

PHASE 7 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING '23'

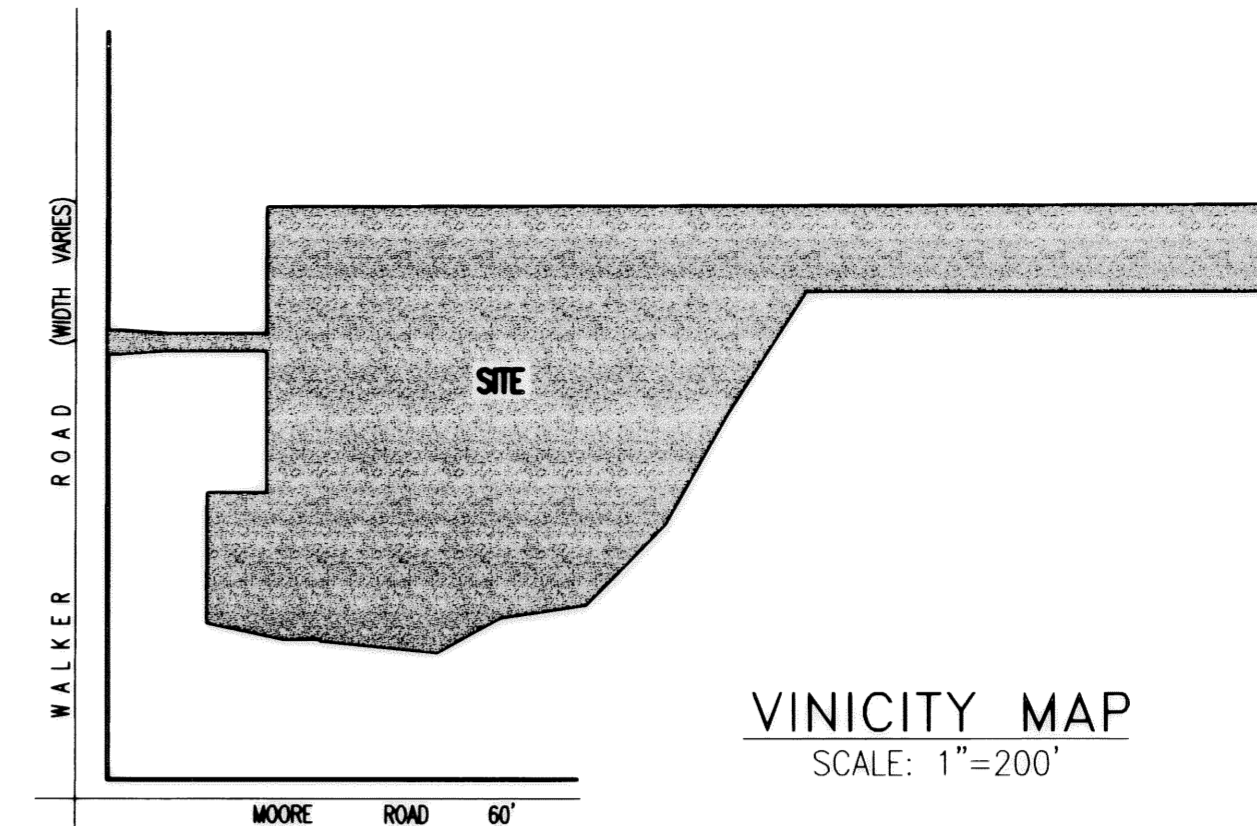
SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6

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: NOVEMBER 8, 2004
● ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "CAPITOL 7541-7949"



ACCEPTANCE:

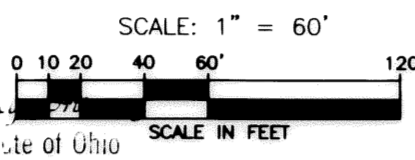
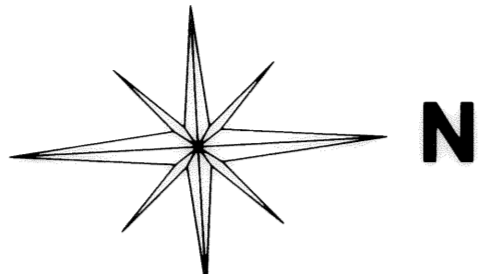
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

Thomas G. Simon
THOMAS G. SIMON, PRESIDENT

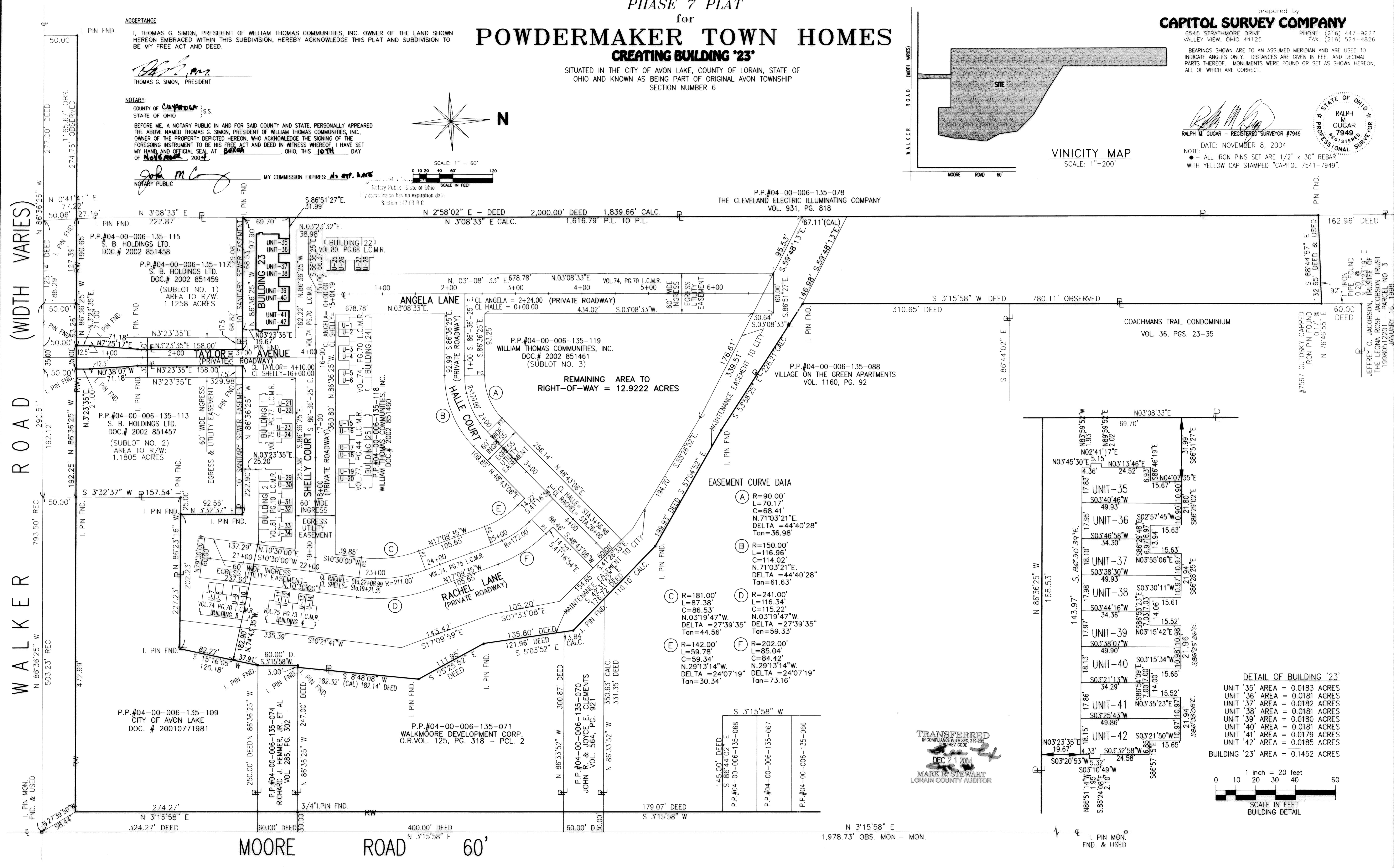
NOTARY:

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 Cuyahoga, OHIO, THIS 10th DAY OF November, 2004.

John M. C...
NOTARY PUBLIC
MY COMMISSION EXPIRES: no exp. date



WALKER ROAD (WIDTH VARIES)

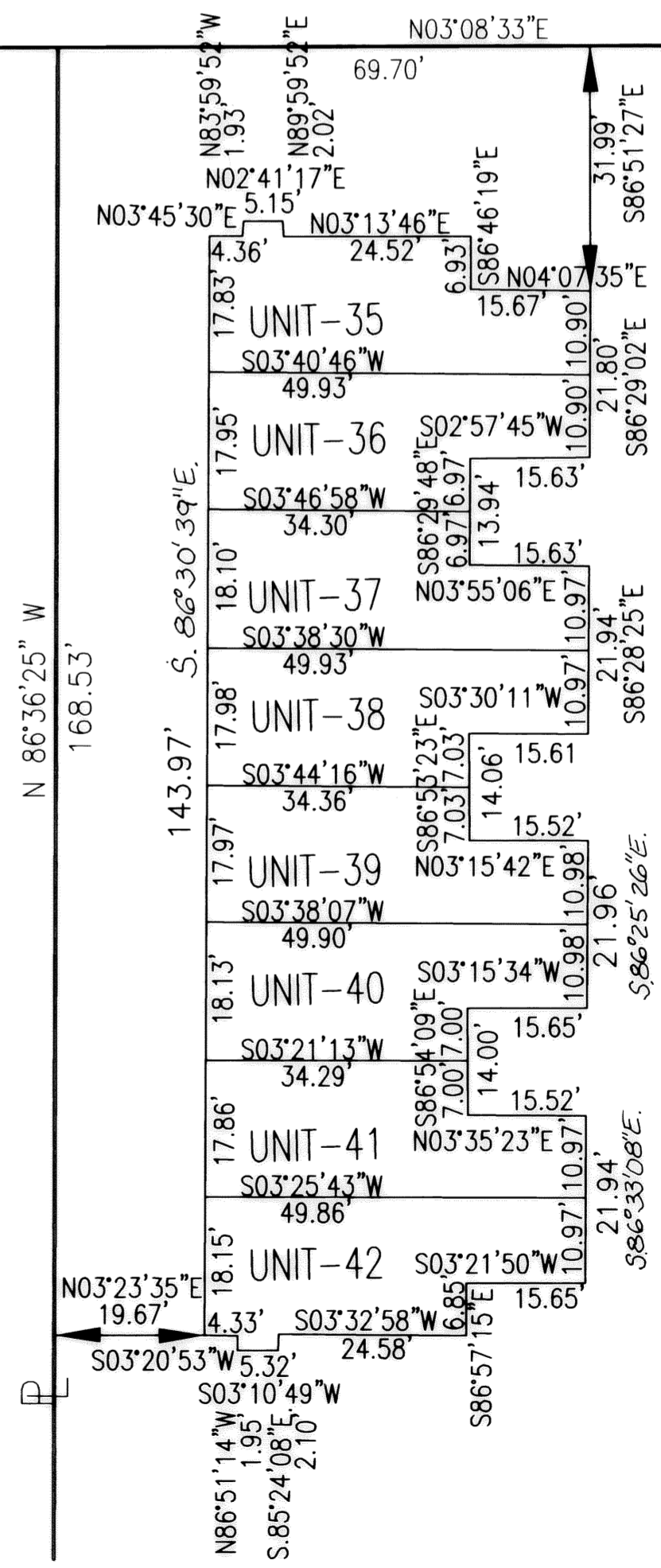


P.P.#04-00-006-135-078
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
VOL. 931, PG. 818

REMAINING AREA TO
RIGHT-OF-WAY = 12.9222 ACRES

EASEMENT CURVE DATA

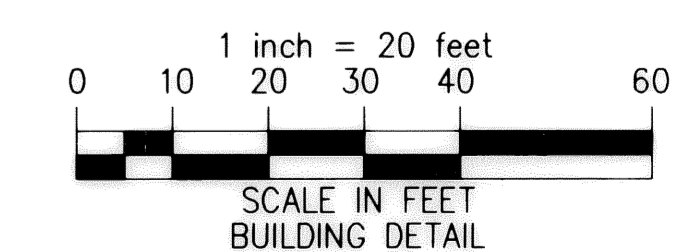
(A) R=90.00' L=70.17' C=68.41' N.71°03'21"E. DELTA = 44°40'28" Tan=36.98'	(D) R=241.00' L=116.34' C=115.22' N.03°19'47"W. DELTA = 27°39'35" Tan=59.33'
(B) R=150.00' L=116.96' C=114.02' N.71°03'21"E. DELTA = 44°40'28" Tan=61.63'	(E) R=142.00' L=59.78' C=59.34' N.29°13'14"W. DELTA = 24°07'19" Tan=30.34'
(C) R=181.00' L=87.38' C=86.53' N.03°19'47"W. DELTA = 27°39'35" Tan=44.56'	(F) R=202.00' L=85.04' C=84.42' N.29°13'14"W. DELTA = 24°07'19" Tan=73.16'



DETAIL OF BUILDING '23'

UNIT '35' AREA = 0.0183 ACRES
UNIT '36' AREA = 0.0181 ACRES
UNIT '37' AREA = 0.0182 ACRES
UNIT '38' AREA = 0.0181 ACRES
UNIT '39' AREA = 0.0180 ACRES
UNIT '40' AREA = 0.0181 ACRES
UNIT '41' AREA = 0.0179 ACRES
UNIT '42' AREA = 0.0185 ACRES

BUILDING '23' AREA = 0.1452 ACRES



TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
REPUBLICAN CODE
DEC 21 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

TAX MAP DEPT. COPY #04-00806