

KENY BLVD (70')

COUGHLIN-LONDON PROPERTIES, LTD.
AN OHIO LIMITED LIABILITY COMPANY
D.R. 42, PAGE 207
11,194.2 AC.

CITY OF LONDON
D.R. 55, PAGE 762
PARCEL NO. 1
0.8617 AC.

CITY OF LONDON
D.R. 55, PAGE 762
PARCEL NO. 2
150 SQ. FT.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- * "X" MARK

COMMUNITY DEVELOPMENT COMPANY
D.R. 20, PAGE 500
34,000 AC.

LOT 4

AMENDED AMHERST MEADOWS SECTION 1
PLAT CABINET B, PAGES 41,42,43

LOT 3

LOT 2

RETENTION AREA "A"

LOT 3
(3.322 AC.)
#3851

LOT 1
(1.109 AC.)
#3849

LOT 2
(2.210 AC.)
#3850
B-1031104

NOTE: CONSTRUCTION AND MAINTENANCE COSTS OF THE ACCESS DRIVE IN THIS AREA SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOT 1 AND LOT 2.

NOTES

- EASEMENTS FOR INGRESS AND EGRESS AS PROVIDED ARE FOR THE JOINT USE OF ALL OWNERS OF LOTS WITHIN THE SUBDIVISION. EXCEPT AS HERINAFTER PROVIDED, WITHIN SAID EASEMENTS, PAVEMENT MAINTENANCE, TRAFFIC AND DIRECTIONAL SIGNAGE MAINTENANCE, REPAIRING, STRIPING MAINTENANCE, AND SNOW AND ICE REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH EACH RESPECTIVE EASEMENT IS LOCATED.
- UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE FOR THE JOINT USE OF ALL OWNERS OF LOTS WITHIN THE SUBDIVISION.
- THE EASEMENTS SHOWN HEREON ARE FOR THE PURPOSES SHOWN AND FOR THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION.
- ALL LOT OWNERS SHALL HAVE NON-EXCLUSIVE CROSS-OVER EASEMENTS FOR VEHICULAR INGRESS, EGRESS, IN, OVER AND ACROSS FOR THE JOINT USE OF OWNERS OF ALL LOTS IN THE SUBDIVISION.
- AS TO THE DRIVEWAY TO BE LOCATED ON LOT 2 AND ABUTTING LOT 1 AND AS INDICATED ON THE PLAT BY HASH MARKS, THE OWNERS OF LOT 1 AND LOT 2 SHALL SHARE EQUALLY IN THE COSTS FOR THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE OR REPLACEMENT OF THE DRIVEWAY. THE OWNER OF LOT 2, IN ITS SOLE JUDGEMENT, SHALL DETERMINE WHEN AND IF ANY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE DRIVEWAY SHALL BE NECESSARY.

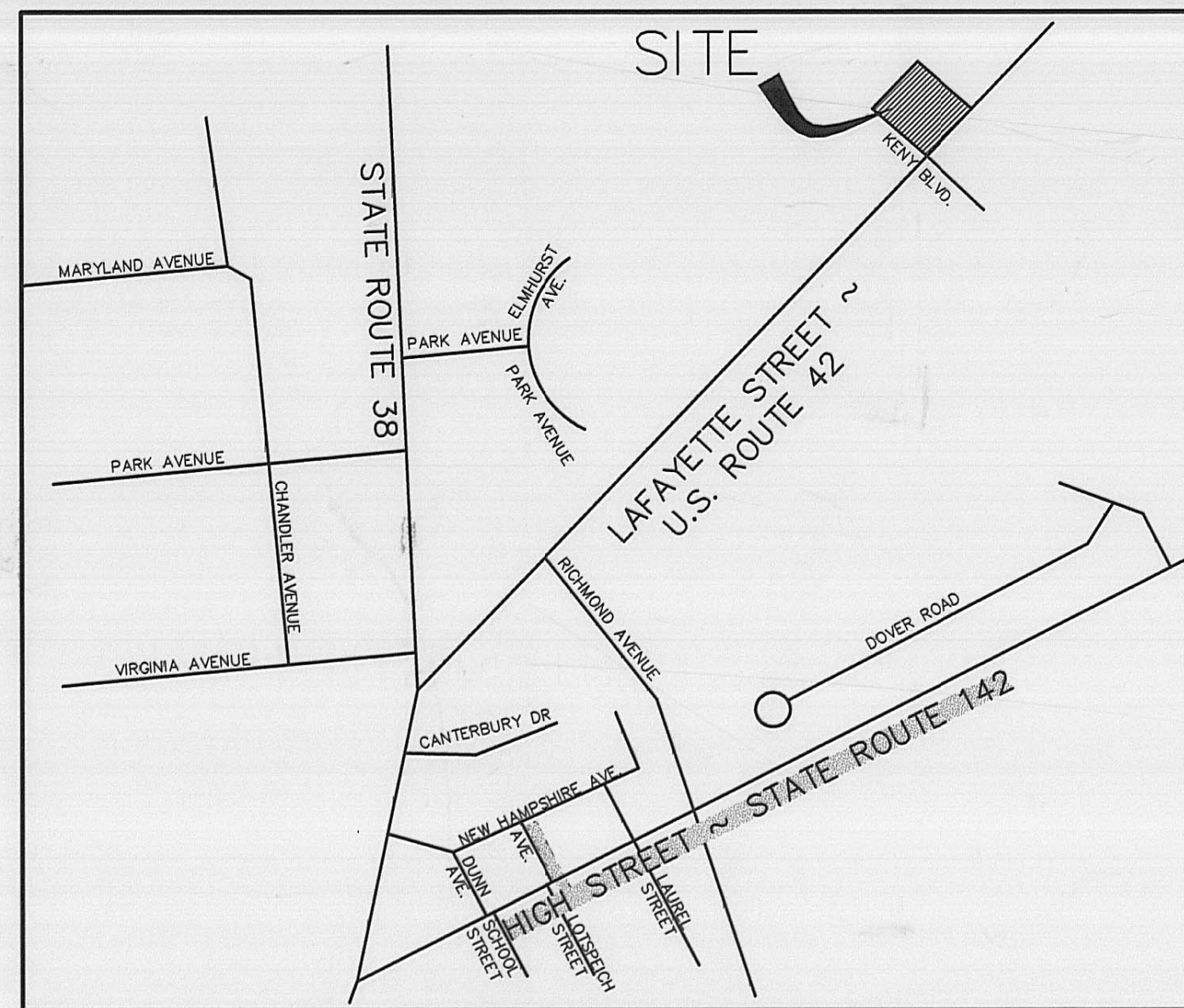
LAFAYETTE ROAD (U.S. ROUTE 42)

ASHLAND, INC.
D.R. 65, PAGE 292
0.8966 AC.

LONDON TRUCK AND TRACTOR, INC.
AN OHIO CORPORATION
D.B. 285, PAGE 701
16,990 AC.

REVISIONS	DRAWN:	McCARTY ASSOCIATES Consulting Engineers—Architects—Surveyors 104 South Main Street Washington C.H., Ohio 45133 (740) 335-3818 fax (740) 335-5828	COUGHLIN SUBDIVISION CITY OF LONDON MADISON COUNTY, OHIO V.M.S. NO. 5802	FINAL PLAT 54/98	PROJECT NUMBER	
	DATE:				S98-755	
ASBUILT:	CHECKED:				HORIZ. SCALE	
	DATE:				1"=30'	

COUGHLIN SUBDIVISION CITY OF LONDON MADISON COUNTY, OHIO



VICINITY MAP
NO SCALE

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5802, AND ALL OF THE 7.034 ACRE TRACT CONVEYED TO COUGHLIN-LONDON PROPERTIES LTD., AN OHIO LIMITED LIABILITY COMPANY, AS DESCRIBED IN O.R. 77, PAGE 148, MADISON COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, MANAGING PARTNER OF COUGHLIN-LONDON PROPERTIES, LTD. AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS PLATTED HERIN, BEING DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS HIS "COUGHLIN SUBDIVISION", A SUBDIVISION OF LOTS NOS. 1 THROUGH 3 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE AS SUCH ALL OR PART OF KENY BOULEVARD AND LAFAYETTE STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, AND THE CABLE TELEVISION INDUSTRY, BOTH ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

OWNER _____ DATE _____

TITLE _____

WITNESS _____ DATE _____

WITNESS _____ DATE _____

STATE OF OHIO, MADISON COUNTY, SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ MANAGING PARTNER OF COUGHLIN-LONDON PROPERTIES LTD., AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL

SEAL THIS _____ DAY OF _____, 1998.

NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES _____

I DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY SUPERVISION ON THE PREMISES SHOWN AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL MONUMENTS ARE SET OR FOUND AS SHOWN.

BEARINGS ARE BASED UPON THE RECORD BEARING (S 39°34'01" W) THE ORIGINAL CENTERLINE OF [U.S. ROUTE 42] LAFAYETTE STREET AND SOUTHEAST LINE OF THE 7.037 ACRE TRACT AS PER O.R. 57, PAGE 1012.

Ronald L. Linton
RONALD L. LINTON, P.S. 6106
REGISTERED PROFESSIONAL SURVEYOR



APPROVED THIS _____ DAY OF _____, 1998

MAYOR, CITY OF LONDON

APPROVED THIS _____ DAY OF _____, 1998

SAFETY-SERVICE DIRECTOR
CITY OF LONDON

TRANSFERRED THIS _____ DAY OF _____, 1998

AUDITOR, MADISON COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 1998, AT _____ M.

FEE _____ FILE NO. _____
RECORDER, MADISON COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 1998, IN PLAT BOOK _____, PAGES _____

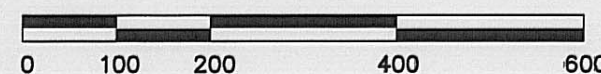
DEPUTY RECORDER, MADISON COUNTY, OHIO

OWNER AND SUBDIVIDER

COUGHLIN-LONDON PROPERTIES, LTD.
AN OHIO LIMITED LIABILITY COMPANY
71 E. WILSON BRIDGE ROAD
SUITE A-1
WORTHINGTON, OHIO 43085
PH: (614) 847-1002
FAX: (614) 847-1957

DEED REFERENCE:

COUGHLIN-LONDON PROPERTIES, LTD.
AN OHIO LIMITED LIABILITY COMPANY
O.R. 77, PAGE 148
7.034 Ac.



REVISIONS	DRAWN: DATE:
ASBUILT:	CHECKED: DATE:



McCARTY ASSOCIATES
Consulting Engineers-Architects-Surveyors
104 South Main Street Washington C.H., Ohio 45133
(740) 335-3818 fax (740) 335-5828

COUGHLIN SUBDIVISION
CITY OF LONDON
MADISON COUNTY, OHIO
V.M.S. NO. 5802

FINAL PLAT

54/98

PROJECT NUMBER S98-755	
SCALE	
HORIZ.	VERT.
N/A	N/A

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2