

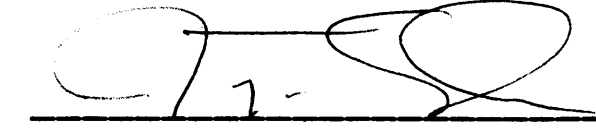
LEGACY ISLE CONDOMINIUM PHASE 15

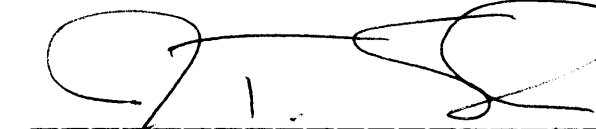
BEING PART OF BLOCK "B" IN THE LEGACY ISLE SUBDIVISION NO. 1 OF ORIGINAL AVON SECTION NO. 20, RECORDED IN VOLUME 112 OF MAPS, PAGE 75-80 AND PART OF ORIGINAL AVON TOWNSHIP SECTION 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

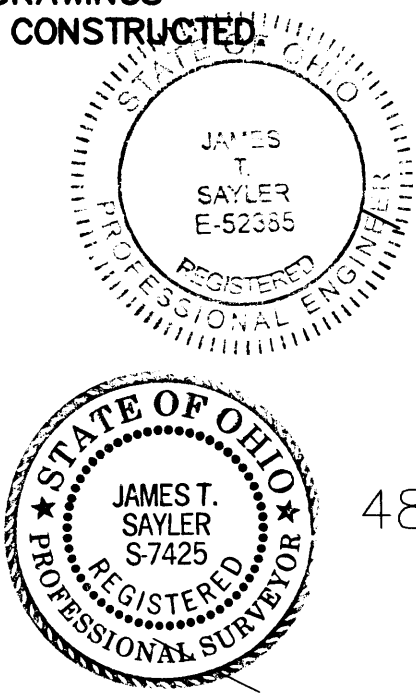
BY
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND OH. 44135
PH: (216) 251-3033, EMAIL: REITZ@REITZENG.COM

SCALE: 1" = 30' SEPTEMBER, 2024

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

 10/17/24
JAMES T. SAYLER, PRESIDENT
PROFESSIONAL ENGINEER NO. E-52385

 4/17/24
JAMES T. SAYLER, PRESIDENT
PROFESSIONAL SURVEYOR NO. S-7425

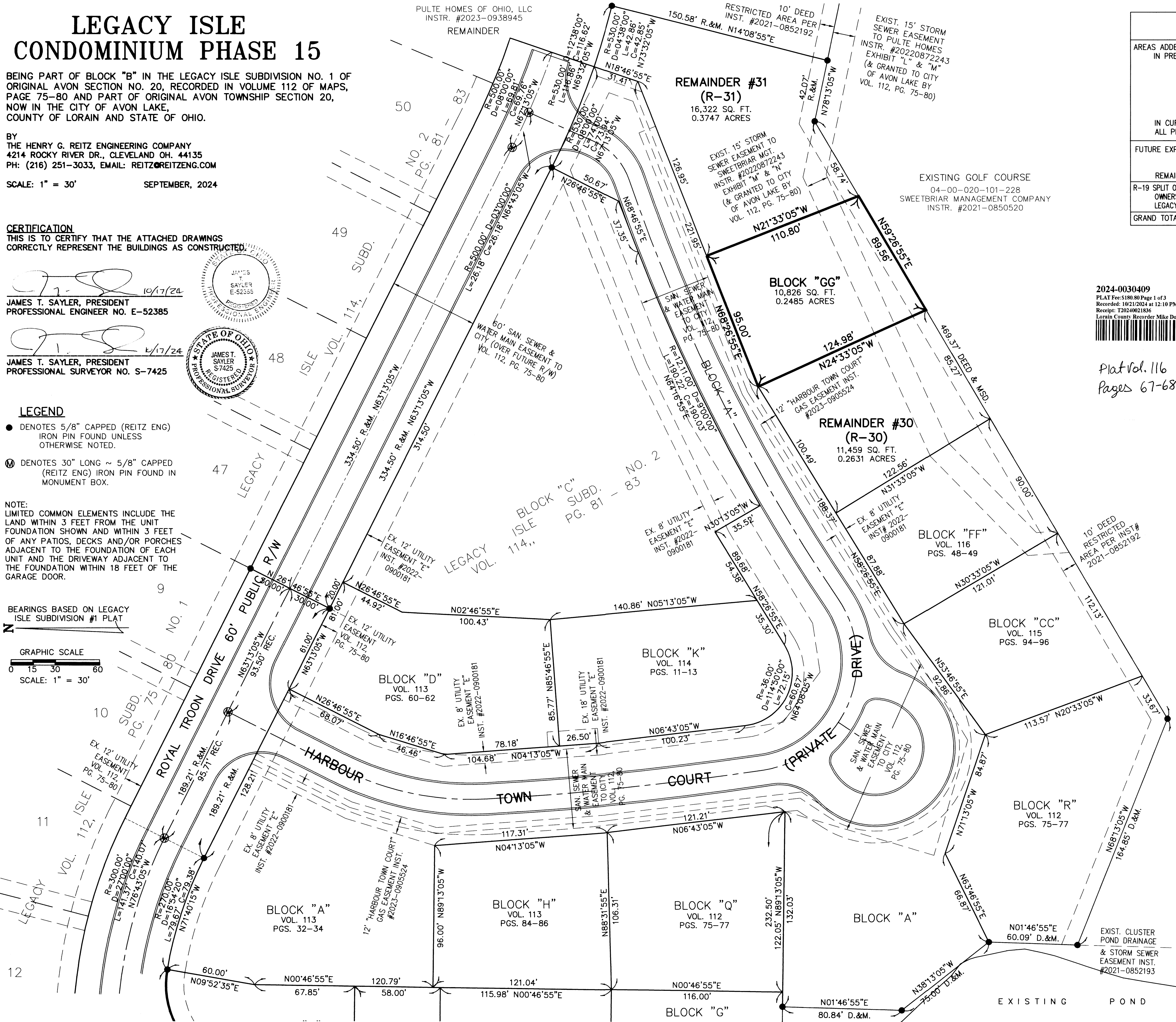
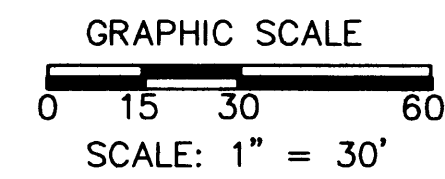


LEGEND

- 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

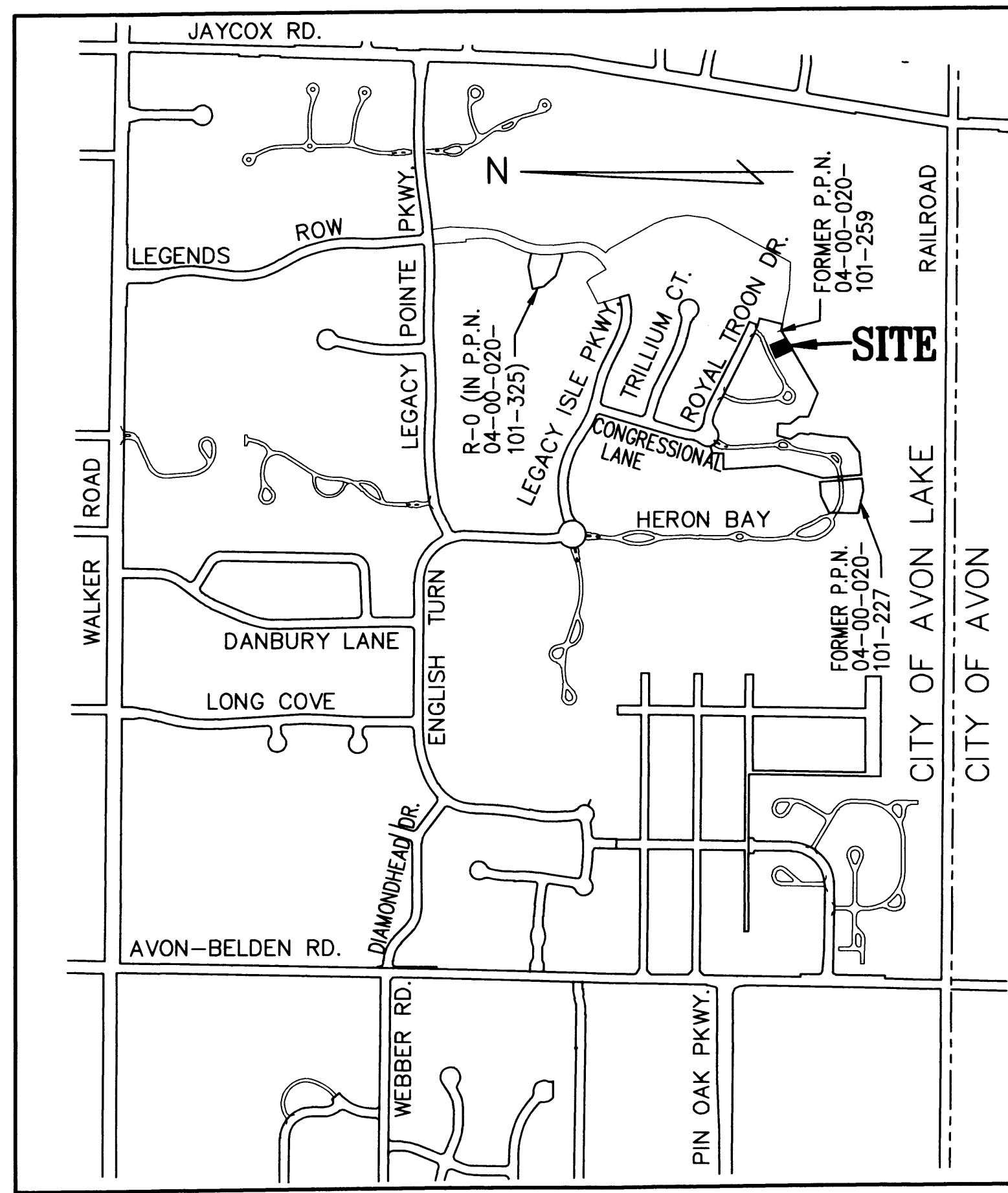


AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	AREAS IN FORMER P.P.N. 04-00-020-101-259		AREAS IN FORMER P.P.N. 04-00-020-101-227		AREAS IN P.P.N. 04-00-020-101-325		ALL P.P.N.s (AC.)
	PARCEL (AC.)		PARCEL (AC.)		PARCEL (AC.)		
	A, B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, X, Y & Z, CC, DD, EE & FF	9.7783	C, V, W, A & BB	1.1904		0.0000	10.7200
IN CURRENT PHASE	GG	0.2485		0.0000		0.0000	0.2485
ALL PHASES SUBTOTAL		10.0268		1.1904		0.0000	11.2172
FUTURE EXPANSION REMAINDERS	R-30 R-31	0.2631 0.3747			R-0	0.8212	
REMAINDERS SUBTOTAL	SUBT.=	0.6378	SUBT.=	0.0000	SUBT.=	0.8212	1.4590
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



Plat Vol. 116
Pages 67-68

TRANSFERRED
OCT 21 2024
J. CRAIG SMOGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



SITE MAP
1" = 800'



UNIT 53-55 FRONT



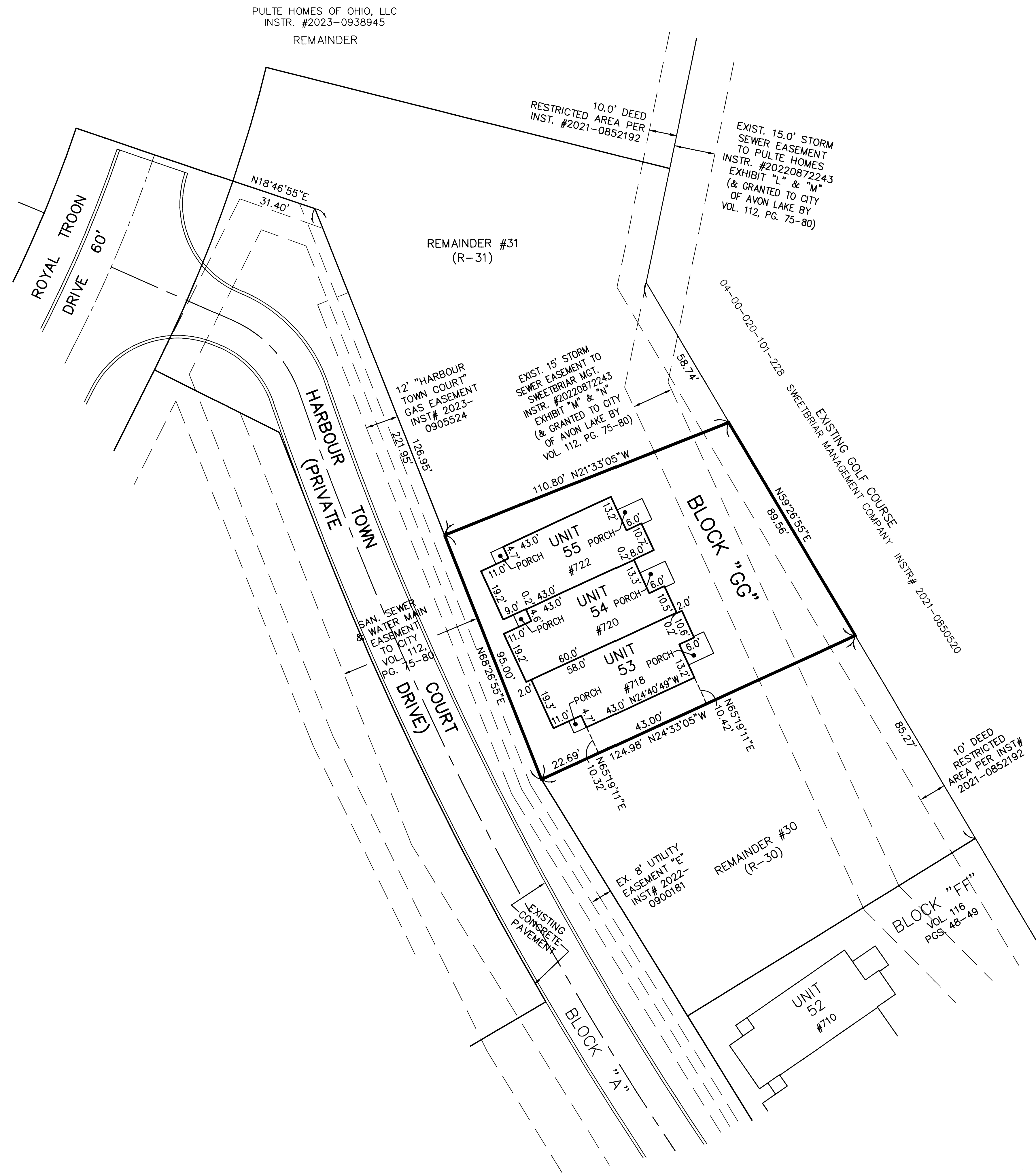
UNIT 53 SIDE



UNIT 53-55 REAR



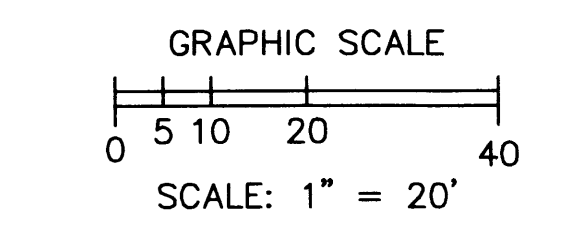
UNIT 55 SIDE



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.

ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED

BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT



Plat Sheet

Instrument # 2024-0030409

Film # _____

Name of Plat: Legacy Isle Condominium Phase 15

Owner: Pulte Homes of Ohio LLC.

Description: Situated in the City of Avon Lake, County of Lorain, State of Ohio; Being a part of Block B in Legacy Isle Subdivision No 1 Recorded in Plat Vol. 112 Pages 75-80; Being a part of Original Avon Township section 20 acreage & easements -

Creating: Units 53-54-55 and Block "GG"

Floor Plans: see plat

Related/Margin: Plat Vol. 112 Pages 75-80 and Declaration #2024-0030410

Comments: _____

Vol. 116

Receiving Stamp

Pg. 67-68

Amount: \$ 180.80

Initials: SC