

# AMHERST MEADOWS SECTION 5

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey No. 5802 and containing a total of 8.384 acres of land, more or less, all of which being out of that 30.196 acre tract of land conveyed to Sovereign Development Corporation, as shown for record in Instrument 200100005251, Official Record Book 125, Page 1691, Recorder's Office, Madison County, Ohio.

The undersigned Theodore P. Uritus, President of Sovereign Development Corporation, owner of the lands platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents its "AMHERST MEADOWS SECTION 5", a subdivision of lots, Numbered 136 through 161 inclusive, does hereby accept this plat of same and dedicates to public use as such all or parts of AMHERST BOULEVARD, DORSET DRIVE and MARGATE DRIVE 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.

An easement is reserved in, over, under, across and through the area designated hereon as RESERVE "A" DETENTION FACILITY, for the purpose of constructing, using and maintaining a detention facility and appurtenant work in any part of such area, including the right to clean, repair and care for the basin, together with the right of access to the basin for said purposes.

The owner of the land platted herein, its successors and assigns, shall construct the basin, the pipes into the basin and the pipes outletting the basin within the above mentioned Reserve "A" Detention Facility and dedicate and deed the same to the City of London.

In witness whereof, Theodore P. Uritus, President of Sovereign Development Corporation has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

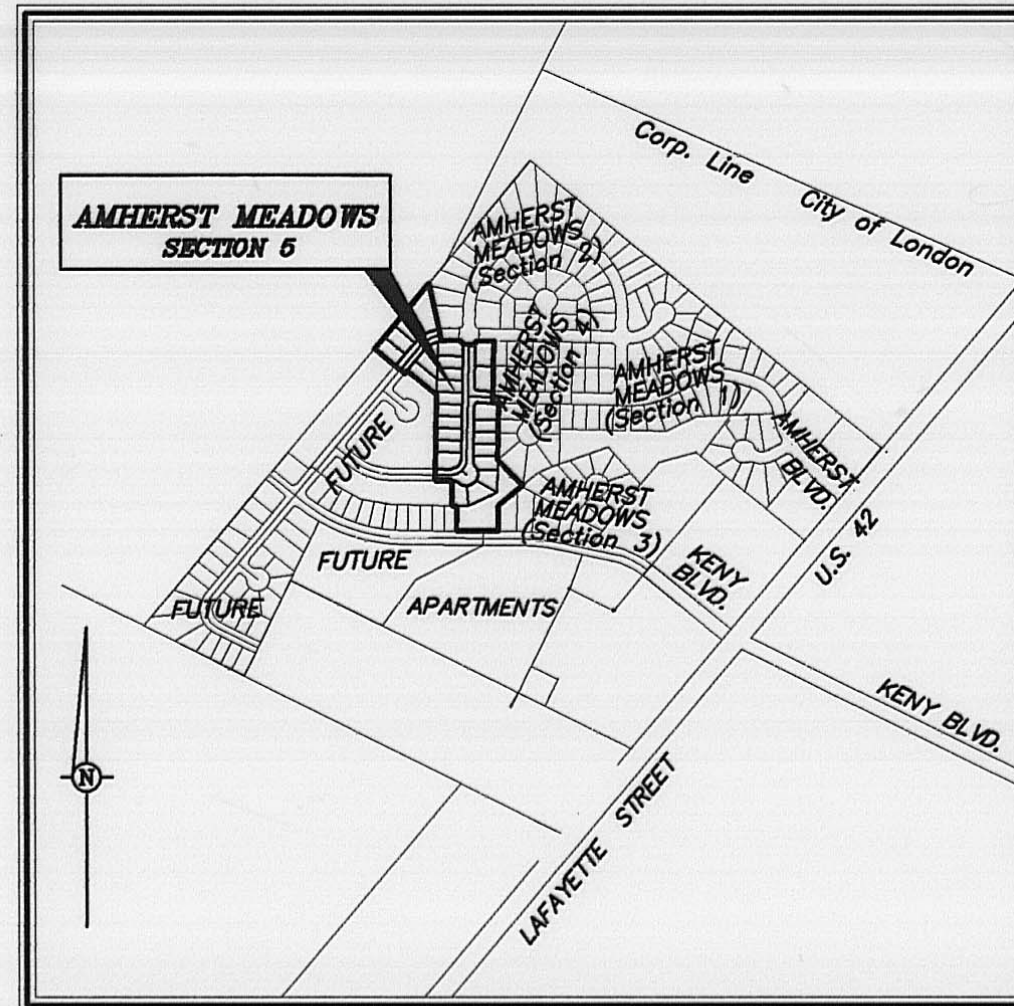
WITNESSES: SOVEREIGN DEVELOPMENT CORPORATION  
BY: Theodore P. Uritus, President

State of Ohio  
County of Franklin, SS

Before me, a Notary Public in and for said State, personally appeared Theodore P. Uritus, President of Sovereign Development Corporation, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed for the users and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

My Commission Expires: \_\_\_\_\_  
Notary Public, State of Ohio



LOCATION MAP  
NO SCALE

#### WATERCOURSE EASEMENT:

The following restrictions shall apply where a "Watercourse Easement" is shown. A watercourse easement shall be defined by any storm water flow or storm sewer pipe above and below the ground.

- 1) No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse.
- 2) No owner shall take any action or permit any action to be taken that might change or divert the flow of the watercourse, nor shall he/she, within the easement provided, alter the ground level or the course of the stream as shown on this plat. An owner may provide riprap, walls or other bank protection upon securing written approval from the Madison County Engineer's Office.
- 3) Every owner of property along the watercourse shall maintain the portion of said watercourse in his/her property and keep the same free of debris and obstruction of all kinds. The County shall be free of any responsibility toward maintaining the watercourse.
- 4) These restrictions and agreements shall run with the land and shall bind the owner, his/her successors and assigns unless and until a modification or change thereto is agreed to and approved by Madison County.
- 5) Said restrictions and agreements may be enforced by Madison County and its successors and assigns, and are for the benefit of said County and owners of neighboring property in such proximity to the above described premises that the violation of said restriction of the use thereof.
- 6) The failure of said County to take prompt action by injunction or otherwise with regard to a violation of any of these restrictions and agreements shall not be deemed to be a waiver of its (county) rights to take action for said violation or any further violation of any said restrictions and agreements.

\* indicates Watercourse Easement restrictions apply.

PREPARED BY:

**Geo-Graphics Inc.**  
Land Surveying & Civil Engineering  
3331 Livingston Avenue Columbus, Ohio 43227  
614-231-2016



#### CERTIFICATION BY SURVEYOR

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pipes are indicated by the following symbol: —○—. Permanent monuments to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —⊙—.

The bearings shown on the plat are based on the centerline of U.S. 42 (Lafayette Street) as described in Deed Volume 271, Page 453 of the public records of the Madison County Recorder's Office, Madison County, Ohio.

By \_\_\_\_\_ Date \_\_\_\_\_  
Robert E. Blackburn  
Ohio Surveyor No. 6305

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Planning Commission Chairman  
City of London

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Mayor, City of London

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Safety-Service Director  
City of London

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Auditor, Madison County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2001. at \_\_\_\_\_, \_\_\_\_M.

Fee \$ \_\_\_\_\_ File No. \_\_\_\_\_  
Recorder, Madison County, Ohio

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2001, in Plat Cabinet \_\_\_\_\_

**AMHERST MEADOWS  
SECTION 5**