

# PHASE 12 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDINGS "15" AND "18" AND "19"

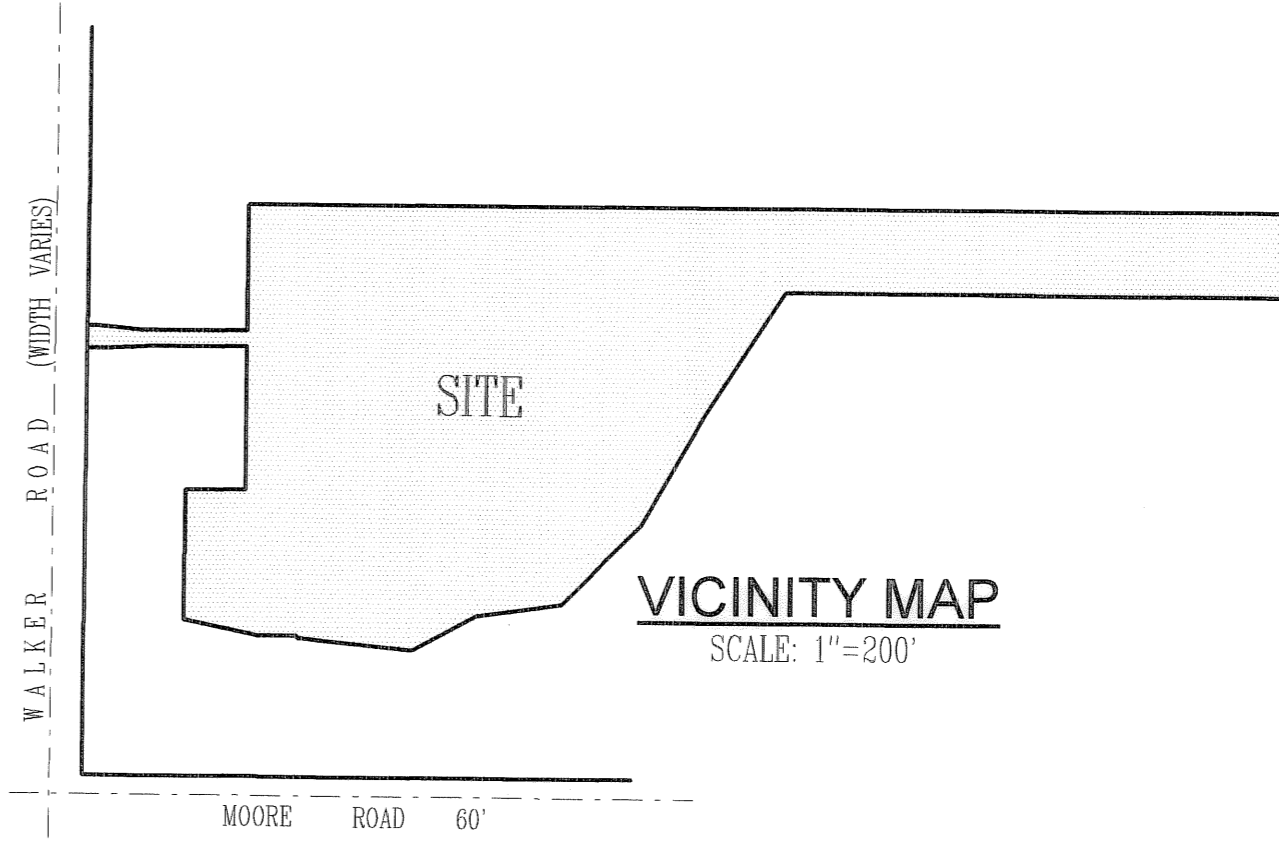
SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6

prepared by  
**CAPITOL SURVEY COMPANY**  
6545 STRATHMORE DRIVE VALLEY VIEW, OHIO 44125  
PHONE (216) 447-9227 FAX (216) 624-4826

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 HERON, ALL OF WHICH ARE CORRECT.

DATE: JANUARY 31, 2007  
RALPH M. GUGAR - REGISTERED SURVEYOR #7949  
STATE OF OHIO  
RALPH M. GUGAR  
7949  
REGISTERED PROFESSIONAL SURVEYOR

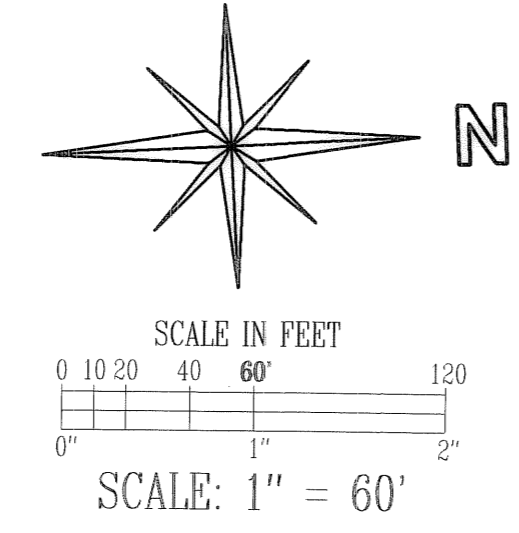
NOTE: ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "CAPITOL 7541-7949".



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

*Thomas G. Simon*  
THOMAS G. SIMON, PRESIDENT

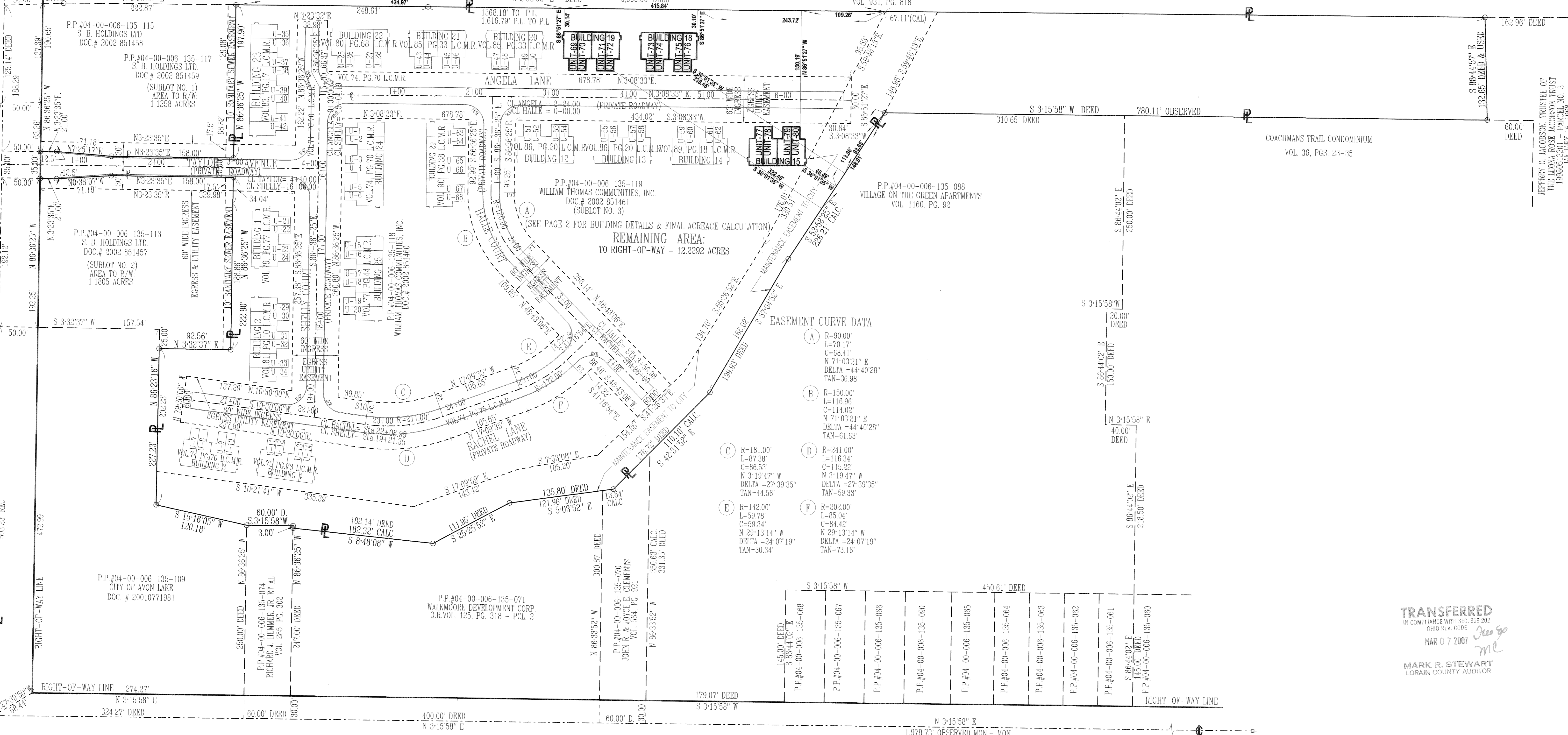
NOTARY:  
COUNTY OF \_\_\_\_\_ } S.S.  
STATE OF OHIO }  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC., OWNER OF THE PROPERTY DEPICTED HERON, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS 23<sup>RD</sup> DAY OF \_\_\_\_\_ 2007.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



WALKER ROAD (WIDTH VARIES)

WALKER ROAD (WIDTH VARIES)

WALKER ROAD (WIDTH VARIES)



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  
(SUBLOT NO. 1)  
AREA TO R/W:  
1.1258 ACRES

P.P.#04-00-006-135-113  
S. B. HOLDINGS LTD.  
DOC.# 2002 851457  
(SUBLOT NO. 2)  
AREA TO R/W:  
1.1805 ACRES

P.P.#04-00-006-135-119  
WILLIAM THOMAS COMMUNITIES, INC.  
DOC.# 2002 851461  
(SUBLOT NO. 3)

P.P.#04-00-006-135-088  
VILLAGE ON THE GREEN APARTMENTS  
VOL. 1160, PG. 92

COACHMANS TRAIL CONDOMINIUM  
VOL. 36, PGS. 23-35

JEFFREY O. JACOBSON, TRUSTEE OF  
THE LEONA ROSE JACOBSON TRUST  
19980312201 - PARCEL NO. 3  
JANUARY 16, 1998

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAR 07 2007  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

MOORE ROAD 60'

SHEET 1 OF 2

PHASE 12 PLAT  
for  
**POWDERMAKER TOWN HOMES**  
**CREATING BUILDINGS "15" AND "18" AND "19"**

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 HEREBON, ALL OF WHICH ARE CORRECT.

*Ralph M. Gugar*  
RALPH M. GUGAR - REGISTERED SURVEYOR #7949  
STATE OF OHIO  
RALPH M. GUGAR  
7949  
REGISTERED  
PROFESSIONAL SURVEYOR

DATE: JANUARY 31, 2007  
NOTE: - ALL IRON PINS SET ARE 1/2" x 30' REBAR WITH YELLOW CAP STAMPED "CAPITOL 7541-7949".

# ENLARGED DETAILS OF BUILDINGS 15, 18 & 19 POWDERMAKER TOWN HOMES

