

PHASE 20 PLAT

for

POWDERMAKER TOWN HOMES

CREATING BUILDING '8' AND '10'

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6

PREPARED BY

The Western Reserve Surveying Co.

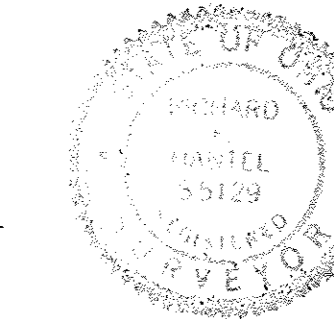
4705 STATE ROAD, CLEVELAND, OHIO 44109 (216) 741-0110 / (216)741-3243 / FAX (216)741-3926

BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS SHOWN HEREON. ALL OF WHICH ARE CORRECT.

R. F. Hantel

RICHARD F. HANTEL REG. No. S-5129

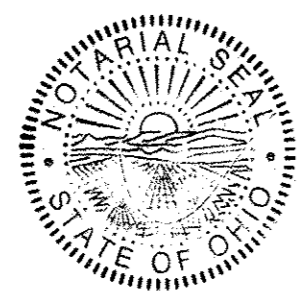
DATE: DECEMBER 5, 2014



ACCEPTANCE:

I, WILLIAM T. BISHOP, VICE PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

Signature of William T. Bishop, Vice President

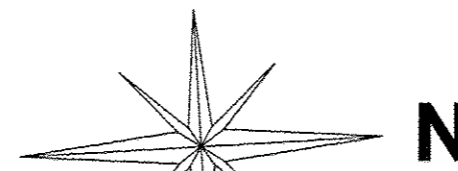


THOMAS M. BURKE NOTARY PUBLIC STATE OF OHIO

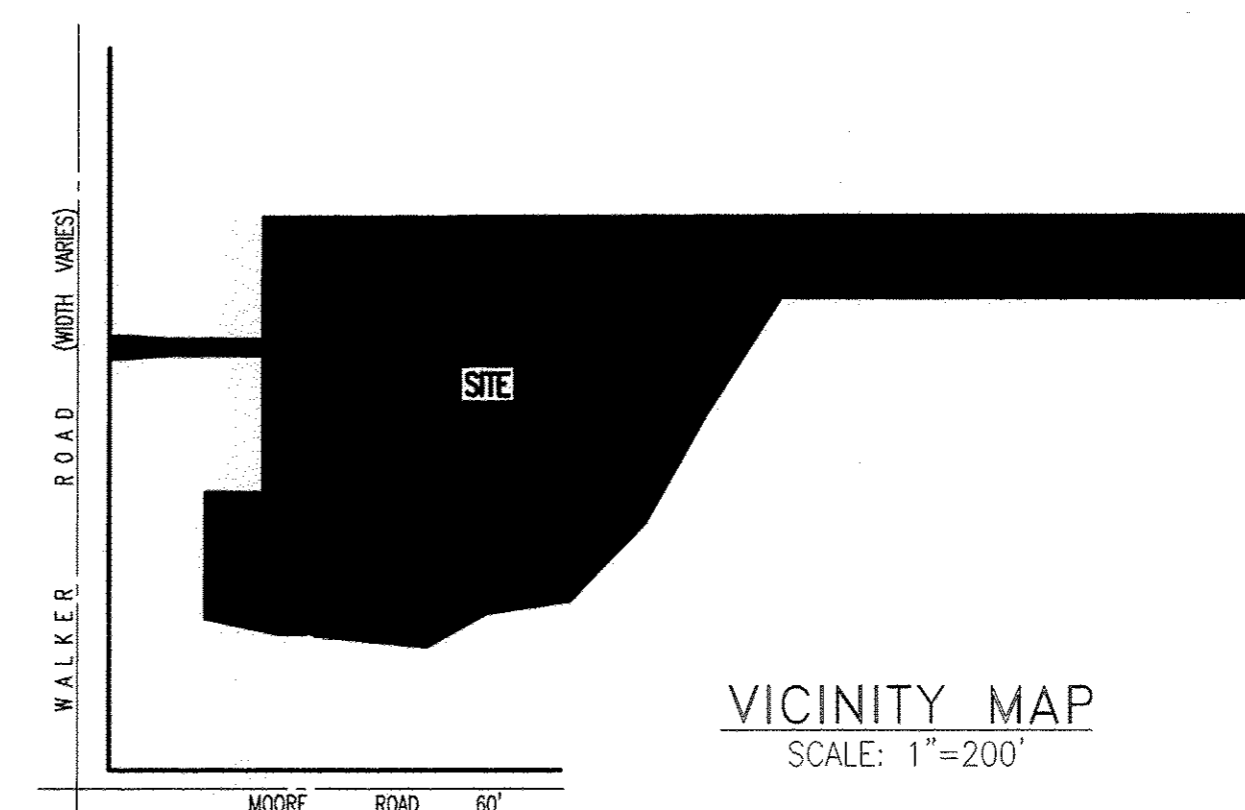
NOTARY: COUNTY OF CUYAHOGA, STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM T. BISHOP, VICE PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC., OWNER OF THE PROPERTY DEPICTED HEREON, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT Westlake, OHIO, THIS 12 DAY OF December, 2014.

Signature of Thomas M. Burke, Notary Public



SCALE: 1" = 60' SCALE IN FEET



VICINITY MAP SCALE: 1"=200'

WALKER ROAD (WIDTH VARIES)



EASEMENT CURVE DATA

(A)	R=90.00' L=70.17' C=68.41' N.71°03'21"E. DELTA = 44°40'28" Tan=36.98'
(B)	R=150.00' L=116.96' C=114.02' N.71°03'21"E. DELTA = 44°40'28" Tan=61.63'
(C)	R=181.00' L=87.38' C=86.53' N.03°19'47"W. DELTA = 27°39'35" Tan=44.56'
(D)	R=241.00' L=116.34' C=115.22' N.03°19'47"W. DELTA = 27°39'35" Tan=59.33'
(E)	R=142.00' L=85.78' C=84.42' N.29°13'14"W. DELTA = 24°07'19" Tan=30.34'
(F)	R=202.00' L=85.04' C=84.42' N.29°13'14"W. DELTA = 24°07'19" Tan=73.16'

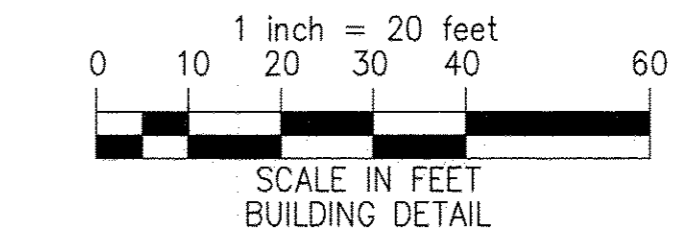
DETAIL OF BUILDING '8'

UNIT '109' AREA = 0.0184 ACRES
 UNIT '110' AREA = 0.0181 ACRES
 UNIT '111' AREA = 0.0181 ACRES
 UNIT '112' AREA = 0.0184 ACRES
 BUILDING '8' AREA = 0.0730 ACRES

DETAIL OF BUILDING '10'

UNIT '113' AREA = 0.0184 ACRES
 UNIT '114' AREA = 0.0181 ACRES
 UNIT '115' AREA = 0.0181 ACRES
 UNIT '116' AREA = 0.0184 ACRES
 BUILDING '10' AREA = 0.0730 ACRES

EXISTING AREA = 11.7174 (TO R/W)
 BUILDING '8' AREA = 0.0730 ACRES
 BUILDING '10' AREA = 0.0730 ACRES
 REMAINING AREA = 11.5714 ACRES



TRANSFERRED FEE EX

IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
 DEC 26 2014

J. CRAIG SNOODGRASS, CPA, CGFM LORAIN COUNTY AUDITOR