

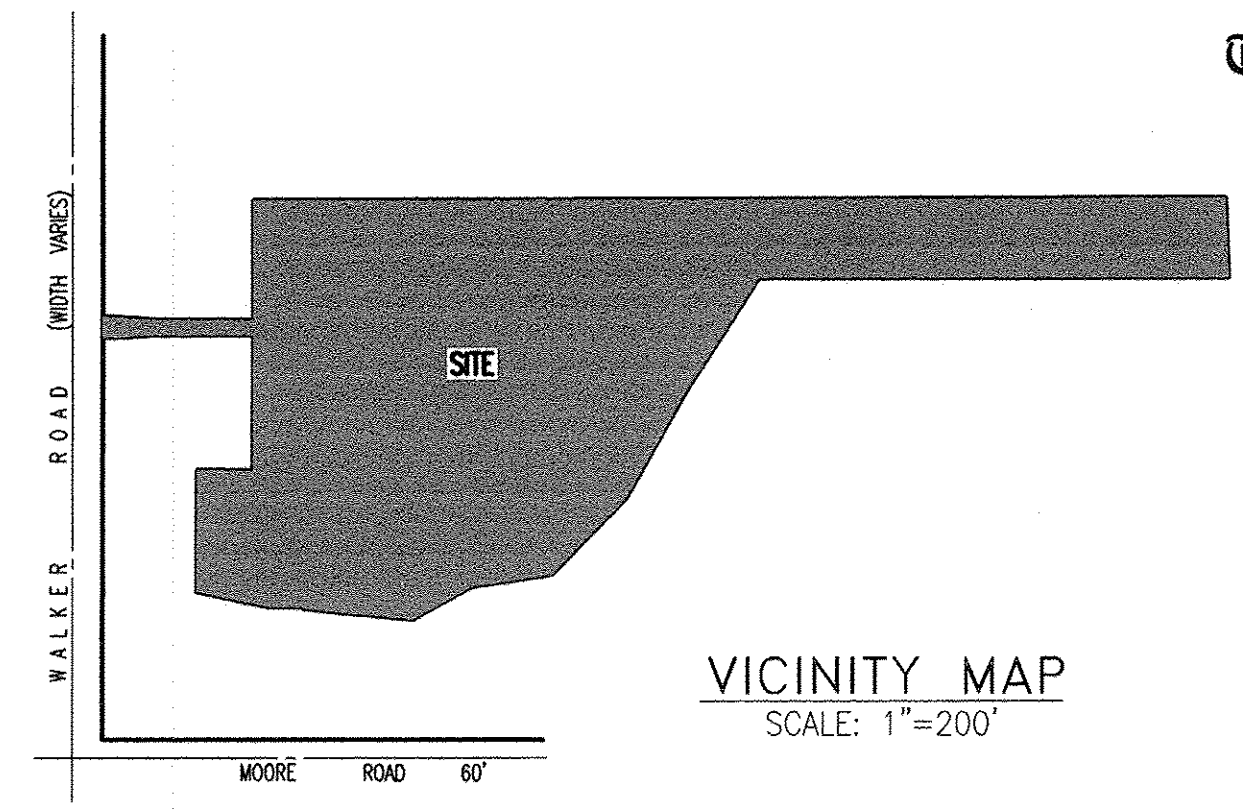
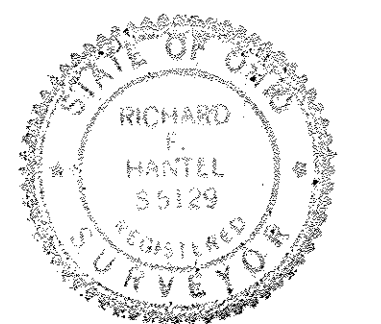
# PHASE 22 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING '26'

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: FEBRUARY 22, 2016



**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.

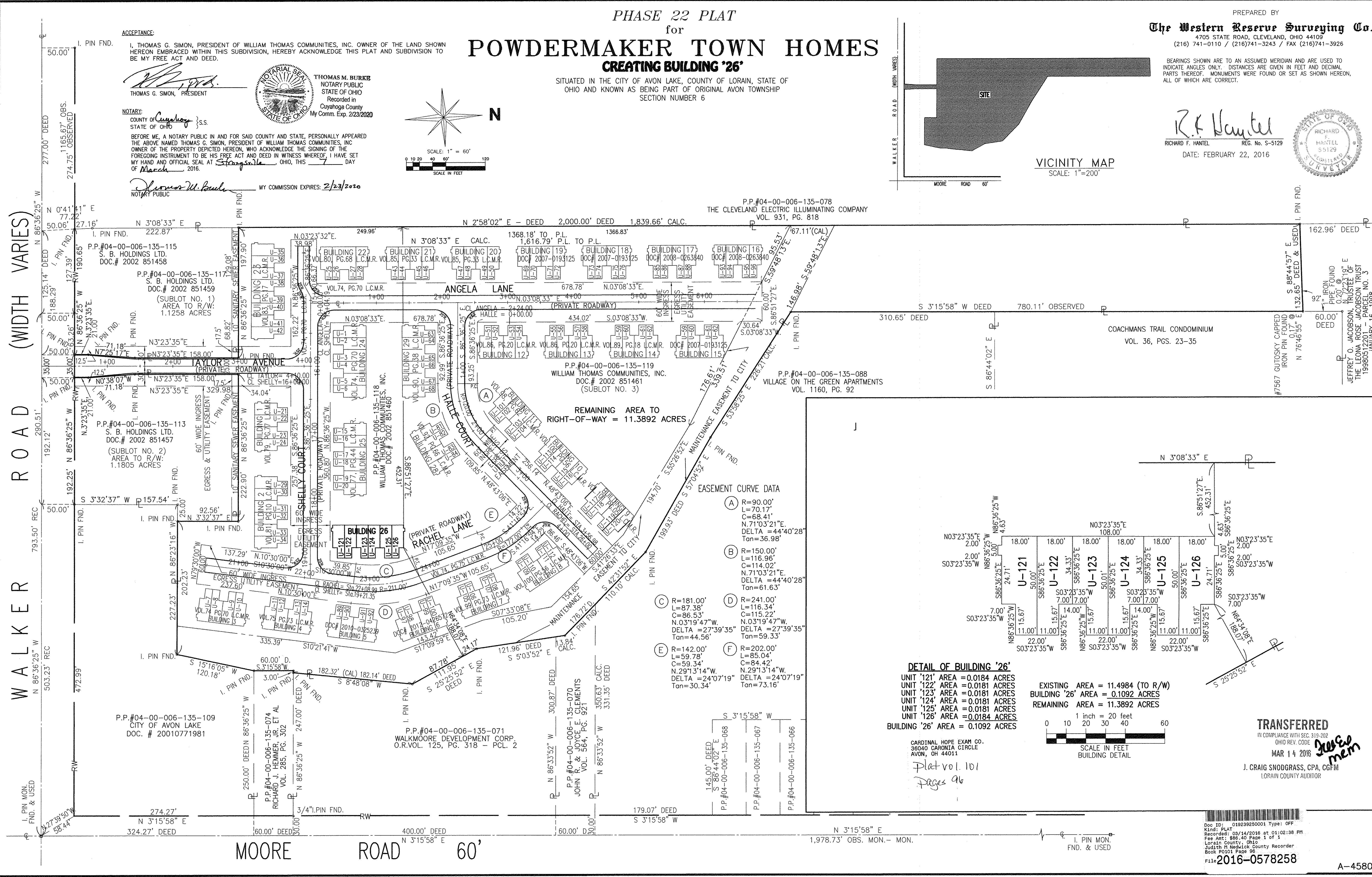
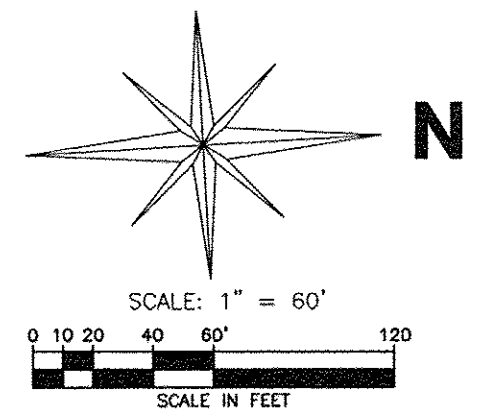
*Thomas G. Simon*  
THOMAS G. SIMON, PRESIDENT

**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 7 DAY OF March, 2016.

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

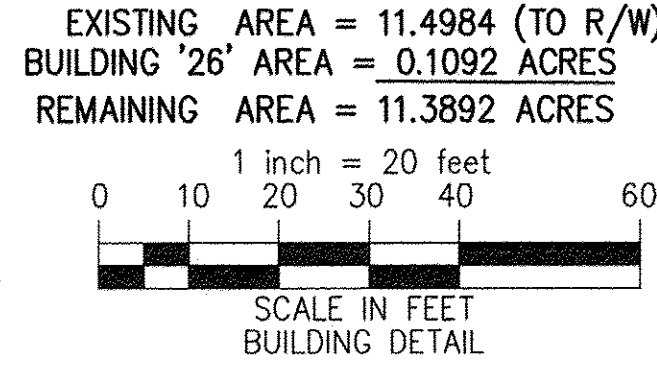
*Richard F. Hantel*  
MY COMMISSION EXPIRES: 2/23/2020  
NOTARY PUBLIC



**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'

**DETAIL OF BUILDING '26'**  
UNIT '121' AREA = 0.0184 ACRES  
UNIT '122' AREA = 0.0181 ACRES  
UNIT '123' AREA = 0.0181 ACRES  
UNIT '124' AREA = 0.0181 ACRES  
UNIT '125' AREA = 0.0181 ACRES  
UNIT '126' AREA = 0.0184 ACRES  
BUILDING '26' AREA = 0.1092 ACRES  
REMAINING AREA = 11.3892 ACRES



CARDINAL HOPE EXAM CO.  
3604A CARONIA CIRCLE  
AVON, OH 44011  
Plat vol. 101  
Pages 96

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319.022  
OHIO REV. CODE  
MAR 14 2016  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

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Fee Amt: \$88.40 Page 1 of 1  
Lorain County, Ohio  
Judith H. Neidick County Recorder  
Book POI Page 86  
F11e 2016-0578258