

PHASE 14 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING "17"

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

ACKNOWLEDGEMENT

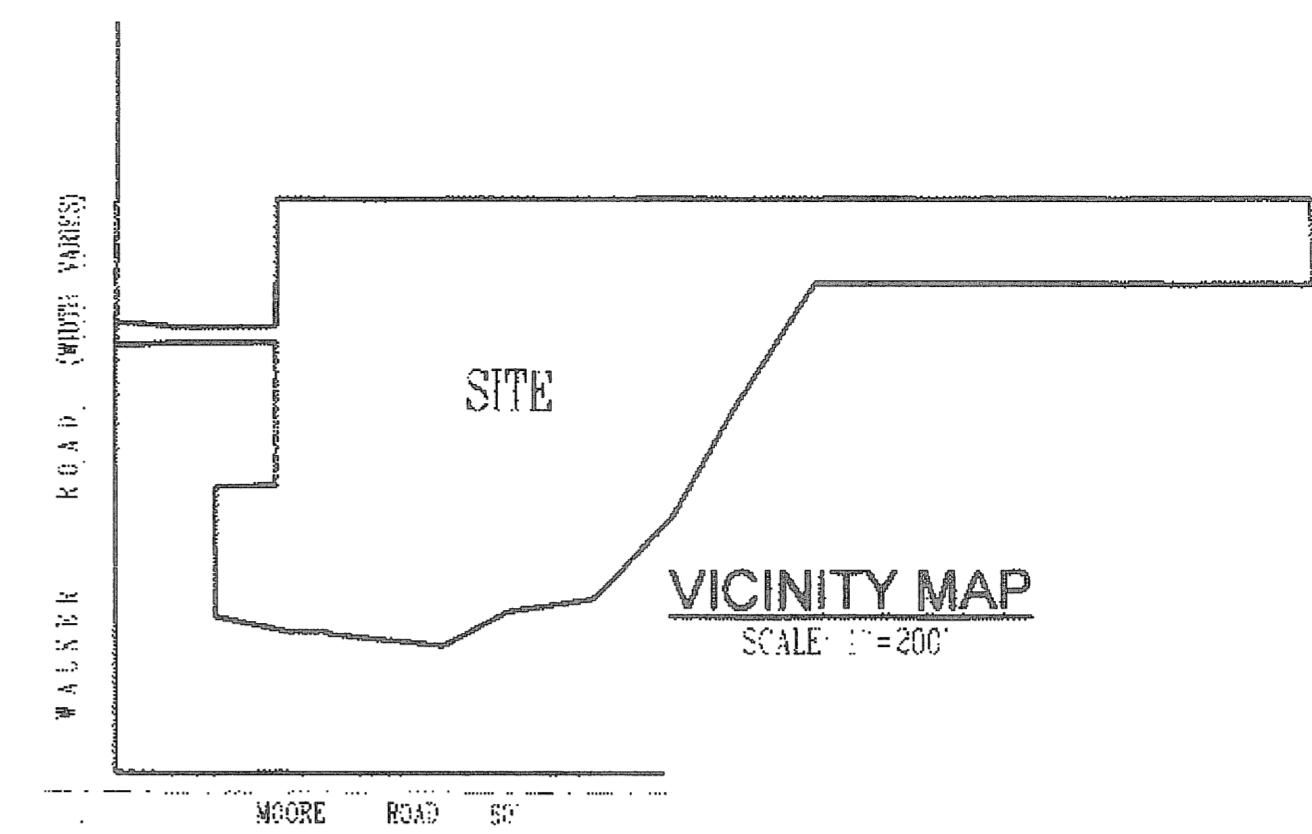
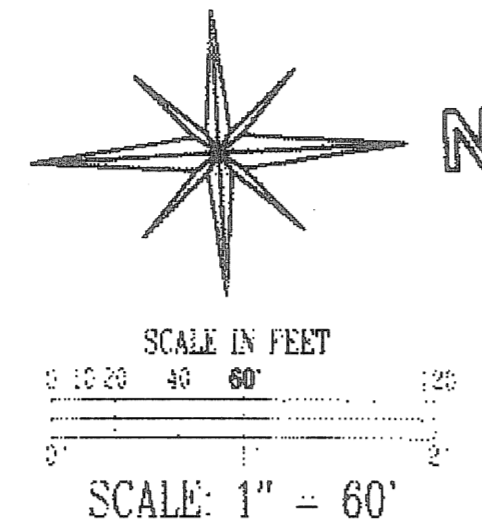
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC., OWNER OF THE LAND SHOWN HEREIN EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

Thomas G. Simon
THOMAS G. SIMON, PRESIDENT

NOTARY
COUNTY of CUYAHOGA
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 Beacon OHIO THIS 17th DAY OF MARCH, 2008.

Mark Calabrese
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, MARK CALABRESE, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.02 R.C.



PREPARED BY
CAPITOL SURVEY COMPANY
6545 EBRATHMORE DRIVE
VALLEY VIEW, OHIO 44127
PHONE: (419) 443-8627
FAX: (419) 524-4828

MEASUREMENTS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE LISTED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. MOVEMENTS WERE FOUND OR SET AS SHOWN HEREON. ALL OF WHICH ARE CORRECT.

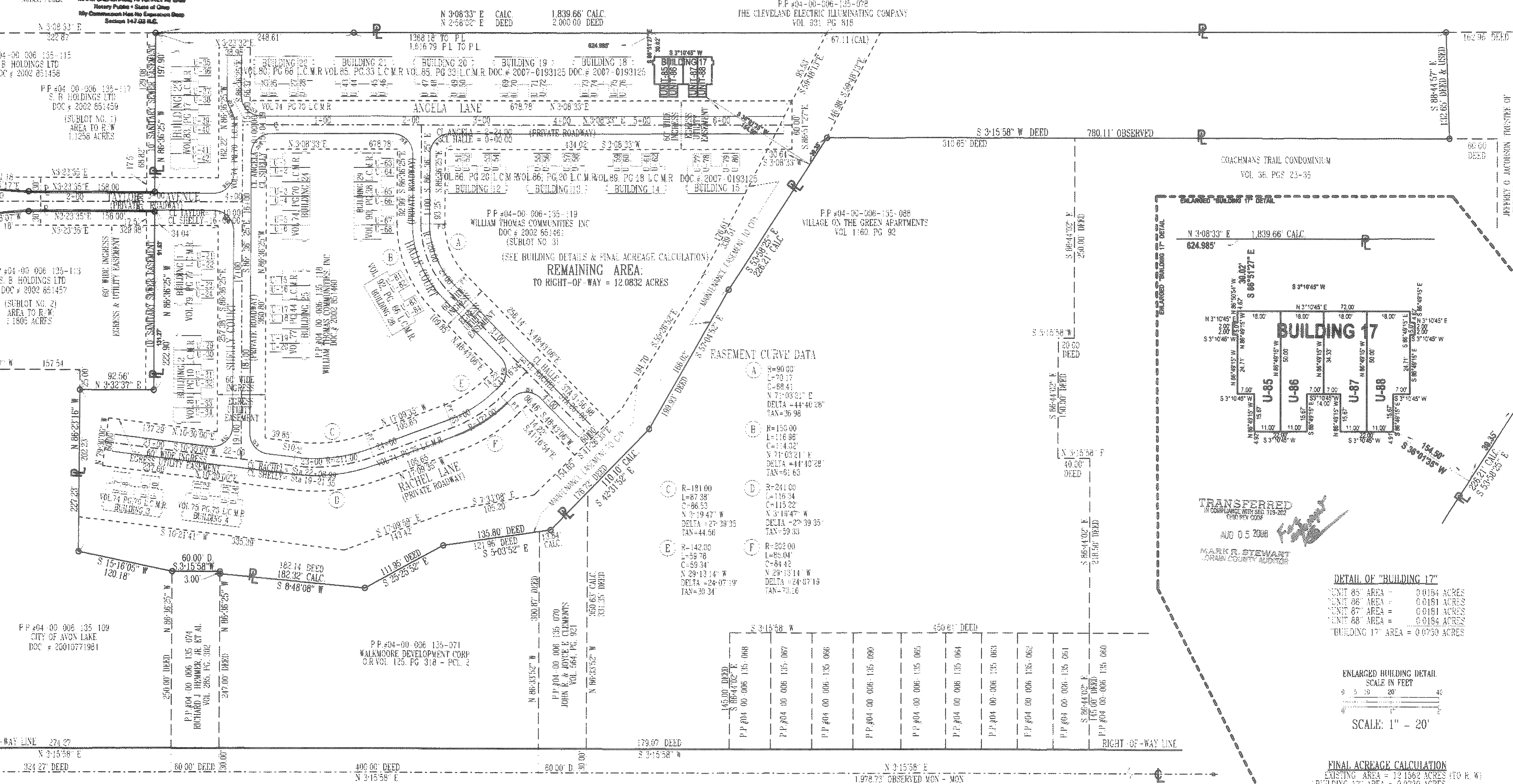
Ralph M. Stueck
RALPH M. STUECK - REGISTERED SURVEYOR #7549
DATE: MARCH 12, 2008

NOTE: ALL IRON PINS SET ARE 1/2" x 3/8" SQUARE WITH YELLOW CAP STAMPED: CAPITOL 7541 7949

WALKER ROAD (WIDTH VARIES)

MOORE ROAD 60'

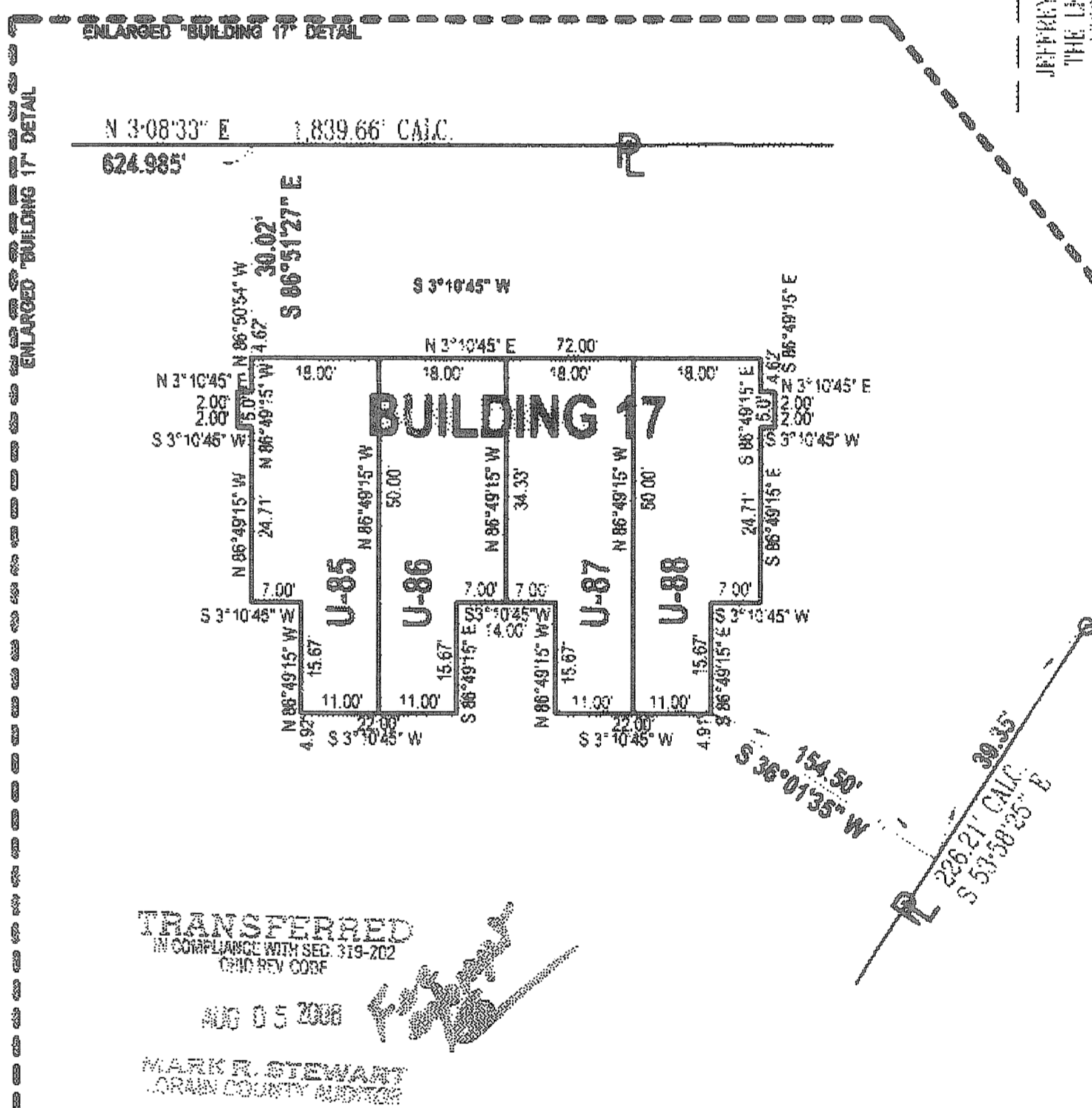
RIGHT-OF-WAY LINE



(SEE BUILDING DETAILS & FINAL ACRESAGE CALCULATION)
REMAINING AREA:
TO RIGHT-OF-WAY = 12.0832 ACRES

BASEMENT CURVE DATA

- A: R=90.00, L=70.17, C=68.41, N 71°03'21" E, DELTA=44°40'28", TAN=36.96
- B: R=150.00, L=116.96, C=114.02, N 71°03'21" E, DELTA=41°40'28", TAN=61.63
- C: R=191.00, L=87.39, C=66.93, N 2°19'47" W, DELTA=27°39'35", TAN=44.56
- D: R=241.00, L=116.94, C=115.22, N 3°18'47" W, DELTA=27°39'35", TAN=59.63
- E: R=142.00, L=59.78, C=59.34, N 29°13'14" W, DELTA=24°07'19", TAN=30.34
- F: R=302.00, L=85.04, C=84.42, N 29°13'14" W, DELTA=24°07'19", TAN=73.16



DETAIL OF "BUILDING 17"

- UNIT 85 AREA = 0.0184 ACRES
- UNIT 86 AREA = 0.0181 ACRES
- UNIT 87 AREA = 0.0181 ACRES
- UNIT 88 AREA = 0.0184 ACRES
- "BUILDING 17" AREA = 0.0730 ACRES

ENLARGED BUILDING DETAIL
SCALE IN FEET
0 5 10 20 40
SCALE: 1" = 20'

FINAL ACRESAGE CALCULATION
EXISTING AREA = 12.1862 ACRES (TO R.W.)
BUILDING 17 AREA = 0.0730 ACRES
REMAINING AREA = 12.0832 ACRES (TO R.W.)

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 05 2008
MARK STEWART
LORAIN COUNTY SURVEYOR