

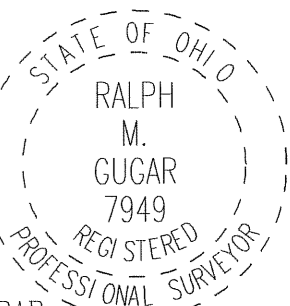
PHASE 13 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING "28"

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

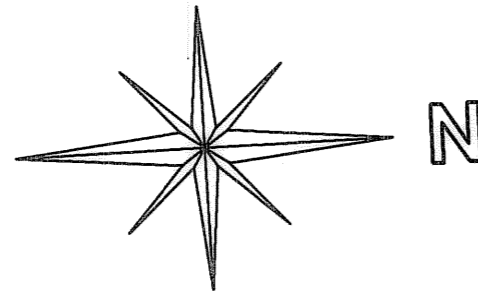
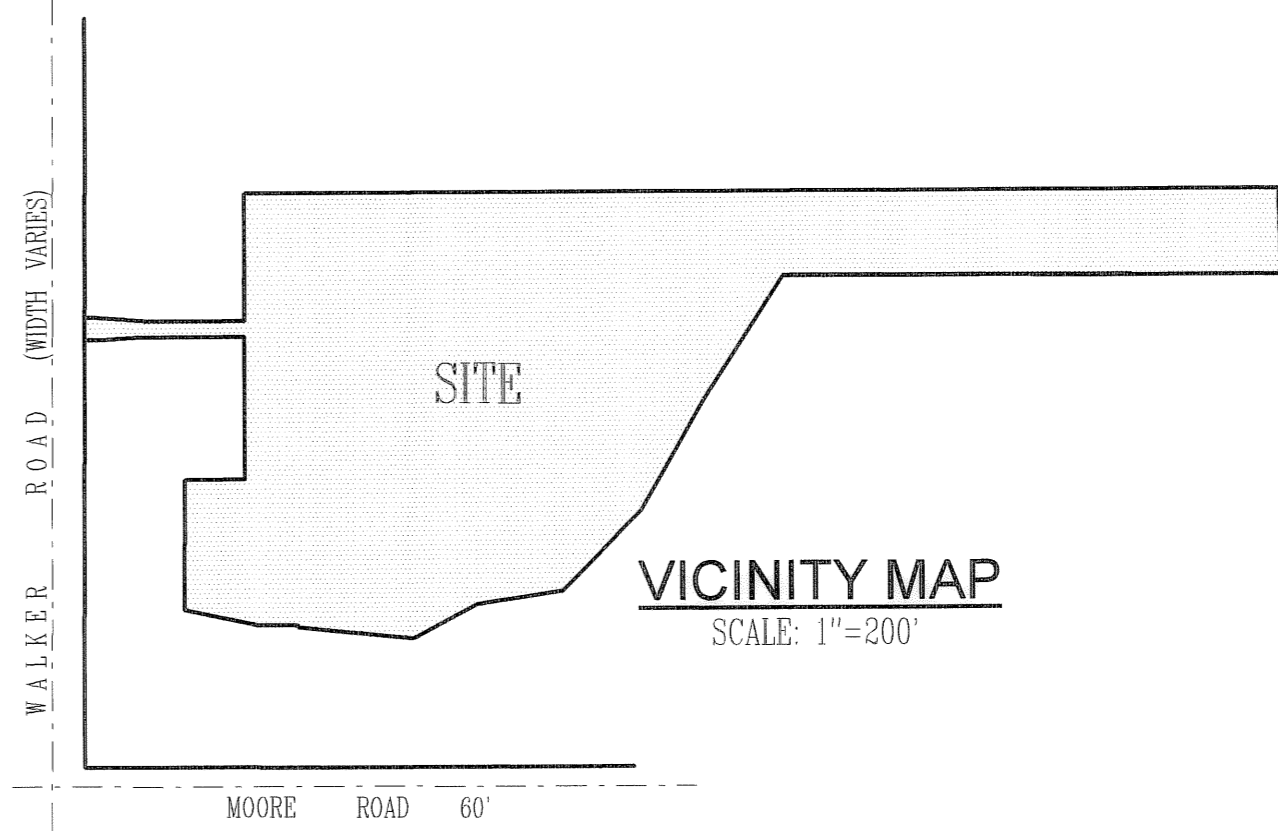
prepared by
CAPITOL SURVEY COMPANY
6545 STRATHMORE DRIVE VALLEY VIEW, OHIO 44125 PHONE: (216) 447-9227 FAX: (216) 524-4826

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: AUGUST 30, 2007
RALPH M. GUGAR - REGISTERED SURVEYOR #7949



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



SCALE IN FEET
0 10 20 40 60 80 100 120
SCALE: 1" = 60'

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 CLEVELAND OHIO, THIS 9TH DAY OF SEP. 2007.

John M. Cooney MY COMMISSION EXPIRES 12/31/07
John M. Cooney, Attorney
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

WALKER ROAD (WIDTH VARIES)

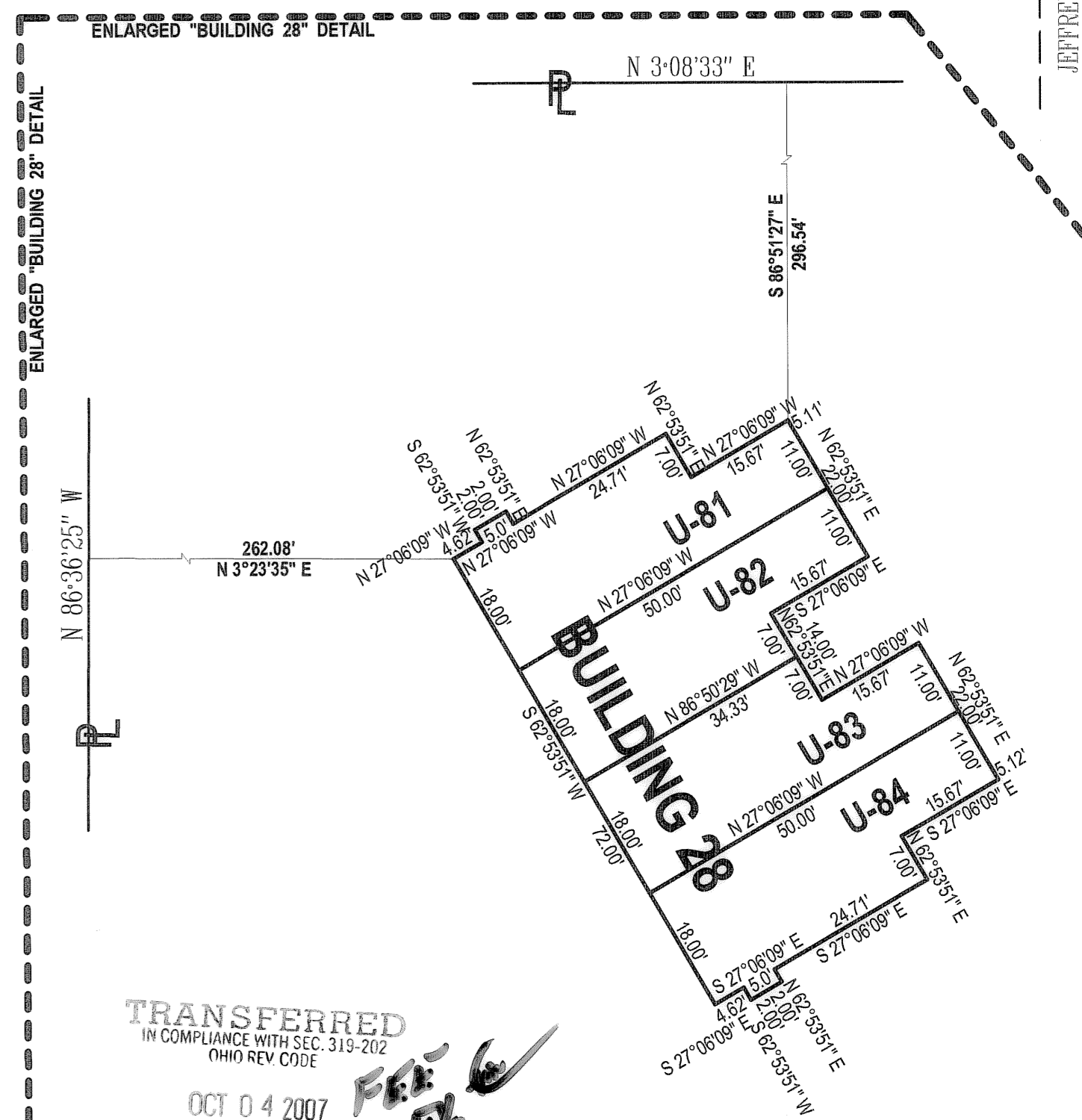
MOORE ROAD 60'



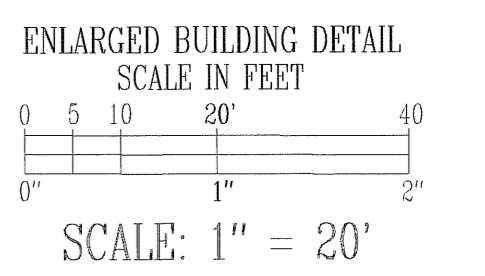
P.P.#04-00-006-135-119
WILLIAM THOMAS COMMUNITIES, INC.
DOC. # 2002 851461
(SUBLOT NO. 3)
REMAINING AREA:
TO RIGHT-OF-WAY = 12.1562 ACRES
(SEE BUILDING DETAILS & FINAL ACRESAGE CALCULATION)

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 3° 19' 47" W DELTA = 27° 39' 35" TAN = 44.56'
(D)	R=241.00' L=116.34' C=115.22' N 3° 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 28"
"UNIT 81" AREA = 0.0184 ACRES
"UNIT 82" AREA = 0.0181 ACRES
"UNIT 83" AREA = 0.0181 ACRES
"UNIT 84" AREA = 0.0184 ACRES
"BUILDING 28" AREA = 0.0730 ACRES



FINAL ACRESAGE CALCULATION
EXISTING AREA = 12.2292 ACRES (TO R/W)
"BUILDING 28" AREA = 0.0730 ACRES
REMAINING AREA = 12.1562 ACRES (TO R/W)

JEFFREY O. JACOBSON, TRUSTEE OF THE LEONA ROSE JACOBSON TRUST
19980512201 - PARCEL NO. 3
JANUARY 16, 1998

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 04 2007
MARK R. STEWART
LORAIN COUNTY AUDITOR