

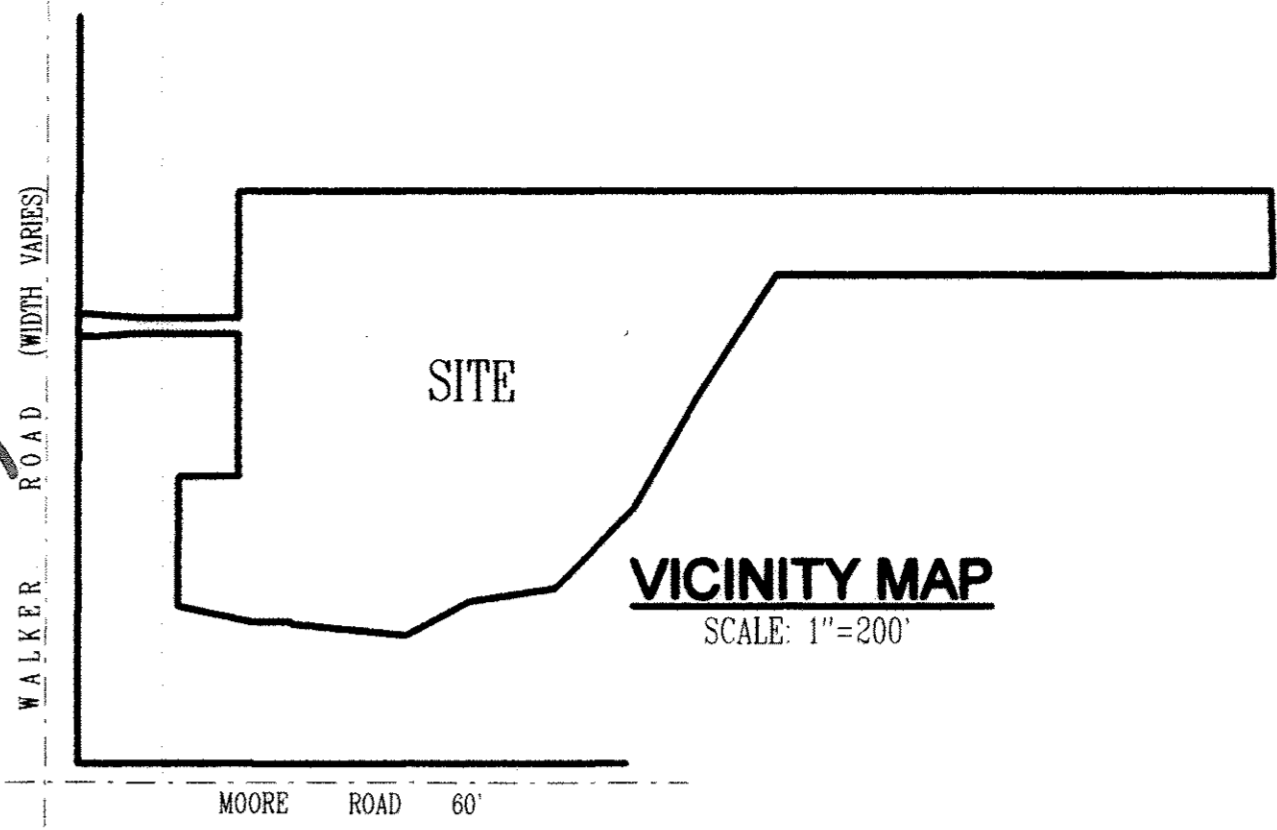
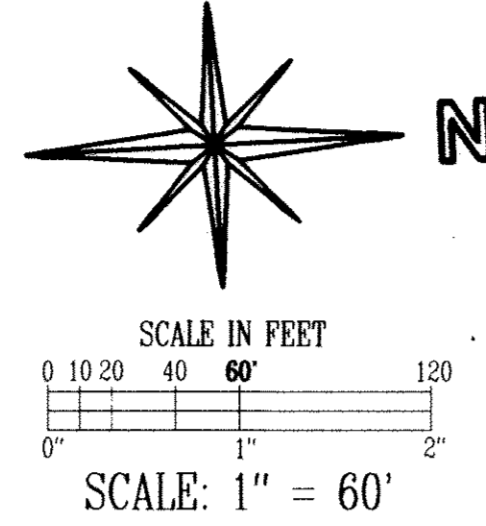
PHASE 16 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING "16"

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

STEWART TITLE CLEVELAND
216-771-2100
Vol 96
Pg 49

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 07 2011
MARK R. STEWART
LORAIN COUNTY AUDITOR

Doc ID: 016231220001 Type: OFF
Kind: PLAT
Recorded: 01/07/2011 at 12:10:52 PM
Fee Amt: \$88.40 Page 1 of 1
Lorain County, Ohio
Judith M. Nedick County Recorder
File # 2011-0360275



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

STATE OF OHIO
RALPH M. GUGAR
7949
REG. SURV.
PROFESSIONAL SURVEYOR

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

WALKER ROAD (WIDTH VARIES)

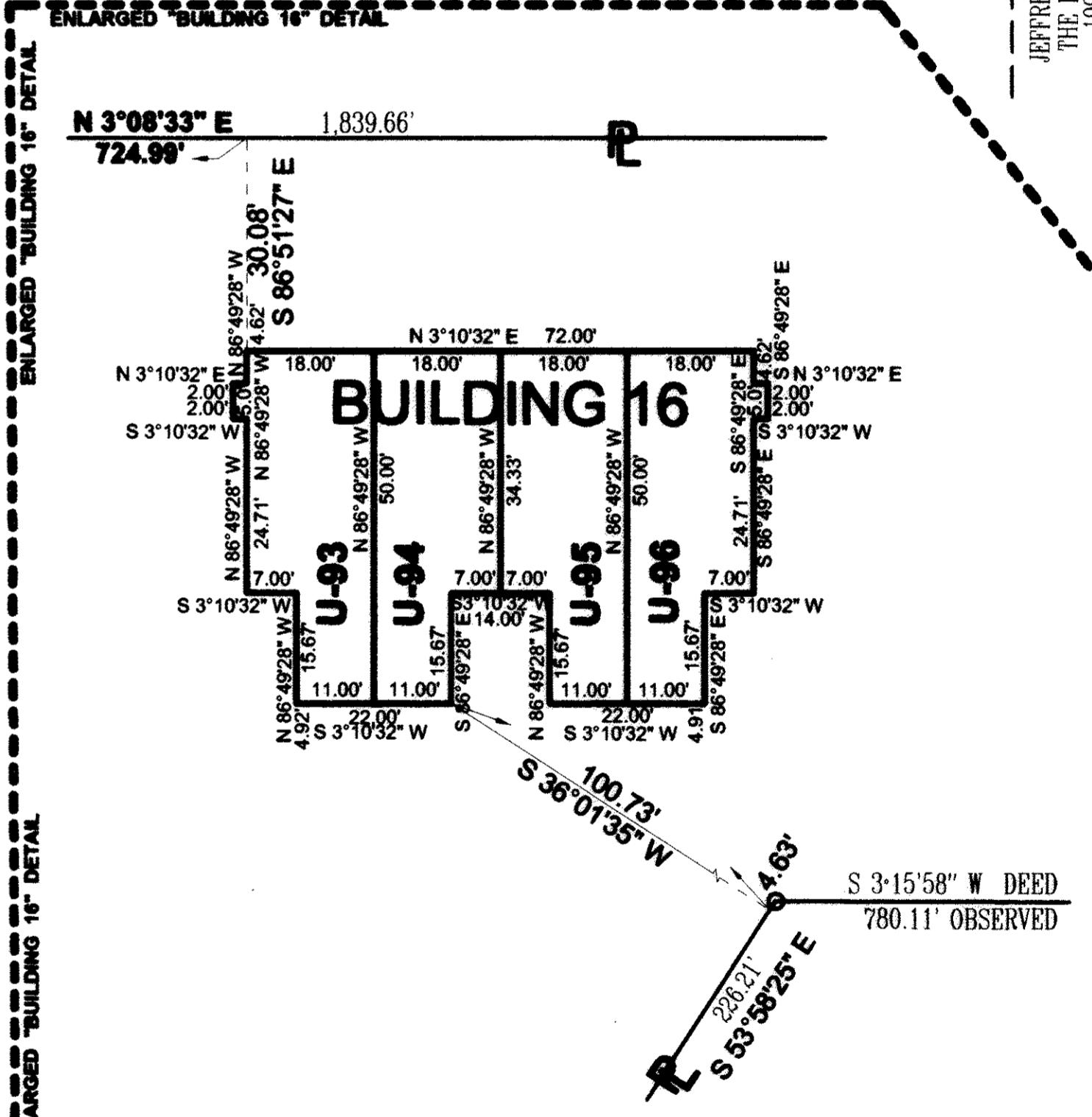
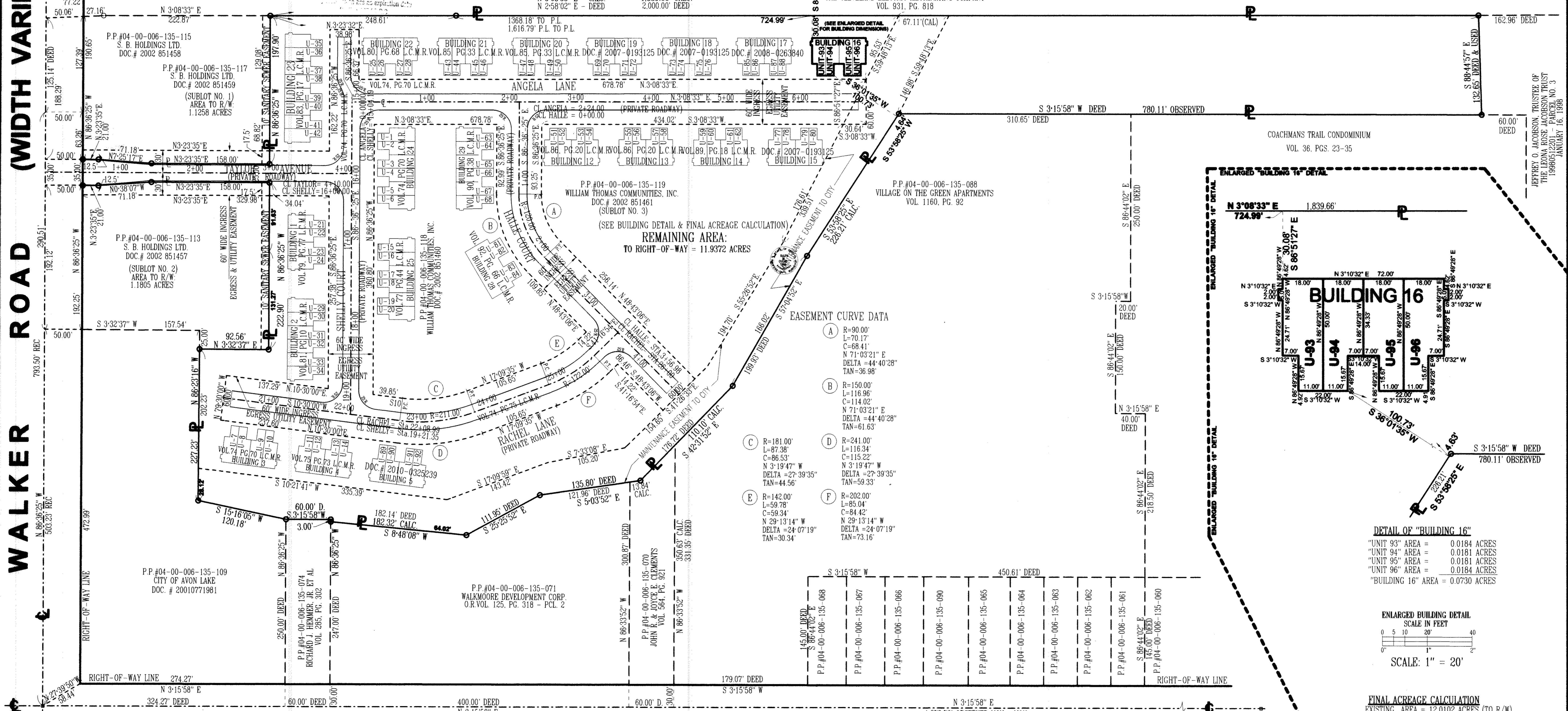
MOORE ROAD 60'

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.

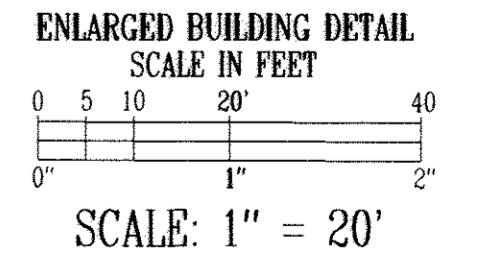
THAS
THOMAS G. SIMON, PRESIDENT

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 3RD DAY OF DECEMBER.

John M. G.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



DETAIL OF "BUILDING 16"
"UNIT 93" AREA = 0.0184 ACRES
"UNIT 94" AREA = 0.0181 ACRES
"UNIT 95" AREA = 0.0181 ACRES
"UNIT 96" AREA = 0.0184 ACRES
"BUILDING 16" AREA = 0.0730 ACRES



FINAL ACREAGE CALCULATION
EXISTING AREA = 12.0102 ACRES (TO R/W)
"BUILDING 16" AREA = 0.0730 ACRES
REMAINING AREA = 11.9372 ACRES (TO R/W)