

LEGACY ISLE
CONDOMINIUM PHASE 16

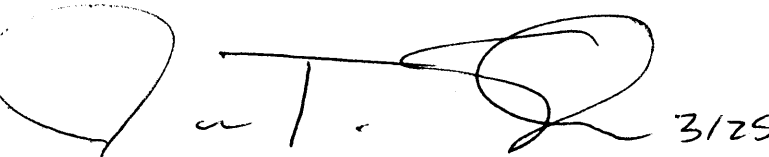
BEING PART OF BLOCK "B" IN THE LEGACY ISLE SUBDIVISION NO. 1 OF ORIGINAL AVON SECTION NO. 20, RECORDED IN VOLUME 112 OF MAPS, PAGE 75-80 AND PART OF ORIGINAL AVON TOWNSHIP SECTION 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

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' DECEMBER, 2024

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


JAMES T. SAYLER, PRESIDENT
PROFESSIONAL ENGINEER NO. E-52385

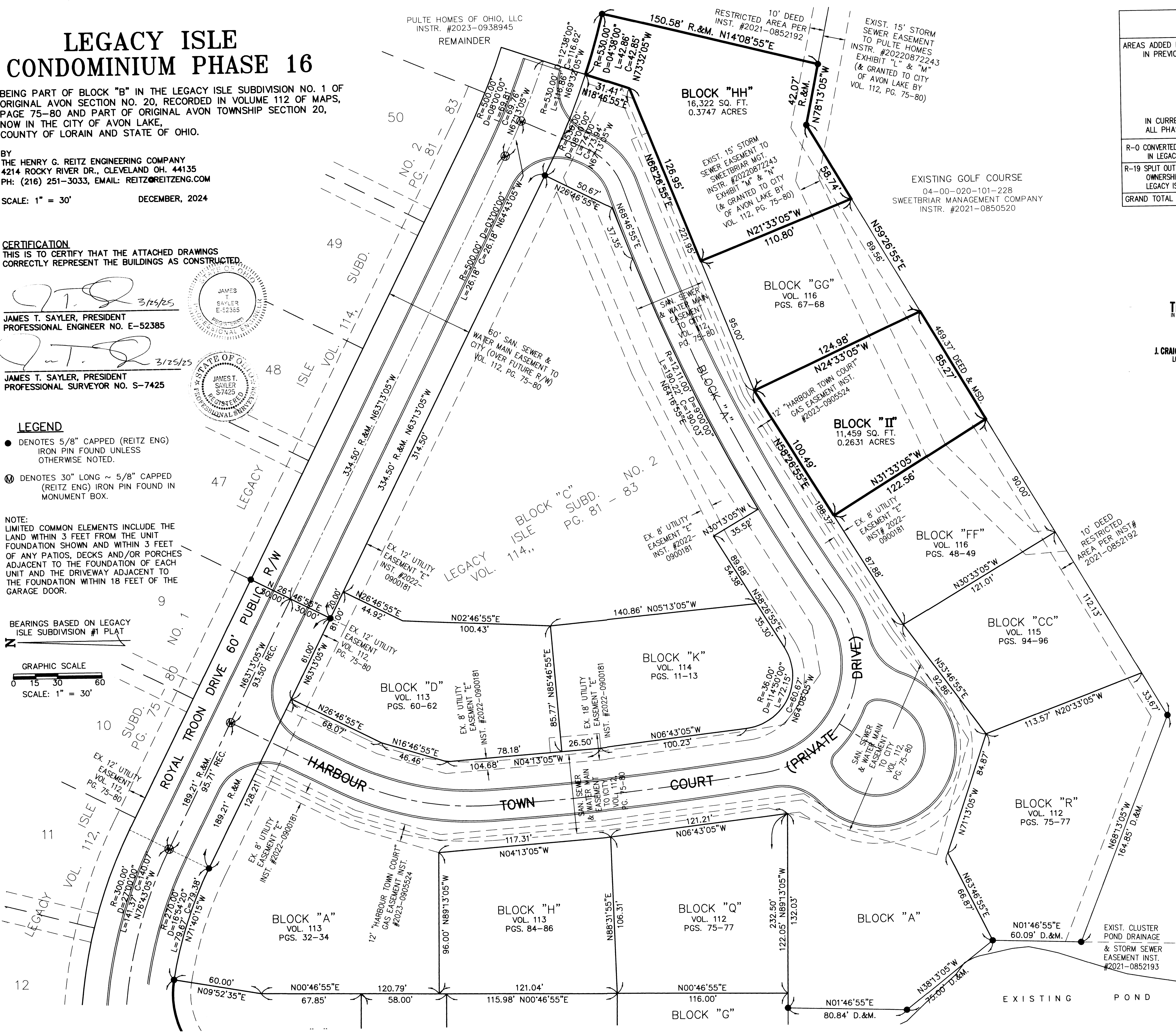

JAMES T. SAYLER, PRESIDENT
PROFESSIONAL SURVEYOR NO. S-7425

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
GRAPHIC SCALE
0 15 30 60
SCALE: 1" = 30'

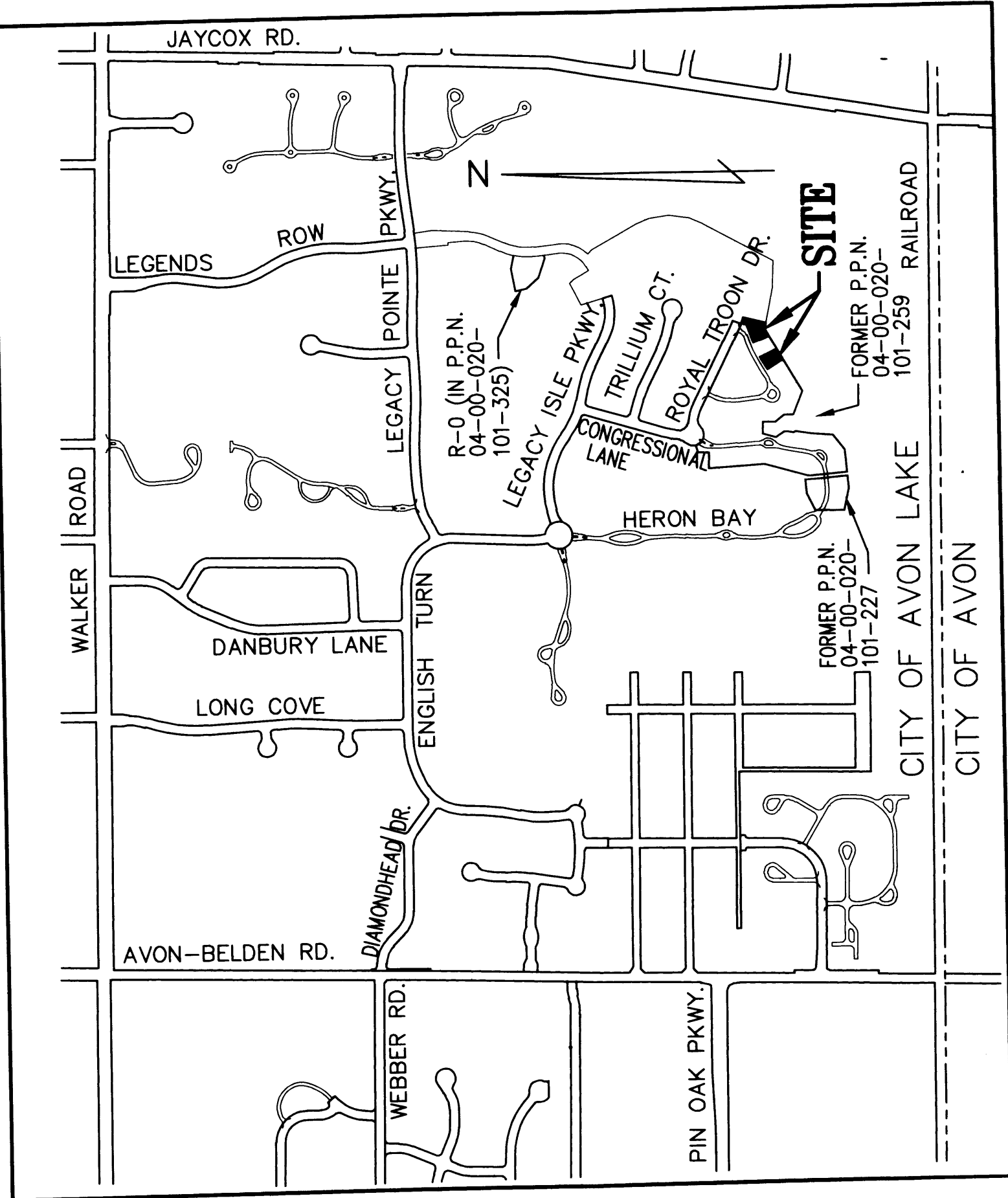


	AREAS IN FORMER P.P.N. 04-00-020-101-259		AREAS IN FORMER P.P.N. 04-00-020-101-227		AREAS IN P.P.N. 04-00-020-101-325		ALL P.P.N.s (AC.)
	PARCEL	(AC.)	PARCEL	(AC.)	PARCEL	(AC.)	
AREAS ADDED INTO CONDOMINIUM IN PREVIOUS PHASES	A, B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, X, Y & Z, CC, DD, EE, FF & GG	10.0268	C, V, W, A & BB	1.1904		0.0000	11.2172
IN CURRENT PHASE ALL PHASES SUBTOTAL	HH & II	0.6378	0.0000	1.1904	0.0000	0.0000	0.6378
R-0 CONVERTED TO SUBLOT #78 IN LEGACY ISLE SUBD. #3		0.0000	0.0000		0.8212	0.8212	
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. 315-202
OHIO REV. CODE
MAR 27 2025
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



PLAT 001 117
Pg 77, 78



SITE MAP
1" = 800'

A black and white photograph of a two-story brick house. The house has a gabled roof and a small front porch on the left side. There are several windows, including a large multi-paned window on the left and a smaller one on the right. The house appears to be made of brick or a similar masonry material. The background is dark and indistinct.

A black and white photograph of a two-story house with a gabled roof. The house has several windows, including a large one on the right side and smaller ones on the left. The house is surrounded by trees and a lawn.

ROYAL TROON DRIVE 60'

HARBOUR TOWN COURT (PRIVATE DRIVE)

HARBOUR TOWN COURT (SEWER & WATER MAIN DRIVE)

HARBOUR TOWN COURT (CONCRETE PAVEMENT)

BLOCK "HH"

UNIT 58 #728

UNIT 57 #726

UNIT 56 #724

UNIT 55 #722

UNIT 54 #720

UNIT 53 #718

UNIT 61 #716

UNIT 60 #714

UNIT 59 #712

UNIT 52 #710

12' "HARBOUR TOWN COURT" GAS EASEMENT INST# 2023-0905524

150.58' R.&M. N14°08'55"E

10.0' DEED RESTRICTED AREA PER INST. #2021-0852192

42.07' R.&M. N78°13'05"W

10.0' DEED RESTRICTED AREA PER INST. #2021-0852192

EXIST. 15.0' STORM SEWER EASEMENT TO PULTE HOMES INST. #20220872243 EXHIBIT "L" & "M" (& GRANTED TO CITY OF AVON LAKE BY VOL. 112, PG. 75-80)

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

EXIST. 15' STORM SEWER EASEMENT TO SWEETBRIAR MGT. INST. #20220872243 EXHIBIT "M" & "N" (& GRANTED TO CITY OF AVON LAKE BY VOL. 112, PG. 75-80)

10' DEED RESTRICTED AREA PER INST# 2021-0852192

BEARINGS BASED ON LEGACY ISLE SUBDIVISION #1 PLAT

GRAPHIC SCALE

SCALE: 1" = 20'

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

LEGACY ISLE
CONDO PHASE 16
SHEET 2 OF 2

Plat SheetInstrument # 2025-0046935

Film # _____

Name of Plat LEGACY ISLE CONDOMINIUM PHASE 16Owner: PLATE HOMES OF OHIO LLC

Description: SITUATED IN THE CITY OF AVON LAKE,
COUNTY OF LORAIN, AND STATE OF OHIO BEING PART
OF ORIGINAL AVON TOWNSHIP SECTION 20 AND
BEING PART OF BLOCK B IN THE LEGACY ISLE
SUBDIVISION NO 1 13.8354 ACRES EASEMENTS ALSO
CREATING UNITS 56-61 CONCURRENT AND
BLOCKS "H H" AND "I"

Floor Plans: YESRelated/Margin: PLAT VOL 112 Pg 75Comments: /Vol 117Receiving StampPg. 77, 78Amount: \$172.80Initials: ST