

COVENANTS, AGREEMENTS, AND RESTRICTIONS

THE UNITS AND LANDS SHOWN HERON ARE SUBJECT TO THE DECLARATION OF THE CONDOMINIUM AND BY-LAWS OF THE KENSINGTON CONDOMINIUM UNIT OWNERS ASSOCIATION WHICH IS RECORDED IN BOOK _____, PAGE _____ OF THE OFFICIAL RECORDS OF MADISON COUNTY, OHIO.

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE FEE SIMPLE TITLE OF THE LANDS HEREIN DESCRIBED DO HEREBY CONSENT AND JOIN THE SUBMISSION OF SAID LANDS AND THEIR INTEREST THEREIN TO THE CONDOMINIUM PLAN KNOWN AS KENSINGTON CONDOMINIUM AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS AND BY-LAWS OF THE UNIT OWNERS ASSOCIATION FILED WITH THE RECORDER OF MADISON COUNTY UNDER THE CONDOMINIUM STATUTES OF THE STATE OF OHIO.

WITNESS

JOHN J. BLAND, INC.
BY: JOHN J. BLAND, PRESIDENT

SURVEYOR:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE WITHIN DRAWINGS OF KENSINGTON CONDOMINIUM REPRESENT THE INDICATED PROPERTY AND THE BUILDINGS AND IMPROVEMENTS TO BE CONSTRUCTED THEREON. UNITS SHOWN ARE NOT YET COMPLETED. INDIVIDUAL UNIT AS-BUILT DRAWINGS ARE TO BE FILED WHEN EACH UNIT IS COMPLETED.

TERRY A. HOPPES, PS #6352

ENGINEER:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE WITHIN DRAWINGS OF KENSINGTON CONDOMINIUM REPRESENT THE INDICATED PROPERTY AND THE BUILDINGS AND IMPROVEMENTS TO BE CONSTRUCTED THEREON. UNITS SHOWN ARE NOT YET COMPLETED. INDIVIDUAL UNIT AS-BUILT DRAWINGS ARE TO BE FILED WHEN EACH UNIT IS COMPLETED.

TERRY A. HOPPES, PE #40640

TRANSFERRED THIS _____ DAY OF _____, 1997

AUDITOR MADISON COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 1997 AT _____, M.

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

RECORDED THIS _____ DAY OF _____, IN SLIDE _____.

OWNER/DEVELOPER

JOHN J. BLAND INC.
504 SAMANTHA CIRCLE
LONDON, OHIO 43140

ENGINEER/SURVEYOR

HOPPES ENGINEERING &
SURVEYING COMPANY
1533 MOOREFIELD ROAD
SPRINGFIELD, OHIO 45503

RECORD PLAN

**KENSINGTON
CONDOMINIUM
PHASE II**

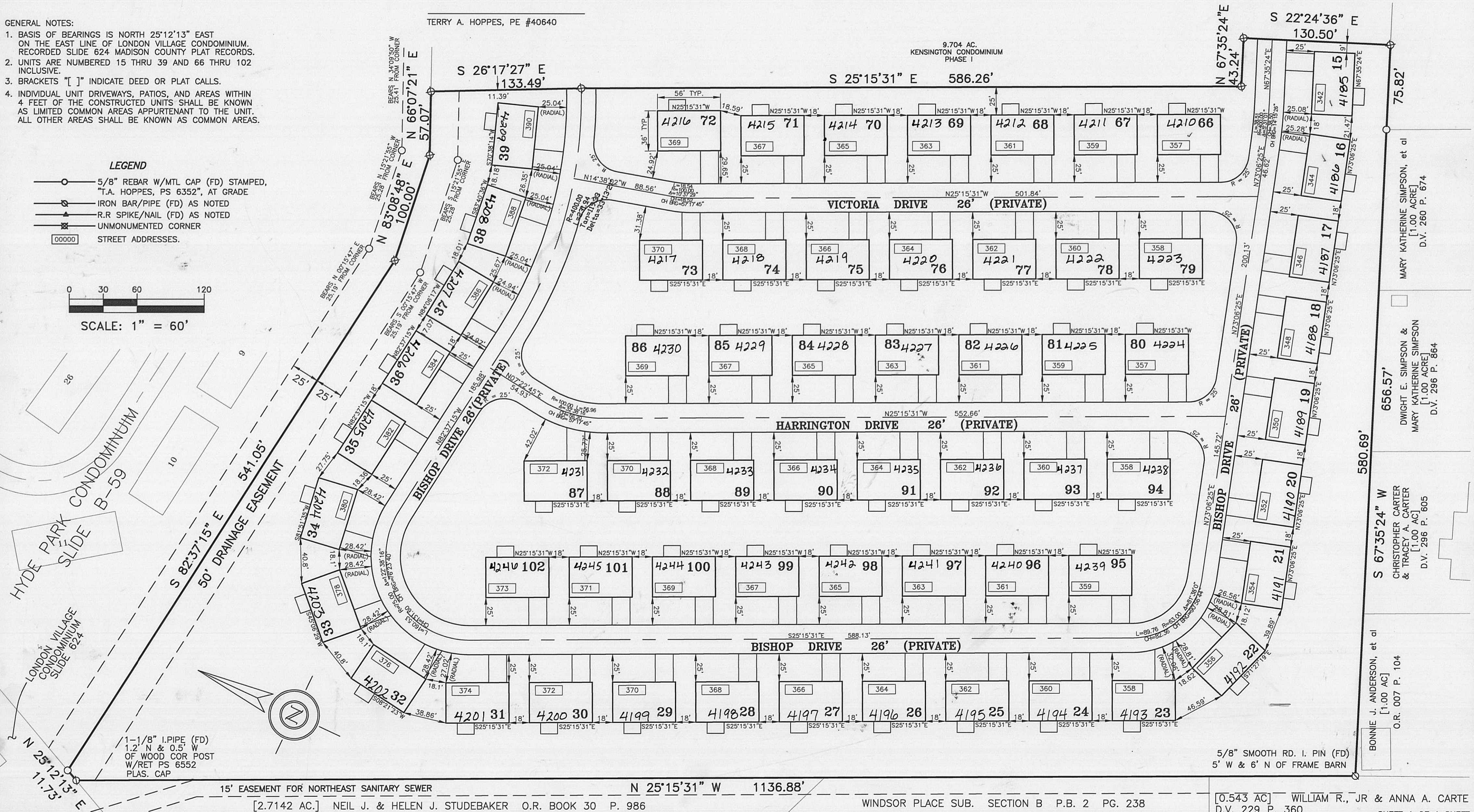
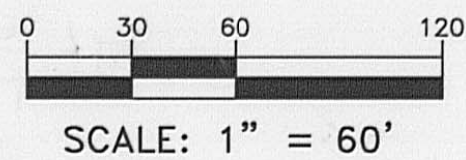
PT. LOT 2 BLANDFORD SUBDIVISION
62 UNITS ~ 13.957 AC.
CITY OF LONDON
MADISON COUNTY, OHIO
FEBRUARY 23, 1998

GENERAL NOTES:

1. BASIS OF BEARINGS IS NORTH 25°12'13" EAST ON THE EAST LINE OF LONDON VILLAGE CONDOMINIUM. RECORDED SLIDE 624 MADISON COUNTY PLAT RECORDS.
2. UNITS ARE NUMBERED 15 THRU 39 AND 66 THRU 102 INCLUSIVE.
3. BRACKETS "[]" INDICATE DEED OR PLAT CALLS.
4. INDIVIDUAL UNIT DRIVEWAYS, PATIOS, AND AREAS WITHIN 4 FEET OF THE CONSTRUCTED UNITS SHALL BE KNOWN AS LIMITED COMMON AREAS APPURTENANT TO THE UNIT. ALL OTHER AREAS SHALL BE KNOWN AS COMMON AREAS.

LEGEND

- 5/8" REBAR W/MTL CAP (FD) STAMPED, "T.A. HOPPES, PS 6352", AT GRADE
- IRON BAR/PIPE (FD) AS NOTED
- ▲ R.R SPIKE/NAIL (FD) AS NOTED
- UNMONUMENTED CORNER
- 000000 STREET ADDRESSES.



15' EASEMENT FOR NORTHEAST SANITARY SEWER

N 25°15'31" W 1136.88'

[2.7142 AC.] NEIL J. & HELEN J. STUDEBAKER O.R. BOOK 30 P. 986

WINDSOR PLACE SUB. SECTION B P.B. 2 PG. 238

[0.543 AC] WILLIAM R., JR & ANNA A. CARTE
D.V. 229 P. 360

SHEET 1 OF 1 SHEET