

# LEGACY POINTE SUBDIVISION NO. 1 PLAT

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, LEGACY POINTE LTD., I HAVE SURVEYED AND PLATTED LEGACY POINTE SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 76.5772 ACRES IN AVON TOWNSHIP SECTION NO. 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED @ 5/8" CAPPED IRON PIN MONUMENTS WERE FOUND OR WERE SET. AT ALL POINTS INDICATED @ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

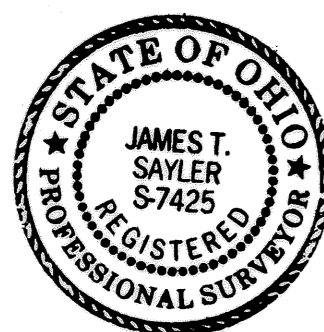
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

OCTOBER, 2000

ACREAGE IN 46 LOTS 16.5543 AC.  
ACREAGE IN 7 BLOCKS 53.8399 AC.  
ACREAGE IN STREETS 6.1830 AC.

TOTAL 76.5772 AC.

JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425



### OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS WALKER ROAD, JAYCOX ROAD, LEGENDS ROW AND LEGACY POINTE PARKWAY.

LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER  
420 AVON BELDEN RD. ROAD  
AVON LAKE, OH 44012

BY: *H. R. Kopf*  
H. R. KOPF, PRESIDENT

### STORM SEWER, SANITARY SEWER AND WATERLINE EASEMENTS

STORM SEWER, SANITARY SEWER AND WATERLINE EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND WHO DO HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH BLOCKS AND SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. NO STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENTS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. THE GRANTEE SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND LANDSCAPING, INCLUDING ORNAMENTAL TREES, BUSHES AND SPECIAL PLANTINGS AND THAT THE SAME ARE CONSTRUCTED ON THE EASEMENT AREA AT THE GRANTEE'S RISK; THE GRANTEE'S ONLY OBLIGATION BEING TO RESTORE THE DENSITY OF SUBSURFACE MATERIAL AND TO REPAIR OR REPLACE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR RECONSTRUCTION.

LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER

BY: *H. R. Kopf*  
H. R. KOPF, PRESIDENT

### NOTARY PUBLIC

COUNTY OF LORAIN) SS  
STATE OF OHIO )  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., BY: H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF April, 2001

ANNE M. HAYFIELD  
Notary Public, State of Ohio  
My Commission Expires 6-30-2004

*Anne M. Hayfield*  
NOTARY PUBLIC



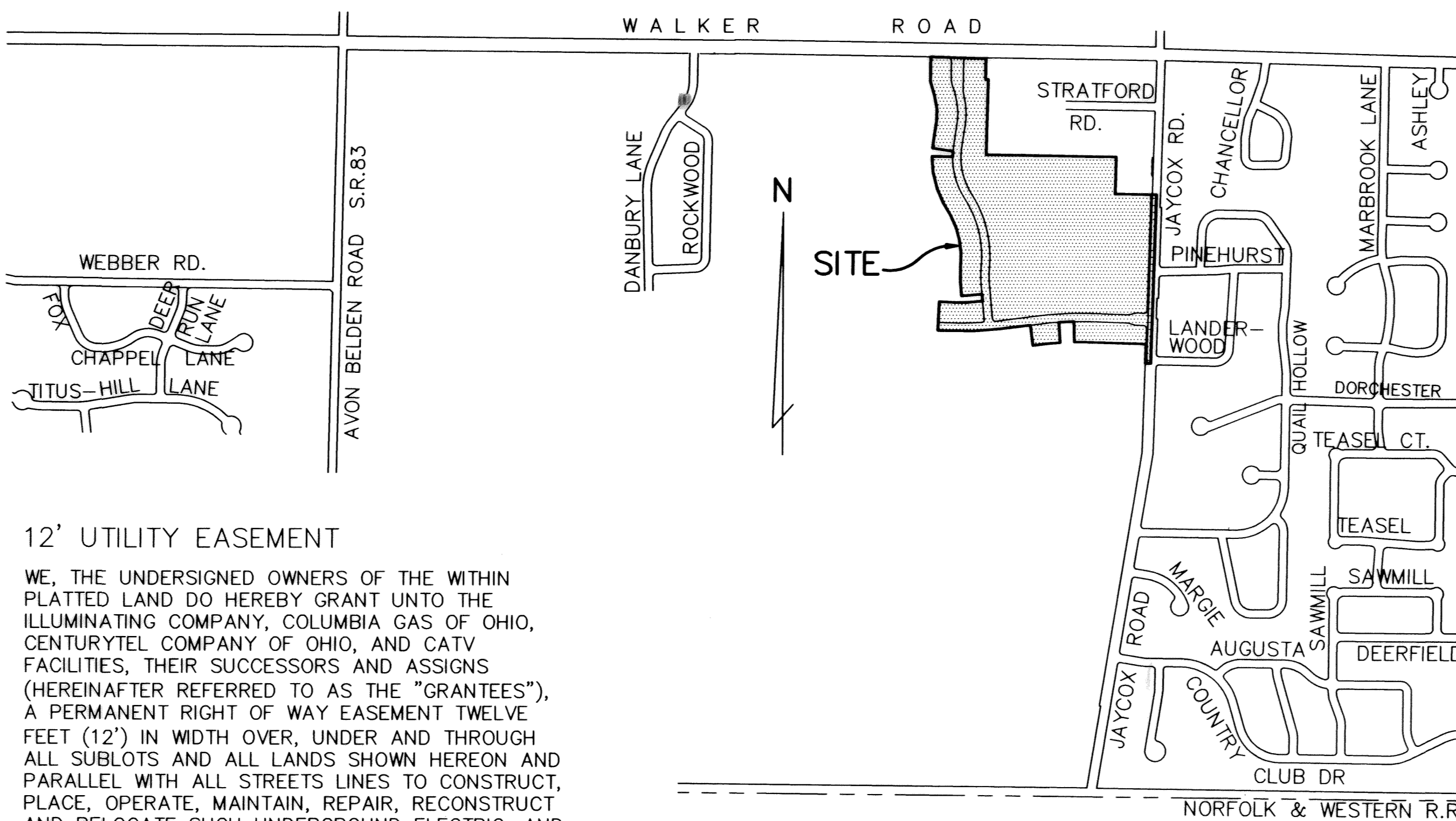
MY COMMISSION EXPIRES 6-30-2004

BEING PART OF  
AVON TOWNSHIP SECTION NO. 20  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.  
MAINTENANCE OF BLOCKS "A" THROUGH "D" IS TO BE PROVIDED FOR BY THE OVERALL ASSOCIATION.  
MAINTENANCE OF BLOCK "F" IS TO BE PROVIDED FOR BY THE CONDOMINIUM ASSOCIATION OF CLUSTER GROUP "A".  
MAINTENANCE OF BLOCKS "E" & "G" TO BE PROVIDED FOR BY THE GOLF COURSE MANAGEMENT COMPANY.  
(DOCUMENTS ON FILE AT CITY AND TO BE RECORDED SIMULTANEOUSLY AT COUNTY.)

### SITE MAP

1" = 800'



### 12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS DESCRIBED HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER

BY: *H. R. Kopf*  
H. R. KOPF, PRESIDENT

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT OHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE LEGACY POINTE SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING WALKER ROAD, JAYCOX ROAD, LEGENDS ROW AND LEGACY POINTE PARKWAY, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *Frank J. Bolognia*

### NOTARY PUBLIC

COUNTY OF CUYAHOGA) SS  
STATE OF OHIO )  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR OHIO SAVINGS BANK, BY: FRANK J. BOLOGNIA, EXEC. V.P. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25th DAY OF April, 2001

*Judith M. Paschert*  
NOTARY PUBLIC

MY COMMISSION EXPIRES July 15, 2001

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FIRST FEDERAL OF LAKEWOOD SAVINGS AND LOAN, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE LEGACY POINTE SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING WALKER ROAD, JAYCOX ROAD, LEGENDS ROW AND LEGACY POINTE PARKWAY, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *Michael G. Berichon* V.P.

### NOTARY PUBLIC

COUNTY OF LORAIN) SS  
STATE OF OHIO )  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR FIRST FEDERAL OF LAKEWOOD SAVINGS AND LOAN, BY: MICHAEL G. BERICHON, V.P. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF May, 2001

*Anne M. Hayfield*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-2004

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEGACY POINTE SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

*Waide M. Mertz*  
AVON LAKE MUNICIPAL ENGINEER  
WAIDE M. MERTZ, P.E.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LEGACY POINTE SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 4th DAY OF SEPTEMBER, 2001

*Waide M. Mertz*  
AVON LAKE PLANNING COMMISSION SECRETARY  
MUNICIPAL ENGINEER

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LEGACY POINTE SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 168-2001 PASSED THE 10th DAY OF September, 2001

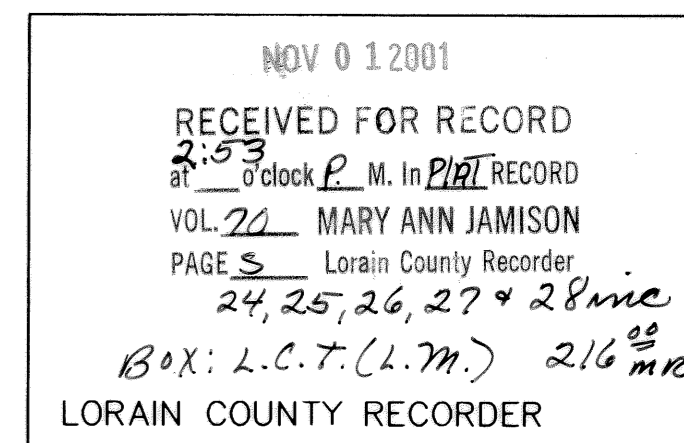
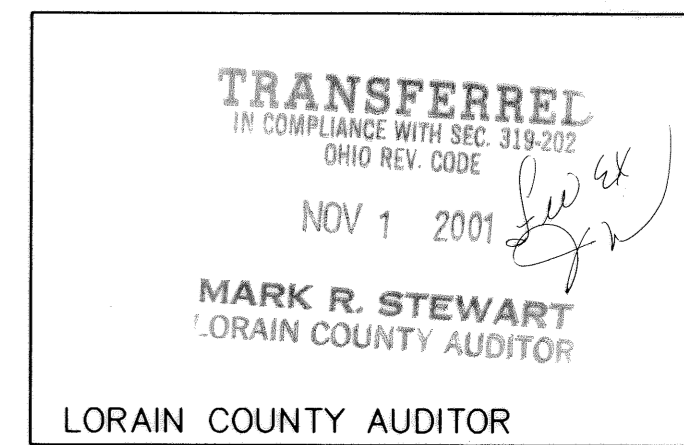
*Robert J. Berner*  
MAYOR  
ROBERT J. BERNER

*Kathleen Lynch*  
CLERK OF COUNCIL  
KATHLEEN LYNCH

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEGACY POINTE SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Geoffrey R. Smith*  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH



4/6/2001	REV. PER 1/17/01 SUMMARY OF STAFF COMMENTS & REMAINDER @ JAYCOX
8/1/2001	ADDED BLOCK "G" AND INSERTED ADDITIONAL SHEET

## LEGACY POINTE SUBDIVISION NO. 1 PLAT

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

1  
5  
DECEMBER  
2000

# LEGACY POINTE SUBDIVISION NO. 1 PLAT

BEING PART OF AVON TWP. SECTION NO. 20, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 46 LOTS	16.5543 AC.
ACREAGE IN 7 BLOCKS	53.8399 AC.
ACREAGE IN STREETS	6.1830 AC.
<b>TOTAL</b>	<b>76.5772 AC.</b>

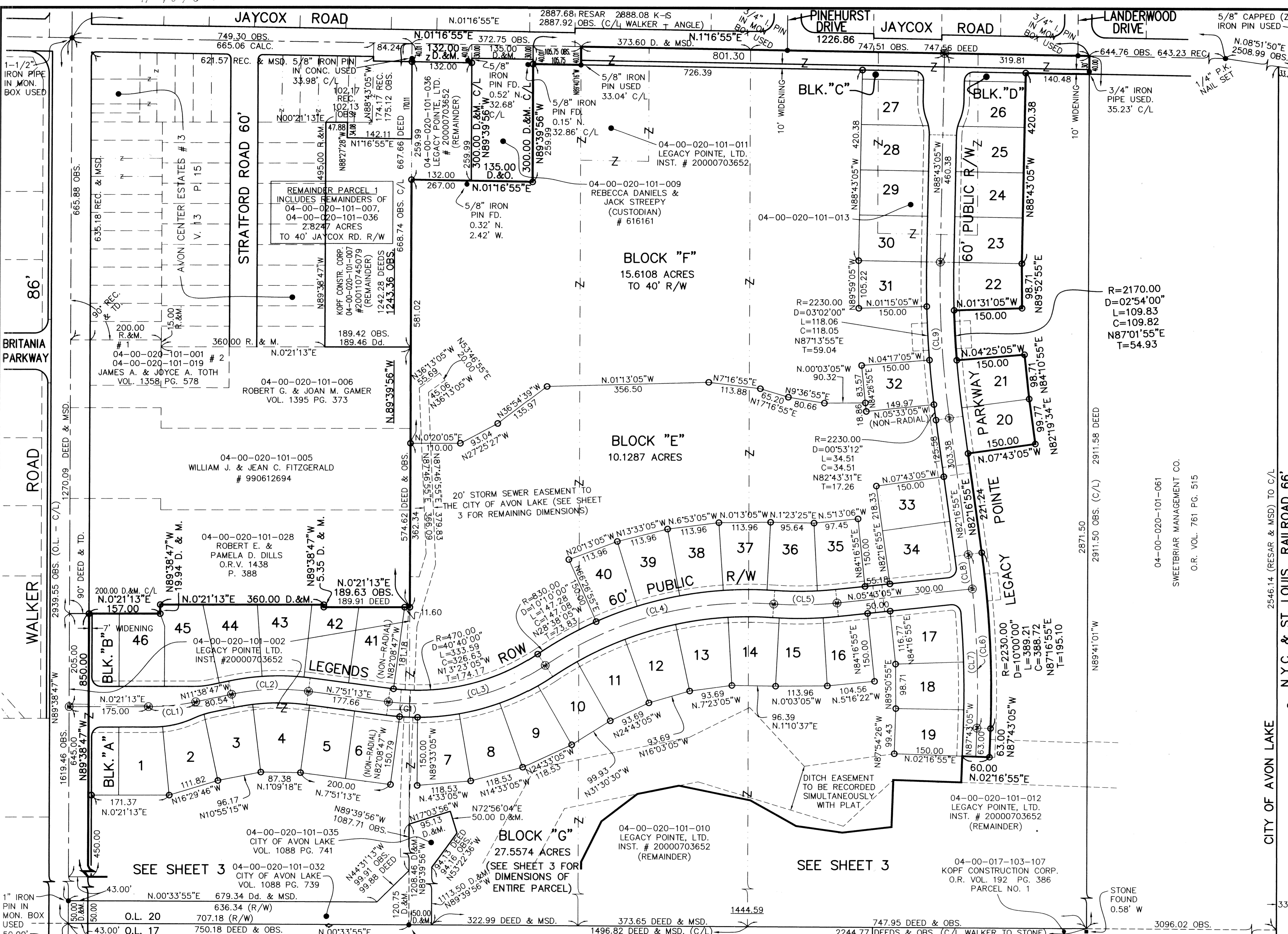
### LEGEND:

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

### NOTE:

SEE SHEETS 4 & 5 FOR DIMENSIONS OF LOTS 1 THRU 46 & BLOCKS "A" THRU "D".

(CL1) R=500.00 D=12'00"00" L=104.72 C=104.53 N.05'38'47"W T=52.55	(CL2) R=500.00 D=19'30"00" L=170.17 C=169.35 N.01'53'47"W T=85.92
(CL3) R=500.00 D=41'34'18" L=362.78 C=354.88 N.12'55'56"W T=189.79	(CL4) R=800.00 D=38'00"00" L=170.17 C=520.91 N.14'43'05"W T=275.46
(CL5) R=800.00 D=10'00"00" L=139.63 C=139.45 N.00'43'05"W T=69.99	(CL6) R=2200.00 D=10'00"00" L=383.97 C=383.49 N.00'43'05"E T=192.48
(CL7) R=2200.00 D=08'00"00" L=307.18 C=306.93 N.88'16'55"E T=153.84	(CL8) R=2200.00 D=02'00"00" L=76.79 C=76.79 N.83'16'55"E T=38.40
(CL9) R=2200.00 D=09'00"00" L=345.57 C=345.22 N.86'46'55"E T=173.14	(G1) R=530.00 D=04'16'04" L=39.48 C=39.47 N.02'34'57"E T=19.75



SEE SHEET 3

4/6/2001 REV. PER 1/17/01 SUMMARY OF STAFF COMMENTS & REMAINDER ● JAYCOX

8/1/2001 ADDED BLOCK "G" AND INSERTED ADDITIONAL SHEET

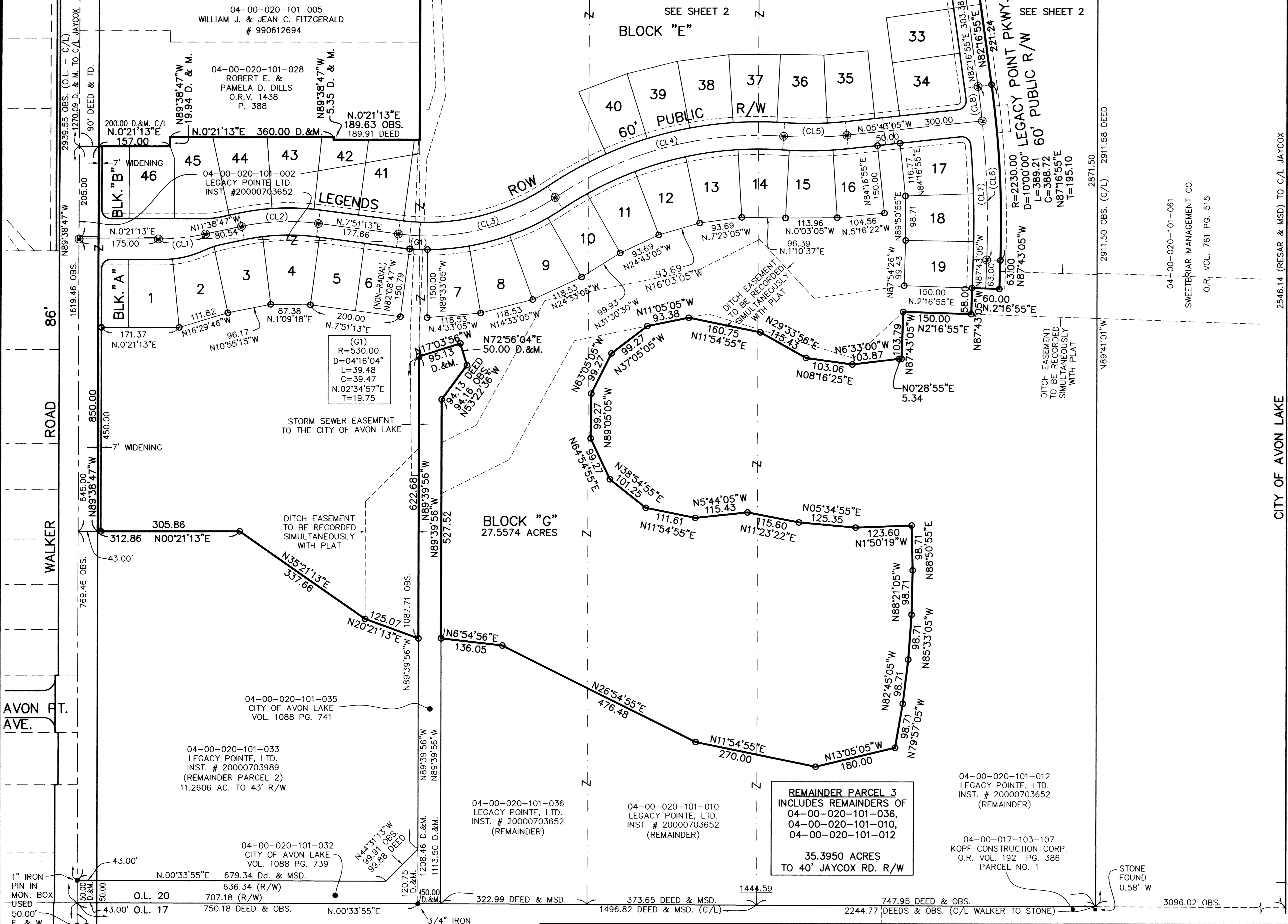
GRAPHIC SCALE: 1" = 100'

0 50 100 200

## LEGACY POINTE SUBDIVISION NO. 1 PLAT

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

2  
5  
DECEMBER 2000



# LEGACY POINTE SUBDIVISION NO. 1 PLAT

BEING PART OF AVON TWP. SECTION NO. 20,  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 46 LOTS	16.5543 AC.
ACREAGE IN 7 BLOCKS	53.8399 AC.
ACREAGE IN STREETS	6.1830 AC.
<b>TOTAL</b>	<b>76.5772 AC.</b>

**LEGEND:**

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

**NOTE:**

SEE SHEETS 4 & 5 FOR DIMENSIONS OF LOTS 1 THRU 46 & BLOCKS "A" THRU "D".

REVISIONS	4/6/2001	REV. PER 1/17/01 SUMMARY OF STAFF COMMENTS & REMAINDER @ JAYCOX
	8/1/2001	ADDED BLOCK "G" AND INSERTED ADDITIONAL SHEET

## LEGACY POINTE SUBDIVISION NO. 1 PLAT

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

3  
5  
DECEMBER  
2000

# 787602

# 787602

# LEGACY POINTE SUBDIVISION NO. 1 PLAT

BEING PART OF AVON TWP. SECTION NO. 20, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.

○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

ACREAGE IN 46 LOTS	16,554.3 AC.
ACREAGE IN 7 BLOCKS	53,839.9 AC.
ACREAGE IN STREETS	6,183.0 AC.
<b>TOTAL</b>	<b>76,577.2 AC.</b>

04-00-020-101-028  
ROBERT E. & PAMELA D. DILLS  
O.R. VOL. 1438 PG. 388

## BLOCK "E"

10.1287 ACRES

(SEE SHEET 2 FOR DIMENSIONS OF ENTIRE PARCEL)

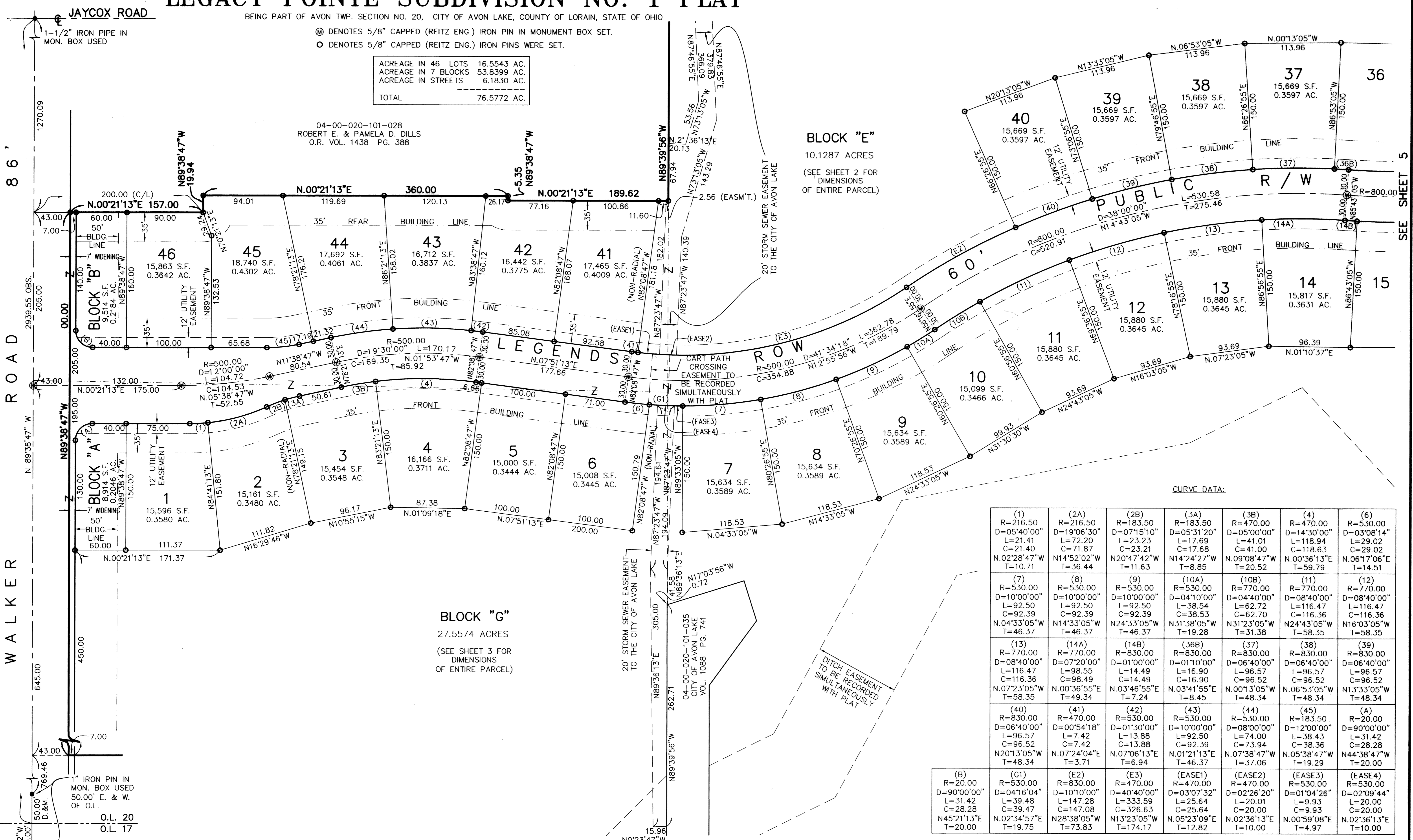
## BLOCK "G"

27.5574 ACRES

(SEE SHEET 3 FOR DIMENSIONS OF ENTIRE PARCEL)

(1) R=216.50 D=05°40'00" L=21.41 C=21.40 N.02°28'47"W T=10.71	(2A) R=216.50 D=19°06'30" L=72.20 C=71.87 N14°52'02"W T=36.44	(2B) R=183.50 D=07°15'10" L=23.23 C=17.68 N20°47'42"W T=8.85	(3A) R=183.50 D=05°31'20" L=17.69 C=23.21 N14°24'27"W T=11.63	(3B) R=470.00 D=05°00'00" L=41.01 C=41.00 N.09°08'47"W T=20.52	(4) R=470.00 D=14°30'00" L=118.94 C=118.63 N.00°36'13"E T=59.79	(6) R=530.00 D=03°08'14" L=29.02 C=29.02 N.06°17'06"E T=14.51
(7) R=530.00 D=10°00'00" L=92.50 C=92.39 N.04°33'05"W T=46.37	(8) R=530.00 D=10°00'00" L=92.50 C=92.39 N14°33'05"W T=46.37	(9) R=530.00 D=10°00'00" L=92.50 C=92.39 N24°33'05"W T=46.37	(10A) R=530.00 D=04°10'00" L=38.54 C=38.53 N31°38'05"W T=19.28	(10B) R=770.00 D=04°40'00" L=62.72 C=62.70 N31°23'05"W T=31.38	(11) R=770.00 D=08°40'00" L=116.47 C=116.36 N24°43'05"W T=58.35	(12) R=770.00 D=08°40'00" L=116.47 C=116.36 N16°03'05"W T=58.35
(13) R=770.00 D=08°40'00" L=116.47 C=116.36 N.07°23'05"W T=58.35	(14A) R=770.00 D=07°20'00" L=98.55 C=98.49 N.00°36'55"E T=49.34	(14B) R=830.00 D=01°00'00" L=14.49 C=14.49 N.03°46'55"E T=7.24	(36B) R=830.00 D=01°10'00" L=16.90 C=16.90 N.03°41'55"E T=8.45	(37) R=830.00 D=06°40'00" L=96.57 C=96.52 N.00°13'05"W T=48.34	(38) R=830.00 D=06°40'00" L=96.57 C=96.52 N.06°53'05"W T=48.34	(39) R=830.00 D=06°40'00" L=96.57 C=96.52 N13°33'05"W T=48.34
(40) R=830.00 D=06°40'00" L=96.57 C=96.52 N20°13'05"W T=48.34	(41) R=470.00 D=00°54'18" L=7.42 C=7.42 N.07°24'04"E T=3.71	(42) R=530.00 D=10°00'00" L=13.88 C=13.88 N.07°06'13"E T=6.94	(43) R=530.00 D=10°00'00" L=13.88 C=13.88 N.01°21'13"E T=46.37	(44) R=530.00 D=08°00'00" L=74.00 C=73.94 N.07°38'47"W T=37.06	(45) R=183.50 D=12°00'00" L=38.43 C=38.36 N.05°38'47"W T=19.29	(A) R=20.00 D=90°00'00" L=31.42 C=28.28 N45°21'13"E T=20.00
(B) R=20.00 D=90°00'00" L=31.42 C=28.28 N45°21'13"E T=20.00	(EASE1) R=470.00 D=40°40'00" L=333.59 C=326.63 N13°23'05"W T=174.17	(E2) R=830.00 D=10°10'00" L=147.28 C=147.08 N28°38'05"W T=73.83	(E3) R=470.00 D=03°07'32" L=25.64 C=25.64 N.05°23'09"E T=12.82	(E4) R=470.00 D=02°26'20" L=20.01 C=20.00 N.02°36'13"E T=10.00	(E5) R=530.00 D=01°04'26" L=9.93 C=9.93 N.00°59'08"E T=4.97	(E6) R=530.00 D=02°09'44" L=20.00 C=20.00 N.02°36'13"E T=10.00

CURVE DATA:



4/6/2001	REV. PER 1/17/01 SUMMARY OF STAFF COMMENTS & REMAINDER BY JAYCOX
8/1/2001	ADDED BLOCK "G" AND INSERTED ADDITIONAL SHEET

## LEGACY POINTE SUBDIVISION NO. 1 PLAT

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

4  
5  
DECEMBER 2000

70/27

TAX MAP DEPT. COPY #01-00363

70/27

# LEGACY POINTE SUBDIVISION NO. 1 PLAT

BEING PART OF AVON TWP. SECTION NO. 20, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

Ⓜ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.  
○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

ACREAGE IN 46 LOTS	16.5543 AC.
ACREAGE IN 7 BLOCKS	53.8399 AC.
ACREAGE IN STREETS	6.1830 AC.
<b>TOTAL</b>	<b>76.5772 AC.</b>

SEE SHEET 4

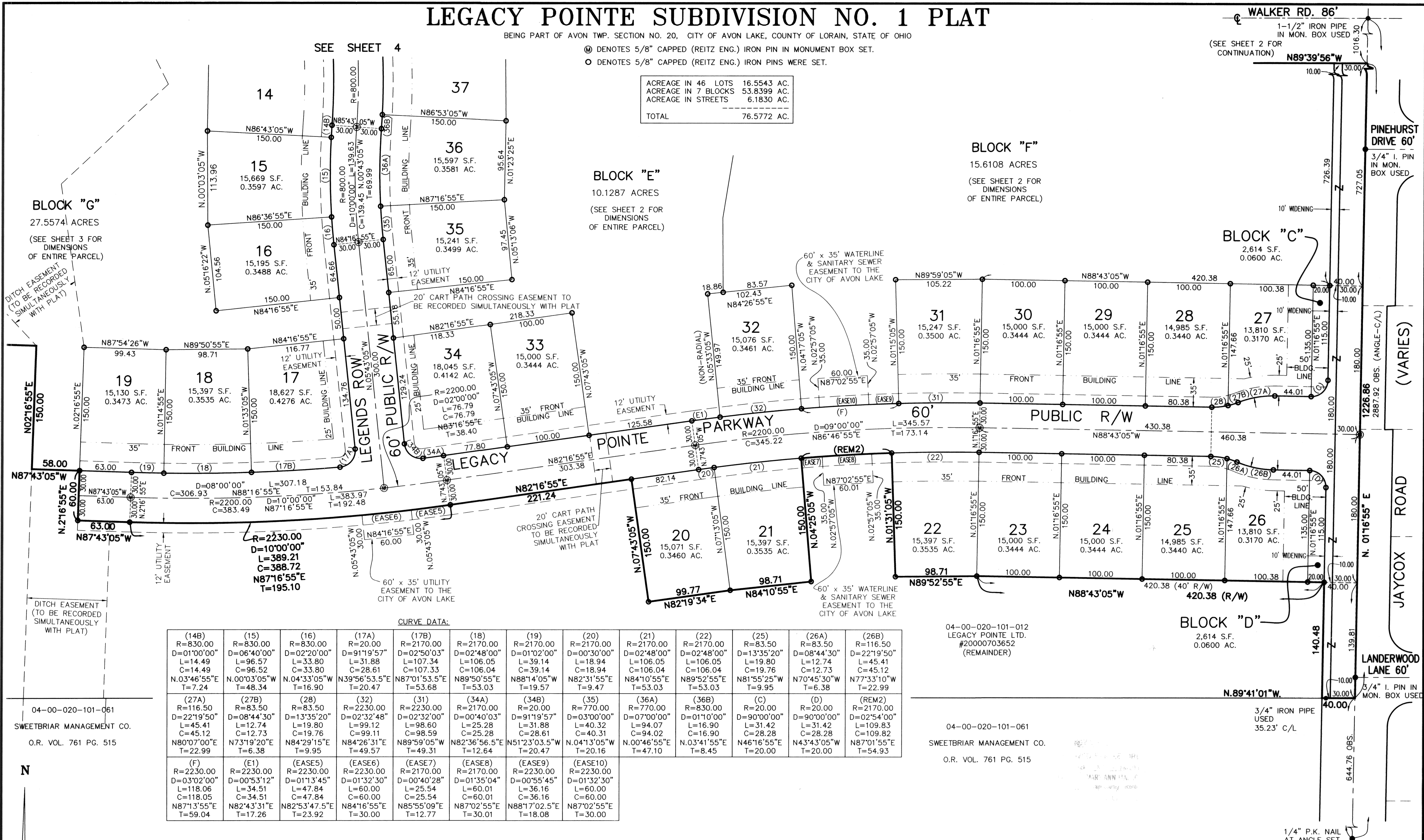
**BLOCK "G"**  
27.5574 ACRES  
(SEE SHEET 3 FOR DIMENSIONS OF ENTIRE PARCEL)

**BLOCK "E"**  
10.1287 ACRES  
(SEE SHEET 2 FOR DIMENSIONS OF ENTIRE PARCEL)

**BLOCK "F"**  
15.6108 ACRES  
(SEE SHEET 2 FOR DIMENSIONS OF ENTIRE PARCEL)

**BLOCK "C"**  
2,614 S.F.  
0.0600 AC.

**BLOCK "D"**  
2,614 S.F.  
0.0600 AC.



CURVE DATA:

(14B) R=830.00 D=01°00'00" L=14.49 C=14.49 N.03°46'55"E T=7.24	(15) R=830.00 D=06°40'00" L=96.57 C=96.52 N.00°03'05"W T=48.34	(16) R=830.00 D=02°20'00" L=33.80 C=33.80 N.04°33'05"W T=16.90	(17A) R=20.00 D=91°19'57" L=107.34 C=107.33 N.03°56'53.5"E T=20.47	(17B) R=2170.00 D=02°50'03" L=107.34 C=107.33 N.03°56'53.5"E T=53.68	(18) R=2170.00 D=02°48'00" L=106.05 C=106.04 N.03°56'53.5"E T=53.03	(19) R=2170.00 D=01°02'00" L=18.94 C=18.94 N.03°56'53.5"E T=19.57	(20) R=2170.00 D=00°30'00" L=18.94 C=18.94 N.03°56'53.5"E T=9.47	(21) R=2170.00 D=02°48'00" L=106.05 C=106.04 N.03°56'53.5"E T=53.03	(22) R=2170.00 D=02°48'00" L=106.05 C=106.04 N.03°56'53.5"E T=53.03	(25) R=83.50 D=13°35'20" L=12.74 C=12.74 N.01°16'55"E T=9.95	(26A) R=83.50 D=08°44'30" L=12.74 C=12.73 N.01°16'55"E T=6.38	(26B) R=116.50 D=22°19'50" L=45.41 C=45.12 N.07°33'10"W T=22.99
(27A) R=116.50 D=22°19'50" L=45.41 C=45.12 N.07°33'10"W T=22.99	(27B) R=83.50 D=08°44'30" L=12.74 C=12.73 N.01°16'55"E T=6.38	(28) R=83.50 D=13°35'20" L=12.74 C=12.73 N.01°16'55"E T=9.95	(32) R=2230.00 D=02°32'48" L=98.60 C=98.59 N.04°26'31"E T=49.57	(31) R=2230.00 D=02°32'00" L=98.60 C=98.59 N.04°26'31"E T=49.31	(34A) R=2170.00 D=00°40'03" L=25.28 C=25.28 N.04°13'05"W T=12.64	(34B) R=20.00 D=91°19'57" L=31.88 C=28.61 N.04°13'05"W T=20.47	(35) R=770.00 D=03°00'00" L=40.32 C=40.31 N.04°13'05"W T=20.16	(36A) R=770.00 D=07°00'00" L=94.07 C=94.02 N.00°46'55"E T=47.10	(36B) R=830.00 D=01°10'00" L=16.90 C=16.90 N.03°41'55"E T=8.45	(C) R=20.00 D=90°00'00" L=31.42 C=28.28 N.43°43'05"W T=20.00	(D) R=20.00 D=90°00'00" L=31.42 C=28.28 N.43°43'05"W T=20.00	(REM2) R=2170.00 D=02°54'00" L=109.83 C=109.82 N.07°01'55"E T=54.93
(F) R=2230.00 D=03°02'00" L=118.06 C=118.05 N.07°13'55"E T=59.04	(E1) R=2230.00 D=00°53'12" L=34.51 C=34.51 N.02°43'31"E T=17.26	(EASE5) R=2230.00 D=01°13'45" L=47.84 C=47.84 N.02°53'47.5"E T=23.92	(EASE6) R=2230.00 D=01°32'30" L=60.00 C=60.00 N.04°16'55"E T=30.00	(EASE7) R=2170.00 D=00°40'28" L=25.54 C=25.54 N.05°55'09"E T=12.77	(EASE8) R=2170.00 D=01°35'04" L=60.01 C=60.01 N.07°02'55"E T=30.01	(EASE9) R=2230.00 D=00°55'45" L=36.16 C=36.16 N.08°17'02.5"E T=18.08	(EASE10) R=2230.00 D=01°32'30" L=60.00 C=60.00 N.07°02'55"E T=30.00					

04-00-020-101-061  
SWEETBRIAR MANAGEMENT CO.  
O.R. VOL. 761 PG. 515

04-00-020-101-012  
LEGACY POINTE LTD.  
#20000703652  
(REMAINDER)

04-00-020-101-061  
SWEETBRIAR MANAGEMENT CO.  
O.R. VOL. 761 PG. 515

GRAPHIC SCALE: 1" = 50'  
0 25 50 100

4/6/2001	REV. PER 1/17/01 SUMMARY OF STAFF COMMENTS & REMAINDER © JAYCOX
8/1/2001	ADDED BLOCK "G" AND INSERTED ADDITIONAL SHEET

## LEGACY POINTE SUBDIVISION NO. 1 PLAT

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

5  
5  
DECEMBER 2000