

C:\Land Projects 2009\A4580\wg\plots\A4580_Plat_19_030614.dwg (2x36 Plot)

PHASE 19 PLAT

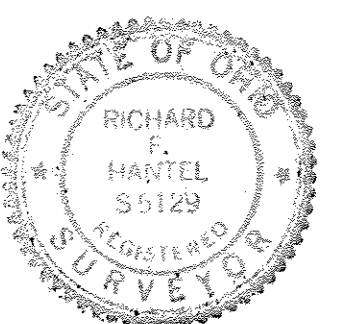
for POWDERMAKER TOWN HOMES CREATING BUILDING '7'

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: MARCH 6, 2014
NOTE: ALL IRON PINS SET ARE 5/8" x 30" REBAR WITH RED CAP STAMPED "S-5129"



ACCEPTANCE:

I, WILLIAM T. BISHOP, VICE 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.

William T. Bishop
WILLIAM T. BISHOP, VICE PRESIDENT

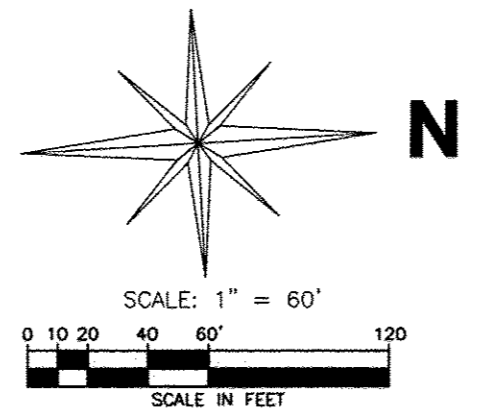


THOMAS M. BURKE
NOTARY PUBLIC
STATE OF OHIO
Residing in
Cuyahoga County
My Comm. Exp. 2/23/15

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 WILLIAM T. BISHOP, VICE 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 6 DAY OF March 2014.

Thomas M. Burke
NOTARY PUBLIC MY COMMISSION EXPIRES: 2/23/15

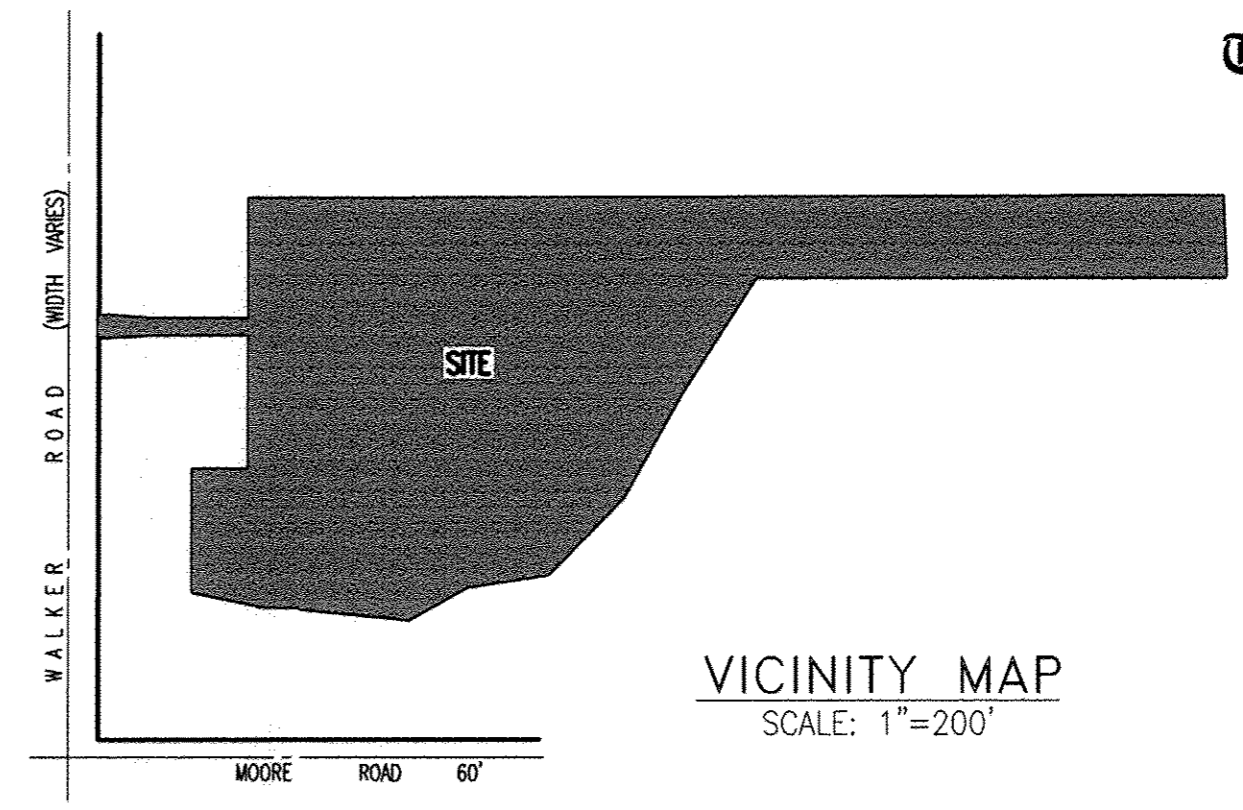


CARDINAL HOPE EXAM CO.
708 PARK AVE
ELYRIA, OH 44035

Doc ID: 017928910001 Type: OFF
Kind: PLAT
Recorded: 03/10/2014 at 08:53:46 AM
Fee Amt: \$86.40 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick County Recorder
FILE# 2014-0497432
Vol-99 Pg 73

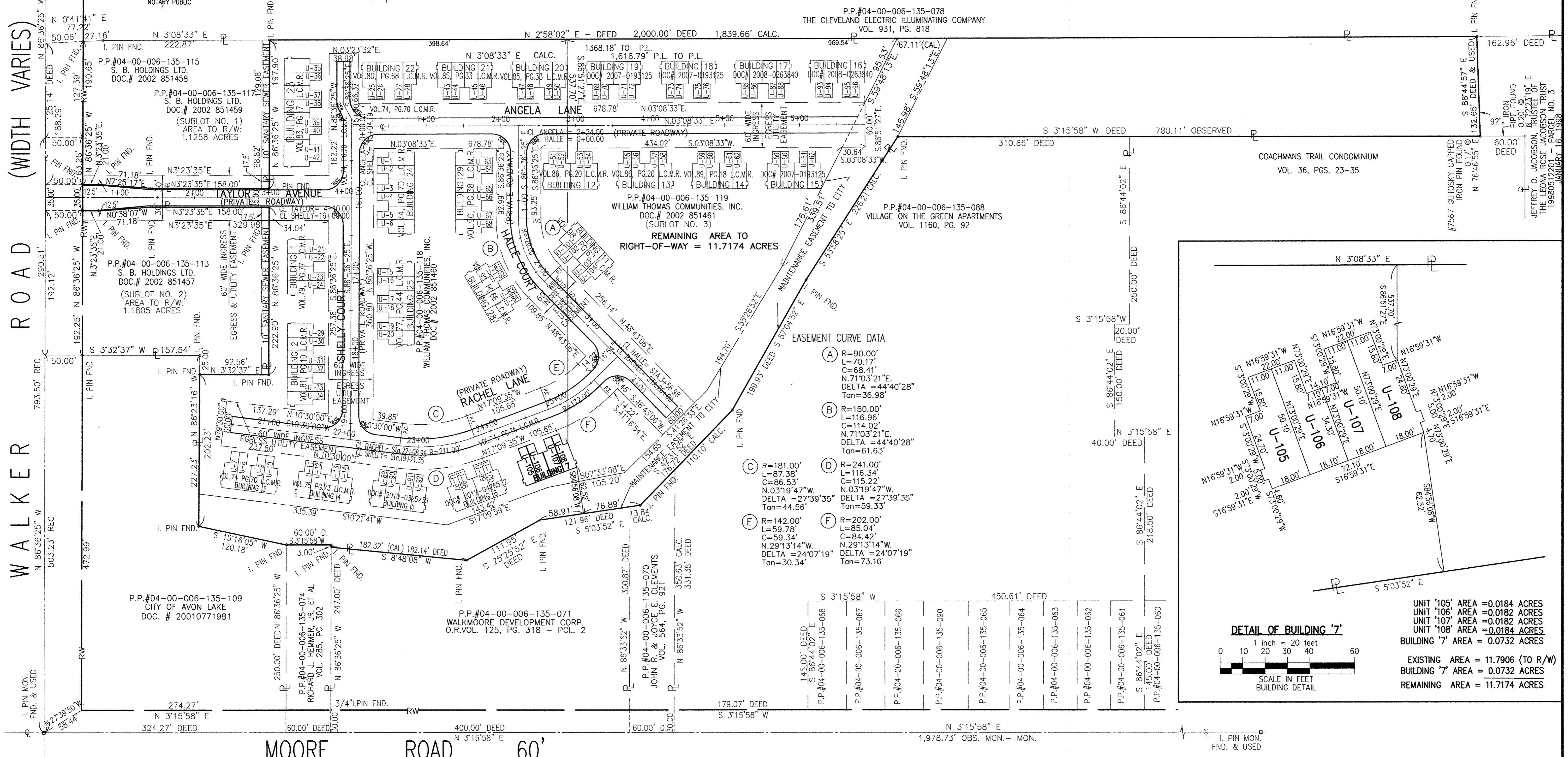
TRANSFERRED

IN COMPLIANCE WITH SEC. 319-209
OHIO REV. CODE
MAR 10 2014
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



VICINITY MAP
SCALE: 1"=200'

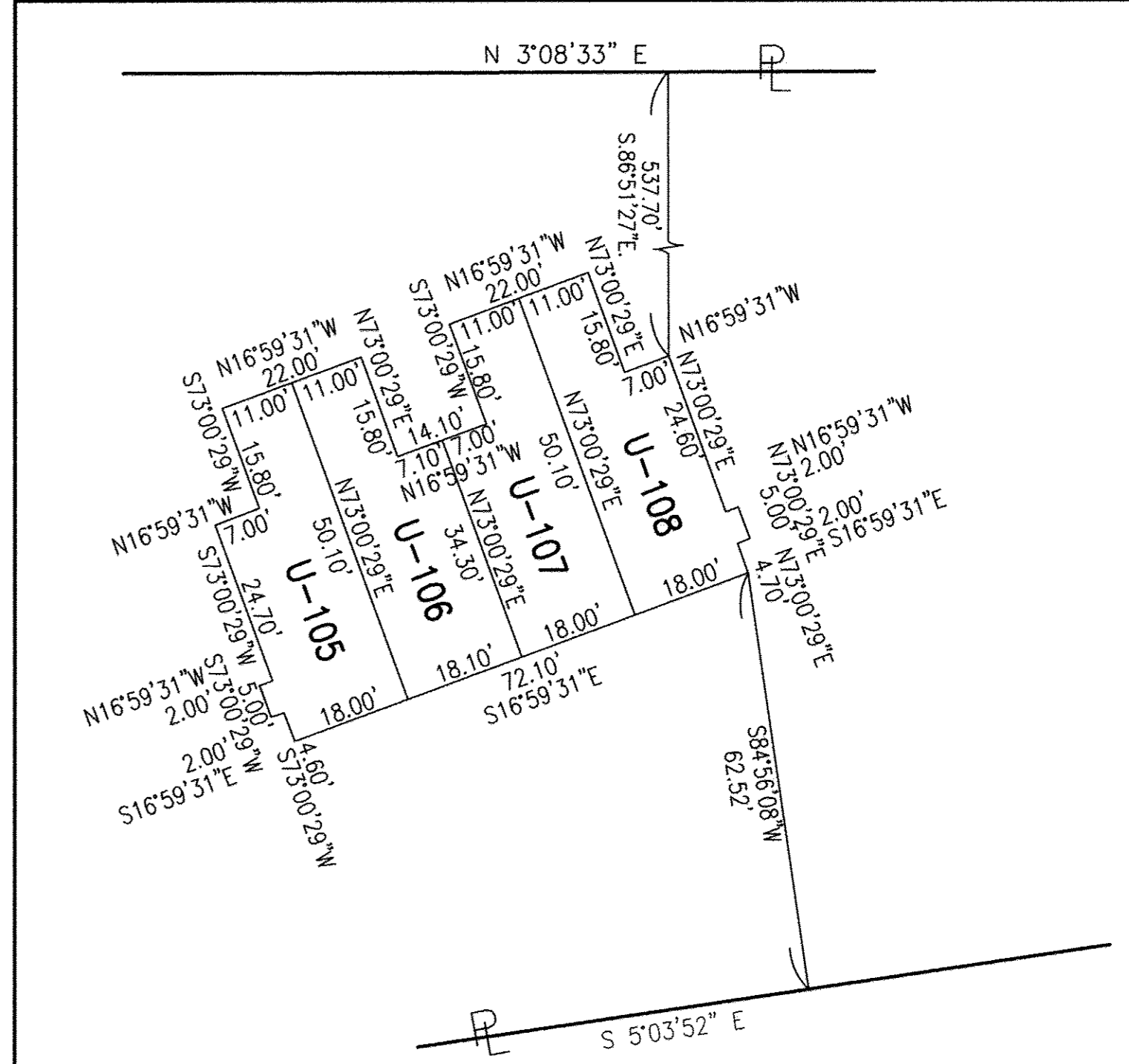
WALKER ROAD (WIDTH VARIES)



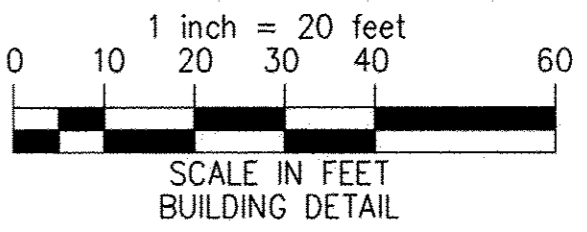
REMAINING AREA TO RIGHT-OF-WAY = 11.7174 ACRES

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'



DETAIL OF BUILDING '7'



UNIT '105' AREA = 0.0184 ACRES
UNIT '106' AREA = 0.0182 ACRES
UNIT '107' AREA = 0.0182 ACRES
UNIT '108' AREA = 0.0184 ACRES
BUILDING '7' AREA = 0.0732 ACRES
EXISTING AREA = 11.7906 (TO R/W)
BUILDING '7' AREA = 0.0732 ACRES
REMAINING AREA = 11.7174 ACRES

P.P.#04-00-006-135-109
CITY OF AVON LAKE
DOC. # 20010771981

P.P.#04-00-006-135-071
WALKMOORE DEVELOPMENT CORP.
O.R.VOL. 125, PG. 318 - PCL. 2

1.45.00' DEED S 86°44'02" E P.P.#04-00-006-135-068	3.15'58" W	450.61' DEED
P.P.#04-00-006-135-067		
P.P.#04-00-006-135-066		
P.P.#04-00-006-135-090		
P.P.#04-00-006-135-065		
P.P.#04-00-006-135-064		
P.P.#04-00-006-135-063		
P.P.#04-00-006-135-062		
P.P.#04-00-006-135-061		
S 86°44'02" E 1.45.00' DEED P.P.#04-00-006-135-060		

MOORE ROAD 60'