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904942 #1946

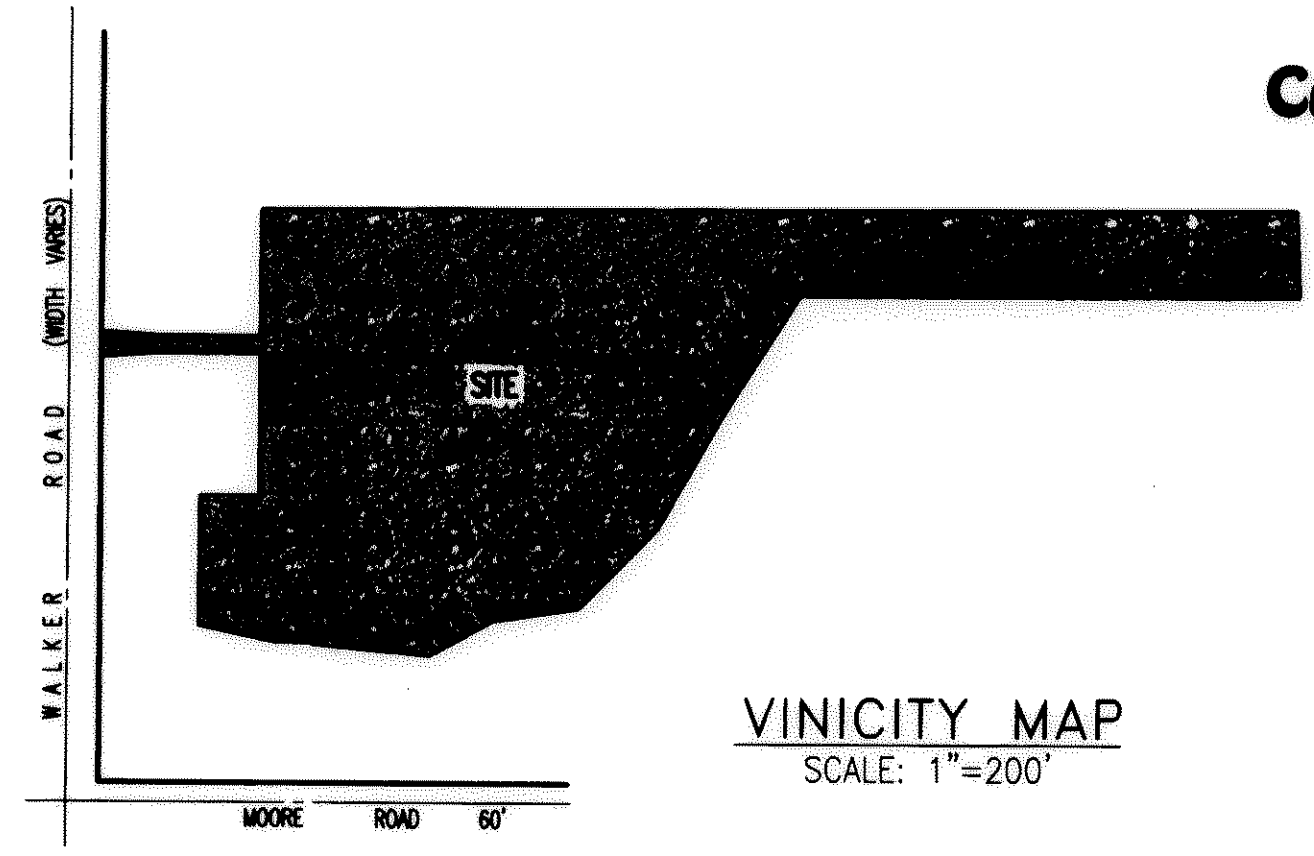
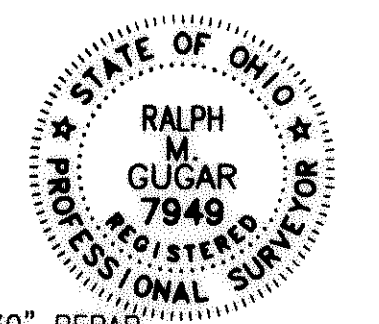
PHASE 2 PLAT
for
POWDERMAKER TOWN HOMES
CREATING BUILDING '4'

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.

DATE: MARCH, 2003
Ralph M. Gugar - Registered Surveyor #7949
NOTE:
● - ALL IRON PINS SET ARE 1/2" x 30" REBAR
WITH YELLOW CAP STAMPED "CAPITOL 7541-7949".

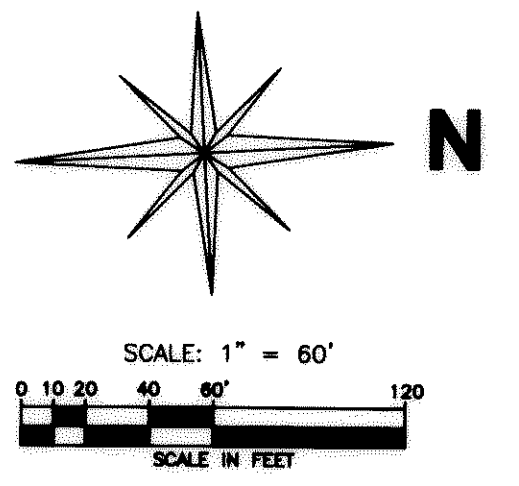


ACCEPTANCE:
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN
HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO
BE MY FREE ACT AND DEED.

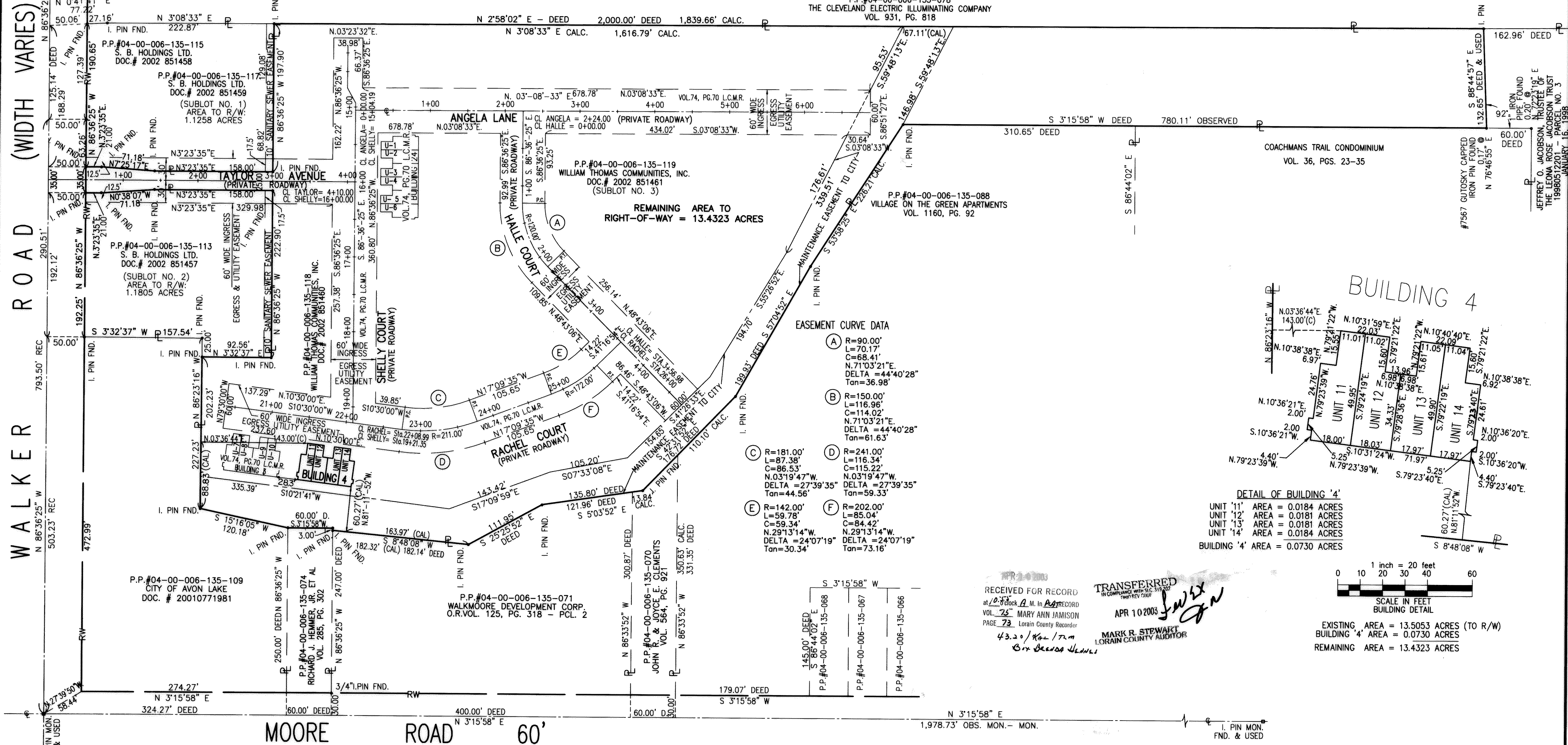
Thomas G. Simon
THOMAS G. SIMON, PRESIDENT

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 Avon, OHIO, THIS 19 DAY
OF MARCH, 2003.

Mark Calabrese
MARK CALABRESE, ATTORNEY AT LAW
11700 WALKER ROAD, SUITE 100
AVON, OHIO 44011
My Commission Expires 12/31/06
Section 147.03 R.C.

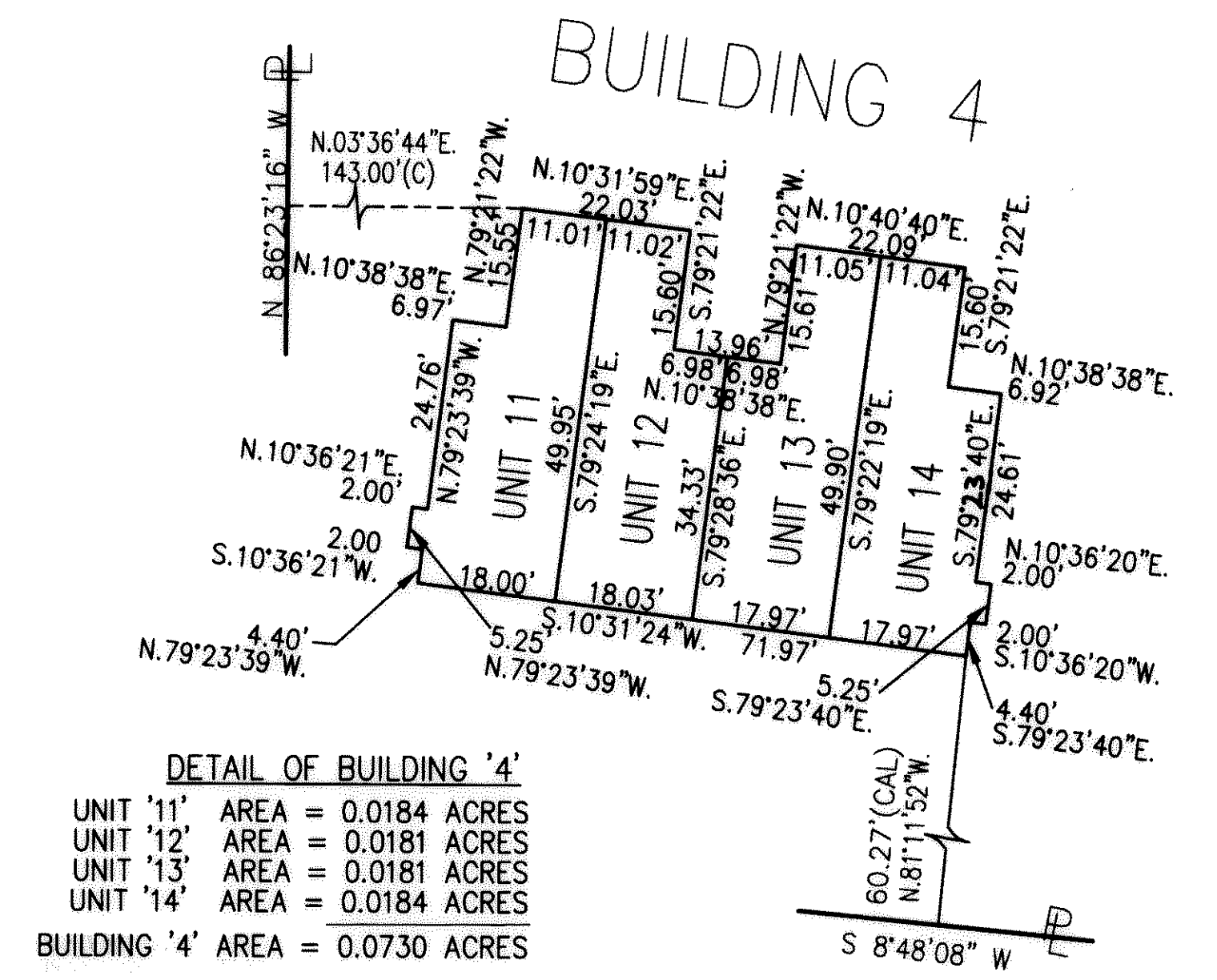


WALKER ROAD (WIDTH VARIES)



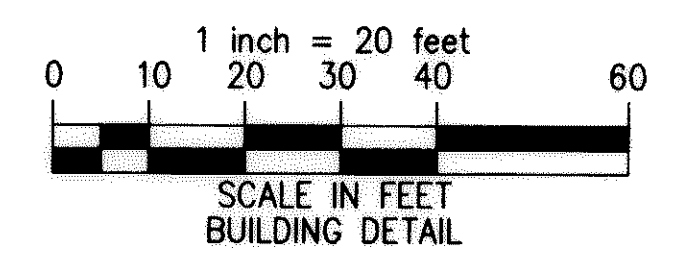
EASEMENT CURVE DATA

(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=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'



RECEIVED FOR RECORD
at 10:43 clock A.M. in 2003
VOL. 73 MARY ANN JAMISON
PAGE 73 Lorain County Recorder
43.20 / Kol / T.M.
Cox Brenda HENGLI

TRANSFERRED
APR 10 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR



EXISTING AREA = 13.5053 ACRES (TO R/W)
BUILDING '4' AREA = 0.0730 ACRES
REMAINING AREA = 13.4323 ACRES