

PHASE 1 PLAT for POWDERMAKER TOWN HOMES

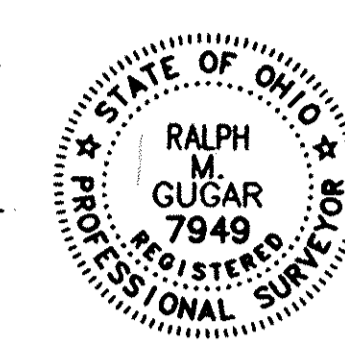
SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN,
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
AVON TOWNSHIP SECTION NUMBER 6

prepared by
CAPITOL SURVEY COMPANY

6545 STRATHMORE DRIVE VALLEY VIEW, OHIO 44125
PHONE: (216) 447-9227 FAX: (216) 524-4826

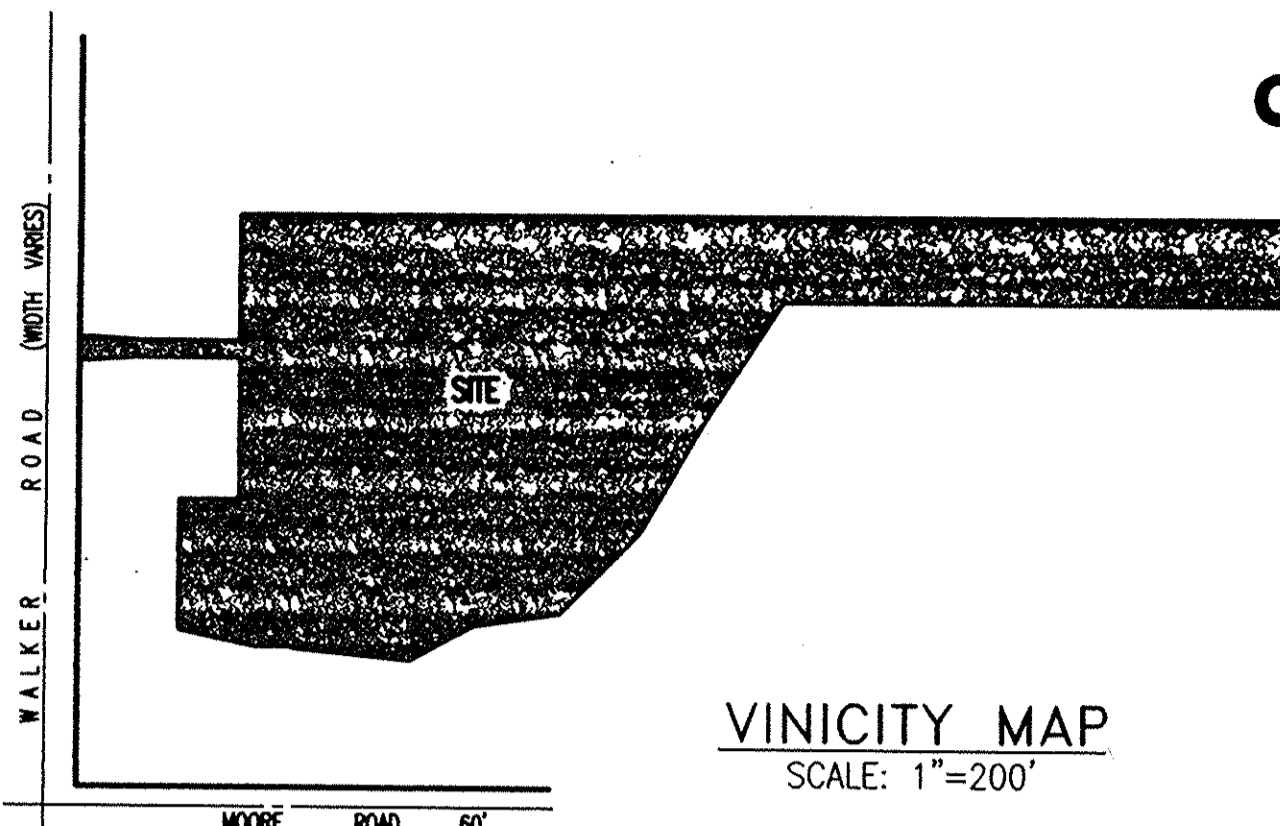
BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, ALL OF WHICH ARE CORRECT.

Ralph M. Cugar
RALPH M. CUGAR - REGISTERED SURVEYOR #7949



DATE: NOVEMBER, 2002

ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "CAPITOL 7543-7949".



ACCEPTANCE:

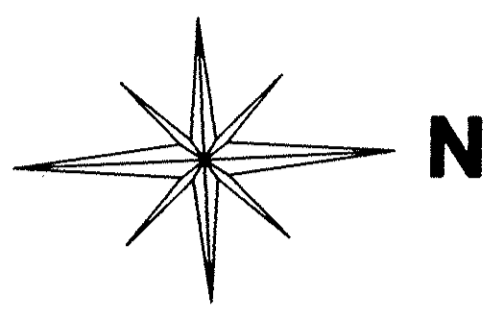
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

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 CLEVELAND OHIO, THIS 17th DAY OF DECEMBER 2002.

John M. ...
NOTARY PUBLIC
MY COMMISSION EXPIRES: NO 04 2014

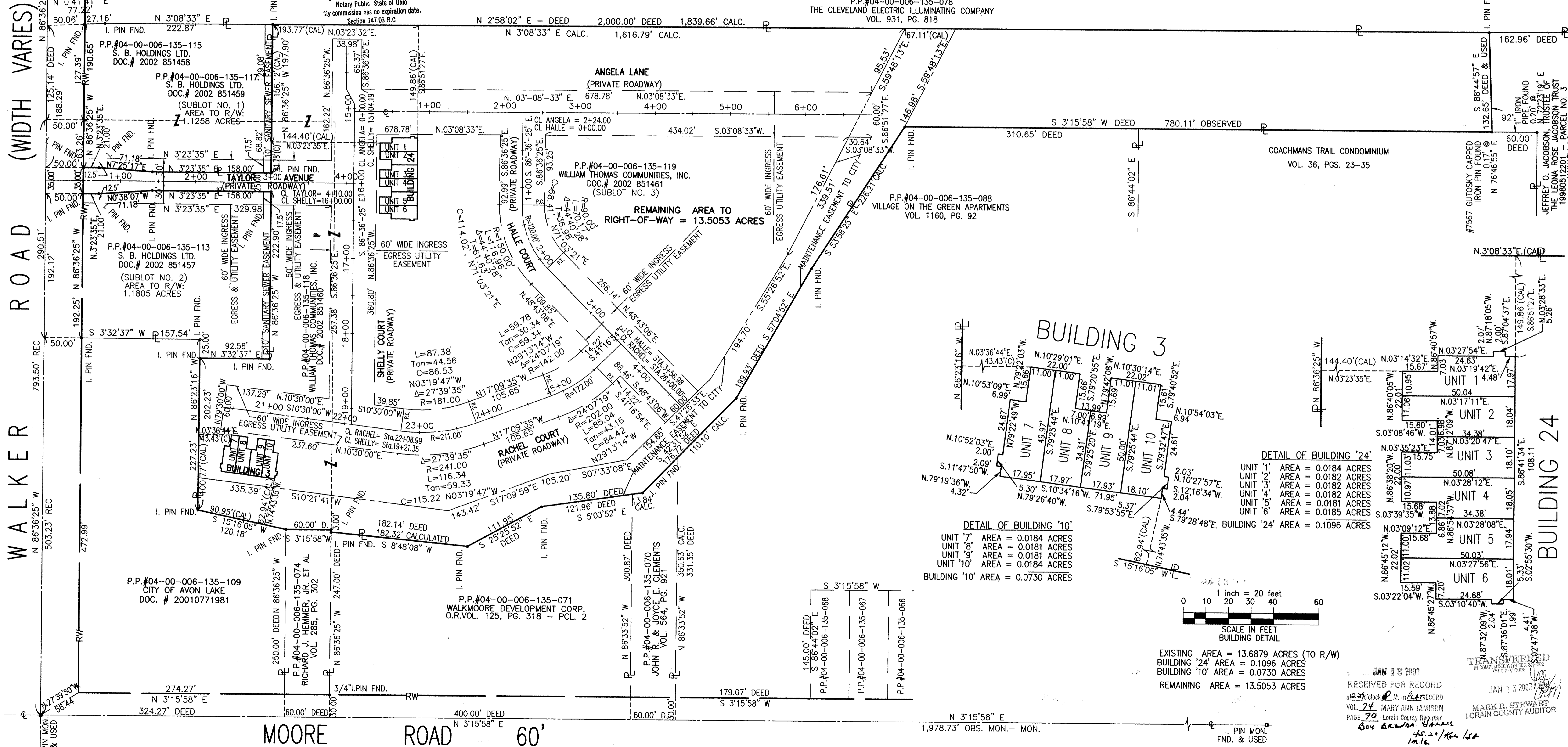


P.P.#04-00-006-135-078
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
VOL. 931, PG. 818

WALKER ROAD (WIDTH VARIES)

MOORE ROAD 60'

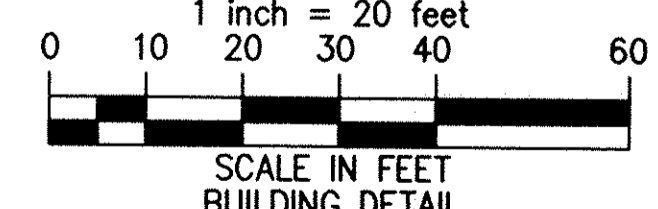
MOORE ROAD 60'



REMAINING AREA TO RIGHT-OF-WAY = 13.5053 ACRES

DETAIL OF BUILDING '10'
UNIT '7' AREA = 0.0184 ACRES
UNIT '8' AREA = 0.0181 ACRES
UNIT '9' AREA = 0.0181 ACRES
UNIT '10' AREA = 0.0184 ACRES
BUILDING '10' AREA = 0.0730 ACRES

DETAIL OF BUILDING '24'
UNIT '1' AREA = 0.0184 ACRES
UNIT '2' AREA = 0.0182 ACRES
UNIT '3' AREA = 0.0182 ACRES
UNIT '4' AREA = 0.0182 ACRES
UNIT '5' AREA = 0.0181 ACRES
UNIT '6' AREA = 0.0185 ACRES
BUILDING '24' AREA = 0.1096 ACRES



EXISTING AREA = 13.6879 ACRES (TO R/W)
BUILDING '24' AREA = 0.1096 ACRES
BUILDING '10' AREA = 0.0730 ACRES
REMAINING AREA = 13.5053 ACRES

RECEIVED FOR RECORD
JAN 13 2003
M. In RECORD
VOL. 77 MARY ANN JAMISON
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Box 45200
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MARK R. STEWART
LORAIN COUNTY AUDITOR