

# LEGACY POINTE SUBDIVISION NO. 5 PLAT

## SURVEYOR'S CERTIFICATE

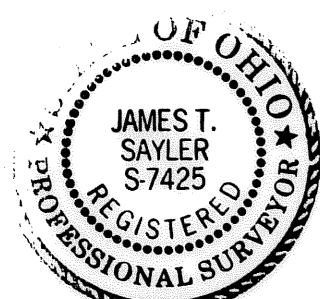
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE LEGACY POINTE LTD., I HAVE SURVEYED AND PLATTED THE LEGACY POINTE SUBDIVISION NO. 5 AS SHOWN HEREON AND CONTAINING 98.3334 ACRES IN AVON TOWNSHIP SECTION NOS. 17 & 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED (M) 5/8" CAPPED (REITZ ENG.) IRON PINS IN MONUMENT BOX SET.  
AT ALL POINTS INDICATED (O) 5/8" CAPPED (REITZ ENG.) IRON PINS SET.  
AT ALL POINTS INDICATED (●) 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD HAVING A BEARING OF N89°38'47"E AND ARE USED 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.

MAY, 2006

	SEC. 17	SEC. 20	TOTAL
ACREAGE IN 25 LOTS	9.4973 AC.	0.2906 AC.	9.7879 AC.
ACREAGE IN 6 BLOCKS	85.1057 AC.	0.0000 AC.	85.1057 AC.
ACREAGE IN PUBLIC STREETS	3.4368 AC.	0.0030 AC.	3.4398 AC.
TOTAL =	98.0398 AC.	0.2936 AC.	98.3334 AC.



*[Signature]* 5-21-07  
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 STREET SHOWN HEREON AND DESIGNATED AS ENGLISH TURN, DANBURY LANE AND LEGACY POINTE PARKWAY.

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

BY *[Signature]*  
H. R. KOPF, PRESIDENT

## WATERLINE AND SANITARY SEWER EASEMENTS

WATERLINE AND SANITARY SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES 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 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 WITH SAID EASEMENTS. WITHIN SAID EASEMENT, NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATERLINE OR SANITARY SEWER WITHOUT PRIOR APPROVAL OF THE GRANTEE. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, 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 GRANTOR'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. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE IS THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID LANDSCAPE MAINTENANCE.

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

BY *[Signature]*  
H. R. KOPF, PRESIDENT

## NOTARY PUBLIC

COUNTY OF LORAIN )  
STATE OF OHIO ) SS  
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., MANAGER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 5 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 24th DAY OF May, 2007.

*[Signature]*  
NOTARY PUBLIC



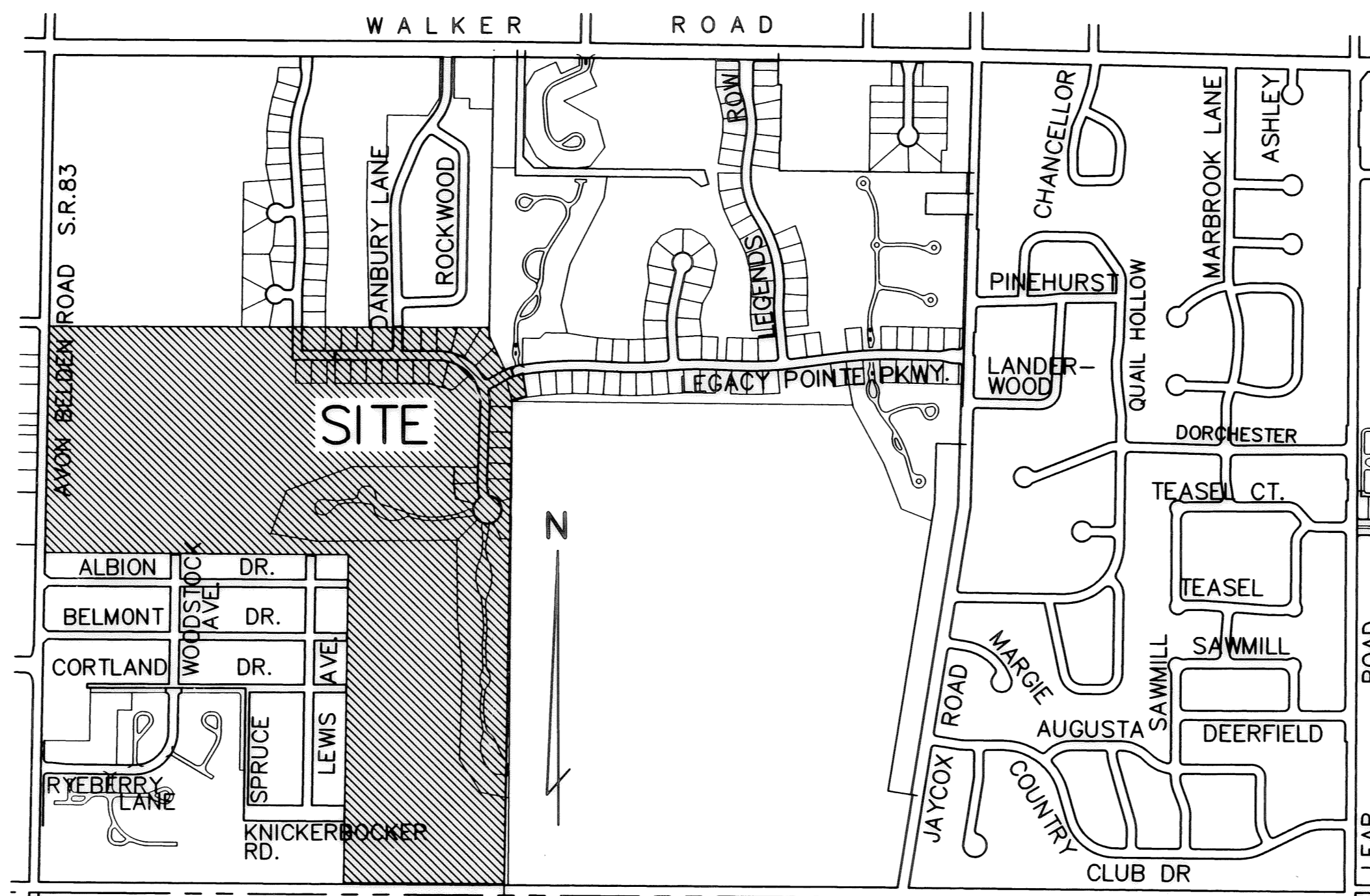
MY COMMISSION EXPIRES January 6, 2012

BEING PART OF AVON TOWNSHIP SECTION NO. 17 & 20  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION. BLOCKS "N" & "O" TO BE DEEDED TO AND MAINTAINED BY SWEETBRIAR MGT. CO. FOR GOLF COURSE & OPEN SPACE PURPOSES. BLOCKS "P", "Q" & "R" ARE TO BE DEVELOPED AS CONDOS OR FUTURE SINGLE FAMILY LOTS (DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT NO. 20010799005.)

## SITE MAP

1" = 800'



## GOLF COURSE CART PATH EASEMENT

DECLARANT HEREBY RESERVES AN EASEMENT FOR ITSELF, AND ITS SUCCESSORS, CUSTOMERS, BUSINESS INVITEES, GUESTS, EMPLOYEES, AGENTS AND ASSIGNS, A NON EXCLUSIVE EASEMENT, UNDER, OVER AND THROUGH THE GOLF CART EASEMENT PREMISES (AS SUCH AREA HAS BEEN SET FORTH AND DESIGNATED ON THIS PLAT), TO CONSTRUCT, INSTALL, USE, MAINTAIN, REPAIR, AND RECONSTRUCT GOLF COURSE CART PATH IMPROVEMENTS, INCLUDING, BUT NOT NECESSARILY LIMITED TO, SUCH GRADING, MOUNDING, CART PATHS, WALKWAYS, DRAINS, STORM WATER DRAINAGE SYSTEMS, IRRIGATION SYSTEMS, TREES, SHRUBS, GRASS, GROUND COVERS, LIGHTING, SIGNS, ROADWAY MARKINGS AND LANDSCAPING, AS ARE DEEMED NECESSARY OR CONVENIENT BY THE DECLARANT, AND ITS SUCCESSORS AND ASSIGNS, (COLLECTIVELY THE "GOLF COURSE CART PATH IMPROVEMENTS"), FOR THE CONSTRUCTION, MAINTENANCE, USE, REPAIR, REDESIGN, RECONSTRUCTION OR OPERATION OF GOLF COURSE CART PATHS UPON THE CART PATH EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE ANY TREES, SHRUBS, LANDSCAPING STRUCTURES OR OTHER IMPROVEMENTS WITHIN SAID CART PATH EASEMENT PREMISES WHICH UNREASONABLY INTERFERE WITH THE SAFE USE, OPERATION OR MAINTENANCE OF THE GOLF COURSE CART PATH IMPROVEMENTS BY PEDESTRIANS AND BY PERSONS OPERATING AND RIDING WITHIN MOTORIZED GOLF CARTS AND GOLF COURSE MAINTENANCE EQUIPMENT. HOWEVER, IN NO EVENT SHALL THE GOLF COURSE CART PATH IMPROVEMENTS CURRENTLY OR HEREINAFTER CONSTRUCTED OR INSTALLED WITHIN THE GOLF CART PATH EASEMENT PREMISES PREVENT OR UNREASONABLY INTERFERE WITH THE USE OF THE ROADWAY RIGHT OF WAYS FOR ROADWAY PURPOSES. THIS EASEMENT SHALL RUN WITH THE LAND, AND BE BINDING UPON, AND INURE TO THE BENEFIT OF THE DECLARANT, THE CITY OF AVON LAKE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. IN ADDITION TO THE EASEMENT RIGHTS RETAINED BY THE DECLARANT, THE USE OF THE EASEMENT PREMISES SHALL BE SUBJECT TO SUCH ADDITIONAL TERMS AND CONDITIONS AS MAY HEREAFTER BE AGREED TO BY THE CITY OF AVON LAKE AND THE DECLARANT, SET FORTH IN AN EASEMENT AGREEMENT, AND FILED WITH THE LORAIN COUNTY RECORDER'S OFFICE AS A SEPARATE INSTRUMENT.

## 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 AND PARALLEL WITH ALL PUBLIC STREETS LINES AND OTHER PLACES AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS 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, GAS 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, GAS 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 PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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

BY *[Signature]*  
H. R. KOPF, PRESIDENT

REVISIONS	DATE	DESCRIPTION
	6/22/2006	REVISED PER JUNE 1, 2006 BRAMHALL ENG. & SURV. LETTER
	5/4/2006	ADDED BLOCKS FOR CLUSTER AND GOLF COURSE LAND
	5/21/2007	REVISED PER MAY 17, 2007 BRAMHALL ENG. & SURV. LETTER

# LEGACY POINTE SUBDIVISION NO. 5 PLAT

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

1  
4  
MAY  
2006

## ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 5 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.

*[Signature]* 6-21-07  
AVON LAKE CONSULTING ENGINEER  
MICHAEL C. BRAMHALL, P.E., P.S.

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 5 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 5th DAY OF June, 2007.

*[Signature]*  
AVON LAKE PLANNING COMMISSION SECRETARY  
JOSEPH R. REITZ,

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 5 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 61-2007 PASSED THE 25th DAY OF June, 2007.

*[Signature]*  
MAYOR  
ROBERT J. BERNER

*[Signature]*  
CLERK OF COUNCIL  
BARBARA L. DOPP

## LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 5 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*[Signature]*  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT AMTRUST BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 5 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING ENGLISH TURN, DANBURY LANE AND LEGACY POINTE PARKWAY, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *[Signature]*  
Vice President, AmTrust Bank

## NOTARY PUBLIC

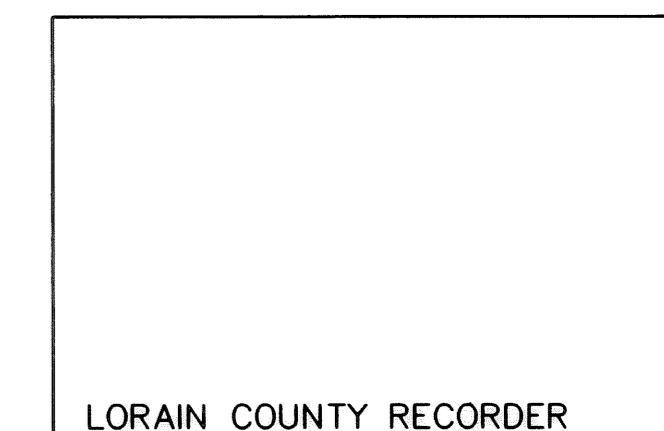
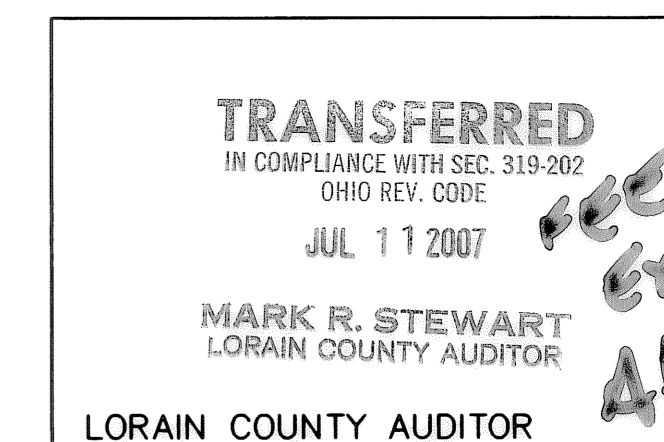
COUNTY OF LORAIN )  
STATE OF OHIO ) SS  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR AMTRUST BANK, BY: *[Signature]* WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 5 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 29th DAY OF May, 2007.

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES

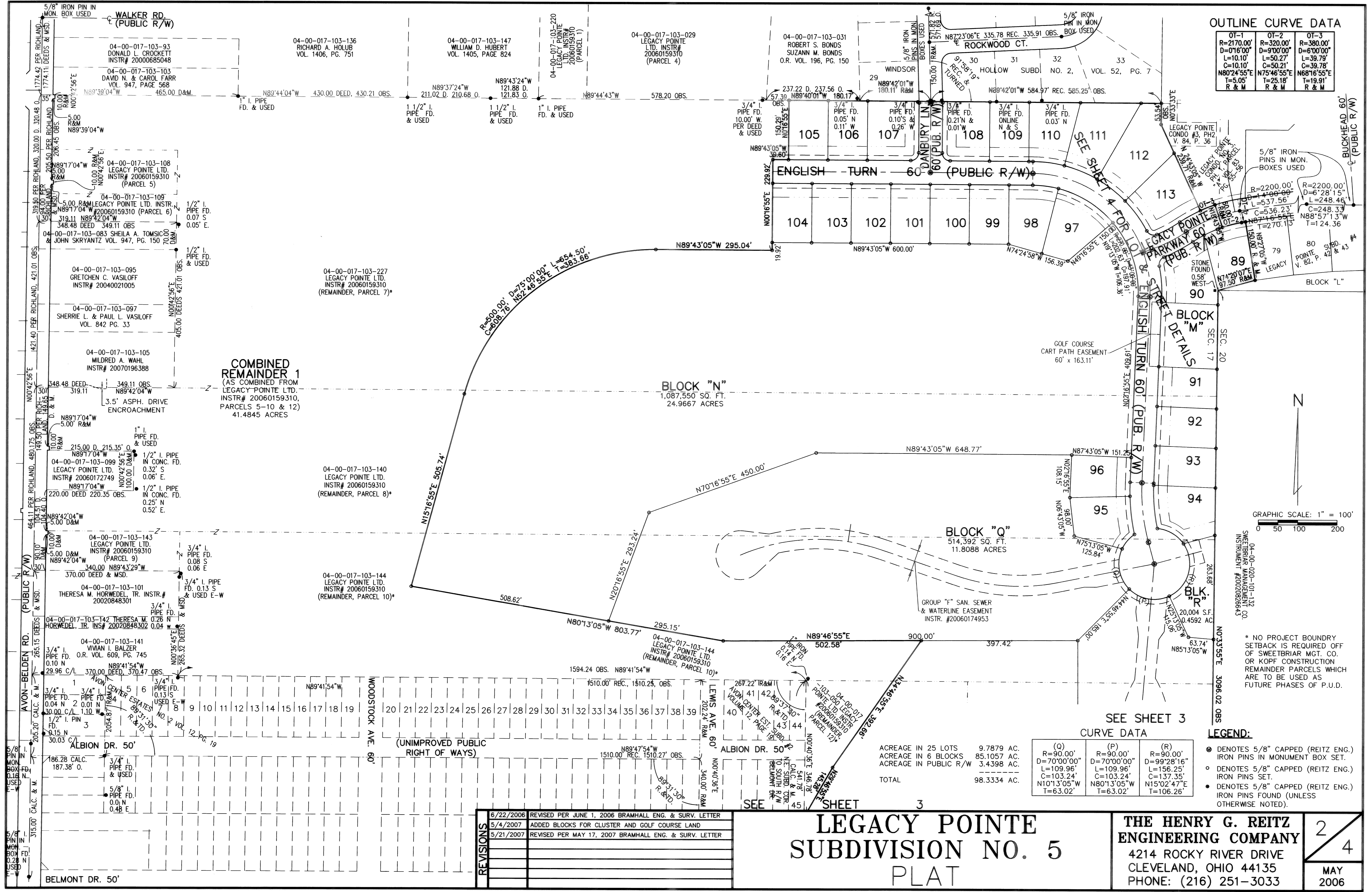
*[Signature]*  
LINDA T. CANNON  
Notary Public, State of Ohio, City of  
My Commission Expires Jan. 22, 2011



LORAIN COUNTY RECORDER

**OUTLINE CURVE DATA**

OT-1 R=2170.00' D=016.00' L=10.10' C=50.27' T=5.05'	OT-2 R=320.00' D=900.00' L=50.27' C=50.27' T=25.18'	OT-3 R=380.00' D=600.00' L=39.79' C=39.78' T=19.91'
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**COMBINED REMAINDER 1**  
(AS COMBINED FROM LEGACY POINTE LTD. PARCELS 5-10 & 12)  
41.4845 ACRES

**BLOCK "N"**  
1,087,550 SQ. FT.  
24.9667 ACRES

**BLOCK "Q"**  
514,392 SQ. FT.  
11.8088 ACRES

**LEGEND:**

- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

**CURVE DATA**

(Q) R=90.00' D=7000.00' L=109.96' C=103.24' N10°13'05"W T=63.02'	(P) R=90.00' D=7000.00' L=109.96' C=103.24' N80°13'05"W T=63.02'	(R) R=90.00' D=99°28'16" L=156.25' C=137.35' N15°02'47"E T=106.26'
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**ACREAGE IN 25 LOTS** 9.7879 AC.  
**ACREAGE IN 6 BLOCKS** 85.1057 AC.  
**ACREAGE IN PUBLIC R/W** 3.4398 AC.  
**TOTAL** 98.3334 AC.

**REVISIONS**

6/22/2006	REVISED PER JUNE 1, 2006 BRAMHALL ENG. & SURV. LETTER
5/4/2007	ADDED BLOCKS FOR CLUSTER AND GOLF COURSE LAND
5/21/2007	REVISED PER MAY 17, 2007 BRAMHALL ENG. & SURV. LETTER

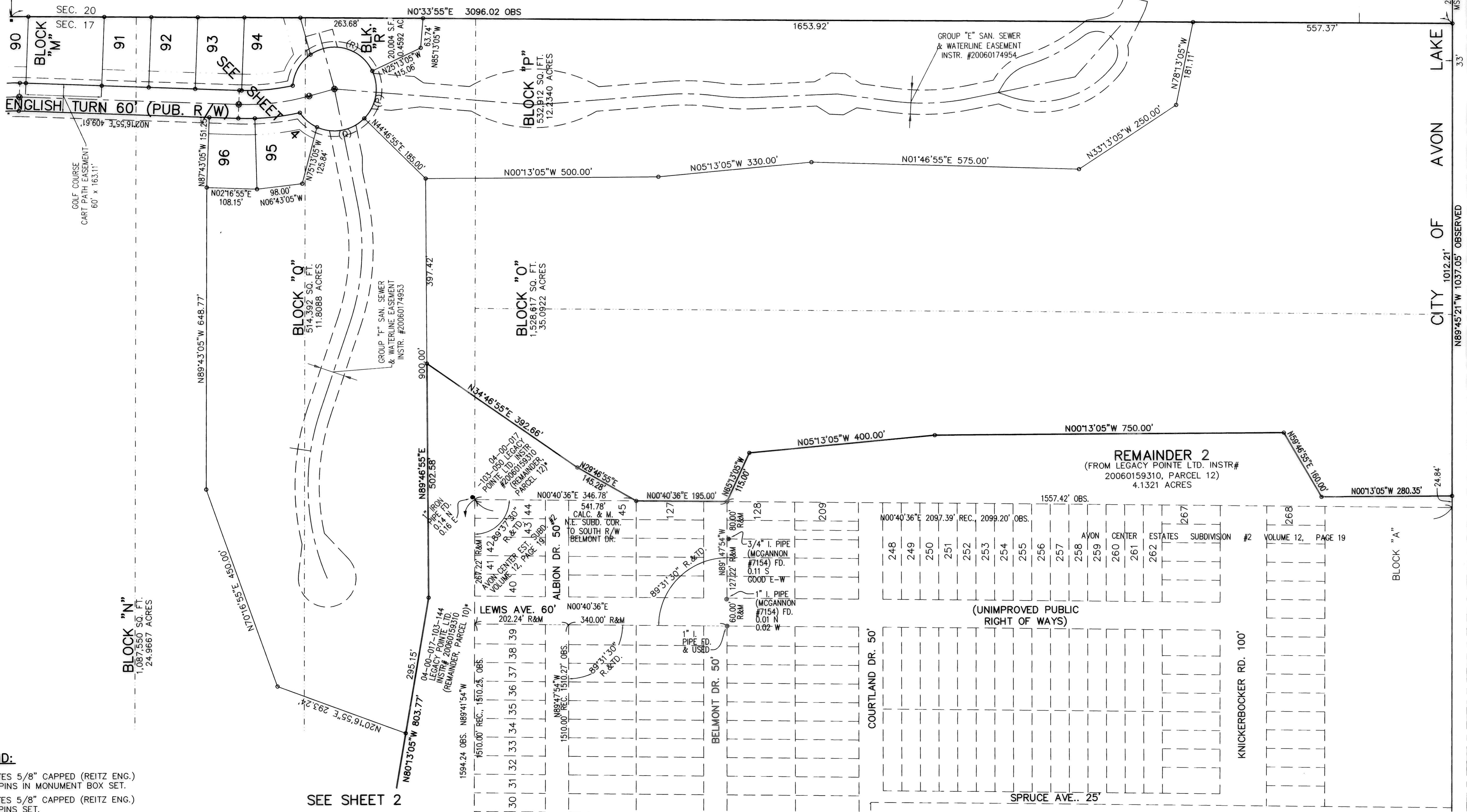
**LEGACY POINTE  
SUBDIVISION NO. 5  
PLAT**

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

2  
4  
MAY  
2006

(Q)	(P)	(R)
R=90.00'	R=90.00'	R=90.00'
D=70°00'00"	D=70°00'00"	D=99°28'16"
L=109.96'	L=109.96'	L=156.25'
C=103.24'	C=103.24'	C=137.35'
N10°13'05"W	N80°13'05"W	N15°02'47"E
T=63.02'	T=63.02'	T=106.26'

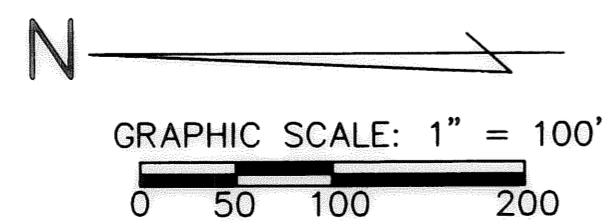
04-00-020-101-132  
SWEETBRIAR MANAGEMENT CO.  
INSTRUMENT #20020826643



- LEGEND:**
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS IN MONUMENT BOX SET.
  - DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
  - DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

ACREAGE IN 25 LOTS	9.7879 AC.
ACREAGE IN 6 BLOCKS	85.1057 AC.
ACREAGE IN PUBLIC R/W	3.4398 AC.
<b>TOTAL</b>	<b>98.3334 AC.</b>

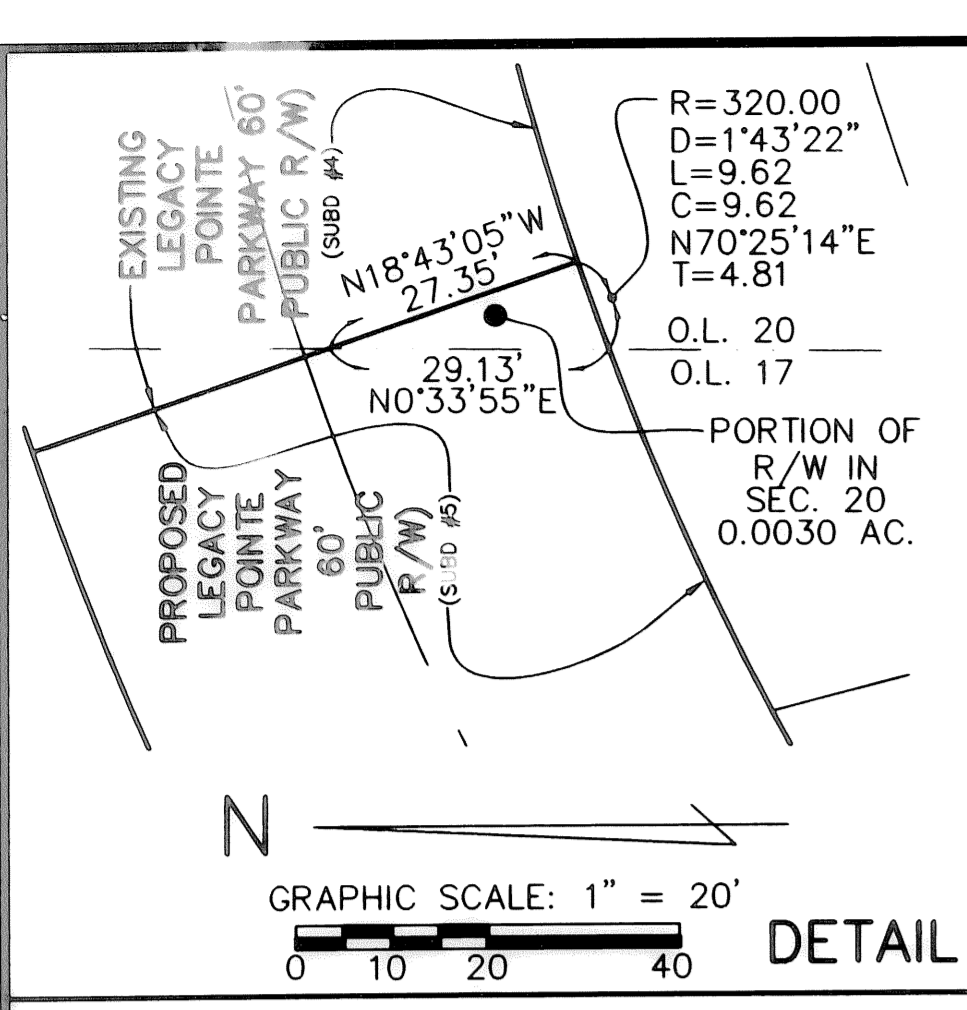
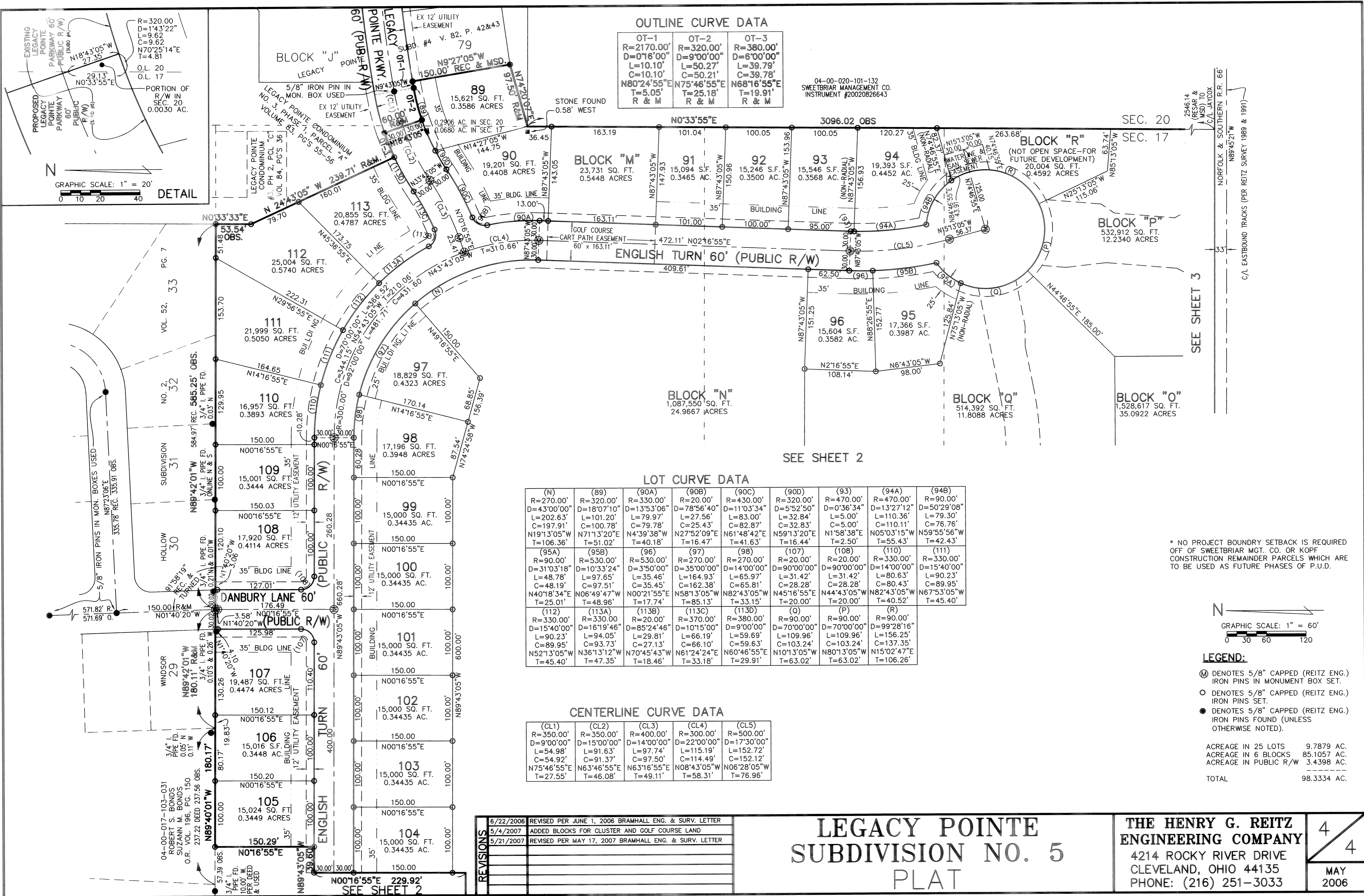
\* NO PROJECT BOUNDARY SETBACK IS REQUIRED OFF OF SWEETBRIAR MGT. CO. OR KOPF CONSTRUCTION REMAINDER PARCELS WHICH ARE TO BE USED AS FUTURE PHASES OF P.U.D.



REVISIONS	DATE	DESCRIPTION
	6/22/2006	REVISED PER JUNE 1, 2006 BRAMHALL ENG. & SURV. LETTER
	5/4/2007	ADDED BLOCKS FOR CLUSTER AND GOLF COURSE LAND
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PHONE: (216) 251-3033



**OUTLINE CURVE DATA**

OT-1 R=2170.00' D=0°16'00" L=10.10' C=10.10' N80°24'55"E T=5.05' R & M	OT-2 R=320.00' D=9°00'00" L=50.27' C=50.21' N75°46'55"E T=25.18' R & M	OT-3 R=380.00' D=6°00'00" L=39.79' C=39.78' N68°16'55"E T=19.91' R & M
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04-00-020-101-132  
SWEETBRIAR MANAGEMENT CO.  
INSTRUMENT #20020826643

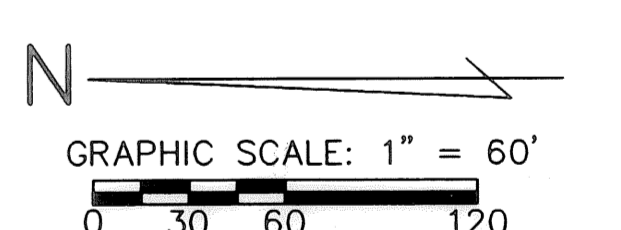
**LOT CURVE DATA**

(N) R=270.00' D=43°00'00" L=202.63' C=197.91' N19°13'05"W T=106.36'	(89) R=320.00' D=18°07'10" L=101.20' C=79.78' N71°13'20"E T=51.02'	(90A) R=330.00' D=13°53'06" L=79.97' C=79.78' N4°39'38"W T=40.18'	(90B) R=20.00' D=78°56'40" L=27.56' C=25.43' N27°52'09"E T=16.47'	(90C) R=430.00' D=11°03'34" L=83.00' C=82.87' N61°48'42"E T=41.63'	(90D) R=320.00' D=5°52'50" L=32.84' C=32.83' N59°13'20"E T=16.44'	(93) R=470.00' D=0°36'34" L=5.00' C=5.00' N1°58'38"E T=2.50'	(94A) R=470.00' D=13°27'12" L=110.36' C=110.11' N05°03'15"W T=55.43'	(94B) R=90.00' D=50°29'08" L=79.30' C=76.76' N59°55'56"W T=42.43'
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**CENTERLINE CURVE DATA**

(CL1) R=350.00' D=9°00'00" L=54.98' C=54.92' N75°46'55"E T=27.55'	(CL2) R=350.00' D=15°00'00" L=91.63' C=91.37' N63°46'55"E T=46.08'	(CL3) R=400.00' D=14°00'00" L=97.74' C=97.50' N63°16'55"E T=49.11'	(CL4) R=300.00' D=22°00'00" L=115.19' C=114.49' N08°43'05"W T=58.31'	(CL5) R=500.00' D=17°30'00" L=152.72' C=152.12' N06°28'05"W T=76.96'
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\* NO PROJECT BOUNDARY SETBACK IS REQUIRED OFF OF SWEETBRIAR MGT. CO. OR KOPF CONSTRUCTION REMAINDER PARCELS WHICH ARE TO BE USED AS FUTURE PHASES OF P.U.D.



**LEGEND:**

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

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**REVISIONS**

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ENGINEERING COMPANY**  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OHIO 44135  
PHONE: (216) 251-3033

4  
4  
MAY  
2006

TAX MAP DEPT. COPY #07-01080