

# PHASE 8 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING '20' AND '21'

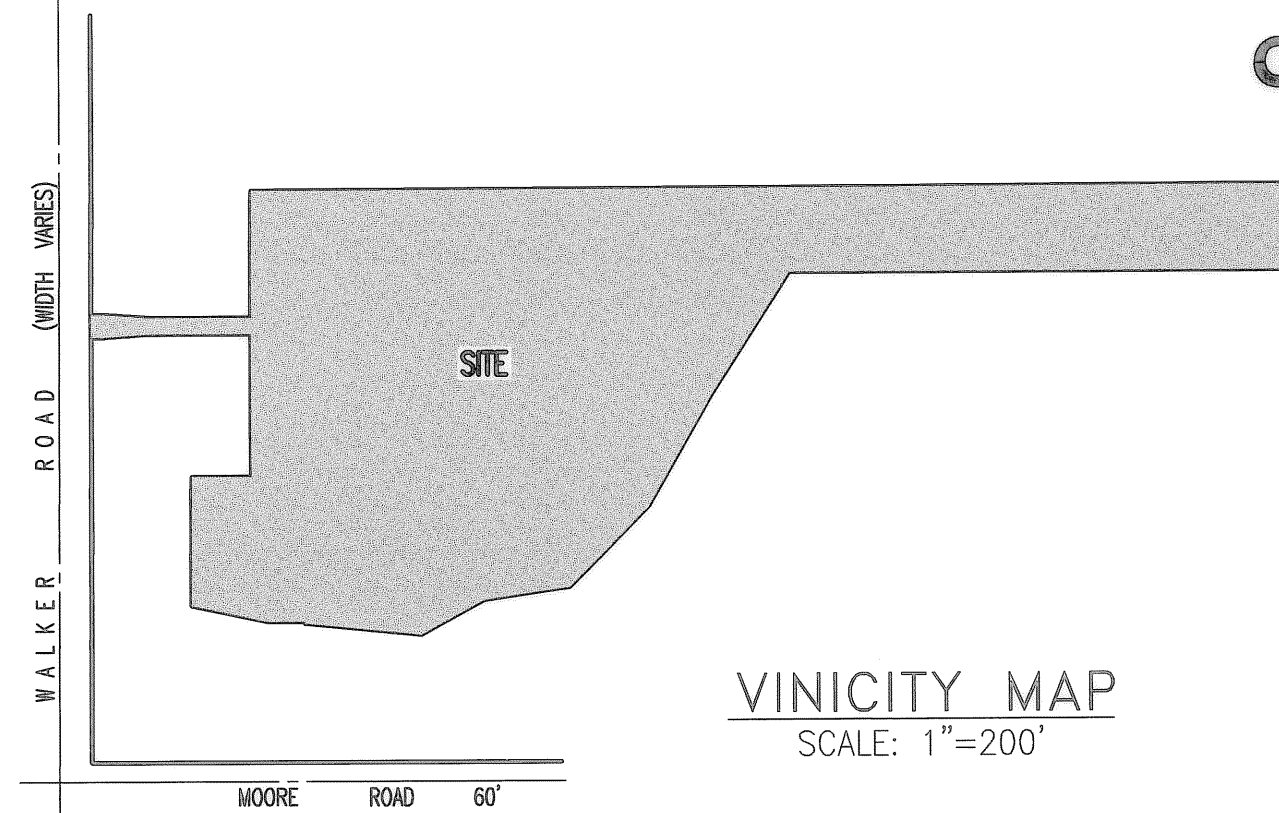
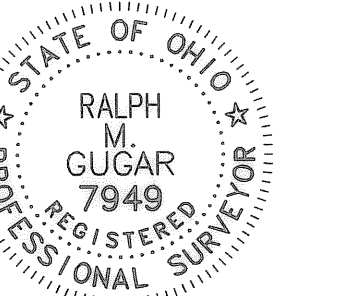
SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6

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: APRIL 7, 2005  
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 \_\_\_\_\_ OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

NOTARY PUBLIC

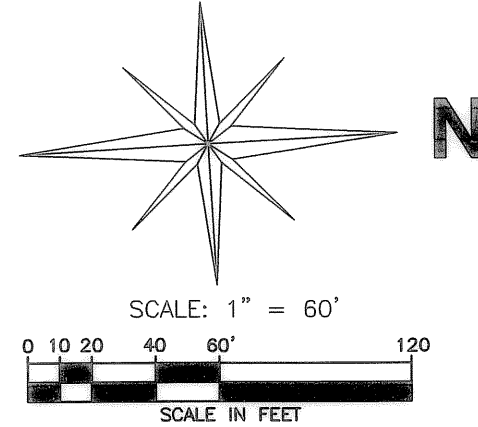
MY COMMISSION EXPIRES: *No Exp. Date*

*John M. Conroy, Attorney*

Notary Public, State of Ohio

My commission has no expiration date.

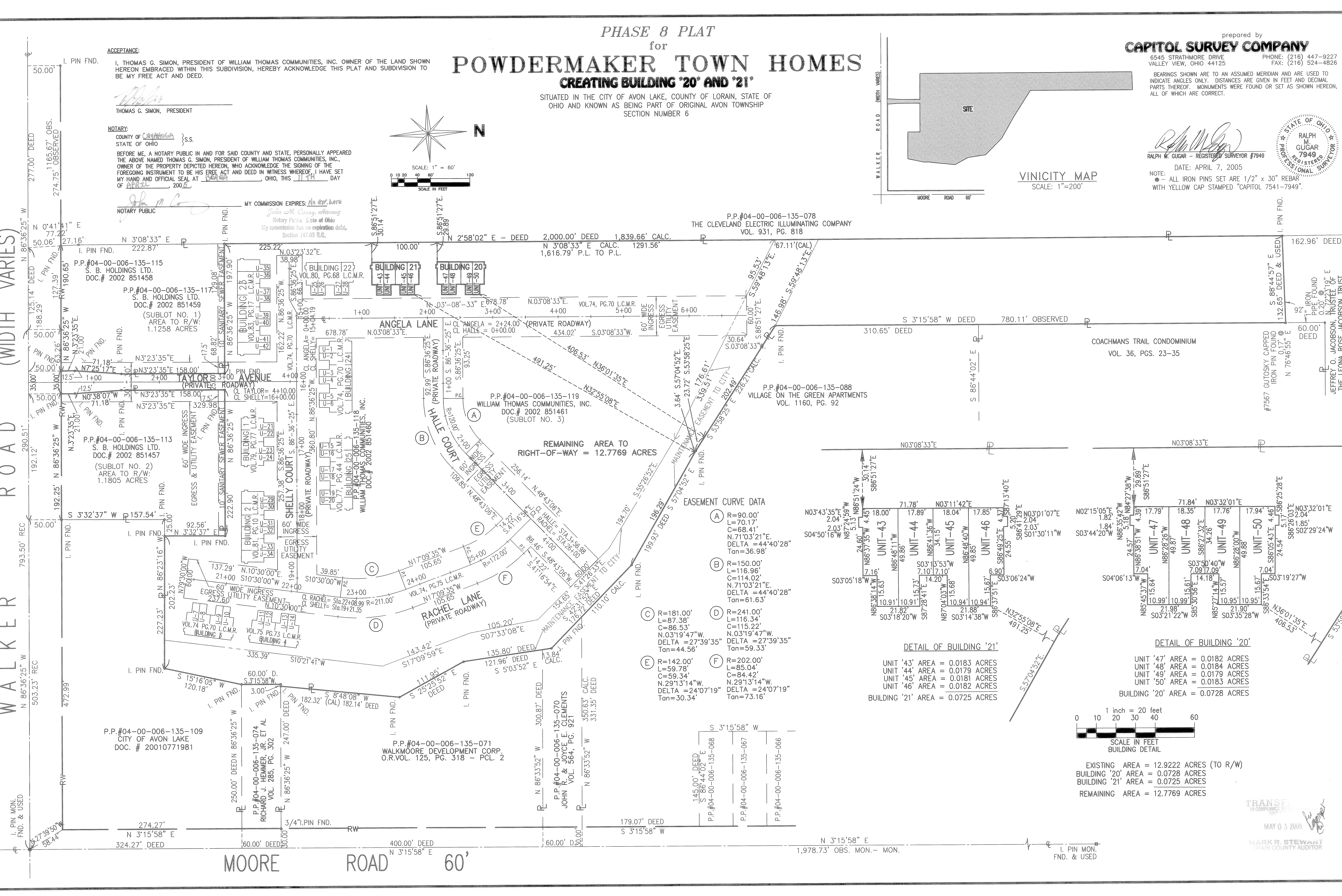
Section 147.03 R.C.



WALKER ROAD (WIDTH VARIES)

WALKER ROAD

MOORE ROAD 60'



REMAINING AREA TO RIGHT-OF-WAY = 12.7769 ACRES

**EASEMENT CURVE DATA**

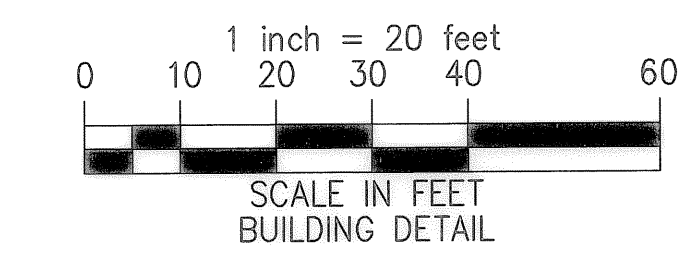
- (A) R=90.00', L=70.17', C=58.41', N.71°03'21"E, DELTA=44°40'28", Tan=36.98'
- (B) R=150.00', L=116.96', C=114.02', N.71°03'21"E, DELTA=44°40'28", Tan=61.63'
- (C) R=181.00', L=87.38', C=86.53', N.03°19'47"W, DELTA=27°39'35", Tan=44.56'
- (D) R=241.00', L=116.34', C=115.22', N.03°19'47"W, DELTA=27°39'35", 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'

**DETAIL OF BUILDING '21'**

- UNIT '43' AREA = 0.0183 ACRES
- UNIT '44' AREA = 0.0179 ACRES
- UNIT '45' AREA = 0.0181 ACRES
- UNIT '46' AREA = 0.0182 ACRES
- BUILDING '21' AREA = 0.0725 ACRES

**DETAIL OF BUILDING '20'**

- UNIT '47' AREA = 0.0182 ACRES
- UNIT '48' AREA = 0.0184 ACRES
- UNIT '49' AREA = 0.0179 ACRES
- UNIT '50' AREA = 0.0183 ACRES
- BUILDING '20' AREA = 0.0728 ACRES



EXISTING AREA = 12.9222 ACRES (TO R/W)  
BUILDING '20' AREA = 0.0728 ACRES  
BUILDING '21' AREA = 0.0725 ACRES  
REMAINING AREA = 12.7769 ACRES

TRANSFERS  
MAY 03 2005  
MARK R. STEWART  
LORAIN COUNTY AUDITOR