

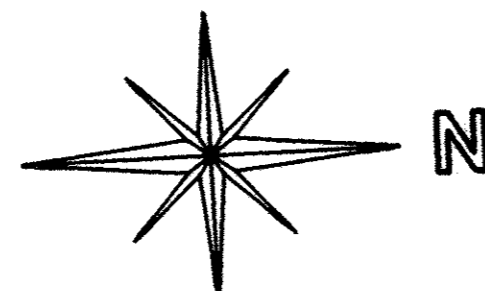
# PHASE 15 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING "5"

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

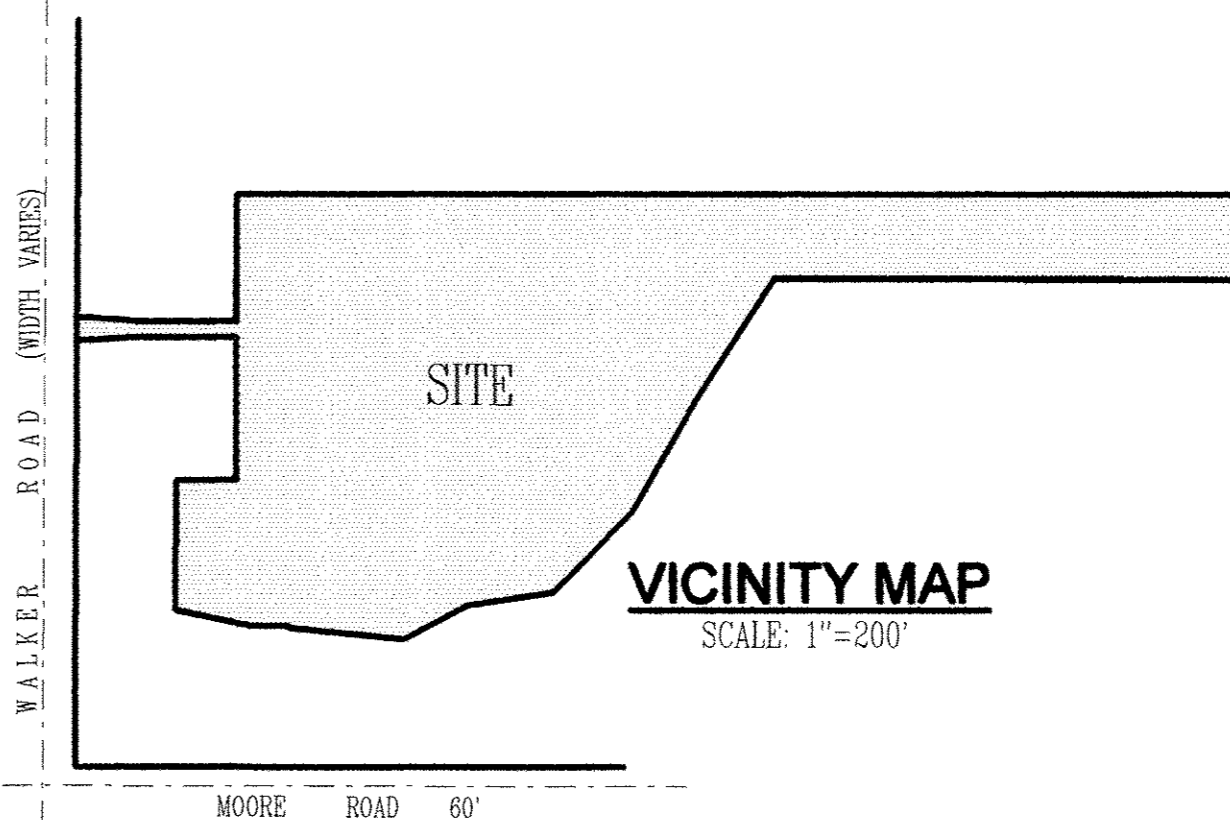
**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

FEB 16 2010

MARK R. STEWART  
LORAIN COUNTY AUDITOR



SCALE IN FEET  
0 20 40 60  
SCALE: 1" = 60'



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. Gucar*  
RALPH M. GUCAR - REGISTERED SURVEYOR #7949  
DATE: NOVEMBER 20, 2009

NOTE: ○ ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "CAPITOL-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*  
Res.  
THOMAS G. SIMON, PRESIDENT

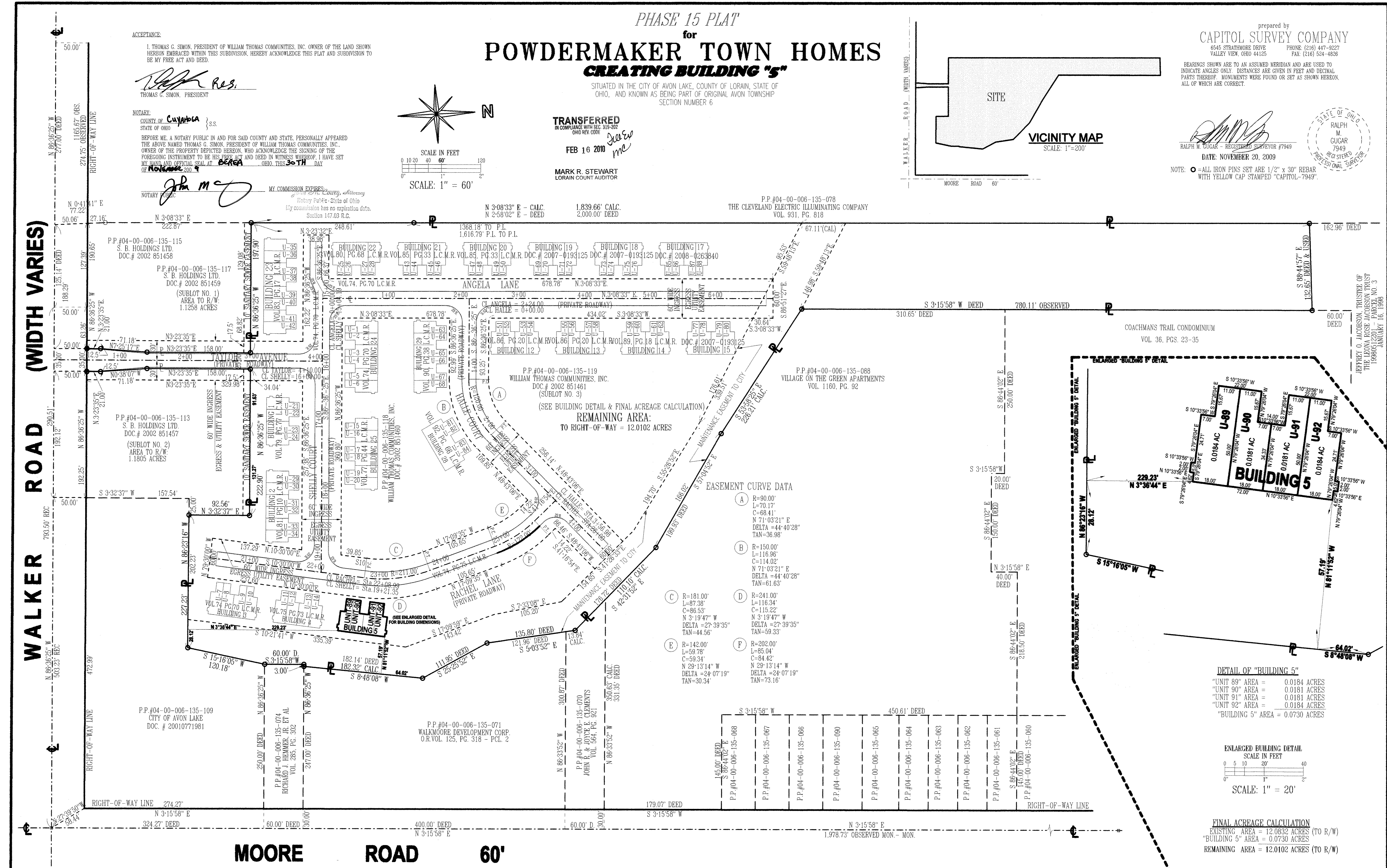
**NOTARY:**

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 **30TH** DAY OF **NOVEMBER**, 2009.

*John M. G.*  
NOTARY PUBLIC  
My Commission Expires: **11/15/11**  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.

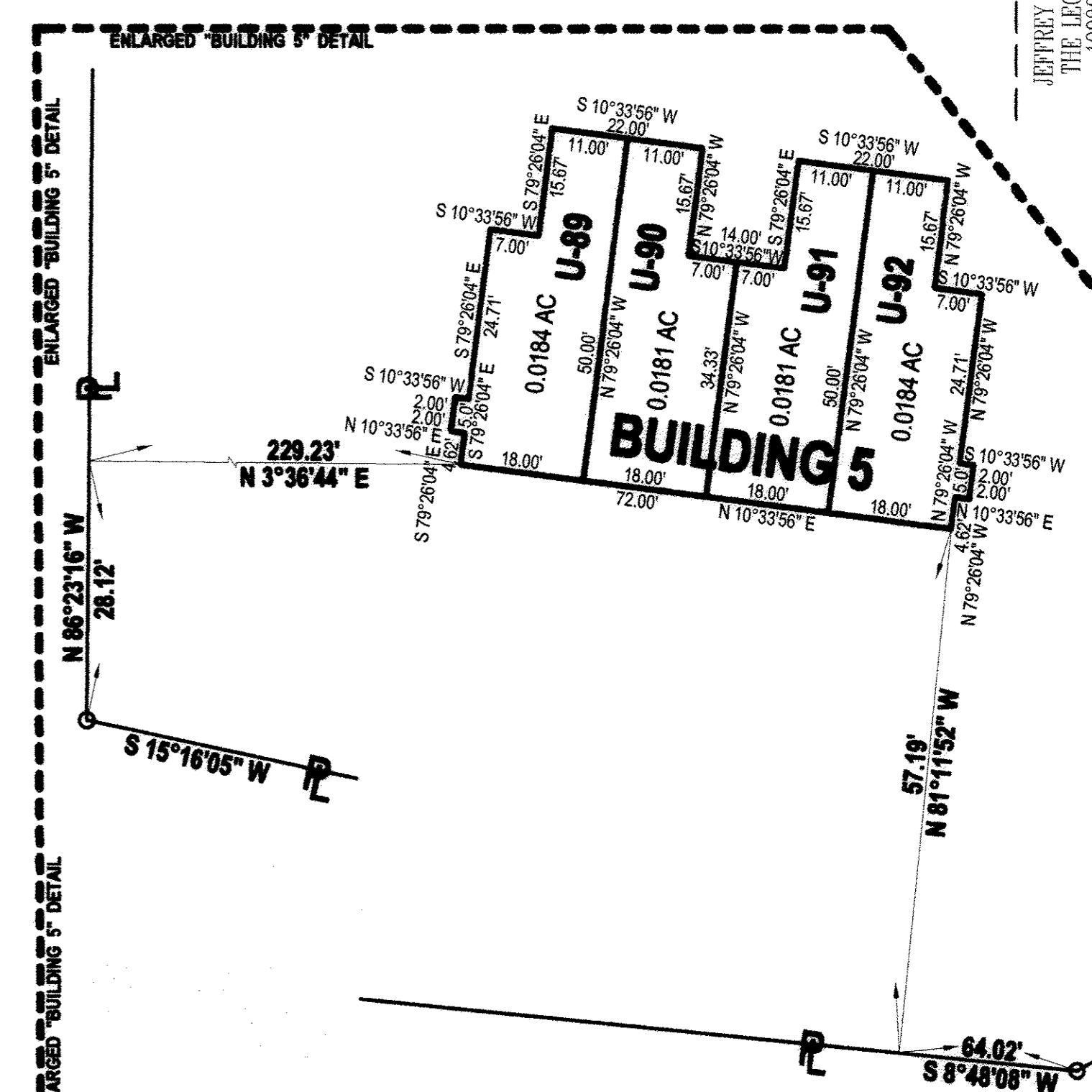
**WALKER ROAD (WIDTH VARIES)**



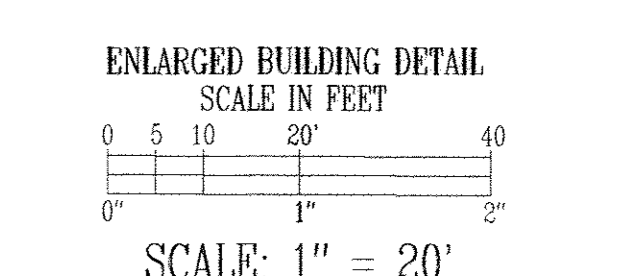
P.P.#04-00-006-135-119  
WILLIAM THOMAS COMMUNITIES, INC.  
DOC.# 2002 851461  
(SUBLOT NO. 3)  
**REMAINING AREA:**  
TO RIGHT-OF-WAY = 12.0102 ACRES  
(SEE BUILDING DETAIL & FINAL ACRES CALCULATION)

**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=191.00' 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 5"**  
"UNIT 89" AREA = 0.0184 ACRES  
"UNIT 90" AREA = 0.0181 ACRES  
"UNIT 91" AREA = 0.0181 ACRES  
"UNIT 92" AREA = 0.0184 ACRES  
"BUILDING 5" AREA = 0.0730 ACRES



**FINAL ACRES CALCULATION**  
EXISTING AREA = 12.0832 ACRES (TO R/W)  
"BUILDING 5" AREA = 0.0730 ACRES  
REMAINING AREA = 12.0102 ACRES (TO R/W)

**MOORE ROAD 60'**