

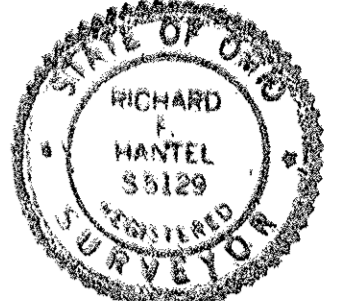
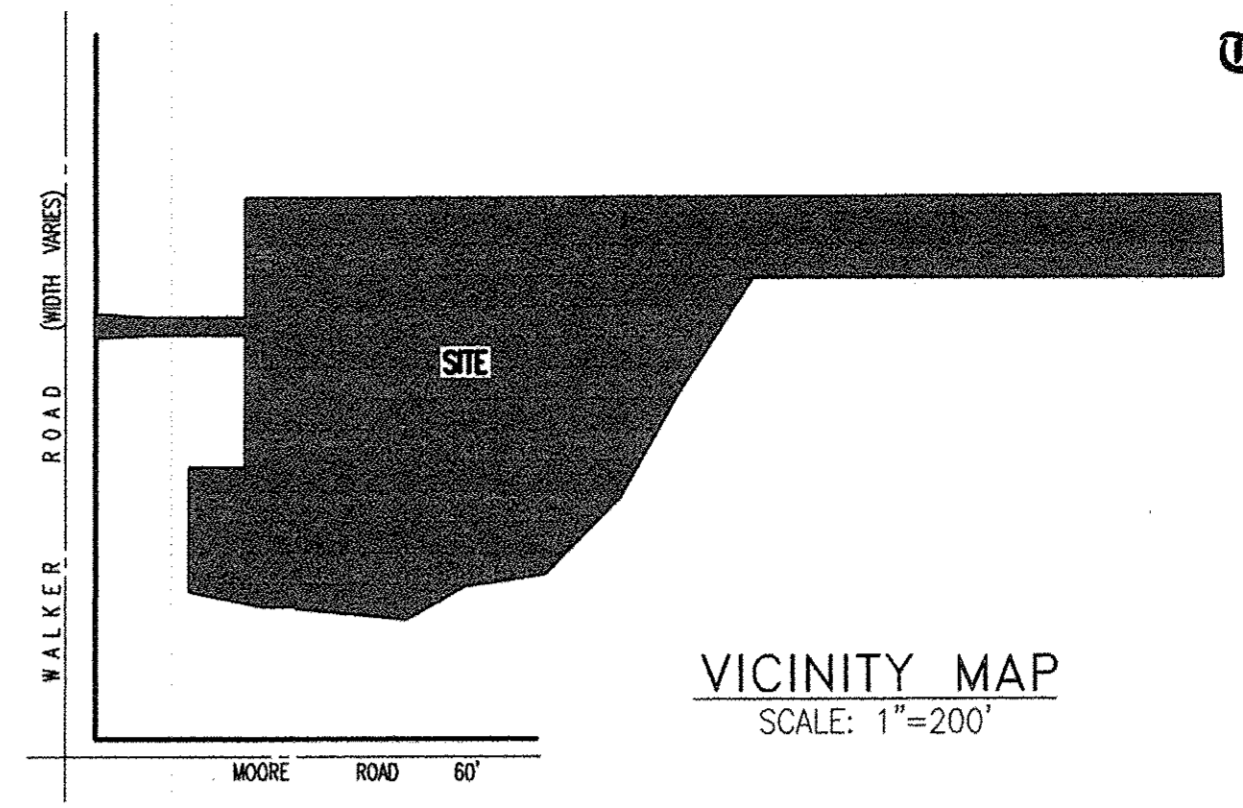
PHASE 23 PLAT  
for  
**POWDERMAKER TOWN HOMES**  
CREATING BUILDING '27'

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 08, 2016

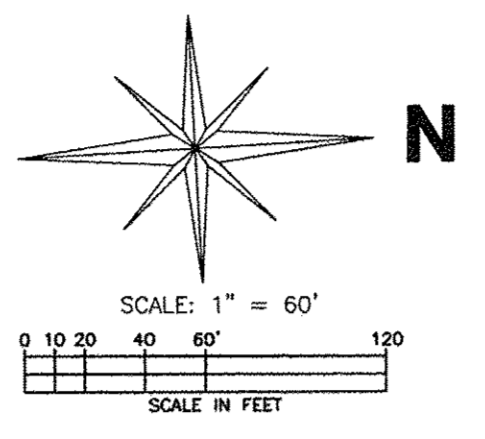
**ACCEPTANCE:**  
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

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

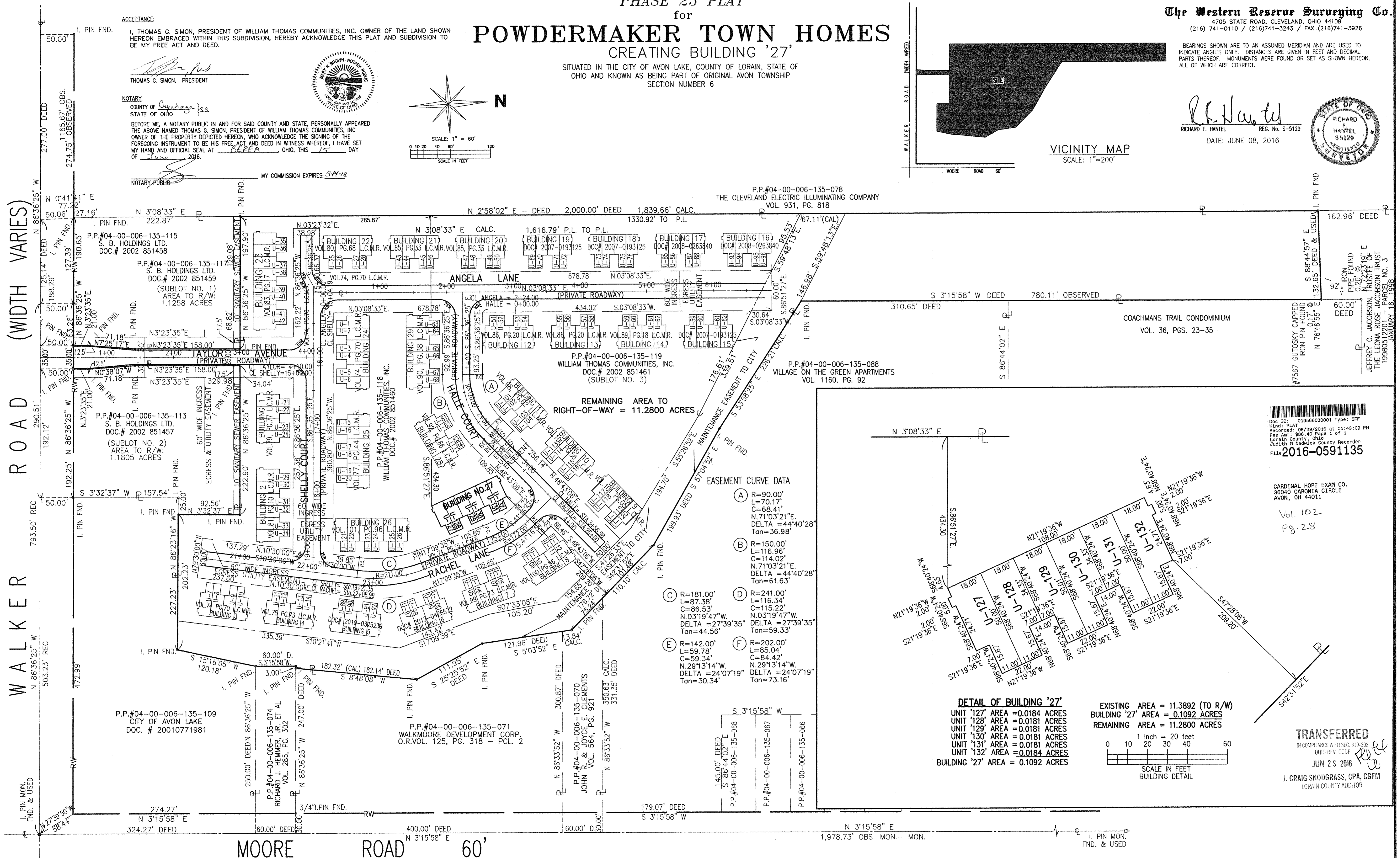
**NOTARY:**  
COUNTY OF Cuyahoga } ss.  
STATE OF OHIO

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 BEAVER, OHIO, THIS 15 DAY OF JUNE, 2016.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/14/18



WALKER ROAD (WIDTH VARIES)



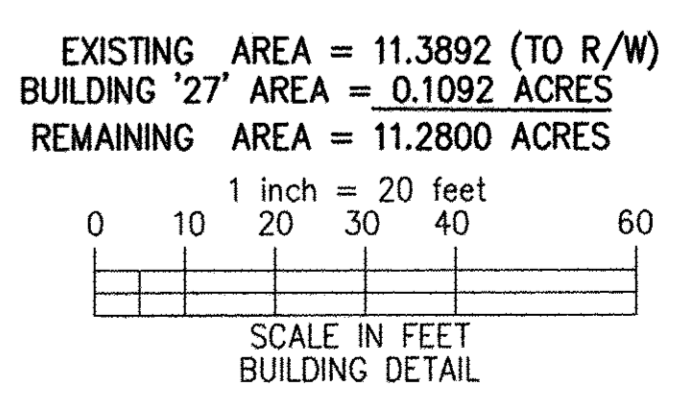
REMAINING AREA TO RIGHT-OF-WAY = 11.2800 ACRES

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=65.04' C=84.42' N.29°13'14"W. DELTA = 24°07'19" Tan=73.16'

**DETAIL OF BUILDING '27'**

UNIT '127' AREA = 0.0184 ACRES
BUILDING '27' AREA = 0.1092 ACRES
UNIT '128' AREA = 0.0181 ACRES
UNIT '129' AREA = 0.0181 ACRES
UNIT '130' AREA = 0.0181 ACRES
UNIT '131' AREA = 0.0181 ACRES
UNIT '132' AREA = 0.0184 ACRES
<b>BUILDING '27' AREA = 0.1092 ACRES</b>



Doc ID: 019866030001 Type: GFF  
Kind: PLAT  
Recorded: 06/29/2016 at 01:43:09 PM  
Fee Amt: \$86.40 Page 1 of 1  
Lorain County, Ohio  
Judith H. Newkirk County Recorder  
File # 2016-0591135

CARDINAL HOPE EXAM CO.  
3604 CARONIA CIRCLE  
AVON, OH 44011

Vol. 102  
Pg. 28

**TRANSFERRED**  
IN COMPLIANCE WITH SFC 319.202  
OHIO REV. CODE  
JUN 29 2016  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR