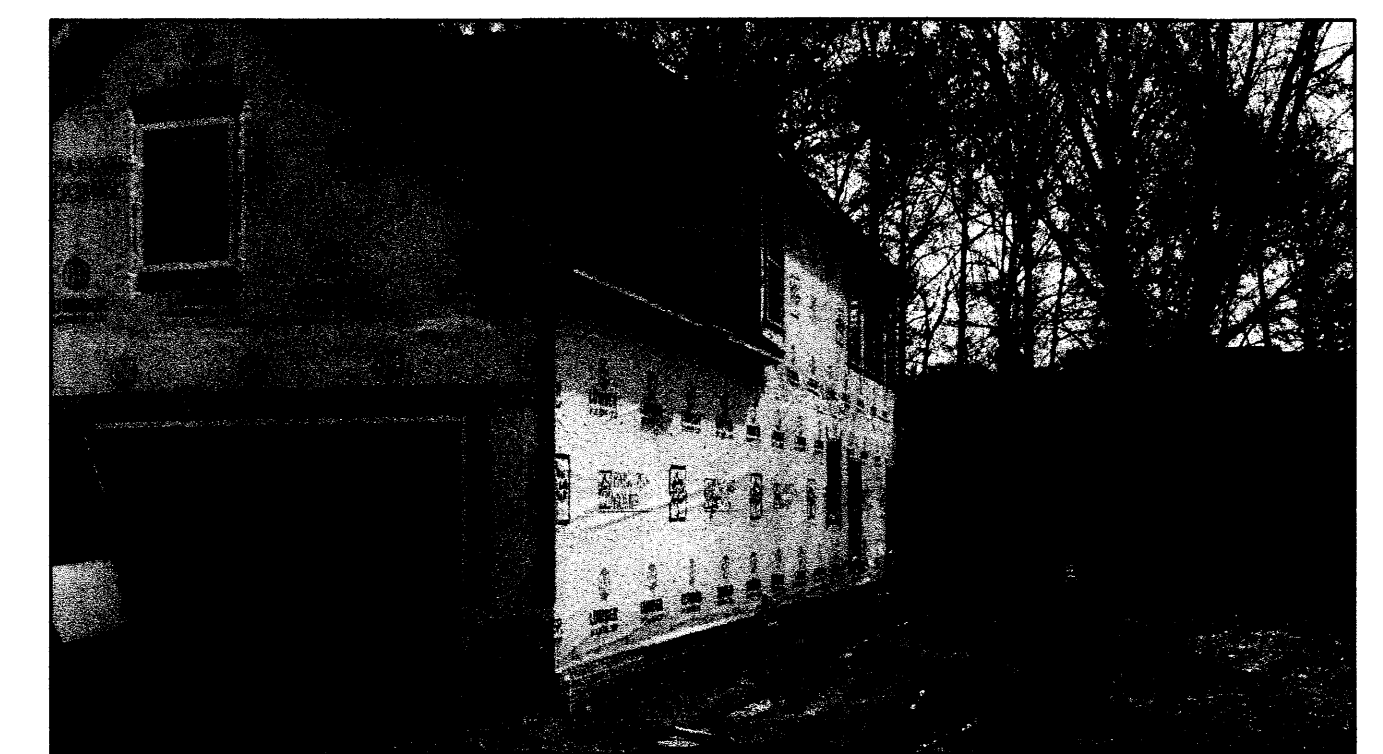
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0.57' E.



494
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496
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498
PG. 12-14
VOL. 84,
NO. 23
SUBDIVISION WESTWINDS



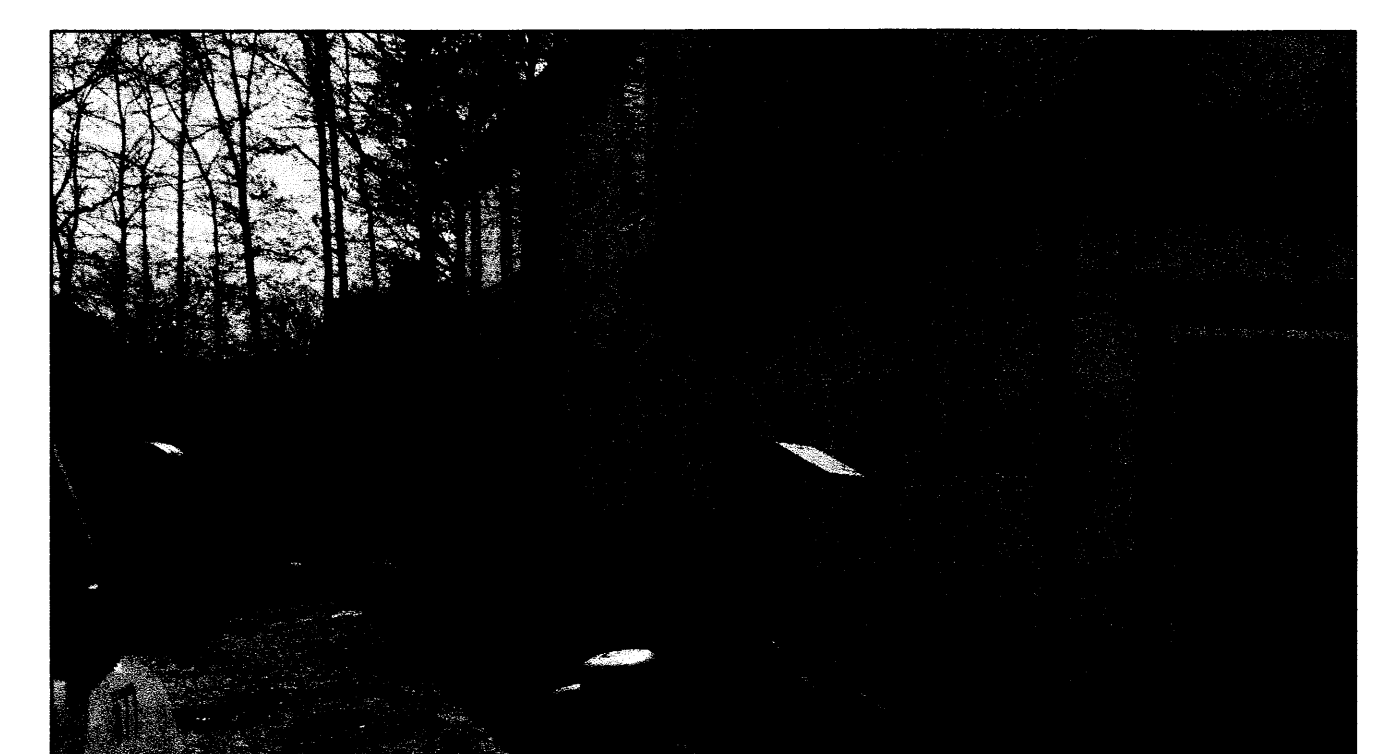
UNITS 44-47 FRONT



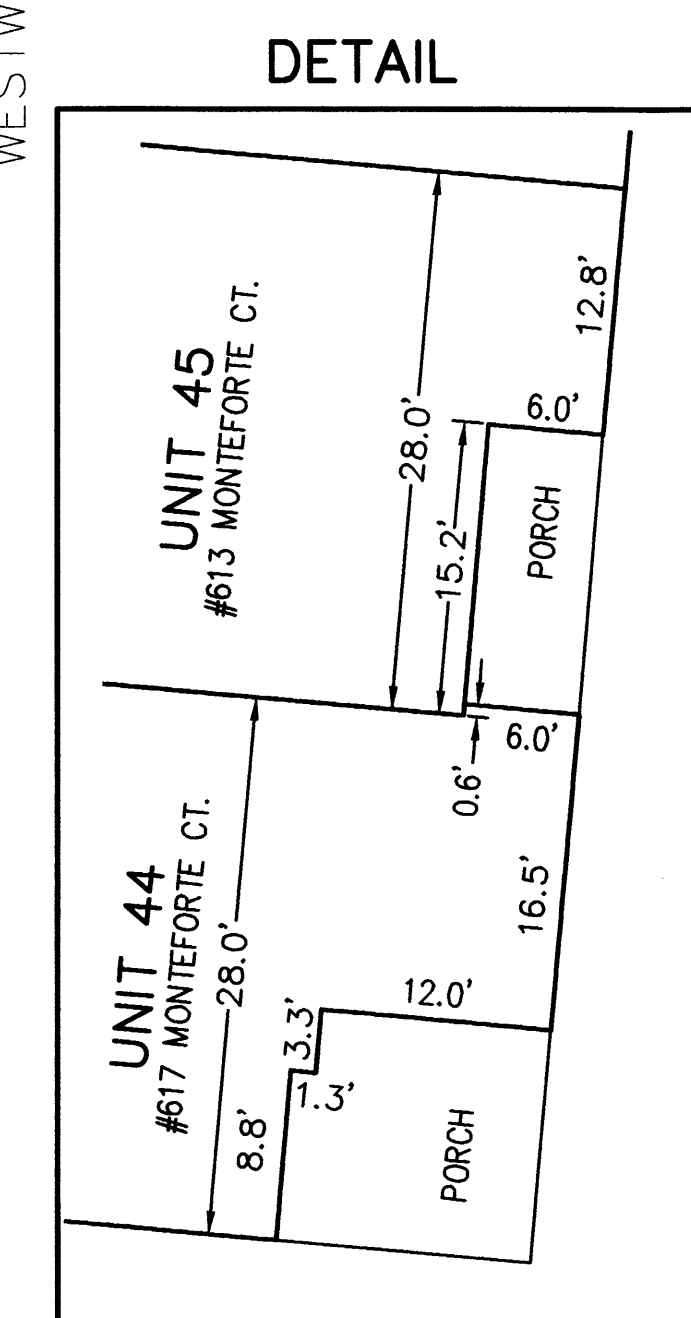
UNIT 44 SIDE



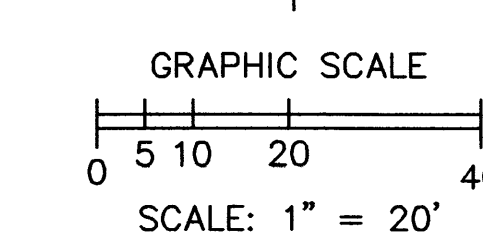
UNITS 44-47 REAR



UNIT 47 SIDE



NOTES:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY DRIVES, WALKS, PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT.
ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED.



REVISIONS	DATE	DESCRIPTION
1	5/14/2024	ADDED DETAIL OF REAR OF UNITS 44 & 45 PER COUNTY
2	5/15/2024	REVISED FRONT PORCH OFFSET AT UNITS 44 & 45 TO 2.4'

TUSCAN VILLAGE
CONDOMINIUM PHASE 11
OF PART OF ORIGINAL AVON TWP. SECTION 30,
NOW IN THE CITY OF AVON LAKE
COUNTY OF LORAIN, OHIO

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

3
3
APRIL
2024

Plat Sheet

Instrument # 20240014204 Film # _____

Name of Plat: Tuscan Village Condominium Phase II

Owner: United Model Homes LLC

Description: Situated in the City of Avon Lake
County of Lorain State of Ohio and known as
being part of Original Avon Township Section
number 30.

Creating Units 44, 45, 46, 47
Block m

0.3907 Acres

Floor Plans: _____

Related/Margin: Declaration - 2024 0014205

Comments: _____

Vol 115

Receiving Stamp

Pg. 97, 98, 99

Amount: 263.20

Initials: PT