

# LEGACY ISLE CONDOMINIUM PHASE 13

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

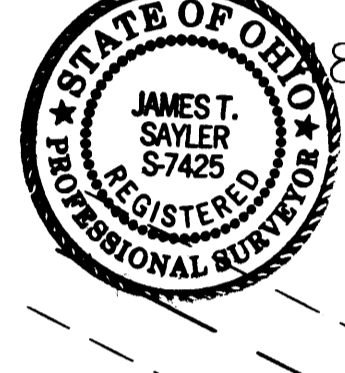
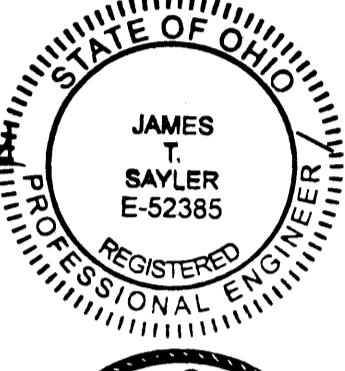
SCALE: 1" = 30'

JUNE, 2024

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

*[Signature]* 6/20/24  
JAMES T. SAYLER, VICE PRESIDENT  
PROFESSIONAL ENGINEER NO. E-52385

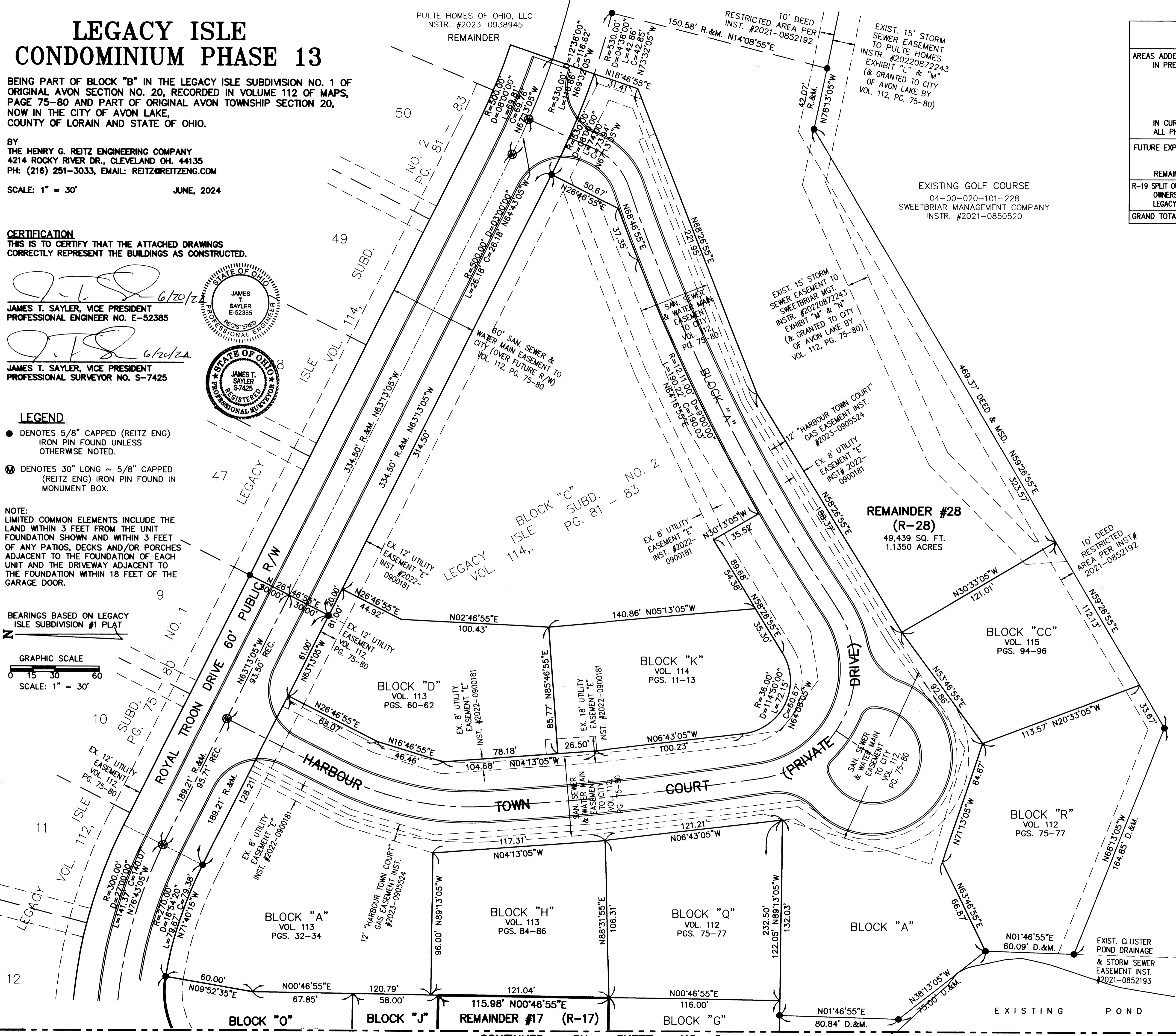
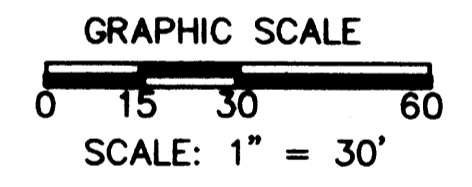
*[Signature]* 6/20/24  
JAMES T. SAYLER, VICE PRESIDENT  
PROFESSIONAL SURVEYOR NO. S-7425



- 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



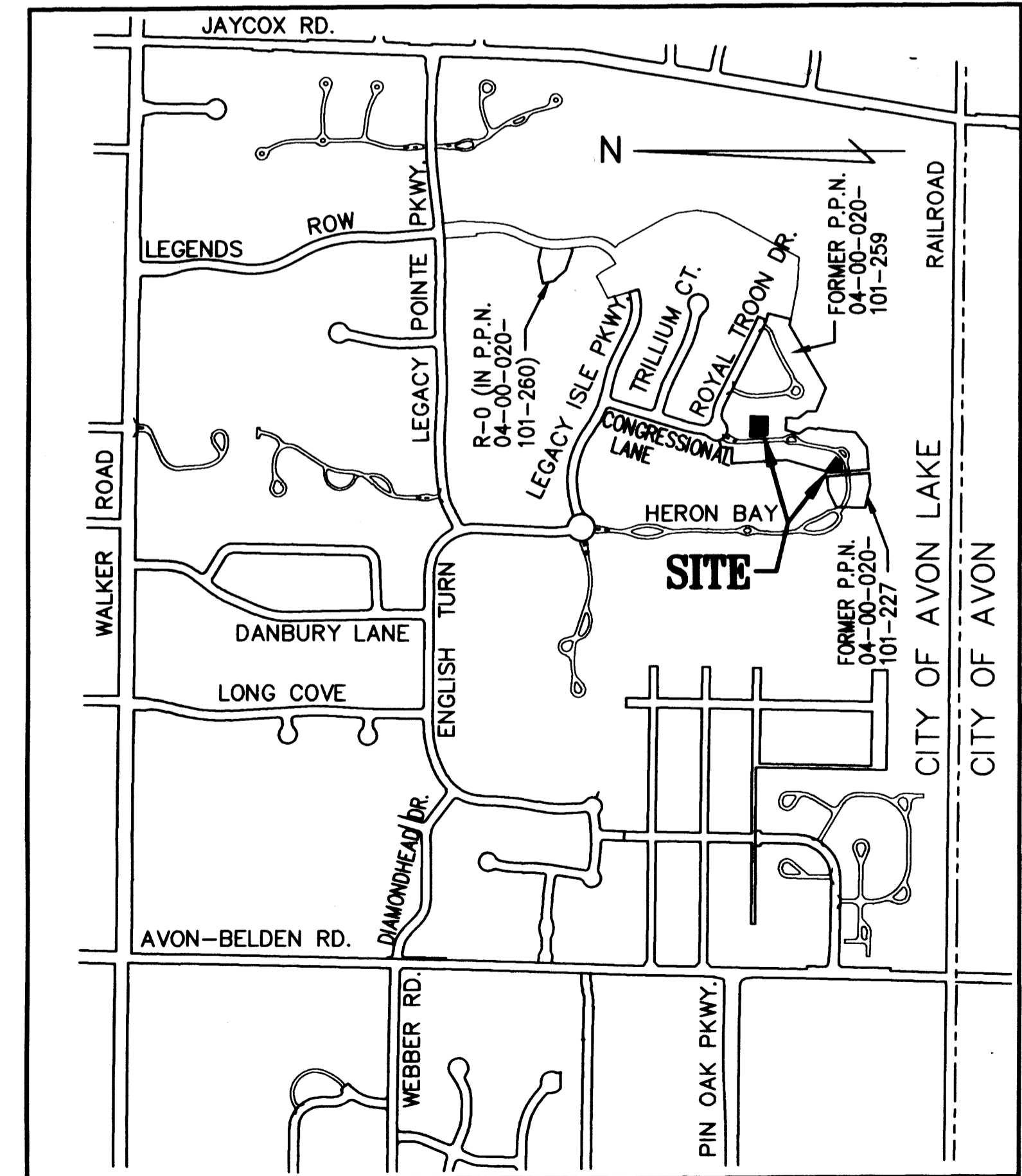
AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	AREAS IN FORMER P.P.N. 04-00-020-101-259		AREAS IN FORMER P.P.N. 04-00-020-101-227		AREAS IN P.P.N. 04-00-020-101-260		ALL P.P.N.s (AC.)
	PARCEL	(AC.)	PARCEL	(AC.)	PARCEL	(AC.)	
	A, B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, X, Y & Z CC	9.0300	C, V & W A & BB	1.1904		0.0000	10.2204
IN CURRENT PHASE ALL PHASES SUBTOTAL	DD & EE	0.4996 9.5296	0.0000 1.1904		0.0000 0.0000	0.4996 10.7200	
FUTURE EXPANSION REMAINDERS	R-28	1.1350			R-0	0.8212	
REMAINDERS SUBTOTAL	SUBT.=	1.1350	SUBT.=	0.0000	SUBT.=	0.8212	1.9562
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	
<b>GRAND TOTAL</b>		<b>11.8238</b>	<b>1.1904</b>		<b>0.8212</b>	<b>13.8354</b>	

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

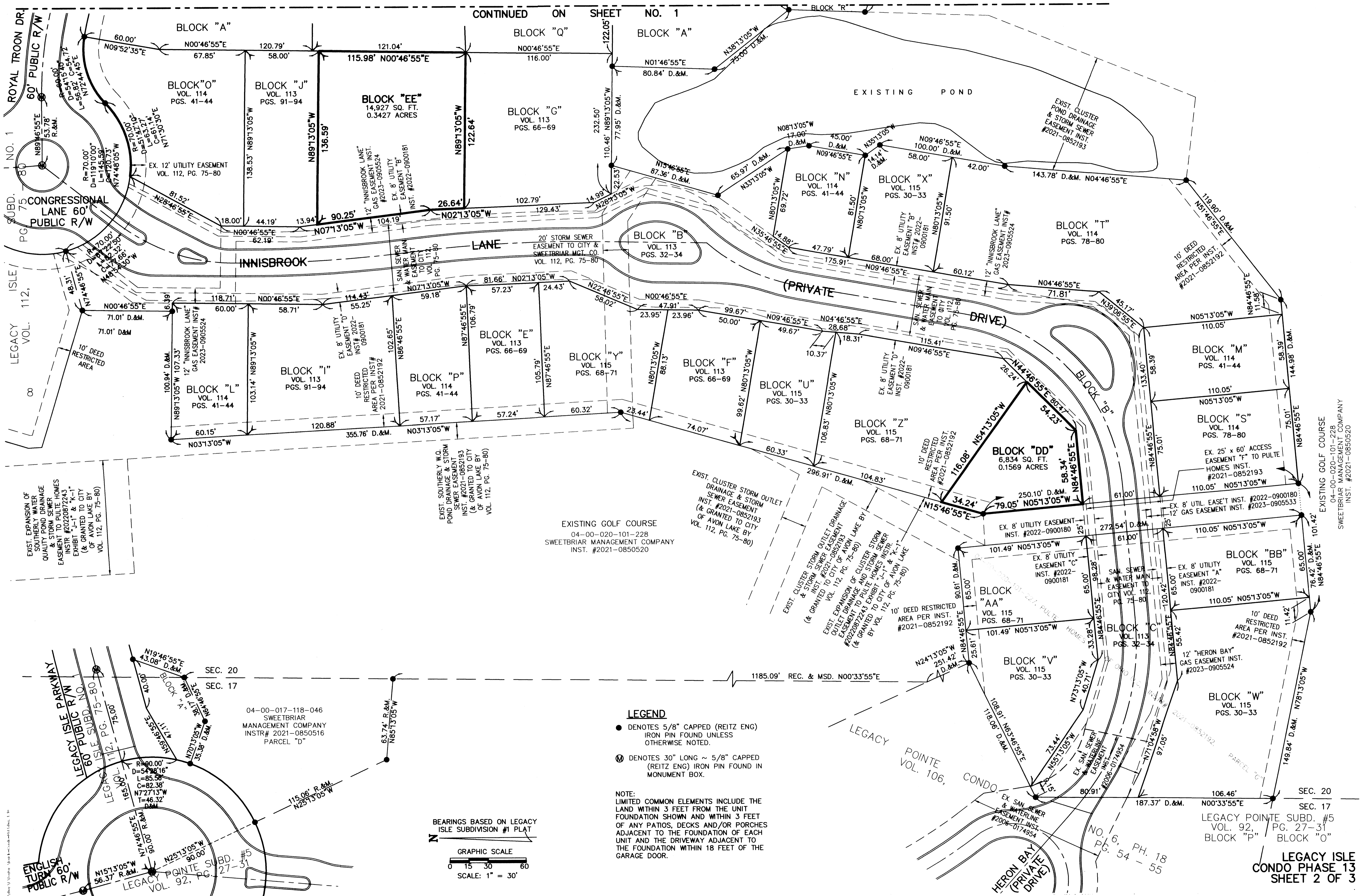
2024-0017417  
PLAT Fee: \$267.20 Page 1 of 4  
Recorded: 6/25/2024 at 11:27 AM  
Receipt: 720240012514  
Lorain County Recorder Mike Doran

Plat Vol. 116  
Pages 17, 18, 19

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUN 25 2024  
J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



**SITE MAP**  
1" = 800'



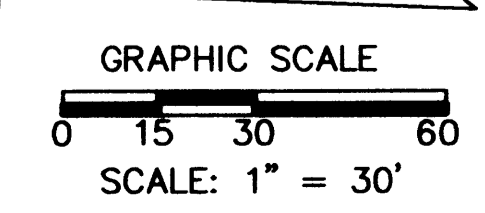
CONTINUED ON SHEET NO. 1

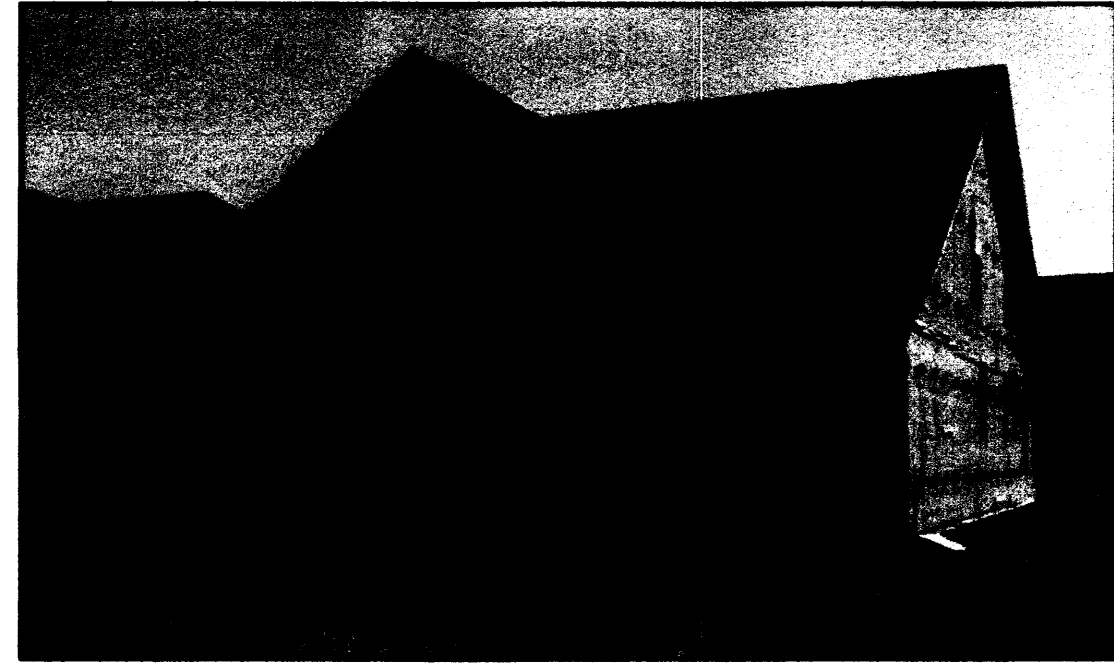
**LEGEND**

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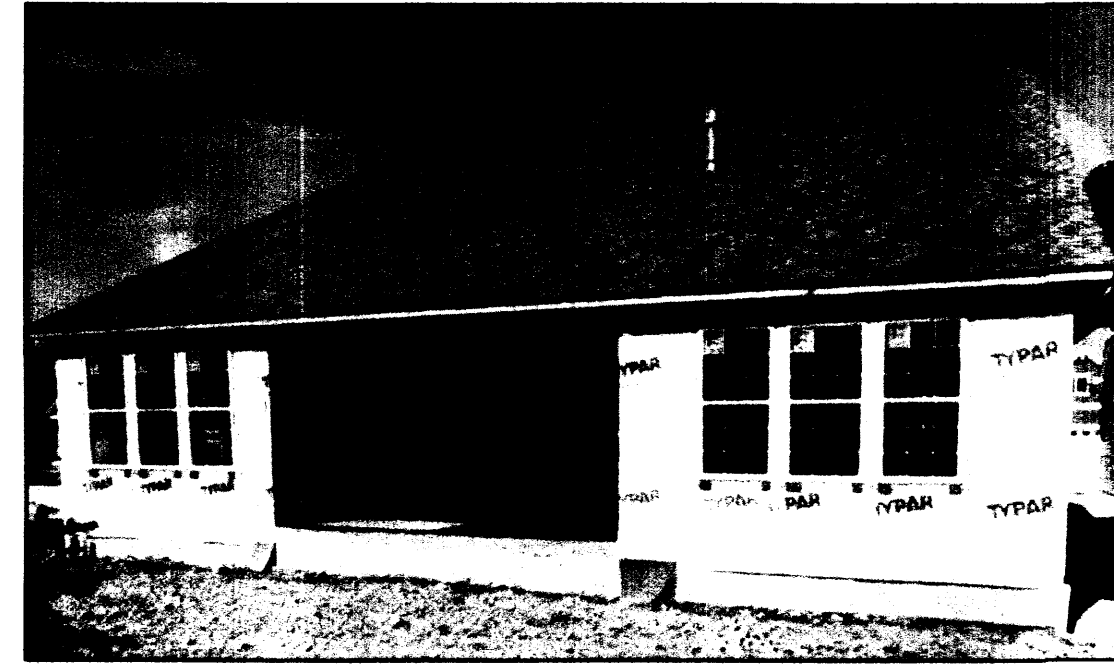
**NOTE:**  
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BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT

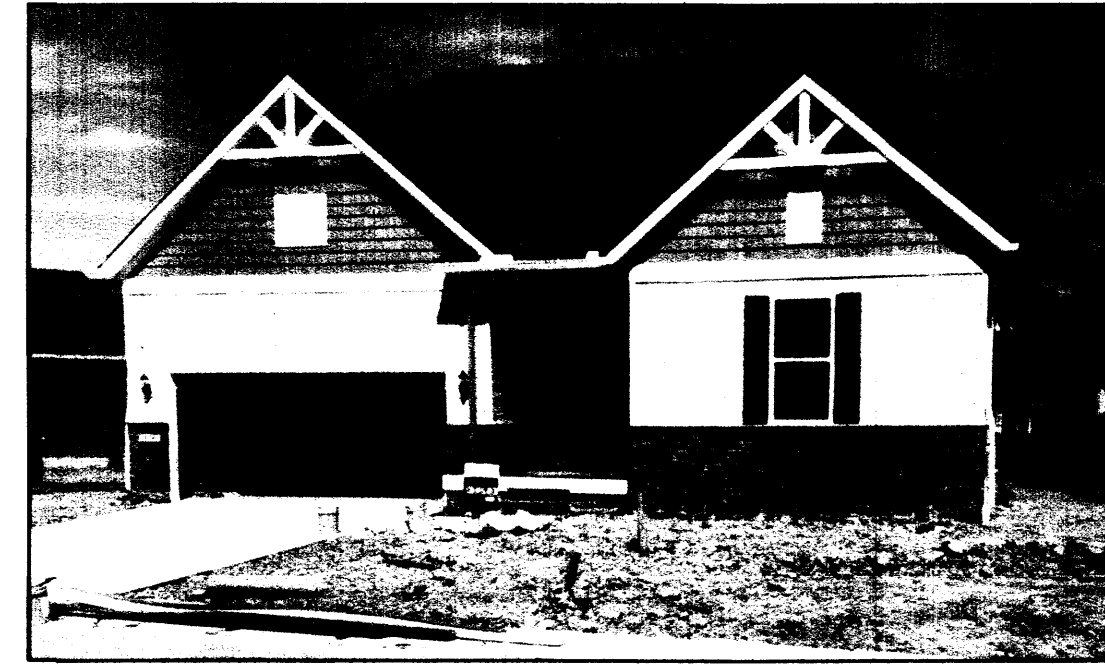




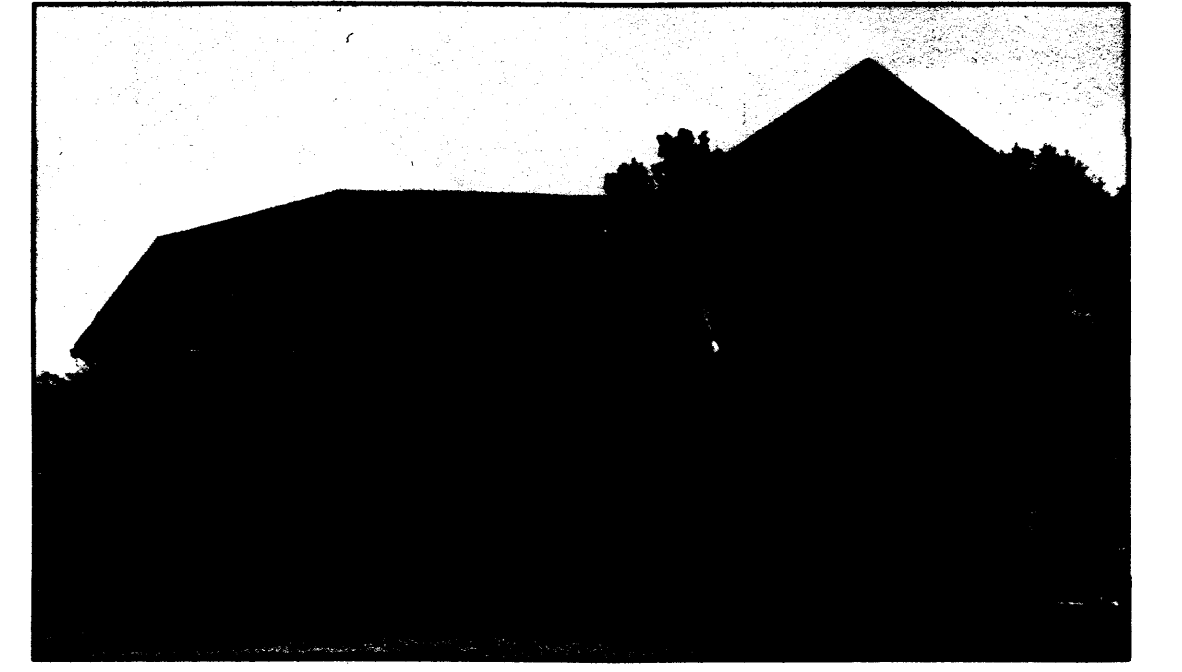
UNIT 49 FRONT



UNIT 49 REAR



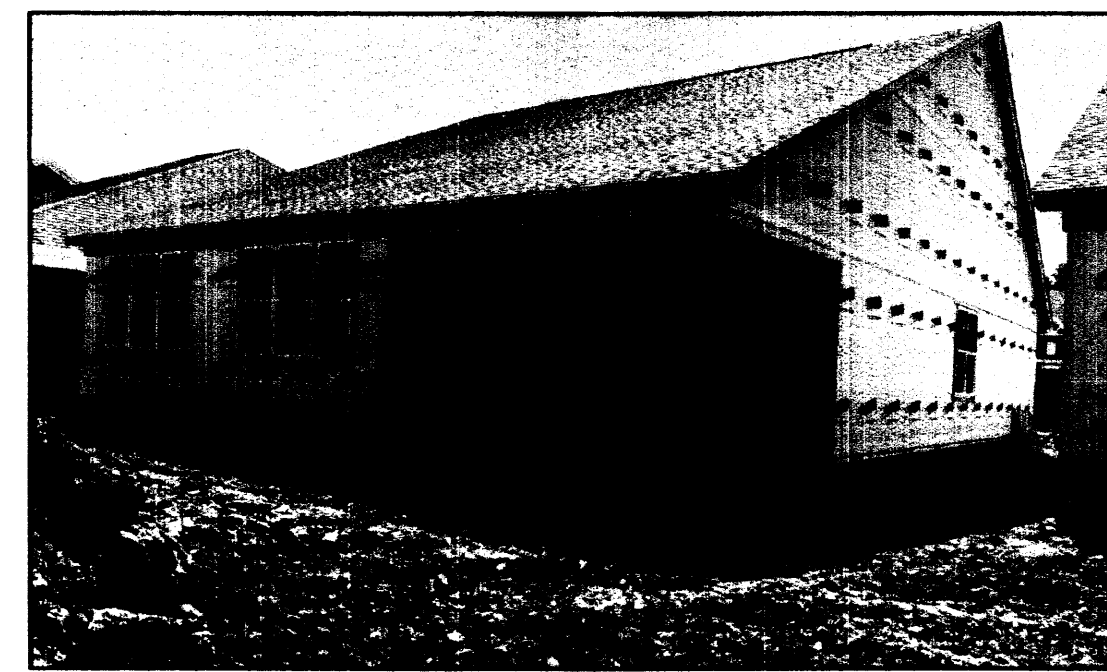
UNIT 47 FRONT



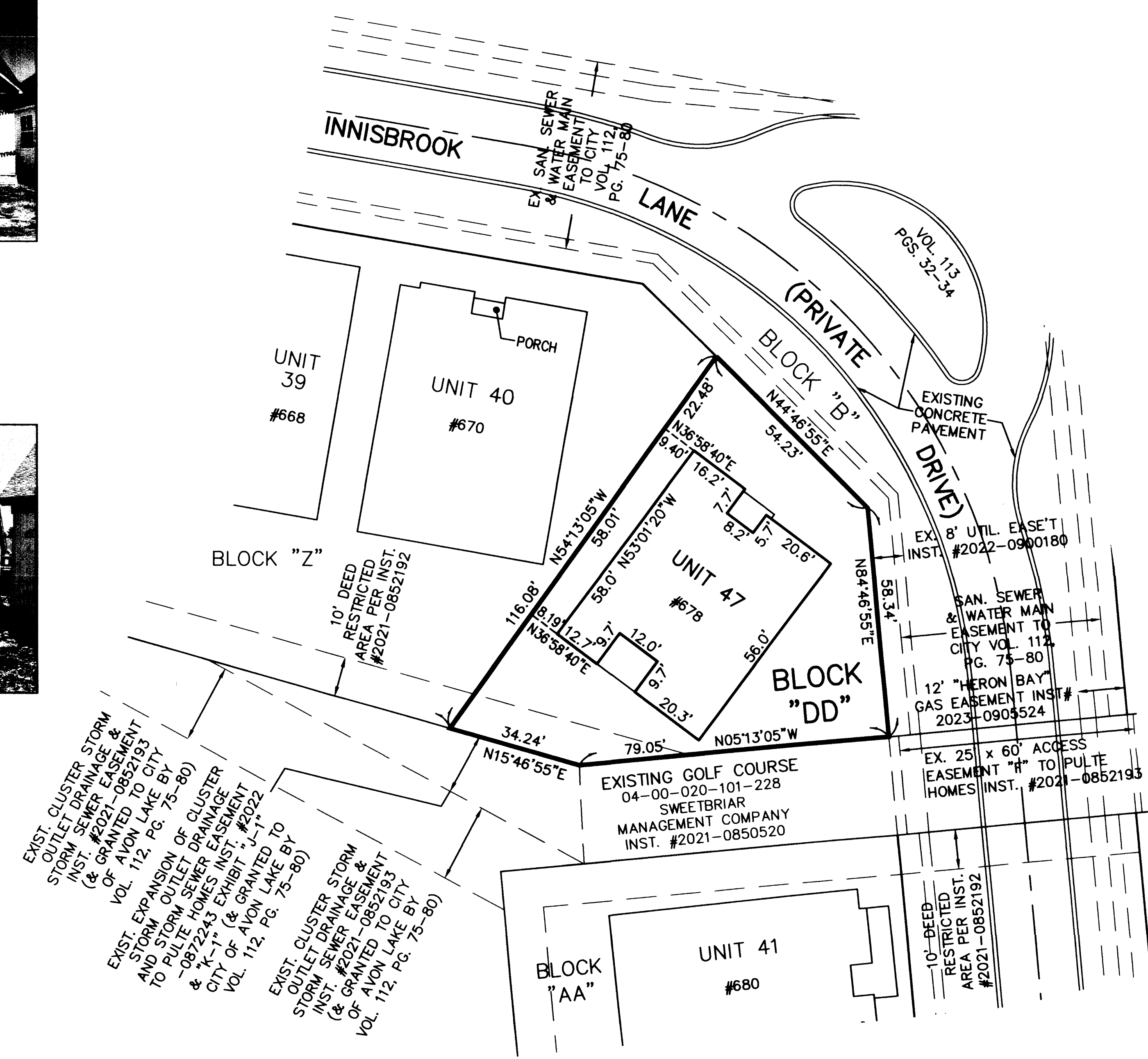
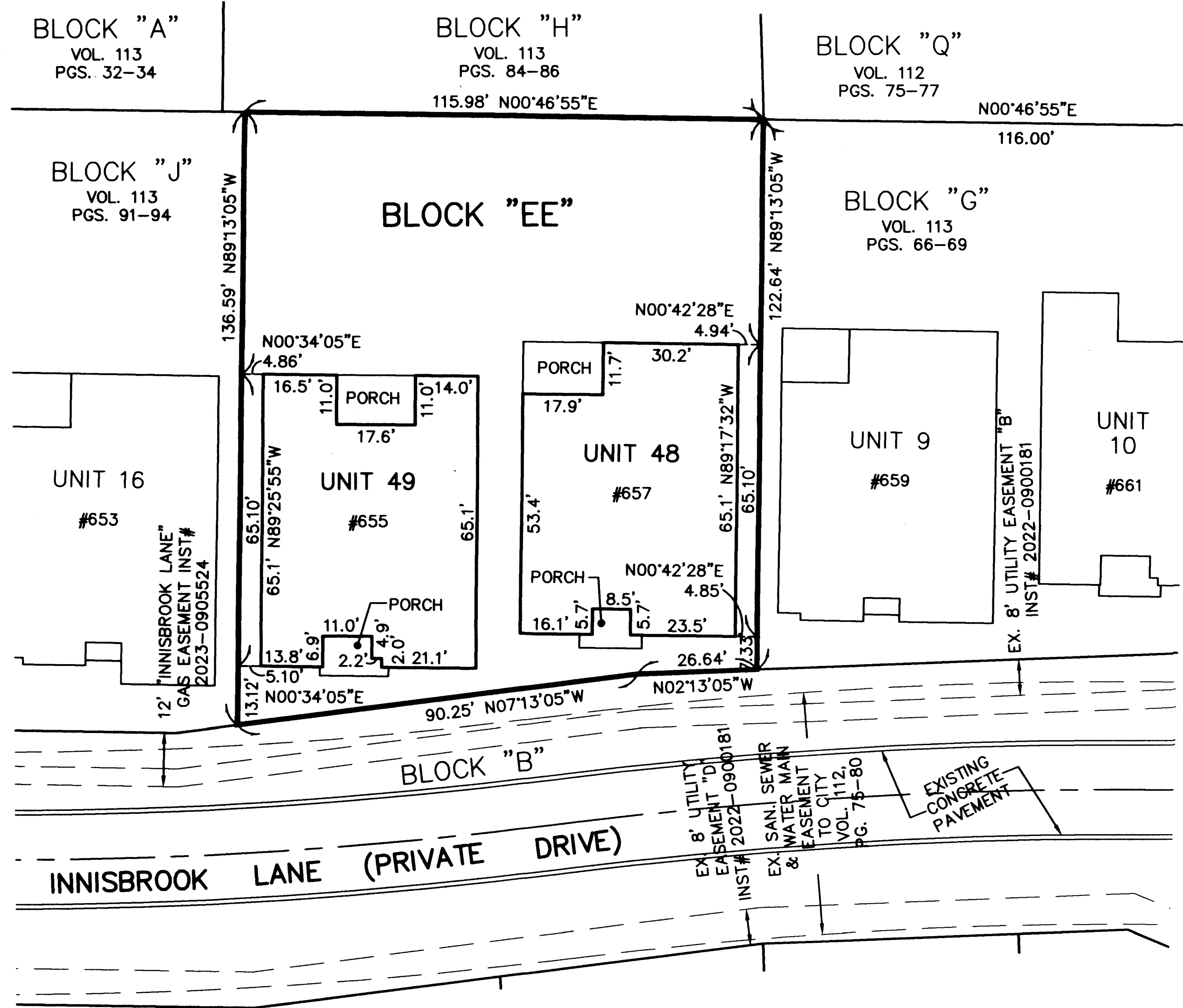
UNIT 47 REAR



UNIT 48 FRONT



UNIT 48 REAR



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

BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT

