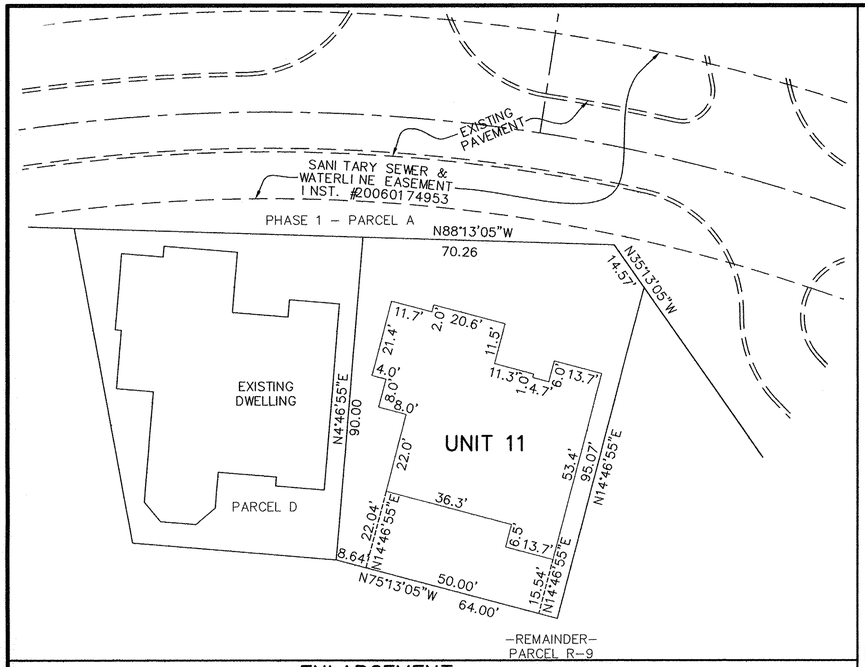
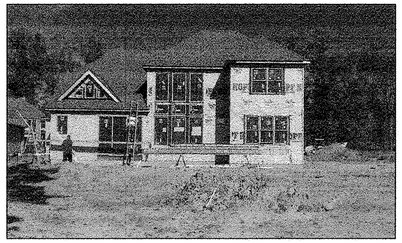
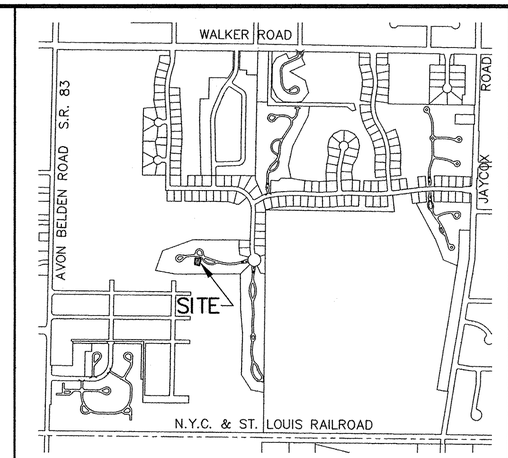


ENLARGEMENT SCALE: 1"=20'

UNIT 11 FRONT



UNIT 11 REAR



SITE MAP

ACREAGE BREAKDOWN

PHASE ONE (VOL. 92, PGS. 72–73)	151,730 SQ. FT.	3.4832 ACRES
PHASE TWO (VOL. 93, PGS. 36–37)	15,272 SQ. FT.	0.3506 ACRES
PHASE THREE (VOL. 94, PG. 14)	13,653 SQ. FT.	0.3134 ACRES
PHASE FOUR (VOL. 97, PG. 2)	8,642 SQ. FT.	0.1984 ACRES
PHASE FIVE (1 PARCEL)	16,859 SQ. FT.	0.3870 ACRES
PHASE SIX (1 PARCEL)	7,030 SQ. FT.	0.1614 ACRES
REMAINDER (3 PARCELS)	301,206 SQ. FT.	6.9147 ACRES
TOTAL SITE	514,392 SQ. FT.	11.8088 ACRES

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ABUTTING PROPERTIES.

1-3-13
JAMES T. SAYLER, P.E.
PROFESSIONAL ENGINEER NO. E–52385

1-3-13
JAMES T. SAYLER
PROFESSIONAL SURVEYOR NO. S–7425

JAMES T. SAYLER E-52385

STATE OF OHIO JAMES T. SAYLER S-7425 REGISTERED PROFESSIONAL SURVEYOR

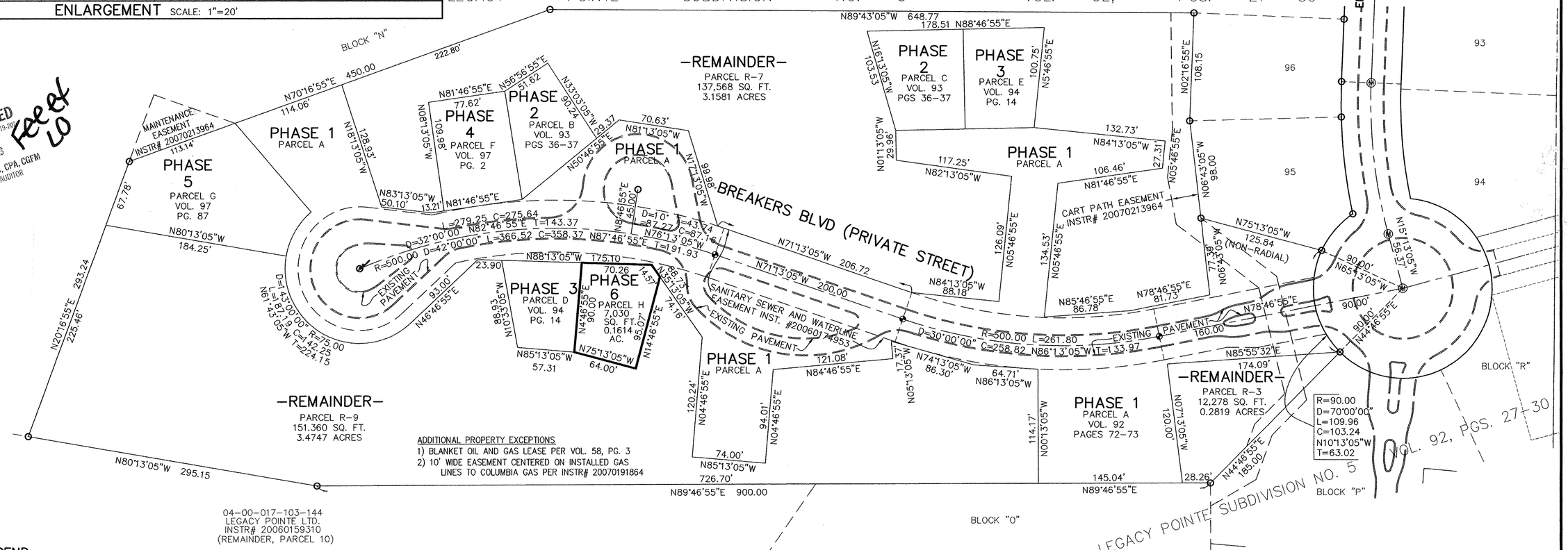
Doc ID: 017336460001 Type: OFF
Kind: PLAT
Recorded: 02/07/2013 at 11:12:44 AM
Fee Amt: $80.40 Page 1 of 1
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2013–0447394

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
FEB – 7 2013
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Feet 10

LAWYERS TITLE / LAURA
Plat Vol 98
Pg. 37

LEGACY POINTE SUBDIVISION NO. 5 VOL. 92, PGS. 27 – 30



ADDITIONAL PROPERTY EXCEPTIONS
1) BLANKET OIL AND GAS LEASE PER VOL. 58, PG. 3
2) 10' WIDE EASEMENT CENTERED ON INSTALLED GAS LINES TO COLUMBIA GAS PER INSTR# 20070191864

04–00–017–103–144
LEGACY POINTE LTD.
INSTR# 20060159310
(REMAINDER, PARCEL 10)

N
BASED ON LEGACY POINTE SUBD. PLATS

LEGEND:
- Ⓜ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX USED.
- O DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN USED.
- ◆ DENOTES 1/4" DRILL HOLE USED

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

NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 3 FEET FROM THE FOUNDATION AND PATIOS/ DECKS/PORCHES/SUNROOMS OF EACH UNIT. AND LAND 12 FEET OFF OF MAIN REAR WALL FOR CONSTRUCTION OF A DECK OR PATIO

REVISIONS		

LEGACY POINTE CONDOMINIUM NO. 5 PH 6

BEING PART OF BLOCK "O" IN THE LEGACY POINTE SUBDIVISION NO. 5 AS RECORDED IN VOL. 92 OF PLATS, PGS. 27–30 OF LORAIN COUNTY RECORDS, OF PART OF ORIGINAL AVON TWP. SECTION 17 CITY OF AVON LAKE, COUNTY OF LORAIN, OHIO

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

1/1
NOVEMBER 2012

J:\engr\Vs\legwest\CONDOS\LEGACY-F-6.dwg, 1:50