

CHEVINGTON PLACE SECTION 1, PHASE 2

SITUATE IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON, AND LYING IN SURVEY 5802, VIRGINIA MILITARY DISTRICT, CONTAINING 14.659 ACRES, AND BEING 4.747 ACRES OUT OF THE 16.996 ACRE TRACT AND 9.912 ACRES OUT OF THE 17.263 ACRE TRACT CONVEYED TO DOMINION HOMES, INC. AN OHIO CORPORATION, IN OFFICIAL RECORD 128, PAGE 1087, AND OFFICIAL RECORD 147, PAGE 779, RESPECTIVELY, AT THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

DOMINION HOMES, INC., AN OHIO CORPORATION, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS CHEVINGTON PLACE, SECTION 1, PHASE 2, A SUBDIVISION OF LOTS 34 THROUGH 68, AND RESERVES C AND D, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE LANE, AVENUE, AND BOULEVARD SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY 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 THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID DOMINION HOMES, INC., AN OHIO CORPORATION, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

GRANTOR, BEING THE DULY AUTHORIZED REPRESENTATIVE OF THE DEVELOPER Dedicating THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREES THAT GRANTOR WILL INDEMNIFY THE CITY OF LONDON FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

IN WITNESS WHEREOF, DOMINION HOMES, INC., AN OHIO CORPORATION HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 4th DAY OF NOVEMBER, 2002.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Debbie Selman
PRINTED: Debbie Selman
Elizabeth T. Allison
PRINTED: Elizabeth T. Allison

DOMINION HOMES, INC.
AN OHIO CORPORATION

BY: *Robert A. Meyer, Jr.*
ROBERT A. MEYER, JR.
SENIOR VICE-PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 2002 BY ROBERT A. MEYER, JR., SENIOR VICE PRESIDENT OF DOMINION HOMES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 4th DAY OF November, 2002.
MY COMMISSION EXPIRES 10-16-06

Sandra L. Shook
NOTARY PUBLIC, STATE OF OHIO
Sandra L. Shook

APPROVED THIS 19 DAY OF Nov, 2002.

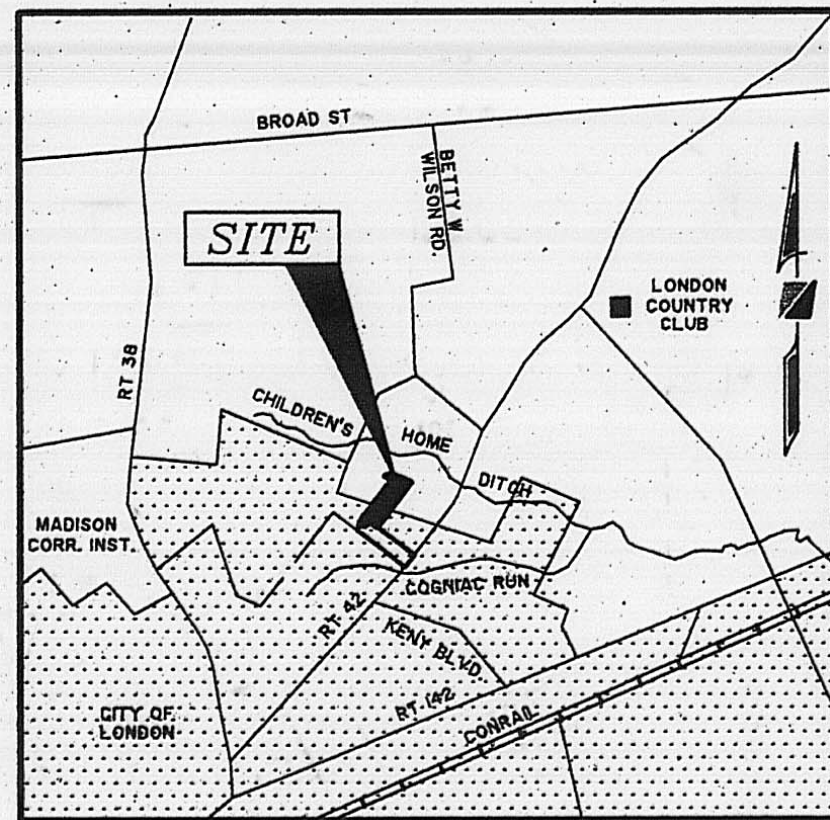
Elmer Olson, Chairman
PLANNING COMMISSION CHAIRMAN
CITY OF LONDON

APPROVED THIS 19 DAY OF Nov, 2002.

David R. Eades
MAYOR, CITY OF LONDON

APPROVED THIS 19 DAY OF Nov, 2002.

[Signature]
SAFETY-SERVICE DIRECTOR
CITY OF LONDON



VICINITY MAP
NOT TO SCALE

NOTES:

"RESERVES C AND D" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN "CHEVINGTON PLACE, SECTION 1 PHASE 2" AND ALL OTHER FUTURE PHASES OF THIS DEVELOPMENT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 52° 39' 16" WEST FOR THE NORTHEASTERLY LINE OF AMHERST MEADOWS SECTION 1, AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS IN THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PERFORMED IN MAY, 2000.

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. P.K. NAILS AND 3/4 INCH CAPPED IRON PINS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

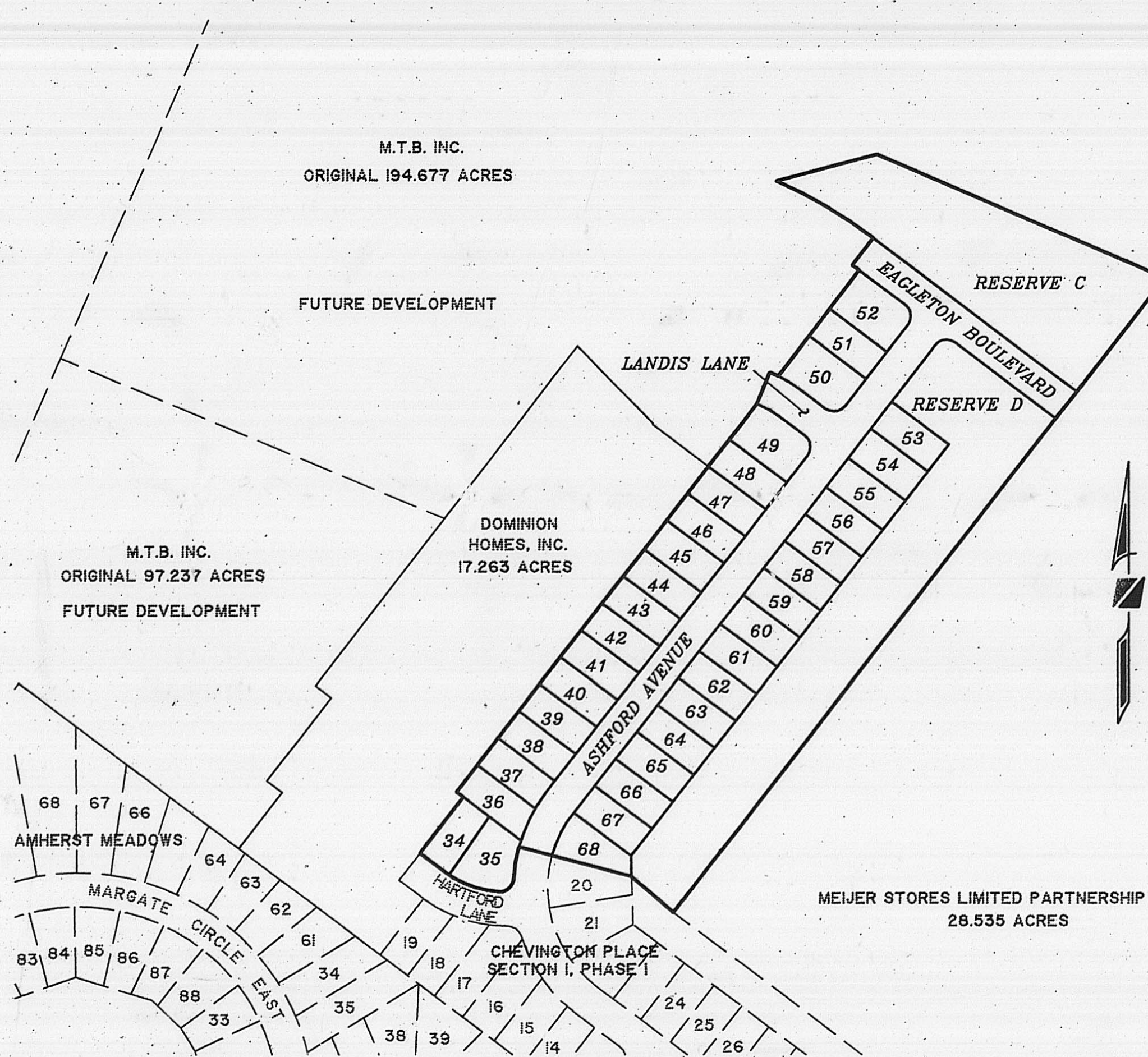
- = IRON PIN SET
- ◆ = P.K. NAIL SET

BY: *[Signature]* 6/15/02 DATE
PROFESSIONAL SURVEYOR NO. S-7608



Date 11-21-02
By VE
Acreage 4.749 and 4.747
31-03399.004

Date 11-21-02
By VE
Acreage 9.912
Residual 7.351
31-03576.002



BACKGROUND MAP
SCALE: 1" = 200'

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2002 BY ORDINANCE NO. _____ WHEREIN LANDIS LANE, ASHFORD AVENUE, AND EAGLETON BOULEVARD, DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF LONDON, OHIO.

CLERK, CITY OF LONDON, OHIO

TRANSFERRED THIS 21ST DAY OF NOVEMBER, 2002.

Jim Williamson - T. Gunthorp
AUDITOR, MADISON COUNTY, OHIO

FILED FOR RECORD THIS 21ST DAY OF November, 2002, AT 3:26 P.M.

FEE \$65.40 FILE NO. 02-9669 *Charles E. Reed by Rachel Kimbler, Deputy*
Slide B-241, 243
RECORDER, MADISON COUNTY, OHIO

RECORDED THIS 21ST DAY OF November, 2002, IN CABINET B PAGES 241-243

PREPARED BY:

R.D. Zande & Associates, Inc.

1837 DUBLIN ROAD
COLUMBUS, OHIO 43216
(614) 485-4383 1-800-340-2743
FAX (614) 485-4387

COPYRIGHT © 2002 R.D. ZANDE & ASSOCIATES, INC.

ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER ITEMS PREPARED BY R. D. ZANDE & ASSOCIATES, INC. ("ZANDE") ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY ZANDE'S CLIENT IS SUBJECT TO ALL OF THE TERMS, CONDITIONS AND LIMITATIONS SET FORTH IN THE AGREEMENT BETWEEN SUCH CLIENT AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.

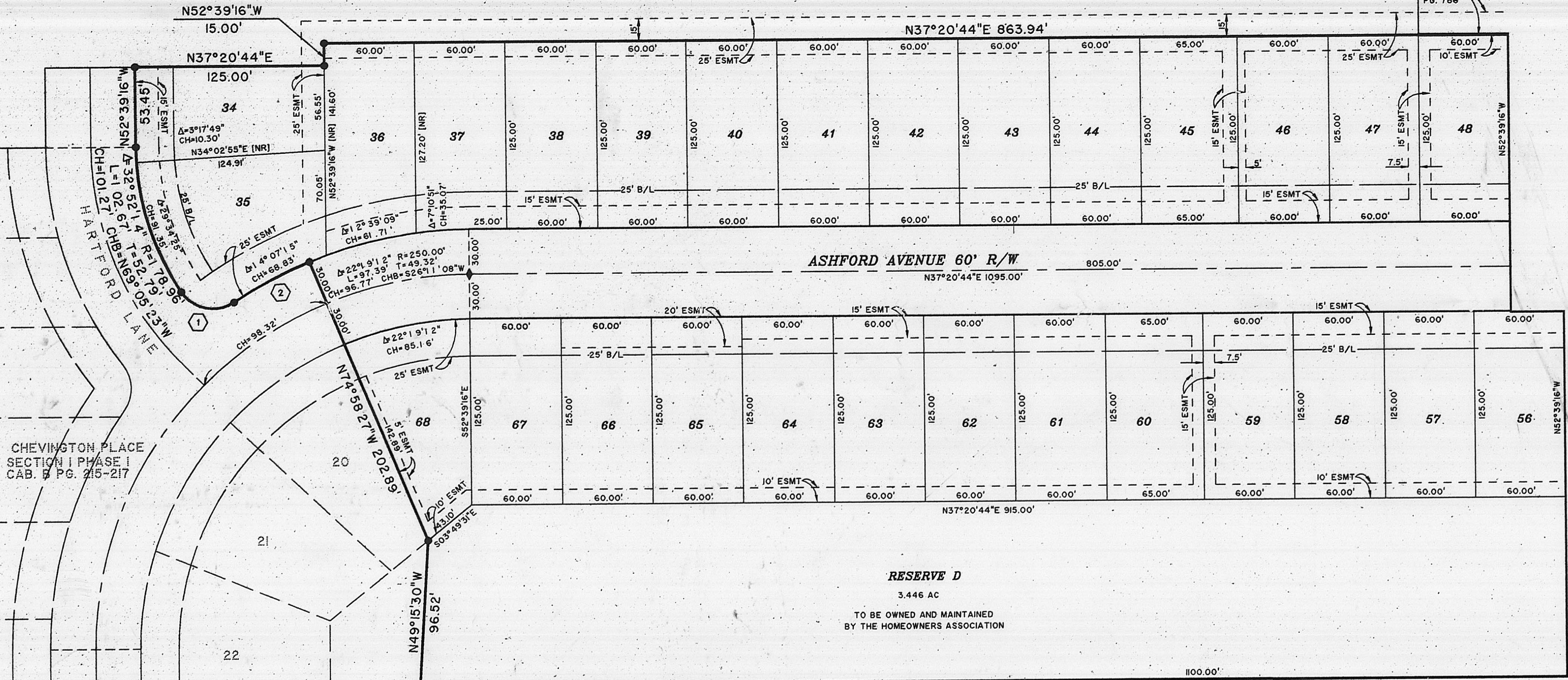
① $\Delta=91^{\circ}05'00''$ R=25.00'
 L=39.74' T=25.48'
 CH=35.69' CHB=S48°56'00"W

② $\Delta=11^{\circ}38'03''$ R=280.00'
 L=56.86' T=28.53'
 CH=56.76' CHB=S09°12'31"W

DOMINION HOMES, INC.
 17.263 AC.
 O.R. 147 PG. 779

FUTURE DEVELOPMENT

EX. 15' ESMT
 O.R. 147
 PG. 786



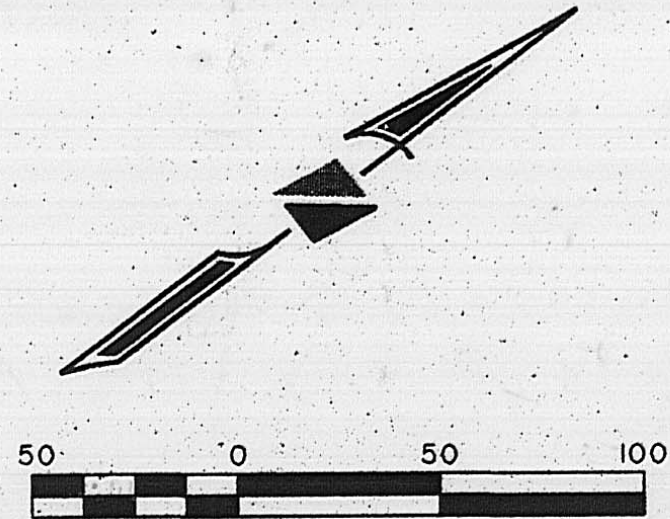
CHEVINGTON PLACE
 SECTION I PHASE I
 CAB. 7 PG. 215-217

BRAXTON BOULEVARD

RESERVE B

RESERVE D
 3.446 AC
 TO BE OWNED AND MAINTAINED
 BY THE HOMEOWNERS ASSOCIATION

MEIJER STORES LIMITED PARTNERSHIP
 (28.535 AC)
 O.R. 118 PG. 433



—●— IPF IRON PIN FOUND

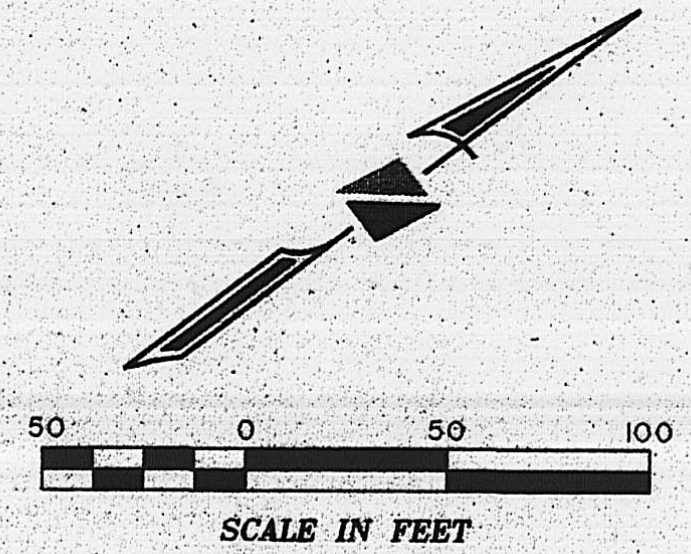
⚠ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.

COPYRIGHT © 2002 R.D. ZANDE & ASSOCIATES, INC.

MATCH LINE
 SEE SHEET 3 OF 3

M.T.B. INC.
ORIGINAL 194.677 AC
D.B. 298 PG. 400

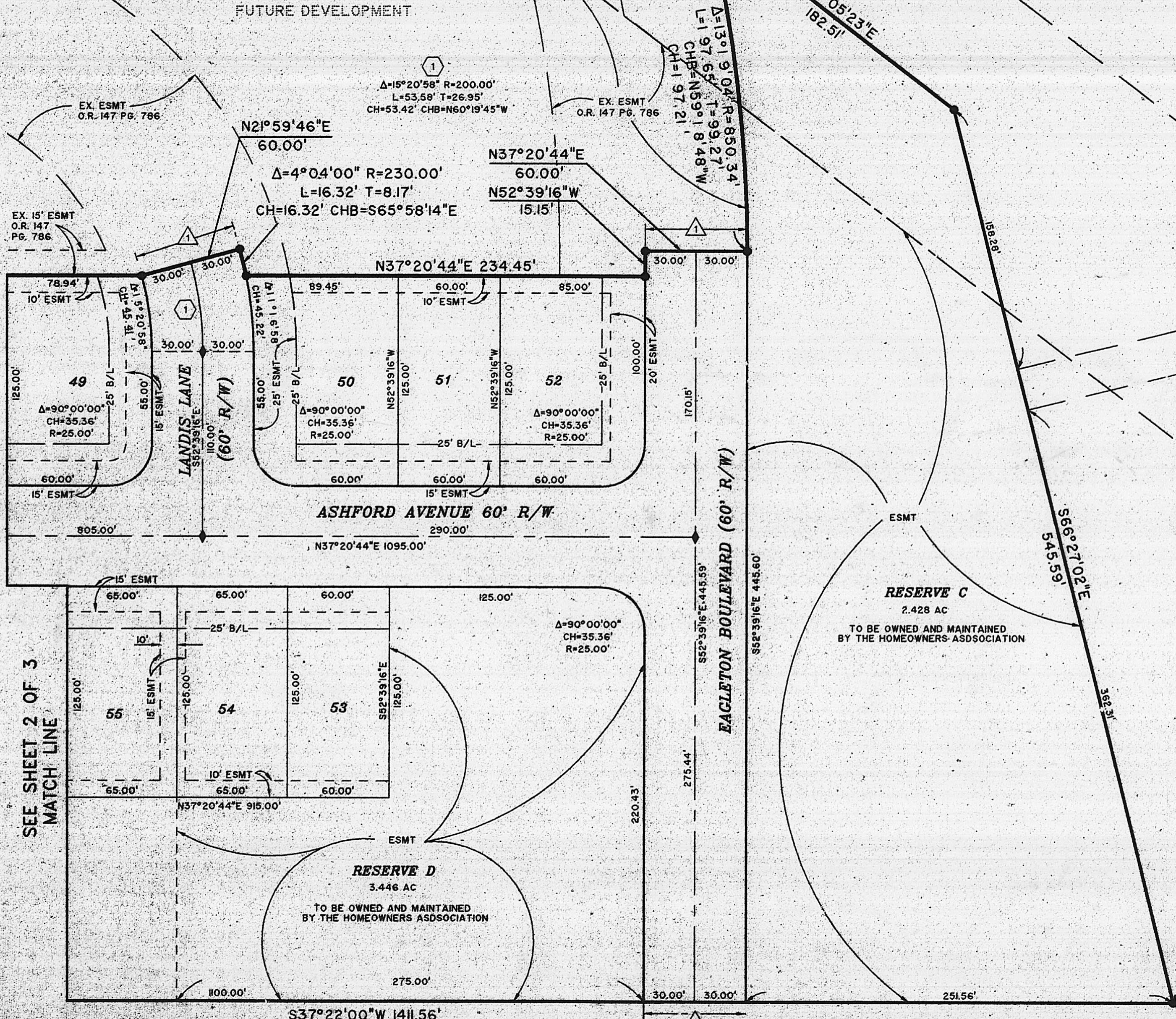
FUTURE DEVELOPMENT



SCALE IN FEET

● IPF IRON PIN FOUND

⚠ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.



SEE SHEET 2 OF 3
MATCH LINE

MEIJER STORES
LIMITED PARTNERSHIP
(28.535 AC)
O.R. 118 PG. 433

RESERVE C
2.428 AC
TO BE OWNED AND MAINTAINED
BY THE HOMEOWNERS ASSOCIATION

RESERVE D
3.446 AC
TO BE OWNED AND MAINTAINED
BY THE HOMEOWNERS ASSOCIATION

M.T.B. INC.
ORIGINAL 194.677 AC
D.B. 298 PG. 400