Instrument Number: 202310060104985
Recorded Date: 10/06/2023 10:58:38 AM

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Document Page Count: 7

Submitted By:
BROSIUS JOHNSON & GRIGGS

Walk-In

Return To:
BROSIUS JOHNSON & GRIGGS

Mail Envelope

Developer:
LEGACY VILLAGE CONDOMINIUM

Plat:
LEGACY VILLAGE CONDOMINIUM

Recording Fees:	
Plat Recording Fee:	$302.40
Total Fees:	$302.40
Amount Paid:	$302.40
Amount Due:	$0.00

Instrument Number: 202310060104985
Volume/Page: CB 303 374
Recorded Date: 10/06/2023 10:58:38 AM

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COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Legacy Village Condominium

FIRST AMENDMENT - THE DRAWINGS

Situated in the State of Ohio, County of Franklin, City of Columbus, Being part of Broadleigh as recorded in Plat Book 14 Page 16.

FOR REFERENCE PLEASE SEE CONDOMINIUM PLAT BOOK NO. 303 PAGE 381

Instrument # 202310060104984

1/7

LEGEND

PL	Property Line
R/W	Right-of-Way
○	IP Fnd
POB	Point of Beginning
	Existing Concrete Walk/Drive
2967	Unit Designation
	Limited Common Elements

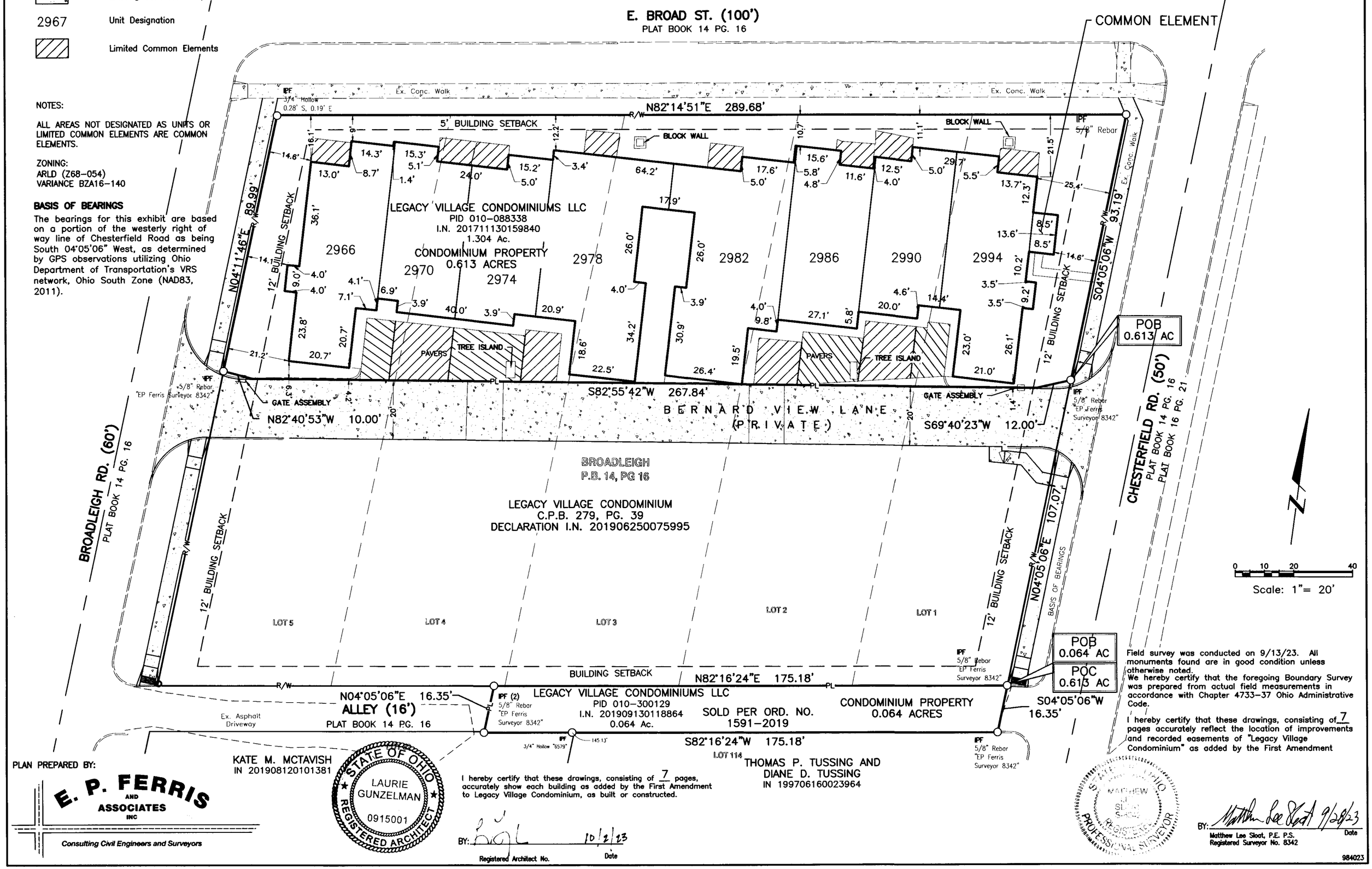
NOTES:

ALL AREAS NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

ZONING:
ARLD (Z68-054)
VARIANCE BZA16-140

BASIS OF BEARINGS

The bearings for this exhibit are based on a portion of the westerly right of way line of Chesterfield Road as being South 04°05'06" West, as determined by GPS observations utilizing Ohio Department of Transportation's VRS network, Ohio South Zone (NAD83, 2011).



Field survey was conducted on 9/13/23. All monuments found are in good condition unless otherwise noted.
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

I hereby certify that these drawings, consisting of 7 pages accurately reflect the location of improvements and recorded easements of "Legacy Village Condominium" as added by the First Amendment

BY: Matthew Lee Sloat 9/28/23
Matthew Lee Sloat, P.E. P.S.
Registered Surveyor No. 8342
Date

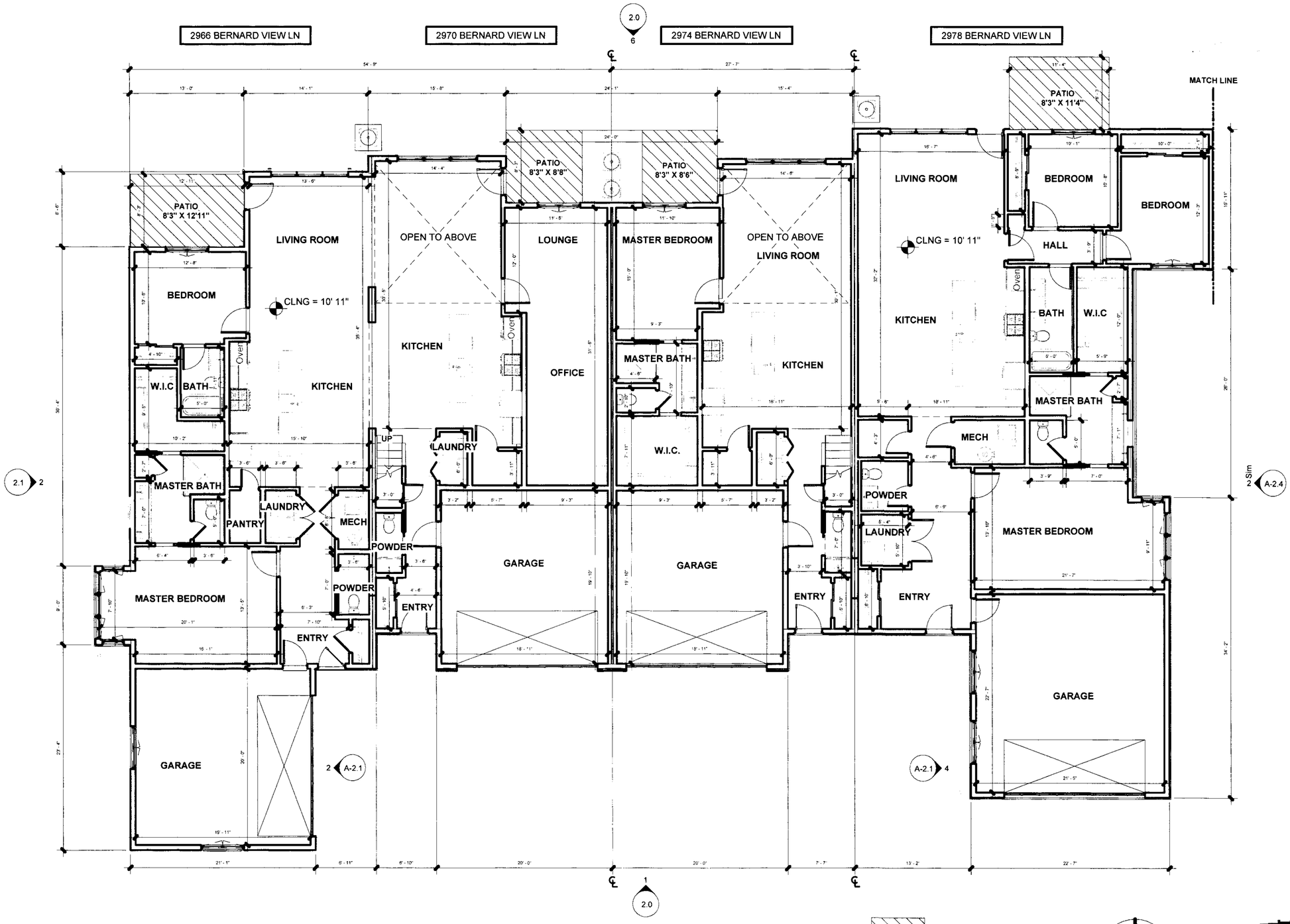
I hereby certify that these drawings, consisting of 7 pages, accurately show each building as added by the First Amendment to Legacy Village Condominium, as built or constructed.

BY: 10/2/23
Registered Architect No. Date

PLAN PREPARED BY:

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

984023



1 **FIRST FLOOR PLAN - WEST**
SCALE: 1/8" = 1'-0"

LIMITED COMMON ELEMENT

2 of 7

1.1

DATE : 09.28.2023

LEGACY VILLAGE CONDOMINIUM

FIRST AMENDMENT - THE DRAWINGS

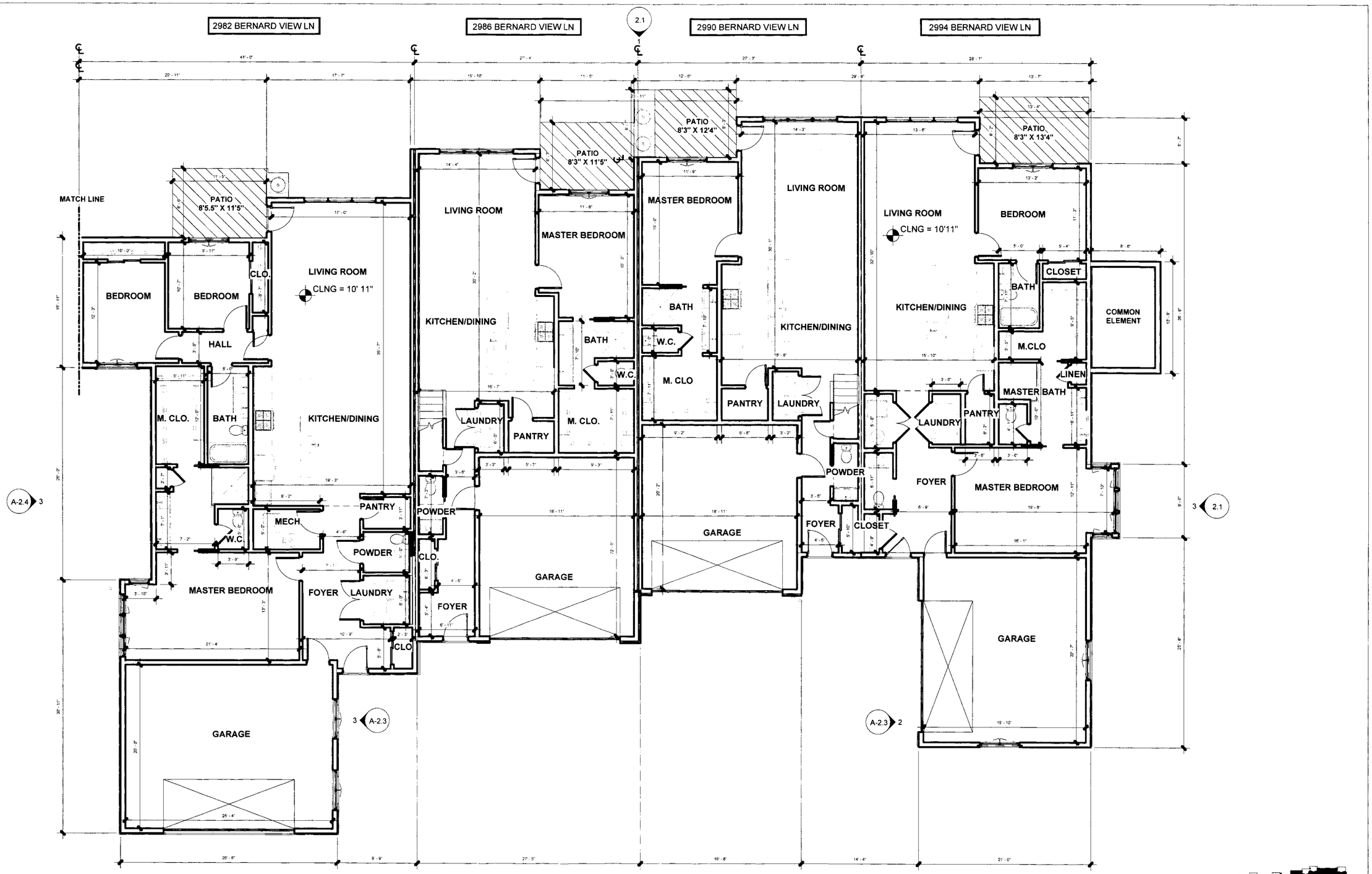
2966-2994 BERNARD VIEW LN
COLUMBUS, OH 43209

PJT # : 20-154

GUNZELMAN
architecture+interiors

333 Stewart Avenue
Columbus OH 43206
P 614-674-6696

GAI



1 FIRST FLOOR PLAN - EAST

SCALE: 1/8" = 1'-0"

LIMITED COMMON ELEMENT



3 of 7

1.1B

DATE : 09.28.2023

LEGACY VILLAGE CONDOMINIUM

FIRST AMENDMENT - THE DRAWINGS

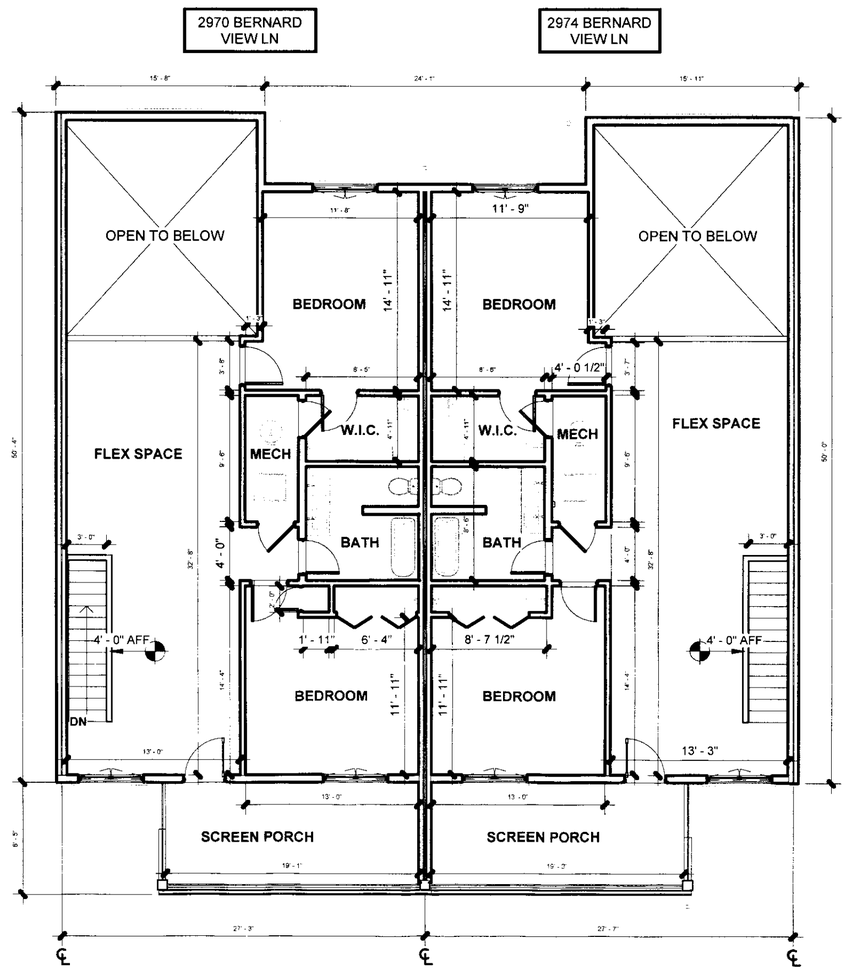
2966-2994 BERNARD VIEW LN
COLUMBUS, OH 43209

PJT # : 20-154

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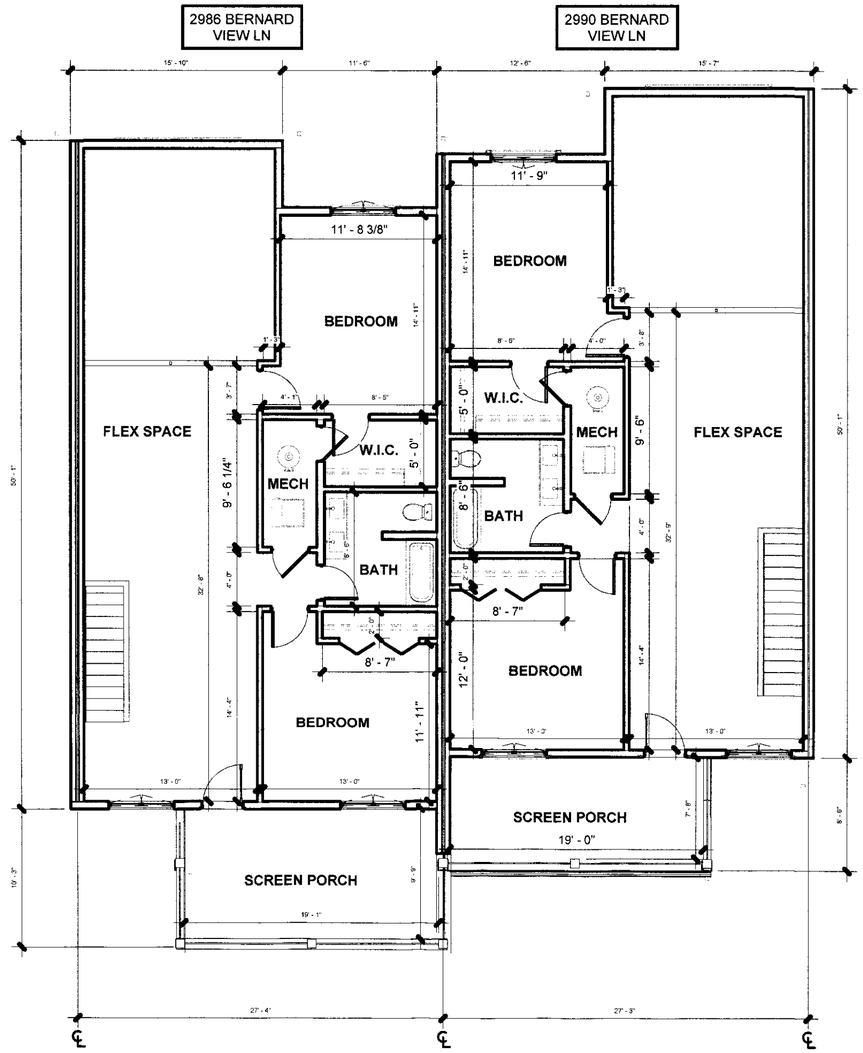
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1 SECOND FLOOR PLAN - WEST

SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN - EAST

SCALE: 1/8" = 1'-0"

5 of 7

1.2B

DATE : 09.28.2023

LEGACY VILLAGE CONDOMINIUM

FIRST AMENDMENT - THE DRAWINGS

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6 EXTERIOR ELEVATION - NORTH FACING (WEST)

SCALE: 1" = 10'-0"



2 EXTERIOR ELEVATION - SOUTH FACING (EAST)

SCALE: 1" = 10'-0"



1 EXTERIOR ELEVATION - SOUTH FACING (WEST)

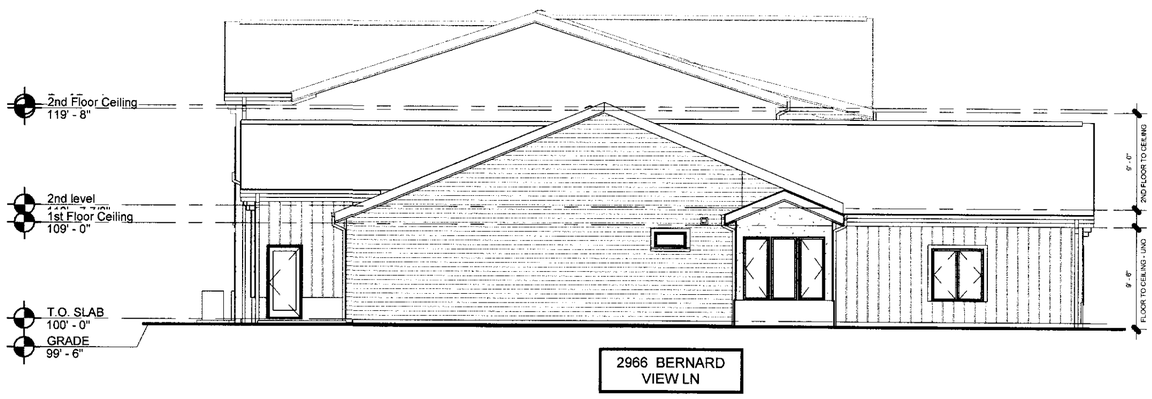
SCALE: 1" = 10'-0"

6 of 7	**LEGACY VILLAGE CONDOMINIUM**		PJT # : 20-154	**GUNZELMAN** architecture+interiors
2.0	**FIRST AMENDMENT - THE DRAWINGS**			333 Stewart Avenue Columbus OH 43206 P 614-674-6696
DATE : 09.28.2023	**2966-2994 BERNARD VIEW LN COLUMBUS, OH 43209**			GAI



3 EXTERIOR ELEVATION - EAST FACING

SCALE: 1" = 10'-0"



2 EXTERIOR ELEVATION - WEST FACING

SCALE: 1" = 10'-0"



1 EXTERIOR ELEVATION - NORTH FACING

SCALE: 1" = 10'-0"

7 of 7	**LEGACY VILLAGE CONDOMINIUM** **FIRST AMENDMENT - THE DRAWINGS** **2966-2994 BERNARD VIEW LN** **COLUMBUS, OH 43209**		**PJT # : 20-154**	**GUNZELMAN** architecture+interiors 333 Stewart Avenue Columbus OH 43206 P 614-674-6696
2.1				GAI
DATE : 09.28.2023				