

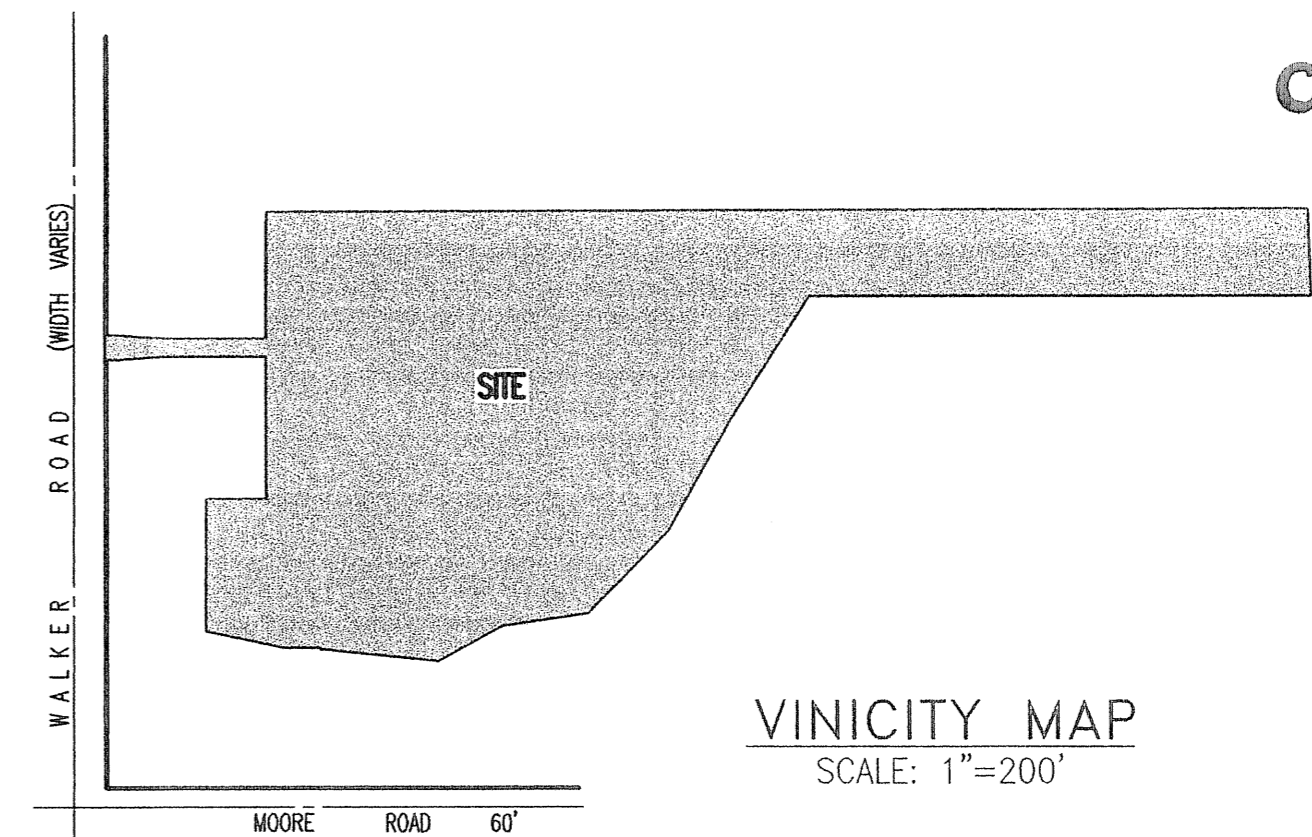
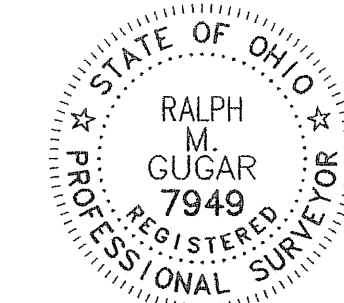
PHASE 9 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING '12' AND '13'

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: JUNE 29, 2005
NOTE: ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "CAPITOL 7541-7949".

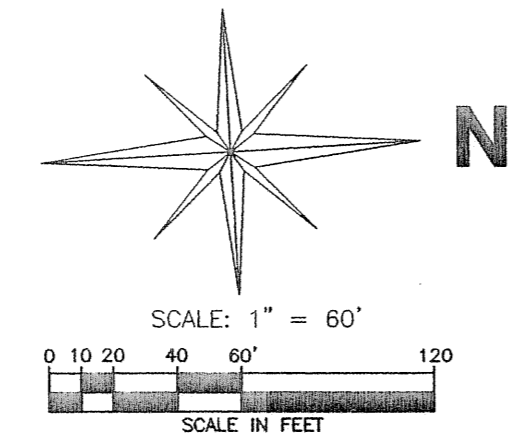


ACCEPTANCE:
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

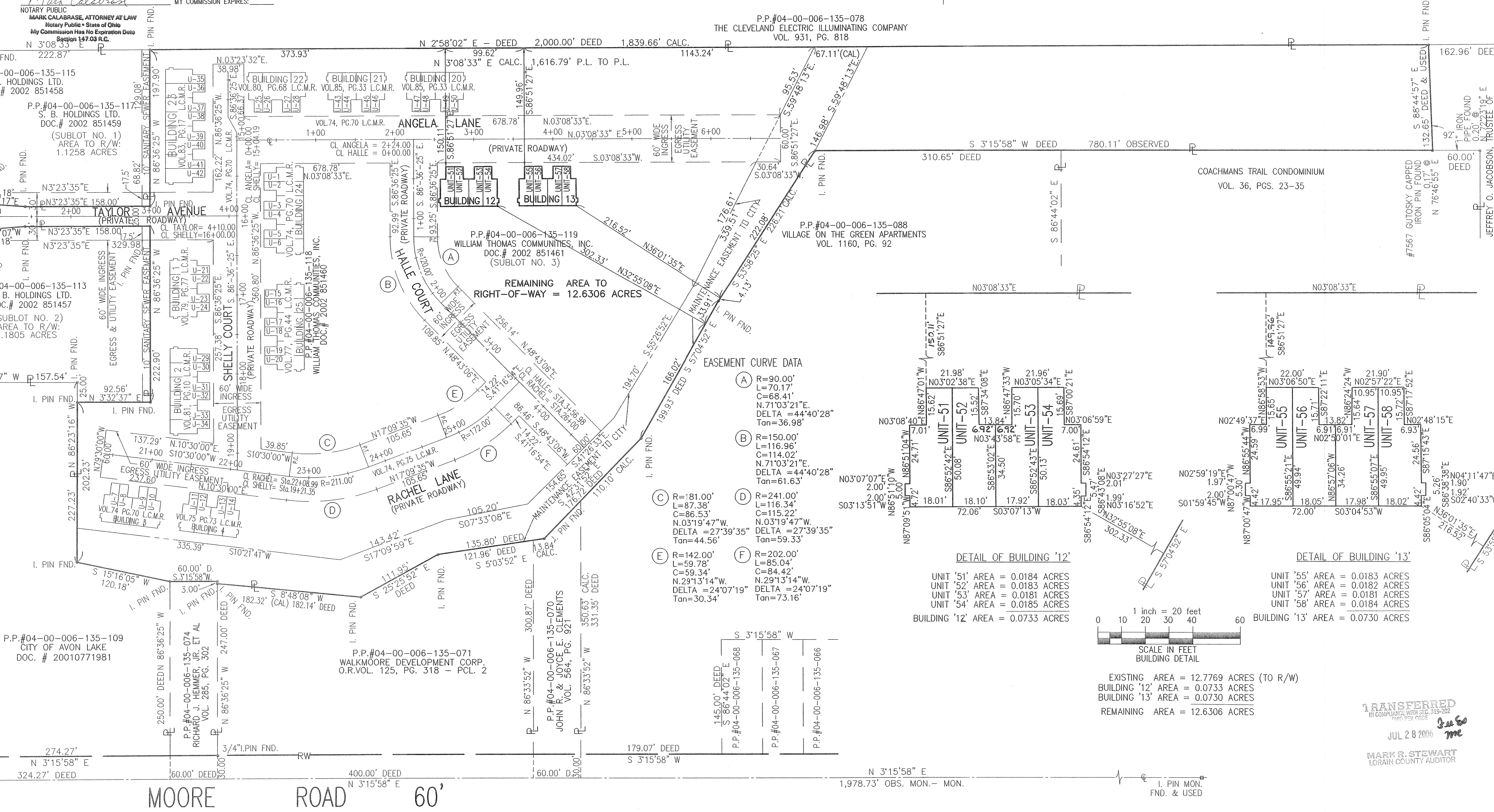
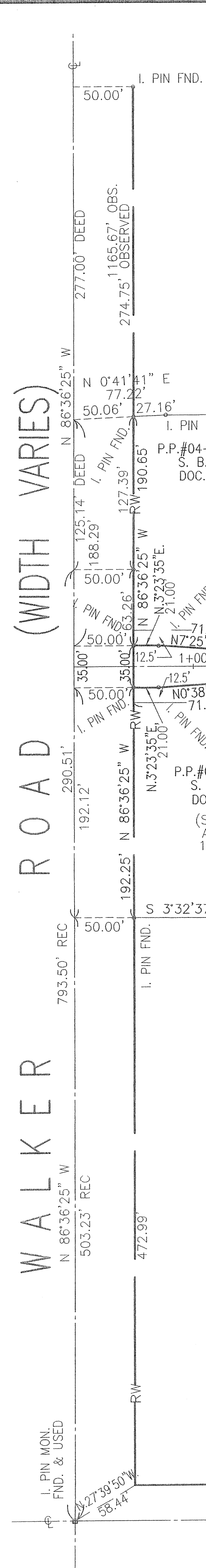
Thomas G. Simon
THOMAS G. SIMON, PRESIDENT

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 Beavercreek OHIO, THIS 5th DAY OF July, 2005.

Mark Calabrese
NOTARY PUBLIC
MARK CALABRESE, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission Expires September 19, 2008 P.C.



WALKER ROAD (WIDTH VARIES)



REMAINING AREA TO
RIGHT-OF-WAY = 12.6306 ACRES

EASEMENT CURVE DATA

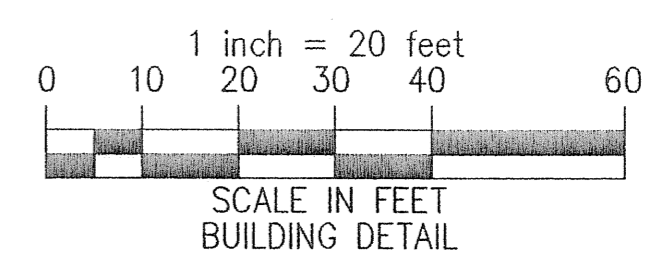
(A)	R=90.00' L=70.17' C=68.41' N.71°03'21"E DELTA = 44°40'28" Tan=36.98'
(B)	R=150.00' L=116.96' C=114.02' N.71°03'21"E DELTA = 44°40'28" Tan=61.63'
(C)	R=181.00' L=87.38' C=86.53' N.03°19'47"W DELTA = 27°39'35" Tan=44.56'
(D)	R=241.00' L=116.34' C=115.22' N.03°19'47"W DELTA = 27°39'35" Tan=59.33'
(E)	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'

DETAIL OF BUILDING '12'

UNIT '51'	AREA = 0.0184 ACRES
UNIT '52'	AREA = 0.0183 ACRES
UNIT '53'	AREA = 0.0181 ACRES
UNIT '54'	AREA = 0.0185 ACRES
BUILDING '12'	AREA = 0.0733 ACRES

DETAIL OF BUILDING '13'

UNIT '55'	AREA = 0.0183 ACRES
UNIT '56'	AREA = 0.0182 ACRES
UNIT '57'	AREA = 0.0181 ACRES
UNIT '58'	AREA = 0.0184 ACRES
BUILDING '13'	AREA = 0.0730 ACRES



EXISTING AREA = 12.7769 ACRES (TO R/W)
BUILDING '12' AREA = 0.0733 ACRES
BUILDING '13' AREA = 0.0730 ACRES
REMAINING AREA = 12.6306 ACRES

1 TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
PROPERTY CODE
JUL 28 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR