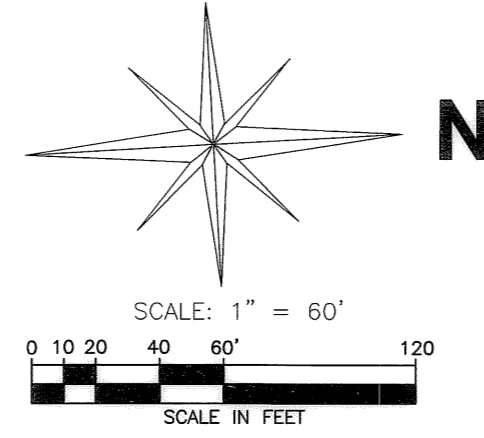


# PHASE 11 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING '29'

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



**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:**

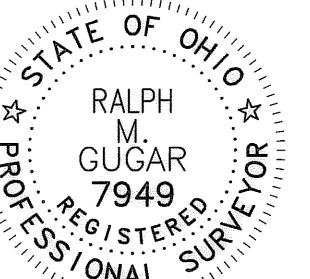
COLUMBIA } S.S.  
STATE OF OHIO }  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC., OWNER OF THE PROPERTY DEPICTED HEREON, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT DEERA, OHIO, THIS 20TH DAY OF JULY, 2006.

*John M. Gagar* MY COMMISSION EXPIRES: NO EX. DATE  
NOTARY PUBLIC

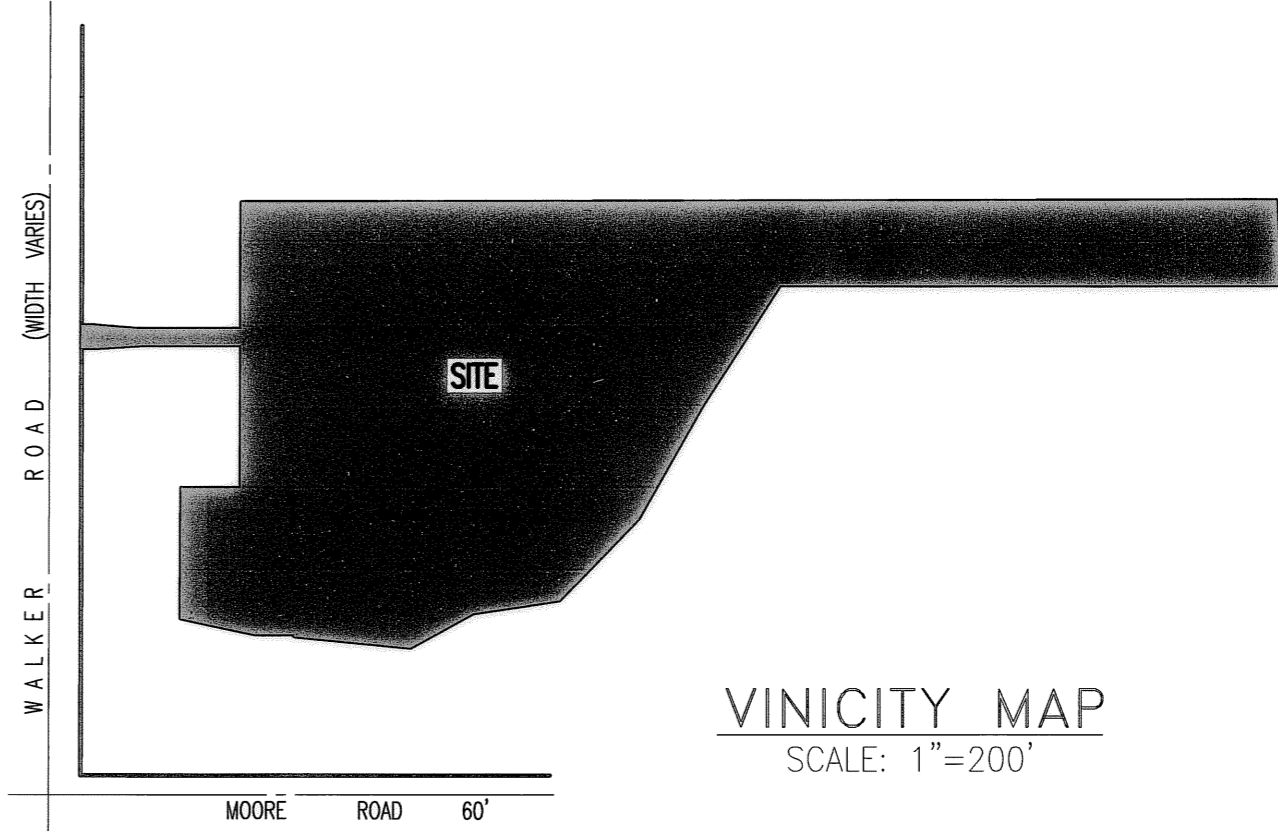
prepared by  
**CAPITOL SURVEY COMPANY**  
6545 STRATHMORE DRIVE VALLEY VIEW, OHIO 44125  
PHONE: (216) 447-9227  
FAX: (216) 524-4826

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.

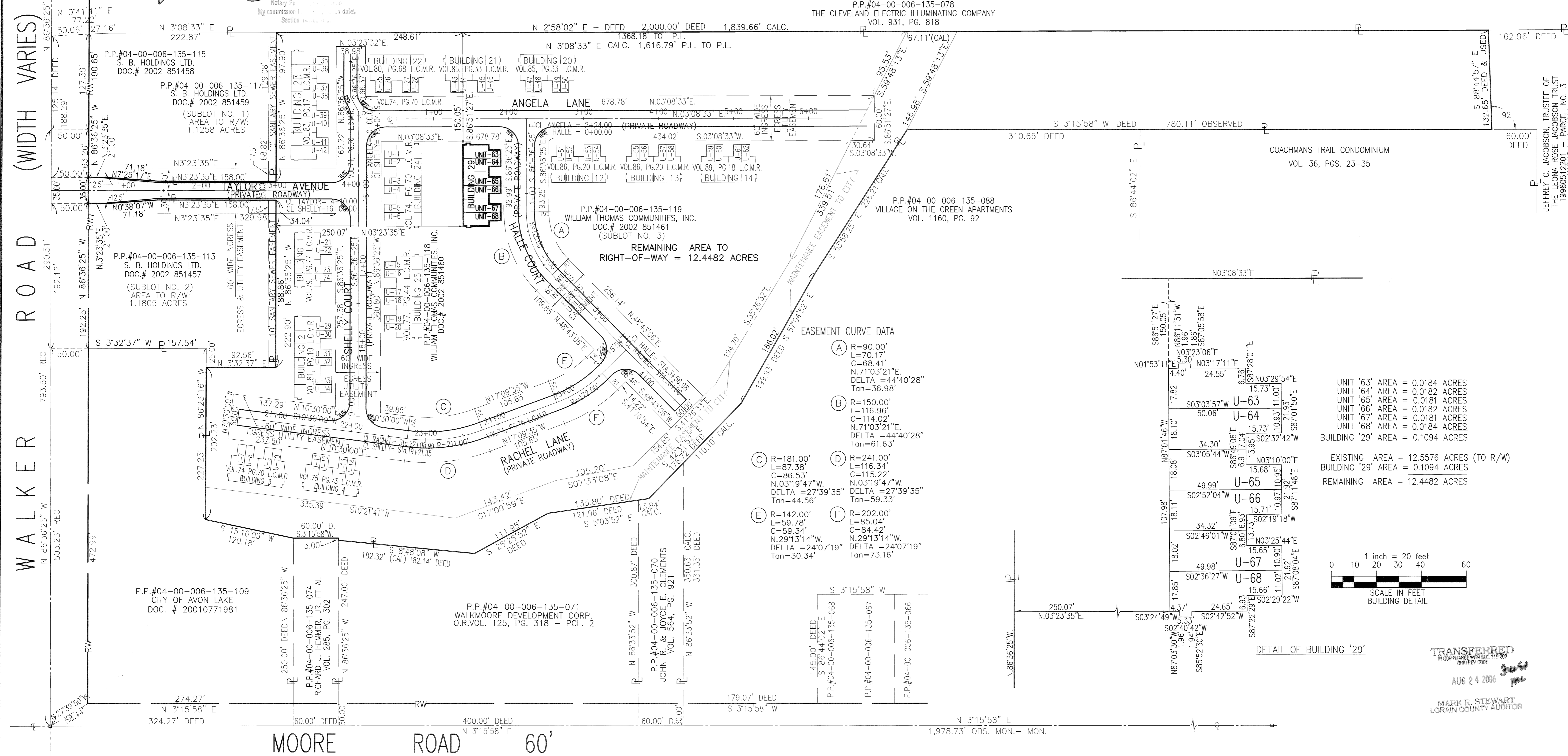
*Ralph M. Gagar*  
RALPH M. GAGAR - REGISTERED SURVEYOR #7949  
DATE: JUNE 30, 2006



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



WALKER ROAD (WIDTH VARIES)



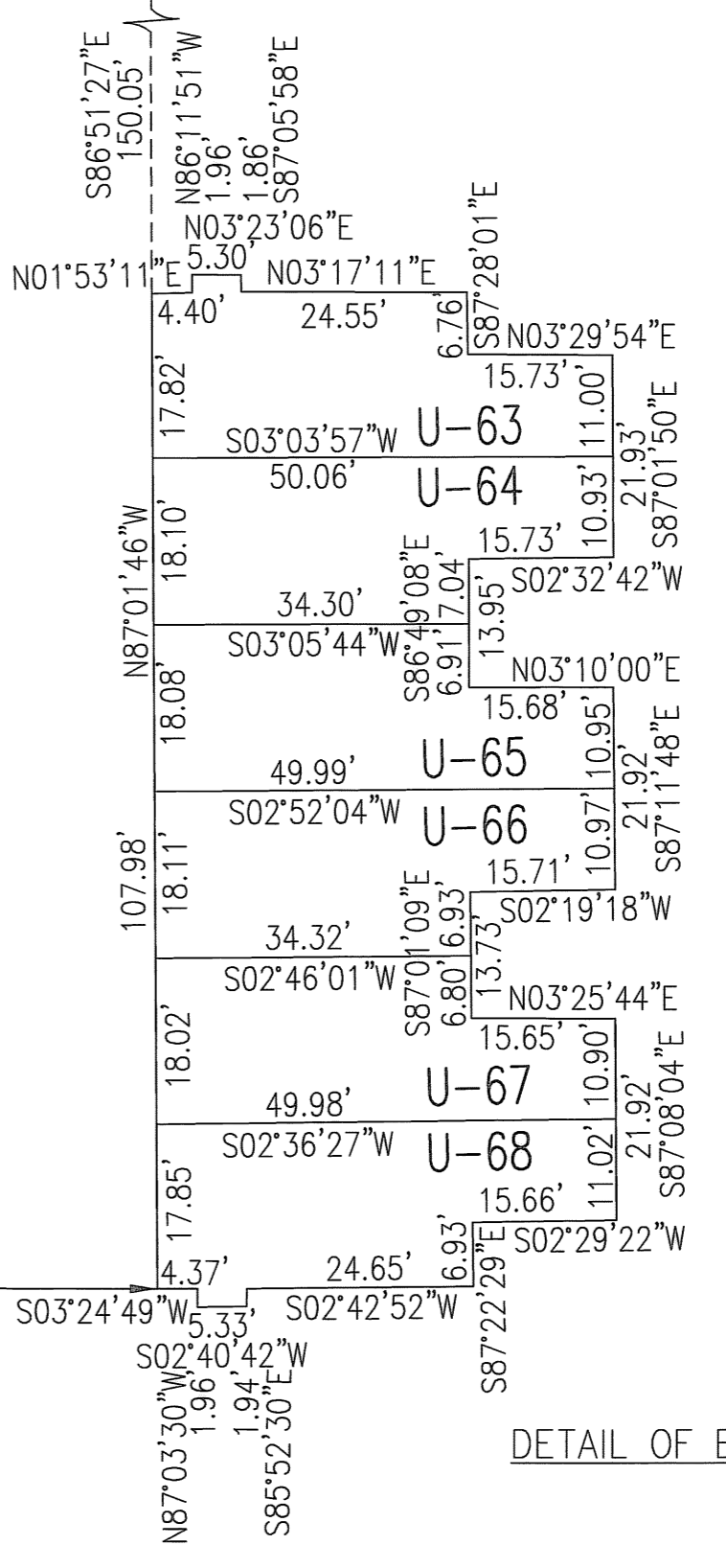
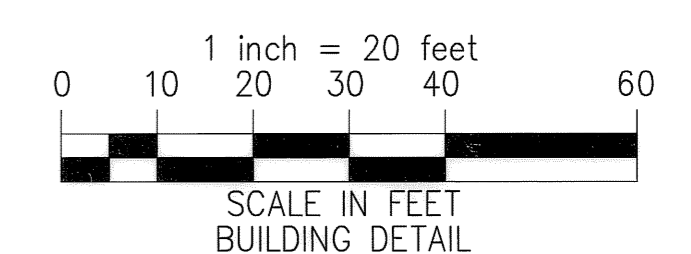
REMAINING AREA TO RIGHT-OF-WAY = 12.4482 ACRES

**EASEMENT CURVE DATA**

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

|  |
|--|
| UNIT '63' AREA = 0.0184 ACRES            |
| UNIT '64' AREA = 0.0182 ACRES            |
| UNIT '65' AREA = 0.0181 ACRES            |
| UNIT '66' AREA = 0.0182 ACRES            |
| UNIT '67' AREA = 0.0181 ACRES            |
| UNIT '68' AREA = 0.0184 ACRES            |
| <b>BUILDING '29' AREA = 0.1094 ACRES</b> |

EXISTING AREA = 12.5576 ACRES (TO R/W)  
BUILDING '29' AREA = 0.1094 ACRES  
REMAINING AREA = 12.4482 ACRES



**TRANSFERRED**  
IN COMPLIANCE WITH S.C. 115.022  
CHANGES 03/08  
AUG 24 2006  
MARK R. STEWART  
LORAIN COUNTY AUDITOR