

C:\Land Projects\3\01419\dwg\PLAT\A4580_PLAT_PL17.dwg (24x36 PLOT)

PHASE 17 PLAT

for POWDERMAKER TOWN HOMES CREATING BUILDING '6'

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

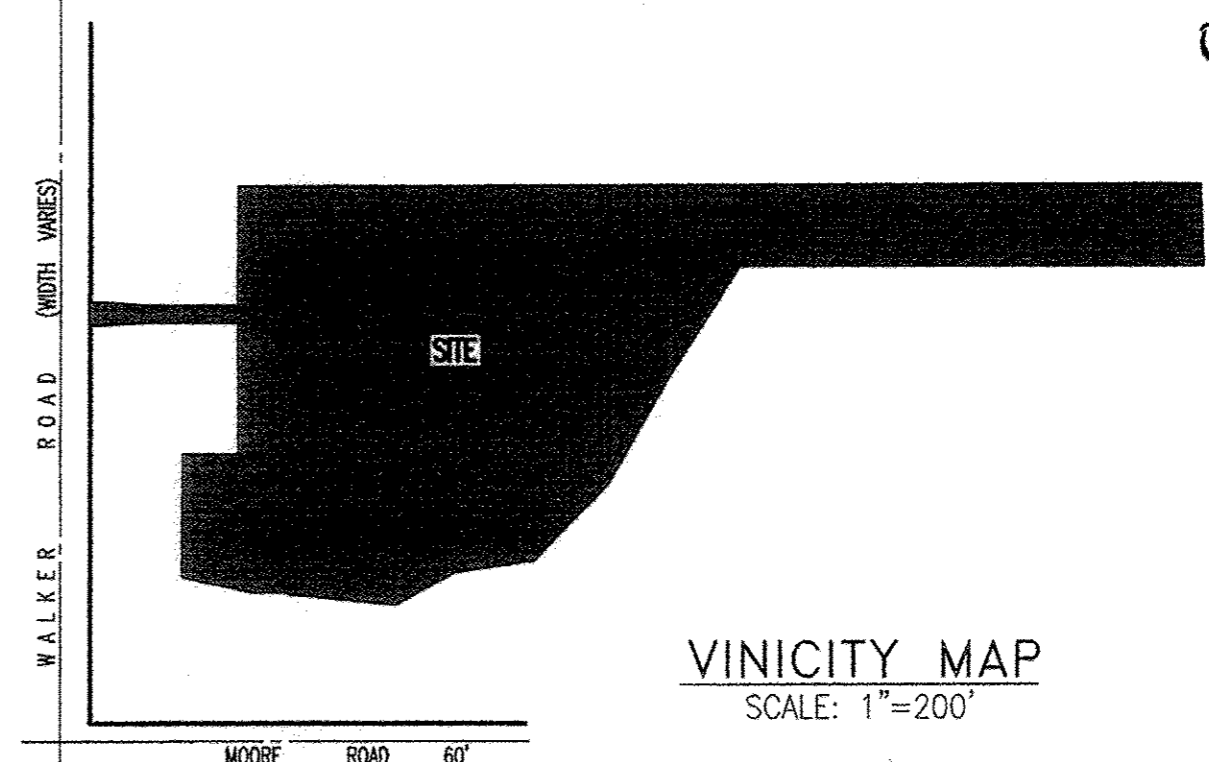
PREPARED BY
The Western Reserve Surveying Co.
4705 STATE ROAD, CLEVELAND, OHIO 44109
(216) 741-0110 / (216) 741-3243 / FAX (216) 741-3926

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.



R.F. Hantel
RICHARD F. HANTEL REG. NO. 5-5129

DATE: AUGUST 10, 2012
NOTE: ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "S-5129"



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.

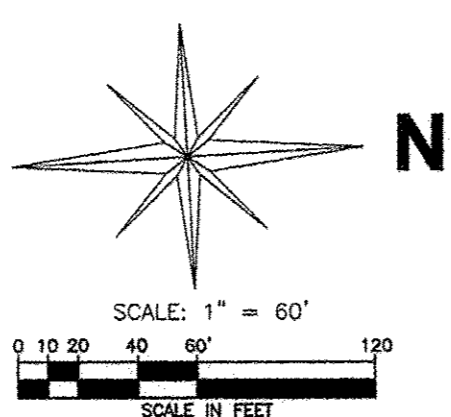
Thomas G. Simon
THOMAS G. SIMON, PRESIDENT

NOTARY:

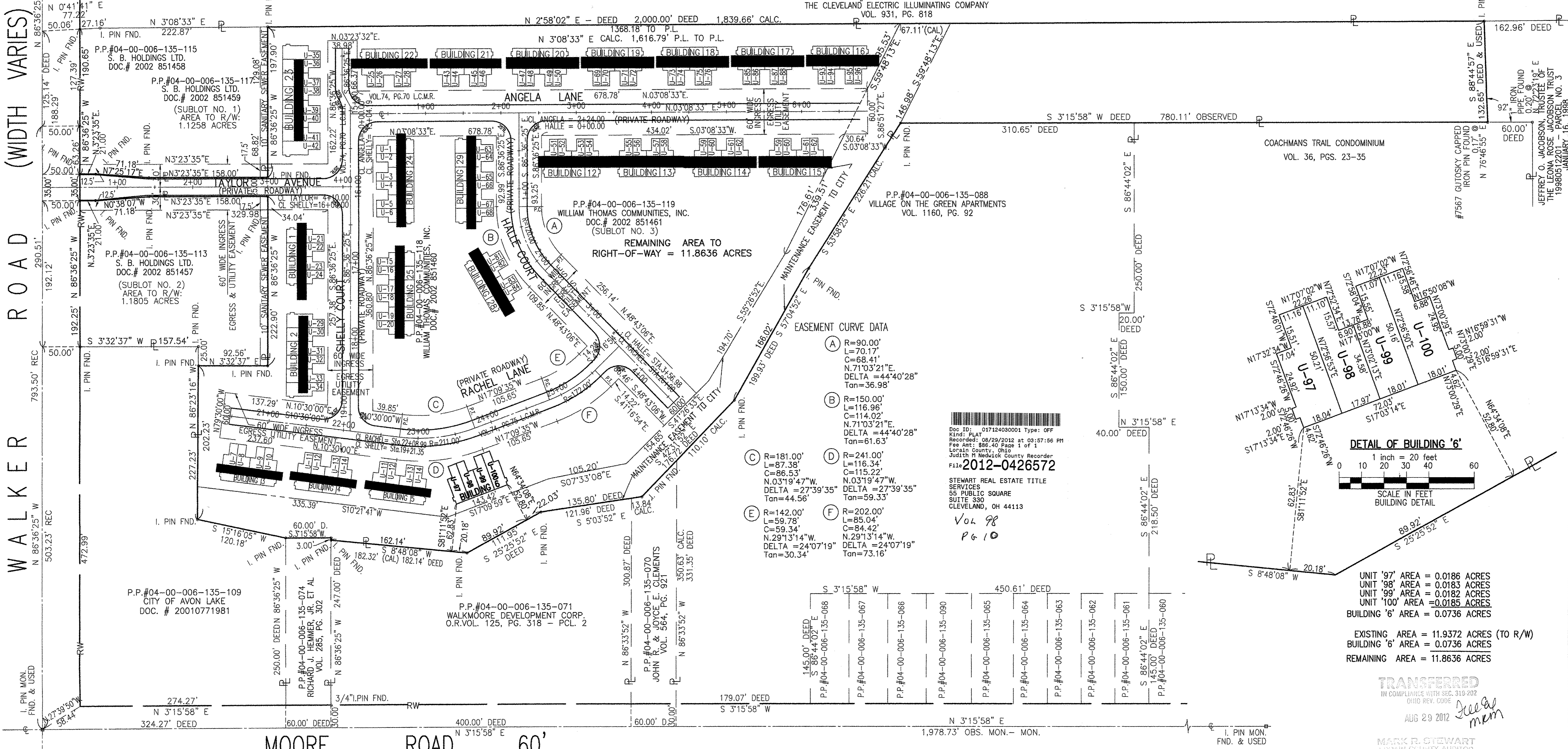
Cuyahoga } s.s.
STATE OF OHIO

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 10 DAY OF AUGUST, 2012.

R.L. Hawto
NOTARY PUBLIC MY COMMISSION EXPIRES: 2/6/16



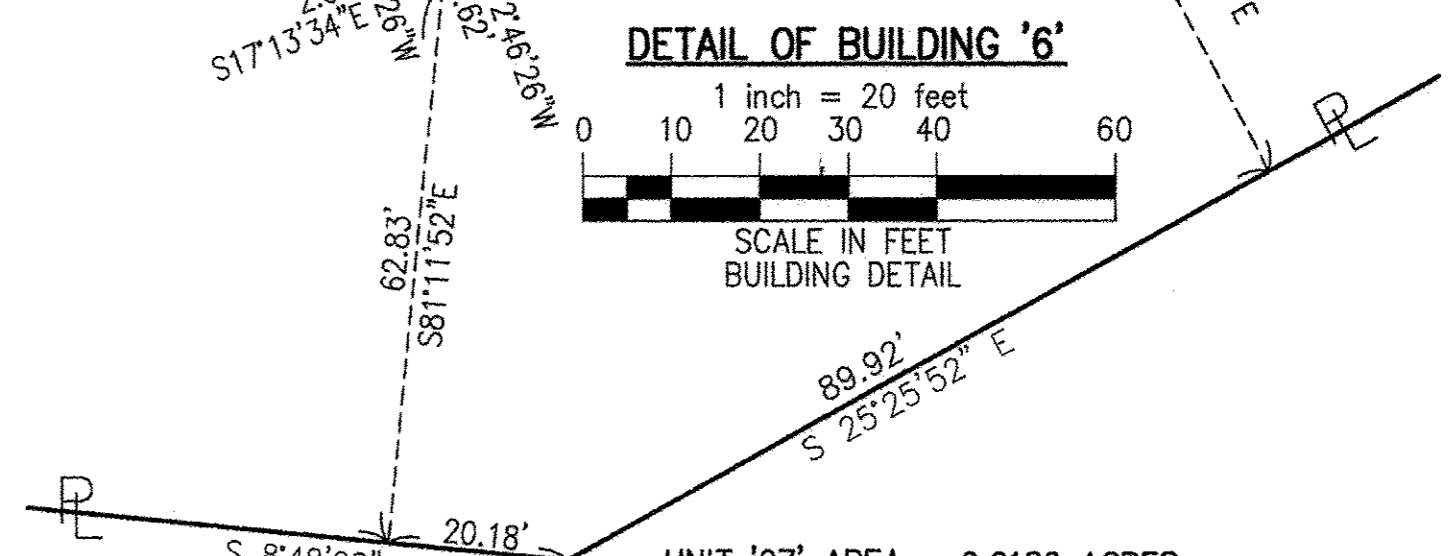
WALKER ROAD (WIDTH VARIES)



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=116.34' 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.03°19'47"W DELTA = 27°39'35" Tan=44.56'
(D)	R=241.00' L=116.34' C=115.22' N.03°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'

STEWART REAL ESTATE TITLE SERVICES
55 PUBLIC SQUARE
SUITE 300
CLEVELAND, OH 44113
Vol 98
Pg 10



UNIT '97' AREA = 0.0186 ACRES
UNIT '98' AREA = 0.0183 ACRES
UNIT '99' AREA = 0.0182 ACRES
UNIT '100' AREA = 0.0185 ACRES
BUILDING '6' AREA = 0.0736 ACRES
EXISTING AREA = 11.9372 ACRES (TO R/W)
BUILDING '6' AREA = 0.0736 ACRES
REMAINING AREA = 11.8636 ACRES

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
AUG 29 2012
MARK R. STEWART
LORAIN COUNTY AUDITOR