

AMHERST MEADOWS

SECTION 7

PHASE 1

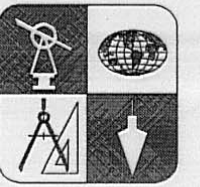
PREPARED BY:

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 _____
 Robert E. Blackburn
 Ohio Surveyor No. 6305
 Date _____

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey Number 5802 and containing a total of 9.526 acres of land, more or less, being all of that 5.050 acre tract conveyed to Community Development Company of record in Official Record Volume 97, Page 568 and 4.476 acres, being part of that original 30.196 acre tract of land conveyed to Community Development Company, of record in Official Record Volume 56, Page 1099, Records Office, Madison County, Ohio.

The undersigned, William A. Goldman, President of F&G Property Development, Inc. a managing Partner of Community Development Company and Frank J. Cipriano, President of Parkmead Corporation, a managing Partner of Community Development Company, owner of the lands platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents their "AMHERST MEADOWS, SECTION 7~PHASE 1," a subdivision of Lots, Numbered 195 through 207 inclusive, and RESERVE "A" and does hereby accept this plat of same and dedicates to public use as such all or parts of KENY BOULEVARD and 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.

The Easements shown hereon outside of the platted area is within those tracts of land owned by said Community Development Company and is reserved until such time as the area is incorporated into Future Developments.

In witness whereof, William A. Goldman, President of F&G Property Development, Inc. and Frank J. Cipriano, President of Parkmead Corporation managing partners of Community Development Company, has hereunto set their hands this _____ day of _____, 200__.

COMMUNITY DEVELOPMENT COMPANY

WITNESSES:

BY _____

William A. Goldman, President
 F&G PROPERTY DEVELOPMENT COMPANY, INC.
 Managing Partner

BY _____

Frank J. Cipriano, President
 PARKMEAD CORPORATION
 Managing Partner

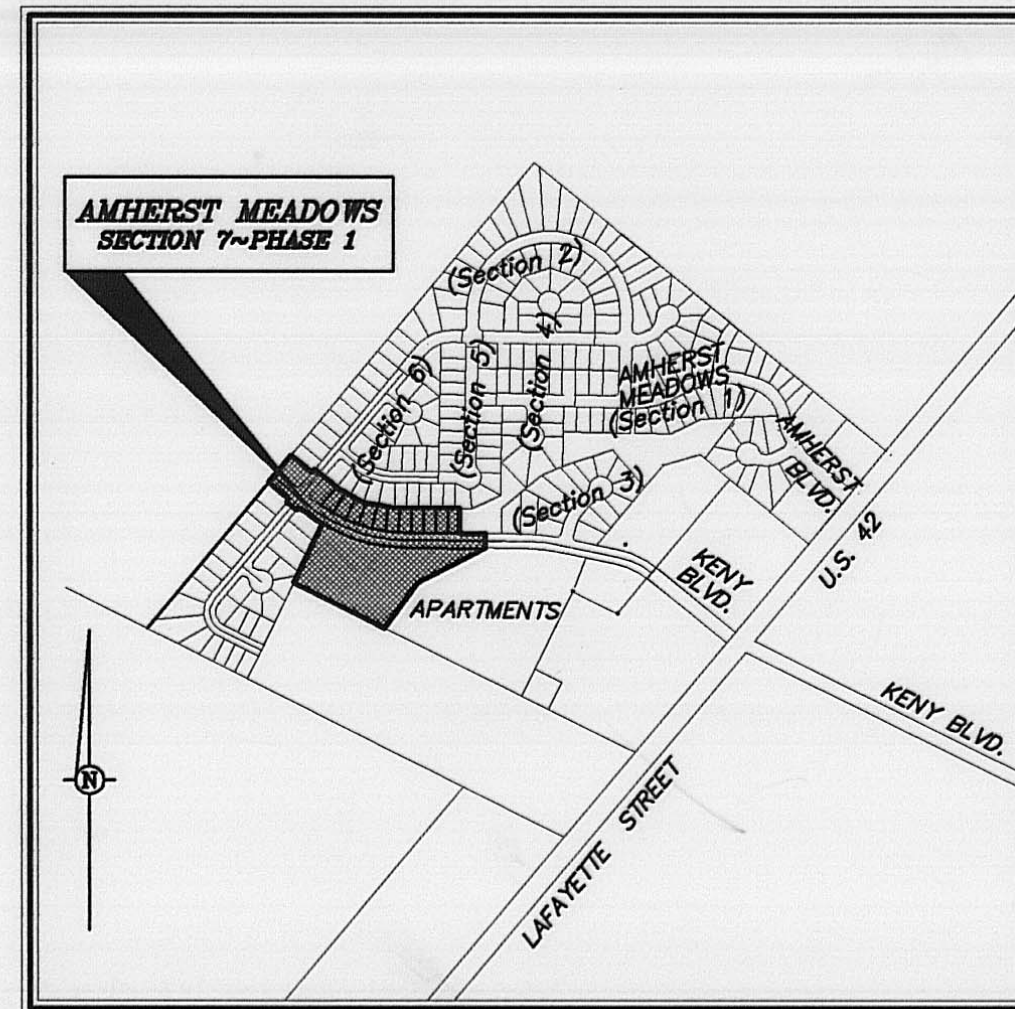
State of Ohio
 County of Franklin, SS

Before me, a Notary Public in and for said State, personally appeared William A. Goldman, President of F&G Property Development, Inc. and Frank J. Cipriano, President of Parkmead Corporation, managing partners of Community Development Company who acknowledged the signing of the foregoing instrument to be their 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 _____, 200__.

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.

Approved this _____ day of _____, 200__.

 Planning Commission Chairman
 City of London

Approved this _____ day of _____, 200__.

 Mayor, City of London

Approved this _____ day of _____, 200__.

 Safety-Service Director
 City of London

Transferred this _____ day of _____, 200__.

 Auditor, Madison County, Ohio

Filed for record this _____ day of _____, 200__ at _____, M.

Fee \$ _____ File No. _____

 Recorder, Madison County, Ohio

Recorded this _____ day of _____, 200__, in Plat Cabinet B-247 & B-248

AMHERST MEADOWS
SECTION 7
PHASE 1

* indicates Watercourse Easement restrictions apply.