

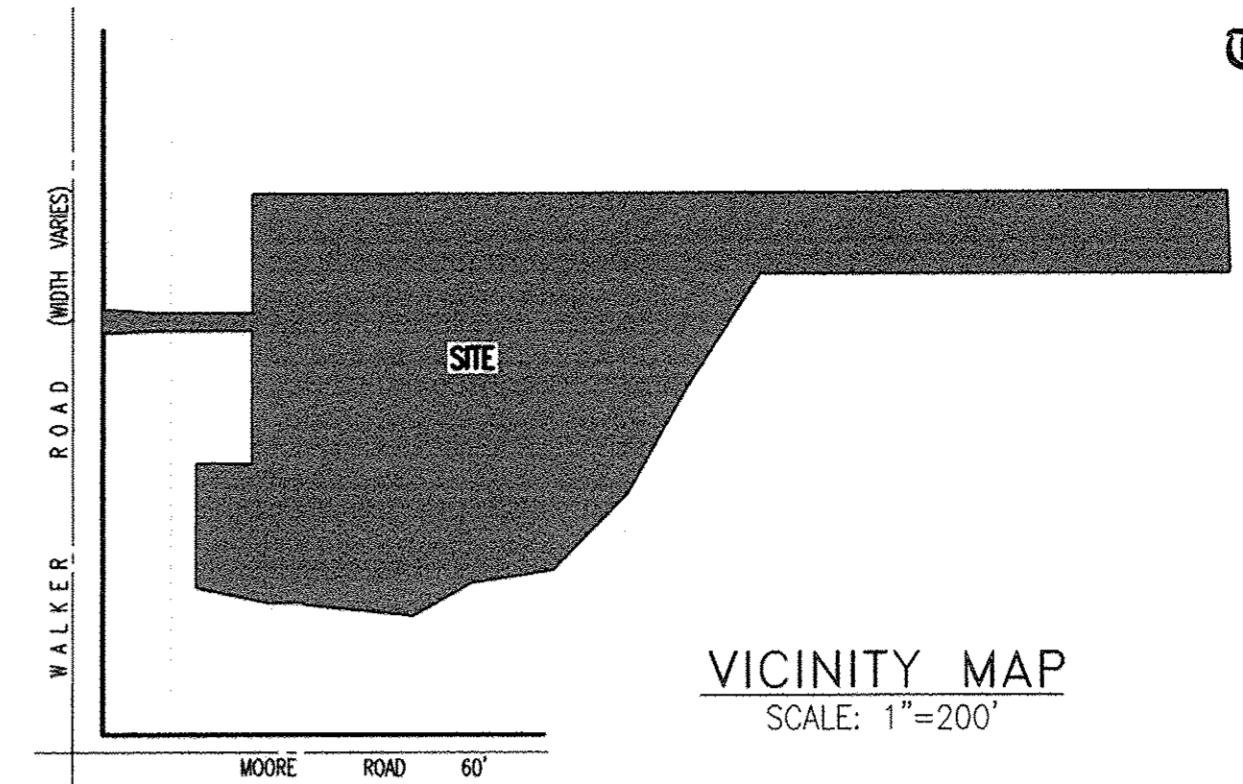
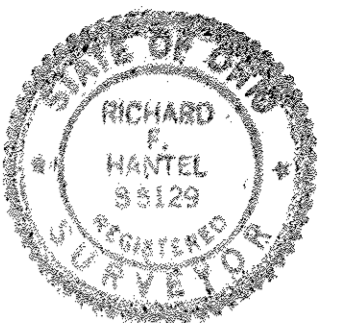
PHASE 21 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING '9'

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: JUNE 15, 2015



ACCEPTANCE:
I, THOMAS G. SIMON, 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.

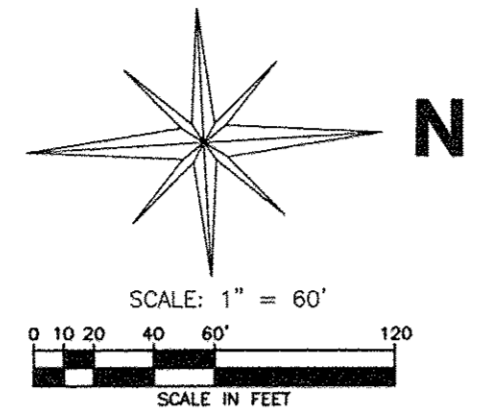
Thomas G. Simon
THOMAS G. SIMON, PRESIDENT

NOTARY:
COUNTY OF Cuyahoga s.s.
STATE OF OHIO

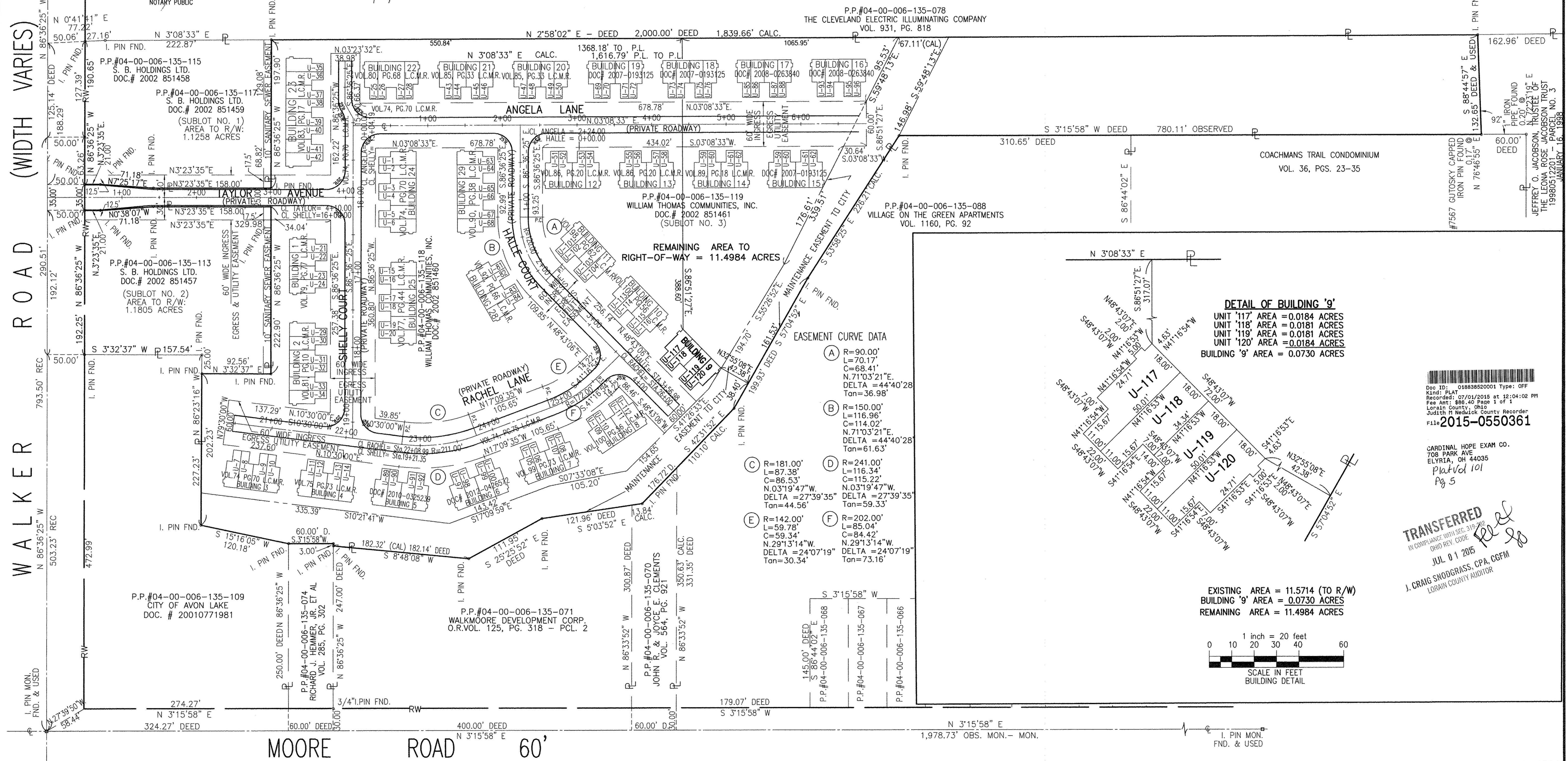
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE PROPERTY DEPICTED HEREON, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT Strongsville, OHIO, THIS 22 DAY OF June, 2015.

Thomas M. Burke
THOMAS M. BURKE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 2/23/2020

Thomas M. Burke
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/23/2020



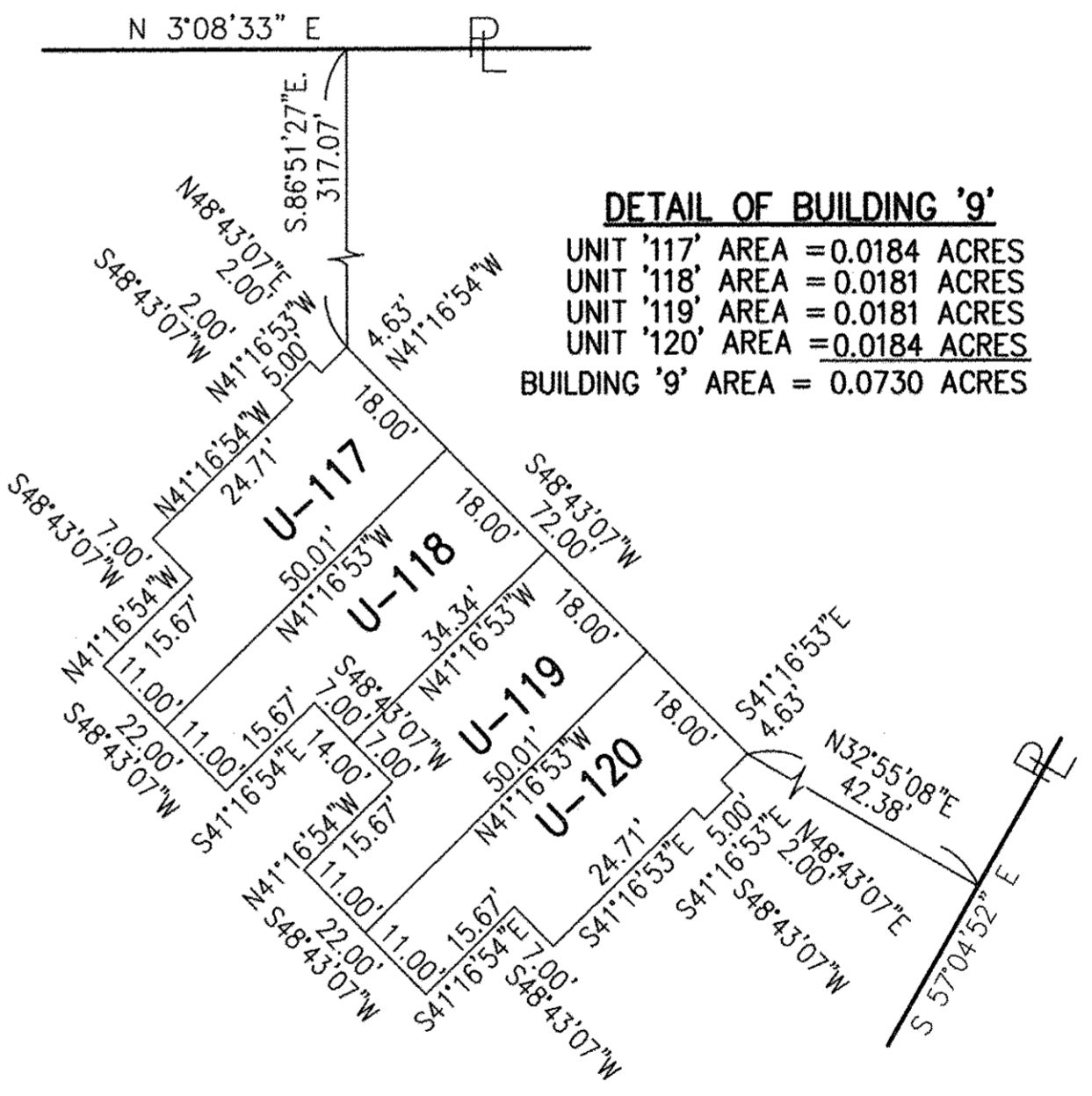
WALKER ROAD (WIDTH VARIES)



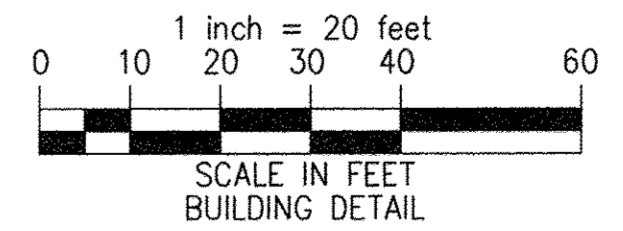
REMAINING AREA TO
RIGHT-OF-WAY = 11.4984 ACRES

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=59.78' C=59.34' 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'



EXISTING AREA = 11.5714 (TO R/W)
BUILDING '9' AREA = 0.0730 ACRES
REMAINING AREA = 11.4984 ACRES



Doc ID: 01888820001 Type: OFF
Kind: PLAT
Recorded: 07/01/2015 at 12:04:02 PM
Fee Amt: \$88.40 Page 1 of 1
Lorain County, Ohio
Judith H. Nedelick County Recorder
2015-0550361

CARDINAL HOPE EXAM CO.
708 PARK AVE
ELYRIA, OH 44035
Plat Vol 101
Pg 5

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.20
OHIO REV. CODE
JUL 01 2015
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

C:\Land Projects\44580.dwg\PLAT\44580_PLAT_PH21.dwg (24x36 PL01)