

C:\Land Projects\3\WRS\_4580\dwg\44580\_PLAT\_P18\_022013.dwg (24x36 PLOT)

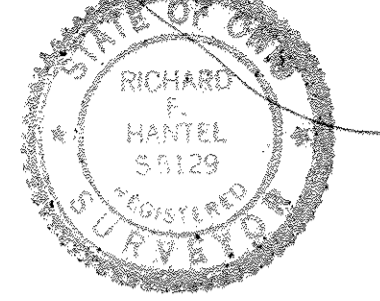
# PHASE 18 PLAT for POWDERMAKER TOWN HOMES CREATING BUILDING '11'

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

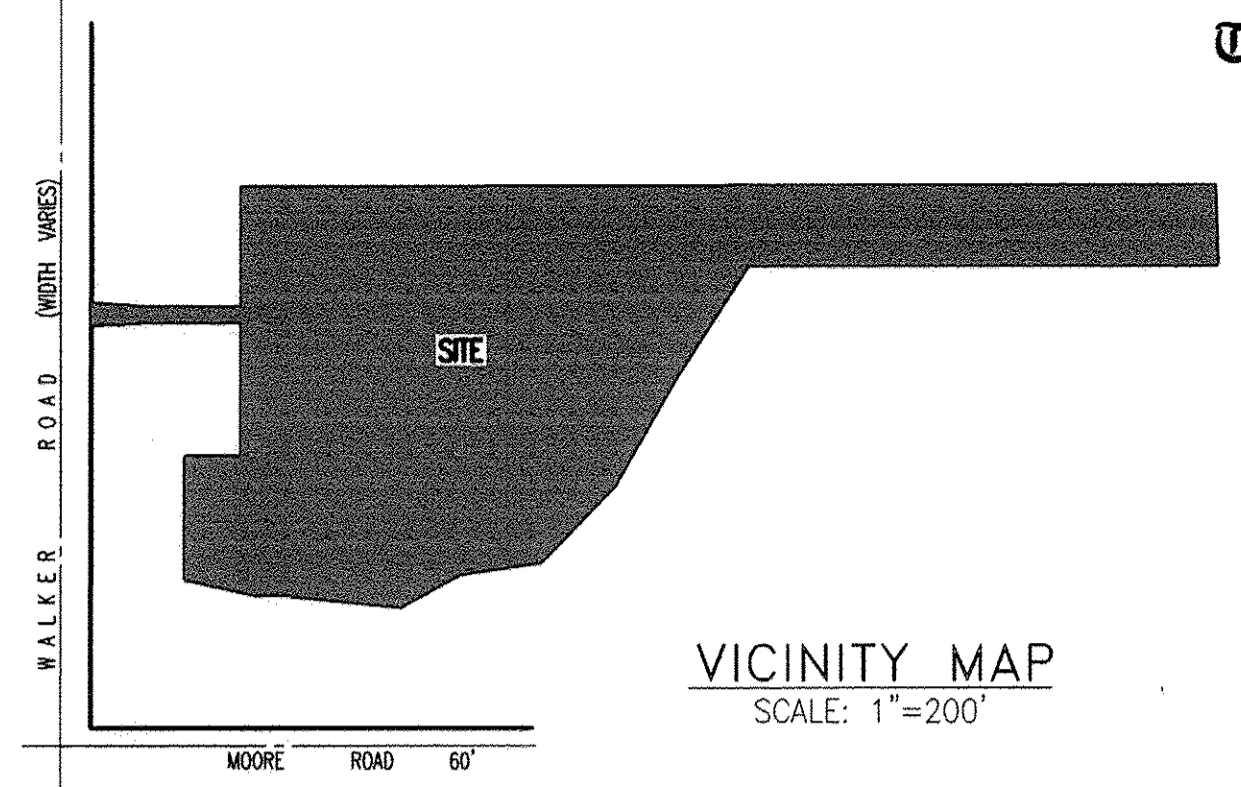
PREPARED BY  
**The Western Reserve Surveying Co.**  
4705 STATE ROAD, CLEVELAND, OHIO 44109  
(216) 741-0110 / (216)741-3243 / FAX (216)741-3926

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. S-5129



DATE: FEBRUARY 20, 2013  
NOTE: ALL IRON PINS SET ARE 5/8" x 30" REBAR WITH RED CAP STAMPED "S-5129"

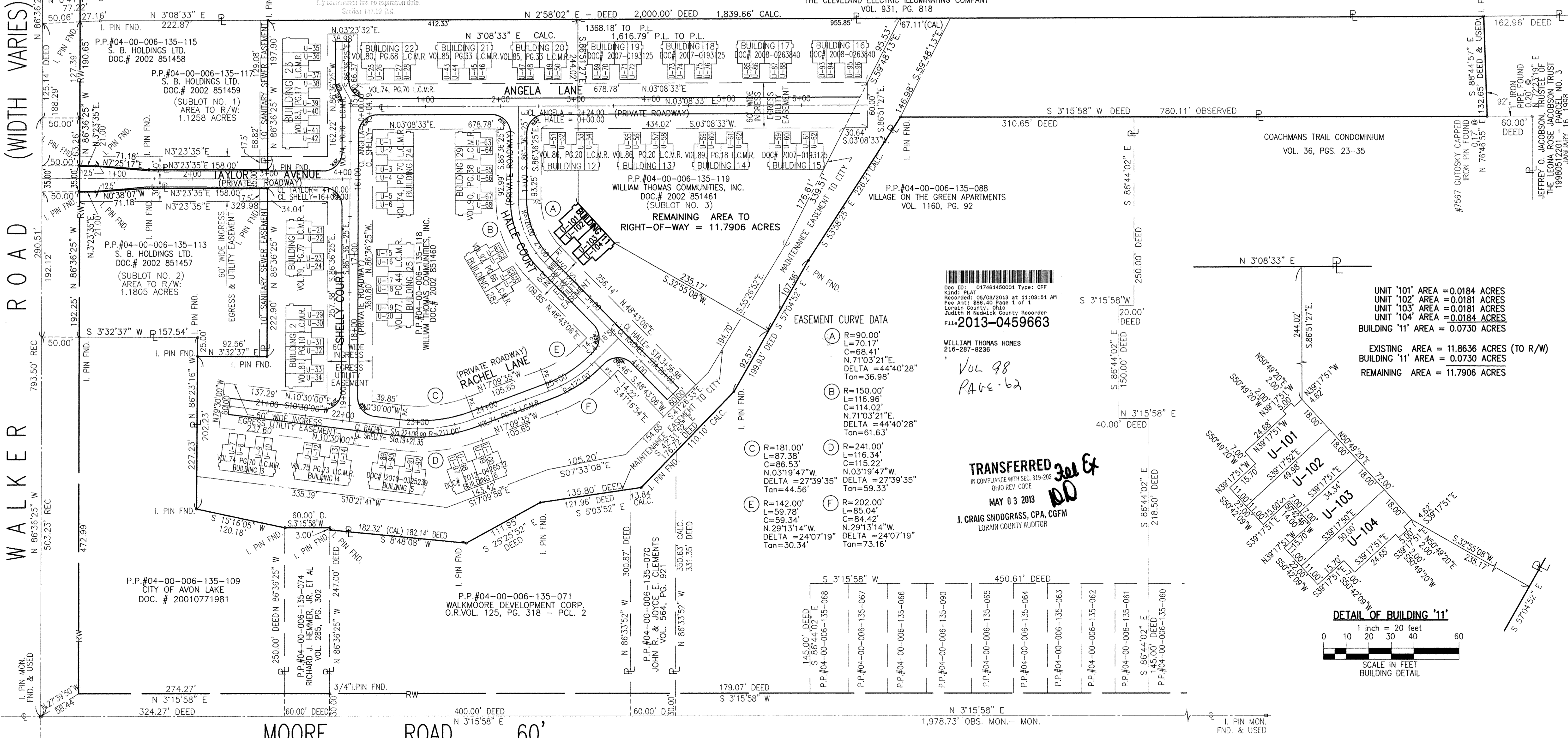
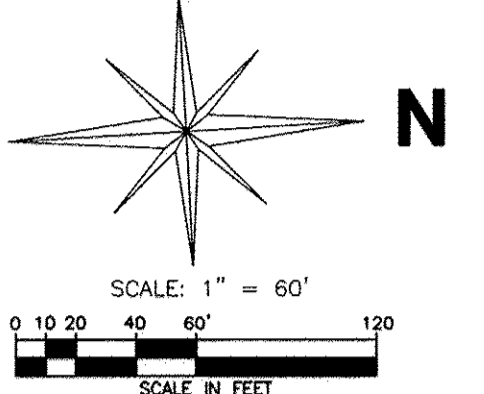


**ACCEPTANCE:**  
I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND SHOWN HEREON EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

*Thomas G. Simon*  
THOMAS G. SIMON, PRESIDENT

**NOTARY:**  
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 Cuyahoga OHIO, THIS 20th DAY OF February, 2013.

*John M. S.*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10 OF 2015



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Fee Amt: \$86.40 Page: 1 of 1  
Lorain County, Ohio  
Judith M. Medwick County Recorder  
File: **2013-0459663**

WILLIAM THOMAS HOMES  
216-287-8236  
*Vol 98  
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- 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.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'

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE  
**MAY 03 2013**  
*3rd Ex RD*  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

UNIT '101' AREA = 0.0184 ACRES  
UNIT '102' AREA = 0.0181 ACRES  
UNIT '103' AREA = 0.0181 ACRES  
UNIT '104' AREA = 0.0184 ACRES  
BUILDING '11' AREA = 0.0730 ACRES  
EXISTING AREA = 11.8636 ACRES (TO R/W)  
BUILDING '11' AREA = 0.0730 ACRES  
REMAINING AREA = 11.7906 ACRES

