

SUBDIVISION PLAT for BROOKS EDGE SUBDIVISION PHASE ONE, 38 LOTS

Virginia Military Survey 5670 and 5897
City of London, Madison County, Ohio

DEVELOPER: DC Engineering and Development Co.
104 East Moler Street
Columbus, Ohio 43207
1(614)445-8785

ENGINEER AND SURVEYOR:
Casey Elliott, PE, PS
212 West High Street
London, Ohio 43140
1(740)852-1300

LOCATED in the State of Ohio, County of Madison, City of London, in Virginia Military Survey 5670 (20.051 acres) and 5897 (0.063 acres), and being 20.114 acres out of a 67.484 acre tract in the name of DC Engineering and Development Co., an Ohio Corporation (Official Records 105, Page 1518, of the Madison County Recorder's Records).

WE, THE UNDERSIGNED, being all of the Owners and/or Lien-holders of record, do hereby certify that the plat shown herein is a true representation of *BROOKS EDGE SUBDIVISION, PHASE ONE*, a subdivision of lots 1 through 38 and lots A and B inclusive and do hereby dedicate to the public use forever all of the street rights-of-way shown hereon and within the limits of the referenced property.

EASEMENTS, where indicated on the plat, are hereby granted to the companies, municipalities, or entities providing public utility services (including but not limited to water supply, sanitary sewer, electricity, telephone, cable television and storm drainage services) for construction, operation, maintenance, demolition and/or replacement of the facilities to provide the services above and below ground and with the express privilege of removing any and all trees or other obstructions to the free use of the said easements.

There is an implied utility easement along each side lot line that intrudes 5.0 feet onto each lot for the purpose of installing underground utilities.

The utility companies may NOT install services or appurtenances above, on or under the lot and property corners unless said installation is more than 36" deep, except as shown on the construction plans. Any public or private utility that disturbs, destroys or hinders the placement of property corners and monuments shall be responsible for setting or resetting property corners and monuments.

MONUMENTATION: Property pins will be set after building construction and lot grading are complete. Control monuments will be set prior to final submittal of the plat.

BASIS OF BEARING: S50°11'00"W - Centerline of Garfield Avenue as established in Official records 105, Page 1518.

Virginia Military Survey lines were extrapolated from the Auditor's GIS database.

IN WITNESS THEREOF, we set our hands this the 25th day of April 2005

Witness: Kimberly S. Perry Ronny Lawler
Witness

SIGNED: Charles Duvall 4/25/05
Charles Duvall Date

STATE OF OHIO, MADISON COUNTY) SS
Be it remembered that on this 25th day of April 2005

personally came the said Charles Duvall, to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed for the uses and purposes therein expressed.

Joyce E. Bauerle Joyce E. Bauerle
Notary Public, State of Ohio
My Commission Expires 11-8-08
Notary in and for Madison County

Approved this the 27th day of April, 2005, Elmer Olson
Planning Commission
Chairman
City of London

Approved this the 27th day of April, 2005, Stephen Hume
Safety Service Director
City of London

Approved this the 26th day of April, 2005, David M. Sadler
Mayor, City of London

Approved and accepted this the _____ day of _____

ordinance No. _____ wherein Thomas Lane and Mabel Court dedicated hereon are accepted by the Council of the City of London, Ohio.

Transferred this the 2nd day of MAY, 2005, Jim Williamson
Auditor, Madison County, Ohio

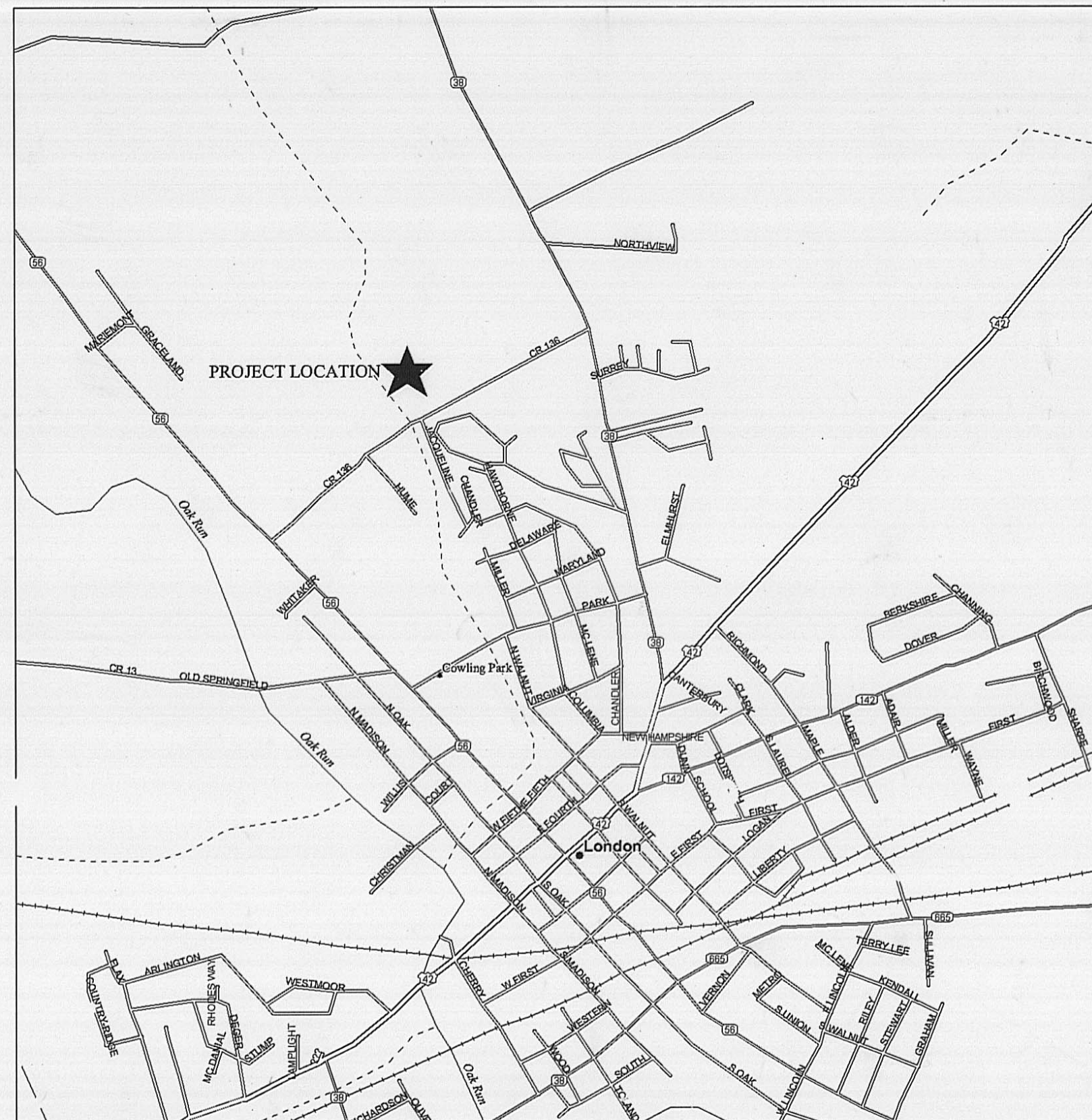
Filed for Record this the 2nd day of MAY, 2005, _____
Recorder, Madison County, Ohio

Fee \$ 81.20 File Number 05-2625 05-2626
Recorder, Madison County, Ohio

Recorded this the 2nd day of MAY, 2005, in Cabinet B Page 249+300

SURVEYORS CERTIFICATION:
I certify that this plat meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO as detailed in Chapter 4733-37 of the Ohio Administrative Code. This plat was developed from a field survey performed in August, 1998.

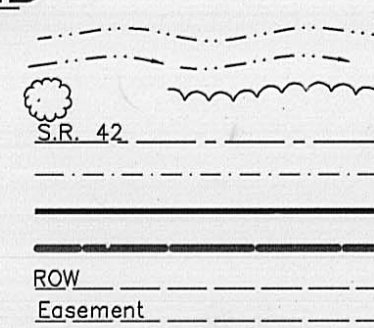
Casey C. Elliott April 20, 2005
Casey C. Elliott, PS7759 and PE49721, State of Ohio
Monuments shown as set will be set after construction but before the streets and other improvements are accepted by the City of London, Ohio. Lot Corner pins will be set after the houses are built and final grading is complete.



LOCATION MAP (NO SCALE)

LEGEND

- Water Line
- Drainage Channel
- Tree and Treeline
- Road Centerline
- Property Line (offsite)
- Property Line
- Virginia Military Survey Line
- Right of Way
- Easement



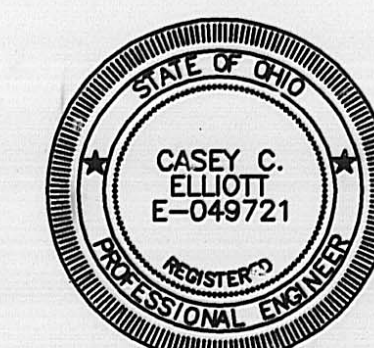
- Existing Monument or Property Pin
- Proposed or New Property Pin
- New Monument
- Benchmark

- DESCRIPTION
- MON
- ⊕ BM2 Elev. 972.35

Pins set are 5/8" rebar w/ ID caps stamped ELLIOTT PS7759
MONUMENTS set are 1" steel pins x 30" long

DESCRIPTION ACCEPTABLE
MADISON COUNTY ENGINEER
DATE 2-2-05
BY JB
ACREAGE Lot 1-38 11.1558 ac
Lot A 4.4618 ac
Lot B 4.7211 ac
ROW 3.7753 ac
RESIDUAL 46.108 ac
LONDON CORP.
31-01156.000
FROM 66.222 ac TRACT
EXISTING NOW

200500002625
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E. REED
05-02-2005 At 12:11 pm.
PLAT 43.60



LOCATION PLAN SHOWING PROPERTY AND PHASE ONE

SUBDIVISION PLAT for BROOKS EDGE SUBDIVISION PHASE ONE, 38 LOTS

Virginia Military Survey 5670
City of London, Madison County, Ohio

CURVE TABLE FOR STREET CENTERLINES

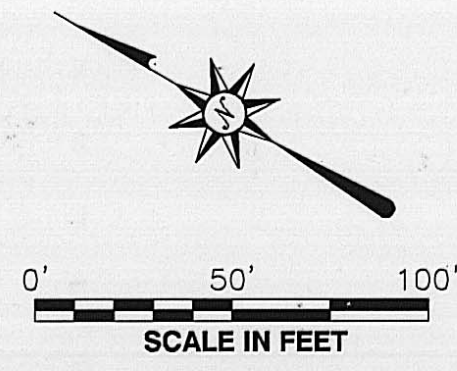
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C50	350.00'	254.91'	249.31'	S17°12'01"E
C51	200.00'	185.45'	178.88'	S30°13'40"W
C52	200.00'	16.64'	16.64'	S59°10'29"W
C53	100.00'	160.94'	144.13'	S15°27'06"W
C54	200.00'	139.21'	136.41'	S10°42'55"E
C55	200.00'	81.66'	81.10'	S02°28'23"E
C56	200.00'	58.21'	58.00'	S22°30'27"E
C57	200.00'	28.65'	28.62'	S34°56'53"E
C58	200.00'	47.68'	47.57'	S42°01'20"E
C59	400.00'	127.04'	126.51'	S39°45'13"E
C60	200.00'	146.26'	143.02'	S09°42'18"E
C61	200.00'	167.90'	163.02'	S35°17'42"W

CURVE TABLE FOR PROPERTY LINES

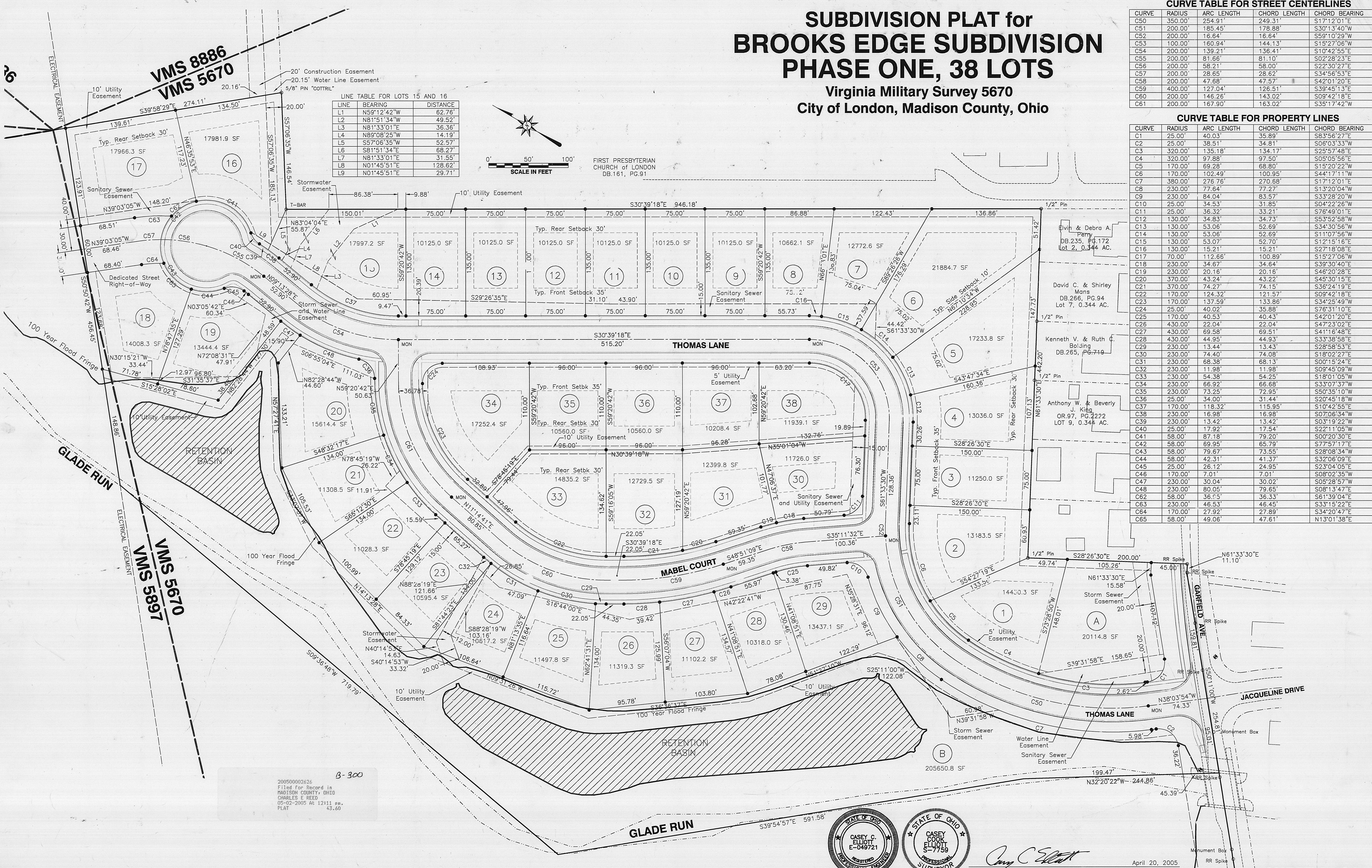
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	40.03'	35.89'	S83°56'27"E
C2	25.00'	38.51'	34.81'	S06°03'33"W
C3	320.00'	135.18'	134.17'	S25°57'48"E
C4	320.00'	97.88'	97.50'	S05°05'56"E
C5	170.00'	69.28'	68.80'	S15°20'22"W
C6	170.00'	102.49'	100.95'	S44°17'11"W
C7	380.00'	276.76'	270.68'	S17°12'01"E
C8	230.00'	77.64'	77.27'	S13°20'04"W
C9	230.00'	84.04'	83.57'	S33°28'20"W
C10	25.00'	34.53'	31.85'	S04°22'26"W
C11	25.00'	36.32'	33.21'	S78°49'01"E
C12	130.00'	34.83'	34.73'	S53°52'58"W
C13	130.00'	53.06'	52.69'	S34°30'56"W
C14	130.00'	53.06'	52.69'	S11°07'56"W
C15	130.00'	53.07'	52.70'	S12°15'16"E
C16	130.00'	15.21'	15.21'	S27°18'08"E
C17	70.00'	112.66'	100.89'	S15°27'06"W
C18	230.00'	34.67'	34.64'	S39°30'40"E
C19	230.00'	20.16'	20.16'	S46°20'28"E
C20	370.00'	43.24'	43.22'	S45°30'15"E
C21	370.00'	74.27'	74.15'	S36°24'19"E
C22	170.00'	124.32'	121.57'	S09°42'18"E
C23	170.00'	137.59'	133.86'	S34°25'49"W
C24	25.00'	40.02'	35.88'	S76°31'10"E
C25	170.00'	40.53'	40.43'	S42°01'20"E
C26	430.00'	22.04'	22.04'	S47°23'02"E
C27	430.00'	69.58'	69.51'	S41°16'48"E
C28	430.00'	44.95'	44.93'	S33°38'58"E
C29	230.00'	13.44'	13.43'	S28°58'53"E
C30	230.00'	74.40'	74.08'	S18°02'27"E
C31	230.00'	68.38'	68.13'	S00°15'24"E
C32	230.00'	11.98'	11.98'	S09°45'09"W
C33	230.00'	54.38'	54.25'	S18°01'05"W
C34	230.00'	66.92'	66.68'	S33°07'37"W
C35	230.00'	73.25'	72.95'	S50°35'10"W
C36	25.00'	34.00'	31.44'	S20°45'18"W
C37	170.00'	118.32'	115.95'	S10°42'55"E
C38	230.00'	16.98'	16.98'	S07°06'34"W
C39	230.00'	13.42'	13.42'	S03°19'22"W
C40	25.00'	17.92'	17.54'	S22°11'05"W
C41	58.00'	87.18'	79.20'	S00°20'30"E
C42	58.00'	69.95'	65.79'	S77°57'17"E
C43	58.00'	79.67'	73.55'	S28°08'34"W
C44	58.00'	42.31'	41.37'	S32°06'09"E
C45	25.00'	26.12'	24.95'	S23°04'05"E
C46	170.00'	7.01'	7.01'	S08°02'35"W
C47	230.00'	30.04'	30.02'	S05°28'57"W
C48	230.00'	80.05'	79.65'	S08°13'47"E
C62	58.00'	36.55'	36.33'	S61°39'04"E
C63	230.00'	46.53'	46.45'	S33°15'22"E
C64	170.00'	27.92'	27.89'	S34°20'47"E
C65	58.00'	49.06'	47.61'	N13°01'38"E

LINE TABLE FOR LOTS 15 AND 16

LINE	BEARING	DISTANCE
L1	N59°12'42"W	62.76'
L2	N81°51'34"W	49.52'
L3	N81°33'01"E	36.36'
L4	N89°08'25"W	14.19'
L5	S57°06'35"W	52.57'
L6	S81°51'34"E	68.27'
L7	N81°33'01"E	31.55'
L8	N01°45'51"E	128.62'
L9	N01°45'51"E	29.71'



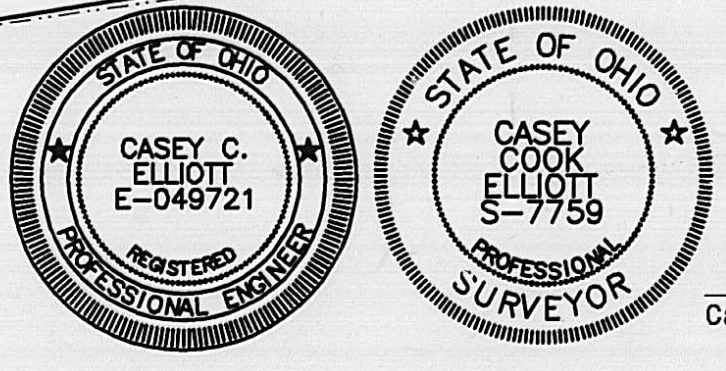
FIRST PRESBYTERIAN CHURCH OF LONDON DB.161, PG.91



VMS 8886
VMS 5670
VMS 5897
VMS 5670

200500002626
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED
05-02-2005 At 12:11 PM
PLAT 43.60

B-300



Casey C. Elliott, PS7759 and PE49721, State of Ohio
April 20, 2005

968 AS