

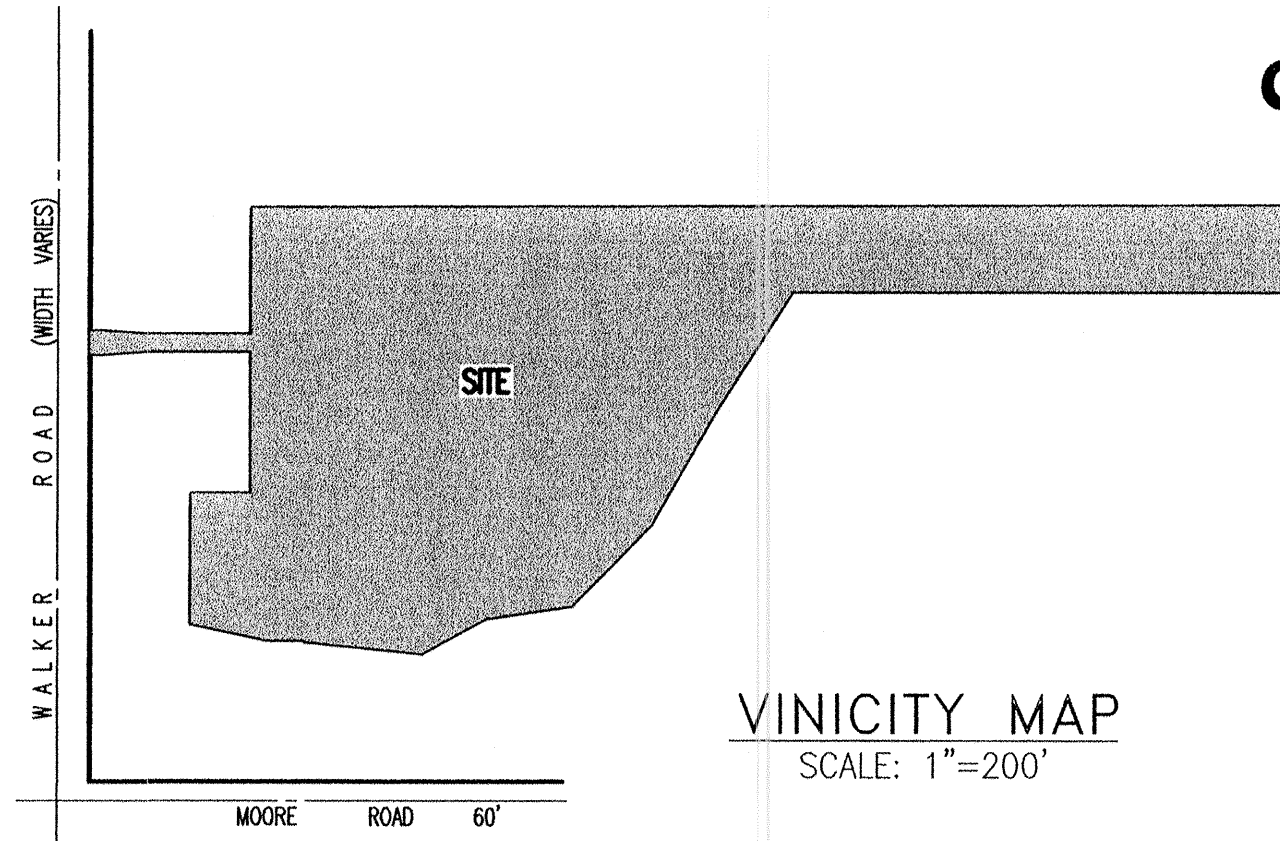
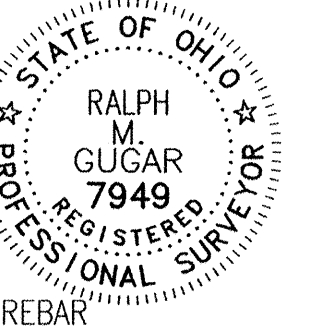
PHASE 4 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING '1'

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

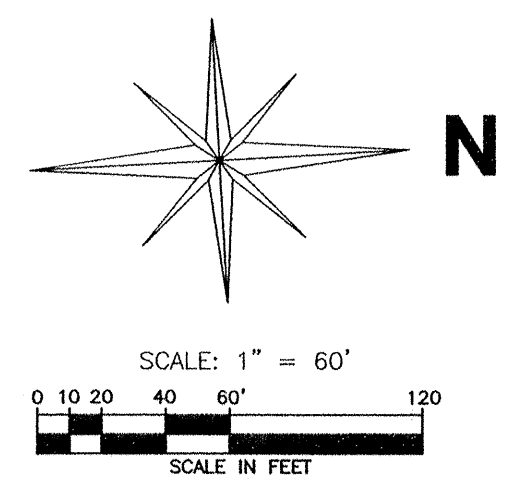
BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, ALL OF WHICH ARE CORRECT.

DATE: FEBRUARY 5, 2004
NOTE:
● ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "CAPITOL 7541-7949".



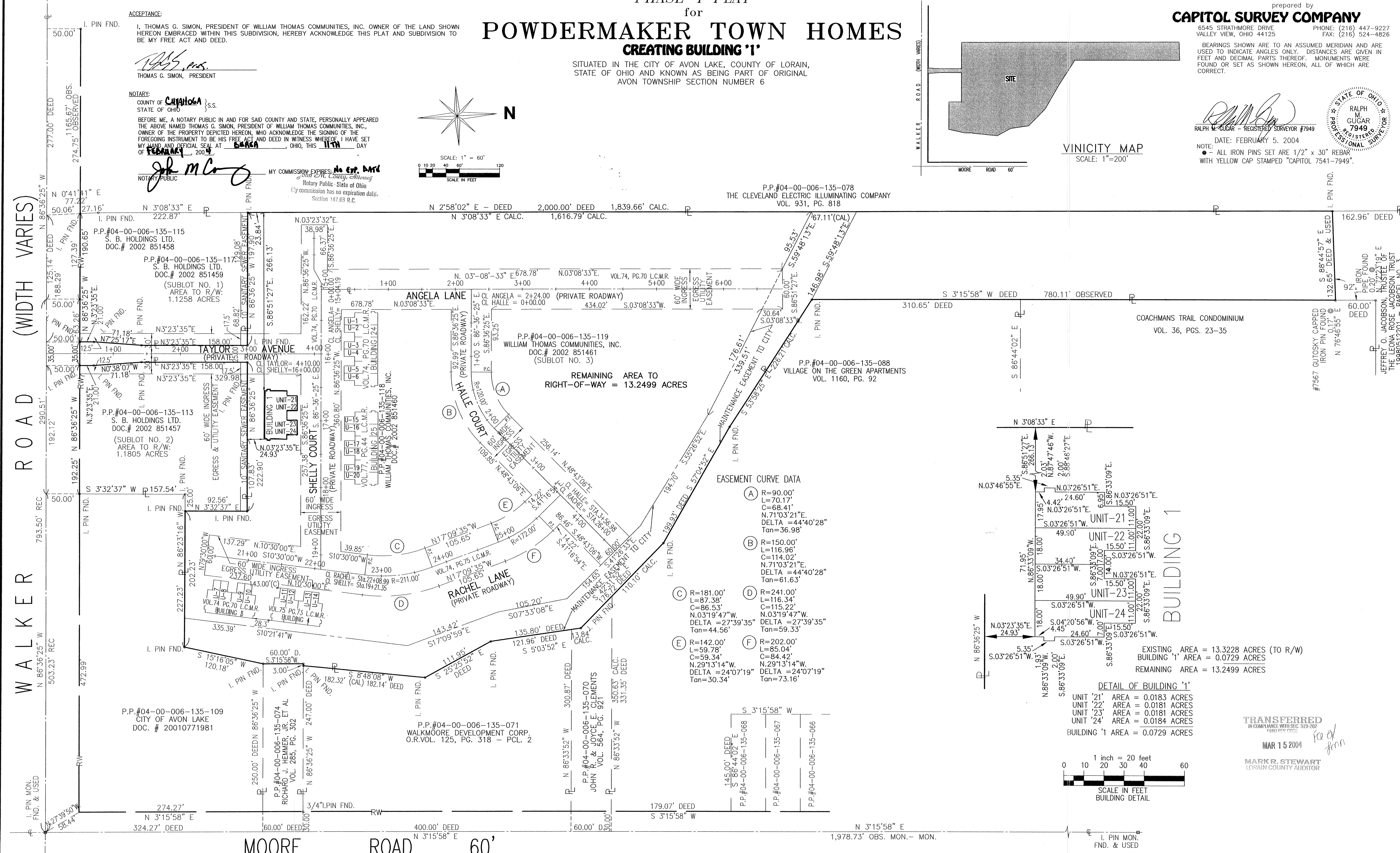
ACCEPTANCE:
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.
Thomas G. Simon
THOMAS G. SIMON, PRESIDENT

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 CARCA, OHIO, THIS 11TH DAY OF FEBRUARY, 2004.



NOTARY PUBLIC:
John M. Couey
MY COMMISSION EXPIRES: No Exp. Date
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

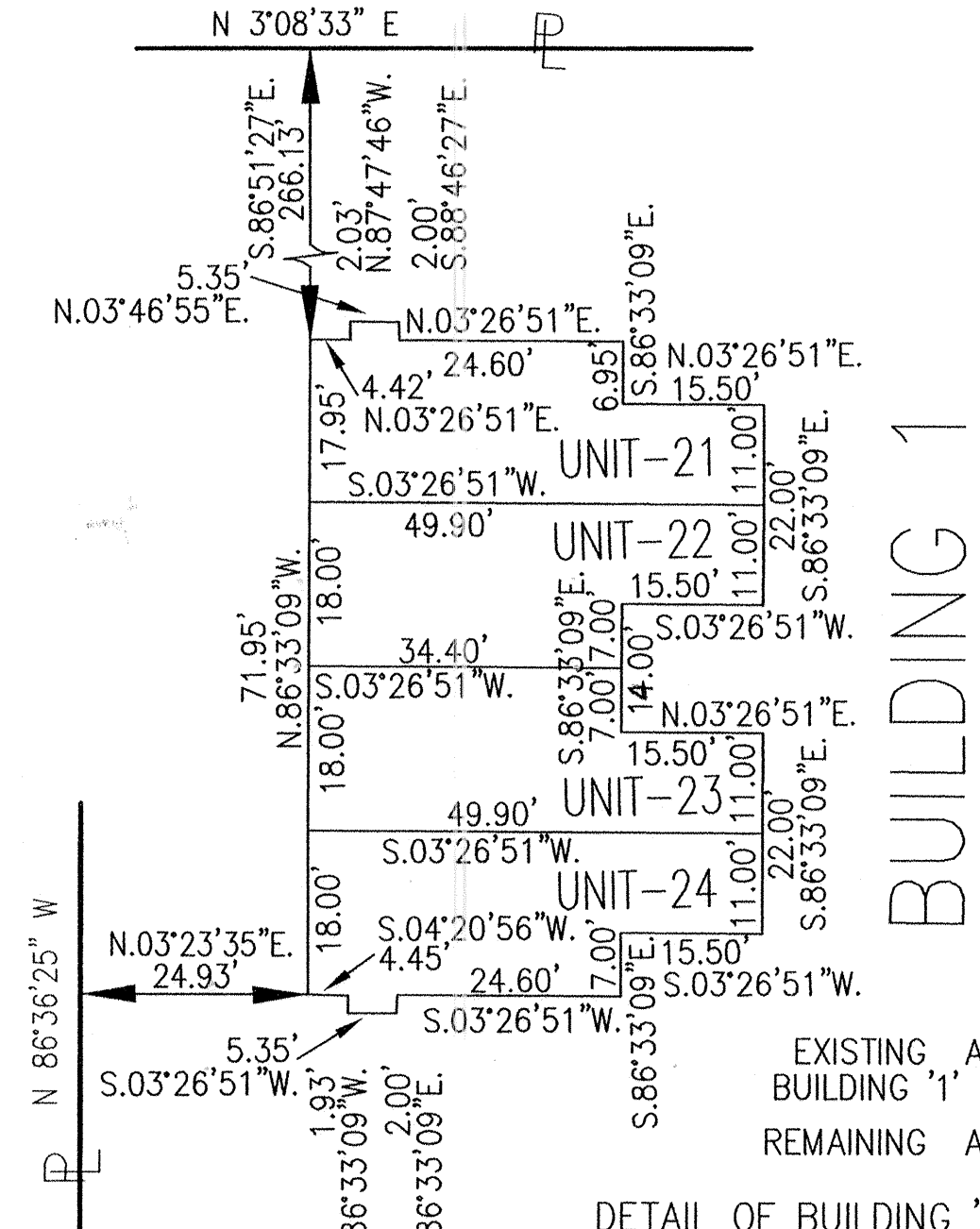
WALKER ROAD (WIDTH VARIES)



REMAINING AREA TO
RIGHT-OF-WAY = 13.2499 ACRES

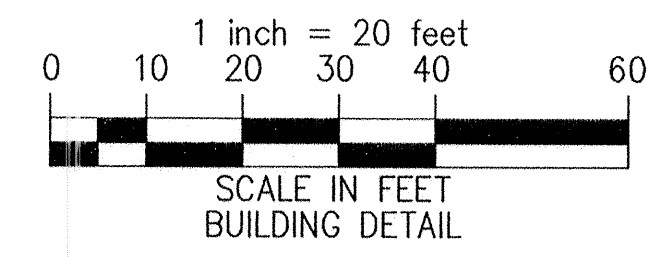
EASEMENT CURVE DATA

- (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 = 13.3228 ACRES (TO R/W)
BUILDING '1' AREA = 0.0729 ACRES
REMAINING AREA = 13.2499 ACRES

DETAIL OF BUILDING '1'
UNIT '21' AREA = 0.0183 ACRES
UNIT '22' AREA = 0.0181 ACRES
UNIT '23' AREA = 0.0181 ACRES
UNIT '24' AREA = 0.0184 ACRES
BUILDING '1' AREA = 0.0729 ACRES



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
GHD REV. DATE:
MAR 15 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

P.P.#04-00-006-135-109
CITY OF AVON LAKE
DOC. # 20010771981

P.P.#04-00-006-135-071
WALKMOORE DEVELOPMENT CORP.
O.R.VOL. 125, PG. 318 - PCL. 2

P.P.#04-00-006-135-070
JOHN R. & JOYCE E. CLEMENTS
VOL. 564, PG. 921

145.00' DEED
S 86°44'02" E
P.P.#04-00-006-135-068

P.P.#04-00-006-135-067

P.P.#04-00-006-135-066

P.P.#04-00-006-135-115
S. B. HOLDINGS LTD.
DOC.# 2002 851458

P.P.#04-00-006-135-117
S. B. HOLDINGS LTD.
DOC.# 2002 851459

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-109
CITY OF AVON LAKE
DOC. # 20010771981

P.P.#04-00-006-135-074
RICHARD J. HEMMER, JR. ET AL
VOL. 285, PG. 302

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457

P.P.#04-00-006-135-113
S. B. HOLDINGS LTD.
DOC.# 2002 851457