

PHASE 3 PLAT
for
POWDERMAKER TOWN HOMES
CREATING BUILDING '25'

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

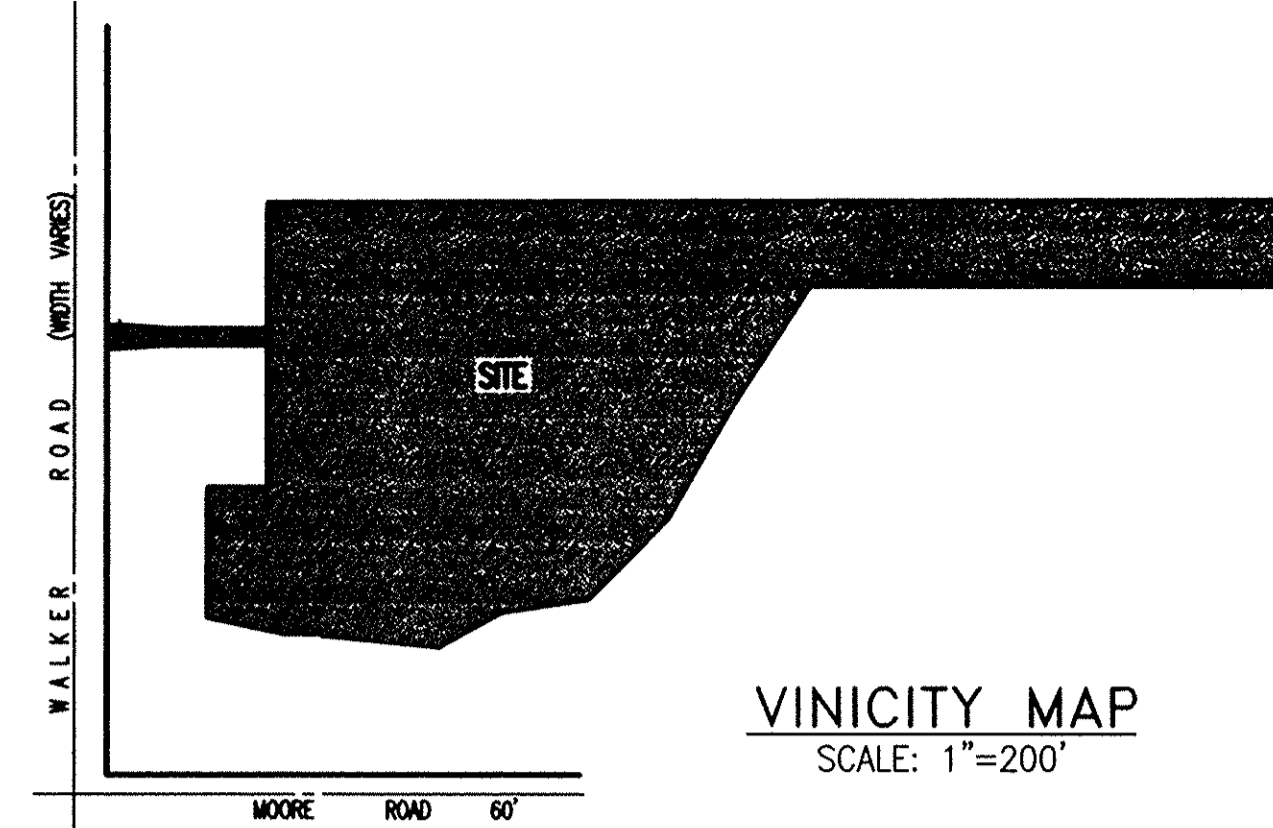
prepared by
CAPITOL SURVEY COMPANY
6545 STRATHMORE DRIVE VALLEY VIEW, OHIO 44125
PHONE: (216) 447-9227
FAX: (216) 524-4826

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: SEPTEMBER 3, 2003
Ralph M. Gugiar - Registered Surveyor #7949



NOTE:
● - ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "CAPITOL 7541-7949".



VINICITY MAP
SCALE: 1"=200'

ACCEPTANCE:

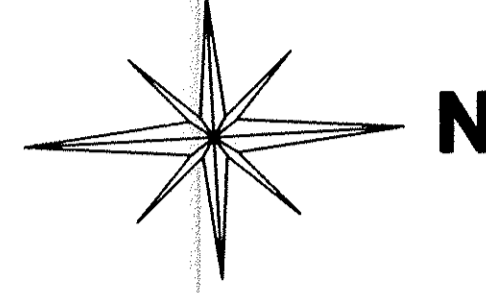
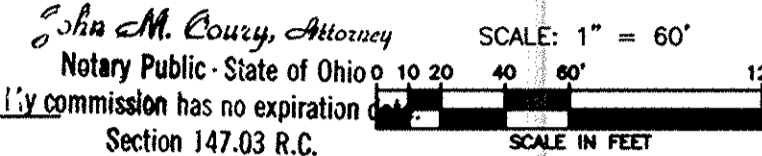
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

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

NOTARY:

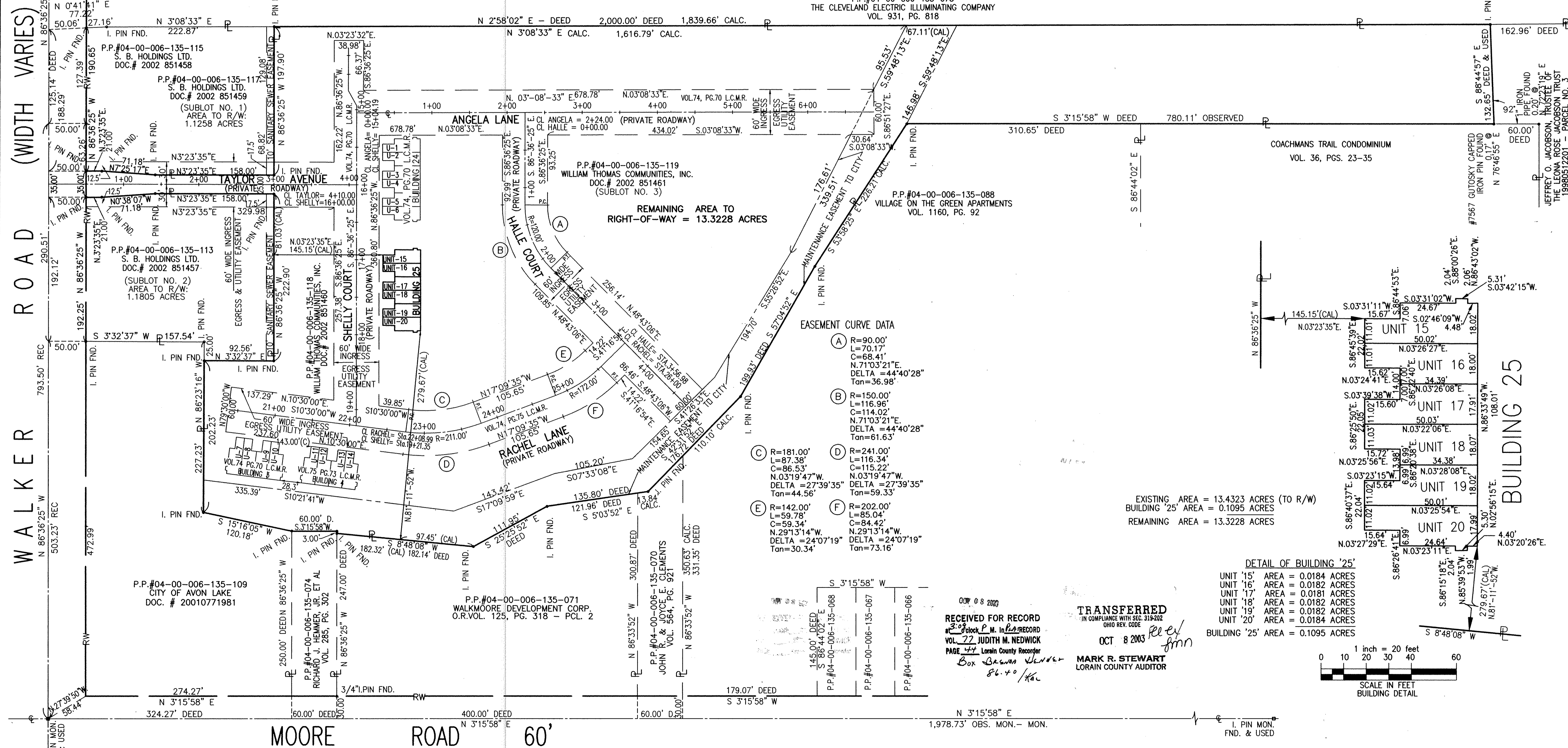
COUNTY OF CUYAHOGA } s.s.
STATE OF OHIO }
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC., OWNER OF THE PROPERTY DEPICTED HEREON, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO, THIS 31st DAY OF SEPTEMBER, 2003.

John M. Coory, Notary Public
NOTARY PUBLIC



SCALE: 1" = 60'
SCALE IN FEET

WALKER ROAD (WIDTH VARIES)



REMAINING AREA TO RIGHT-OF-WAY = 13.3228 ACRES

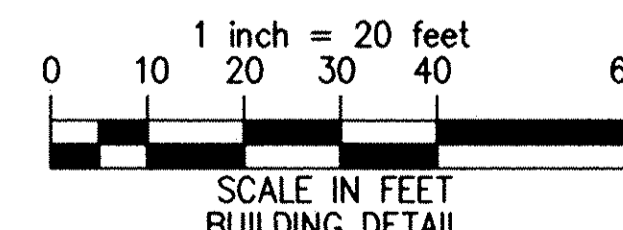
EASEMENT CURVE DATA

(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 = 13.4323 ACRES (TO R/W)
BUILDING '25' AREA = 0.1095 ACRES
REMAINING AREA = 13.3228 ACRES

DETAIL OF BUILDING '25'

UNIT '15'	AREA = 0.0184 ACRES
UNIT '16'	AREA = 0.0182 ACRES
UNIT '17'	AREA = 0.0181 ACRES
UNIT '18'	AREA = 0.0182 ACRES
UNIT '19'	AREA = 0.0182 ACRES
UNIT '20'	AREA = 0.0184 ACRES
BUILDING '25' AREA	= 0.1095 ACRES



RECEIVED FOR RECORD
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
OCT 8 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR