

PLAT of SUBDIVISION for BROOKS EDGE SUBDIVISION PHASE II, 29 LOTS

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

DEVELOPER: DC Engineering and Development Co.
329 Mabel Court
London, Ohio 43140
(614)270-8785

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

Located in the State of Ohio, County of Madison, City of London, in Virginia Military Surveys 5670 and 5897, and being 17.644 acres out of an original 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 accept that the plat shown herein is a true representation of **BROOKS EDGE SUBDIVISION, PHASE TWO**, a subdivision of lots 39 through 67 and RESERVES C, D, E and F 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.

RESERVE E and RESERVE F will be retained by the Developer and include an EASEMENT to the CITY OF LONDON, OHIO for the purpose of maintaining and repairing a "T" type turn-around at the end of JACOB LANE. The EASEMENT will run until JACOB LANE is extended to an intersection and the turn-around is removed as part of the street construction plans. Any maintenance necessary to the function of the turn-around will be the responsibility of the Developer until the street is accepted by the CITY. The Homeowner's Association will be responsible for maintaining and repairing landscaping adjacent to the turn-around.

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.

The **GLADE RUN DRAINAGE EASEMENT** is granted to the City of London for the purpose of accessing, maintaining and repairing the Glade Run stream corridor. Maintenance shall be limited to removing trash and blockages from the channel, and repairing bank erosion as necessary to maintain the integrity of the channel. Maintenance shall be performed only with the consent of the Homeowner's Association and shall be planned with the assistance of the Madison SWCD. Maintenance shall meet the requirements of all State and Federal Regulations.

BROOKS EDGE SUBDIVISION PHASE II will be subject to all the provisions of the *Brookside Property Owners Association*, an Ohio Non-profit corporation established October 6, 2005 (See Official Records 207, Pages 1435-1475) upon annexation under Article II of the DECLARATION OF COVENANTS, RESTRICTIONS AND ASSESSMENTS by the Developer.

IN WITNESS THEREOF, we set our hands this the 13th day of December, 2007.

Lori G. Rinehart
Witness

SIGNED: *Charles Duvall* 12/13/07
Charles Duvall Date

STATE OF OHIO, MADISON COUNTY) SS

Be it remembered that on this 13th day of December, 2007, 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.

My Commission expires 9-30-11



Lori G. Rinehart
Notary Public, State of Ohio
Approved this the 10th day of December, 2007.

Elma Olsen
Planning Commission Chairman
City of London
Approved this the 10th day of December, 2007.

John W. Stone
Safety Service Director
City of London
Approved this the 10 day of December, 2007.

David R. Eades
Mayor, City of London
Transferred this the 14 day of DECEMBER, 2007.

Jim Williamson
Auditor, Madison County, Ohio
Filed for Record this the 26th day of December, 2007.

Charles P. Lud by *Rockie Kimbler*, Deputy
Recorder, Madison County, Ohio
Fee \$ 43.60 File Number Slide B-328

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in Cabinet _____ Page _____

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in Cabinet _____ Page _____

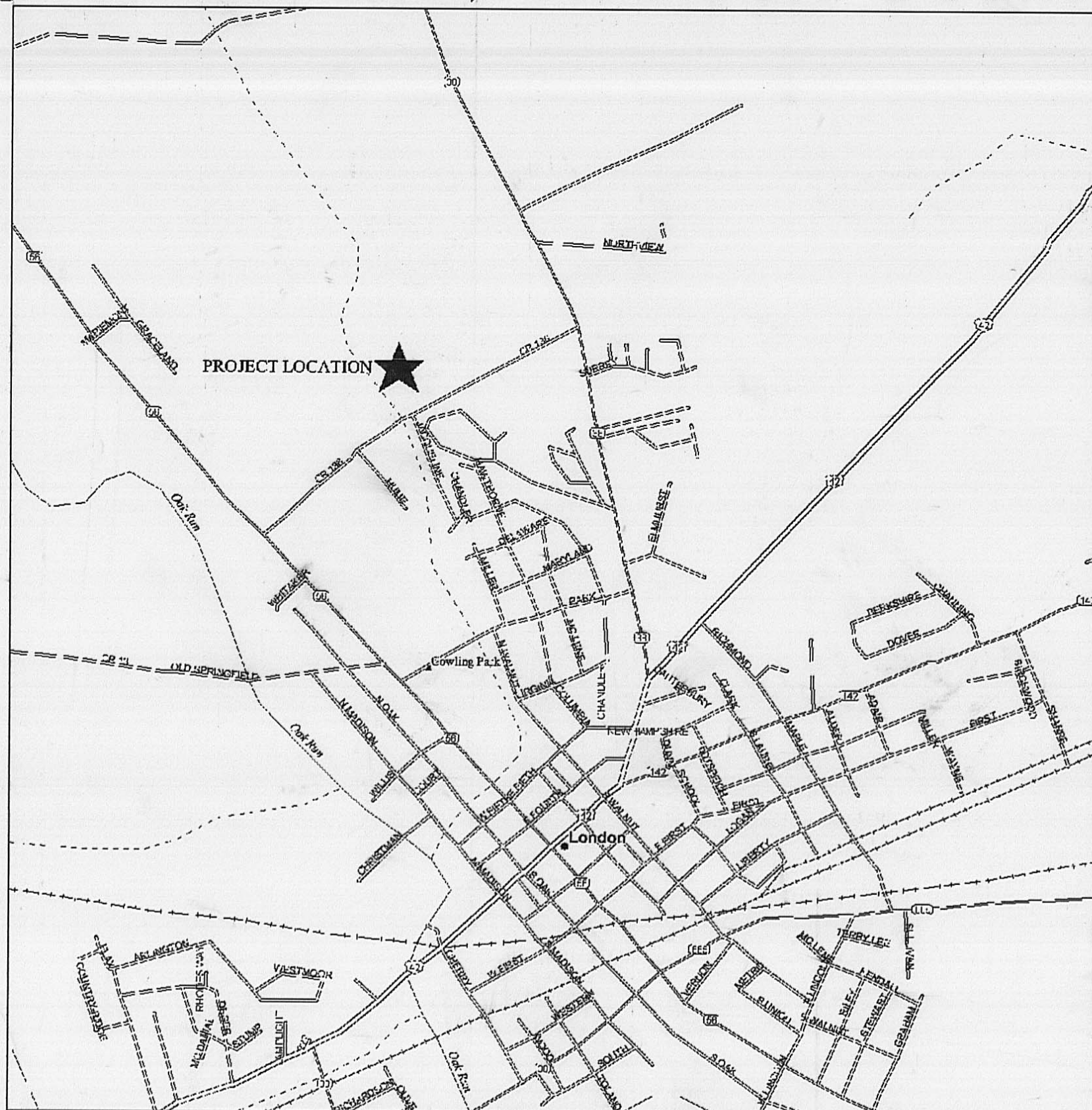
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in Cabinet _____ Page _____



LEGEND

- Water Line
- Drainage Channel
- Tree and Tree Line
- Road Centerline
- Section Line
- Property Line (offsite)
- Property Line
- Right of Way
- Easement
- Exg. Fence
- Proposed Fence

Monuments found are described.
Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.
MONUMENTS are 1" diameter steel pins

DESCRIPTION ACCEPTABLE
MADISON COUNTY ENGINEER
DATE 12-10-07
BY JS VE
ACREAGE 16.928 ± 0.217 ± 0.374 ± 0.075 = Combined And 15
RESIDUAL 30.0945 ± 0 ± 0 ± 0 = 17.644 ac
31-01156.000 31-01152.000 31-01153.000 31-01154.000
17.644 ac Will Become
LOTS 39-67
RESERVE C - 0.068 ac
RESERVE D - 7.281 ac
RESERVE E - 0.469 ac
RESERVE F - 0.465 ac
ROAD - 1.980 ac

200700007113
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED
12-26-2007 AT 01:59 pm.
PLAT B-328 43.60
Book _____ Page _____

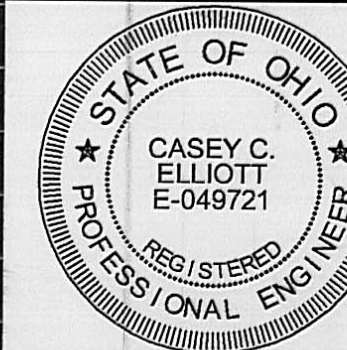


SURVEYORS CERTIFICATION:
I certify that this plat meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO as detailed in Chapter 4733-37 of the Ohio Administrative Code. This plat was developed from a field survey performed in August 1998 and April 2007.

Casey C. Elliott
Casey C. Elliott, PS7759, State of Ohio
Monuments shown as set will be set after construction but before the streets and other improvements are accepted by the County Engineer's Office.

REVISIONS:

PLAT OF SUBDIVISION
BROOKS EDGE SUBDIVISION
PHASE II
GARFIELD AVE., LONDON, OHIO

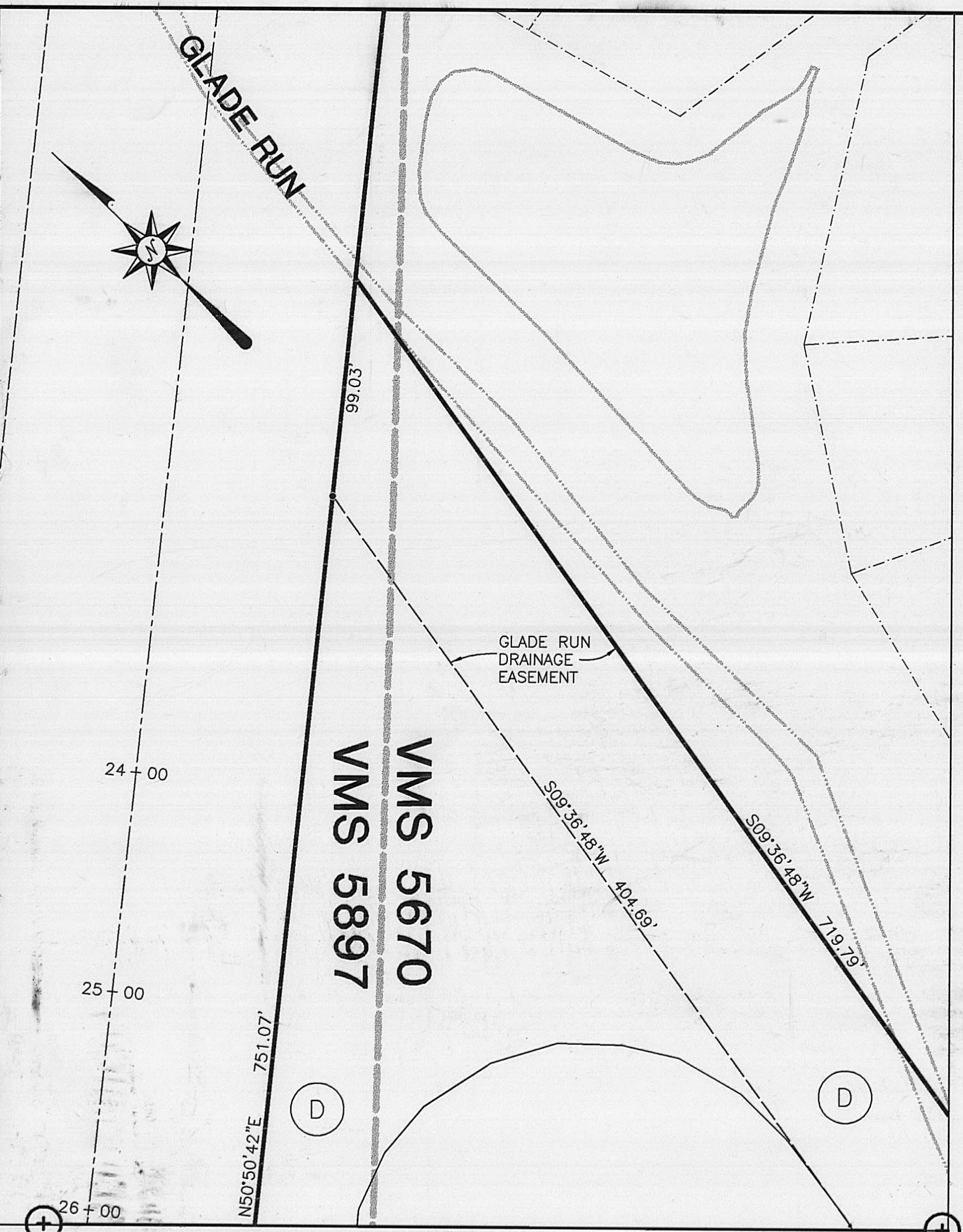


Approved: *Casey C. Elliott*
Date: 12/22/2007
CASEY ELLIOTT, PE, PS
CONSERVATION TECHNOLOGIES, INC.
212 WEST HIGH STREET
LONDON, OHIO 43140
(740)852-1300 FAX (740)852-2212

Contract: 03111

PL1

908B-S

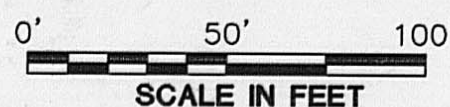


MATCH LINE SHEET PL2

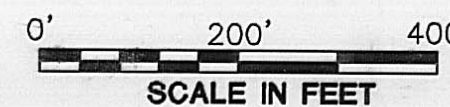
LEGEND

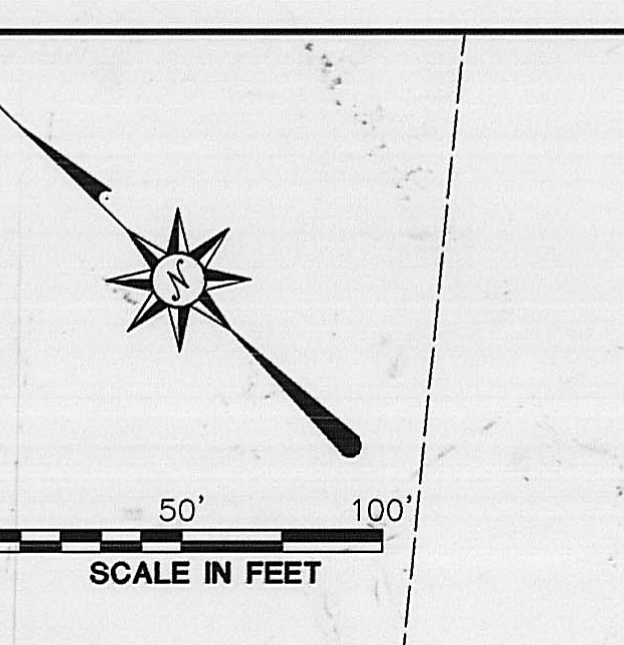
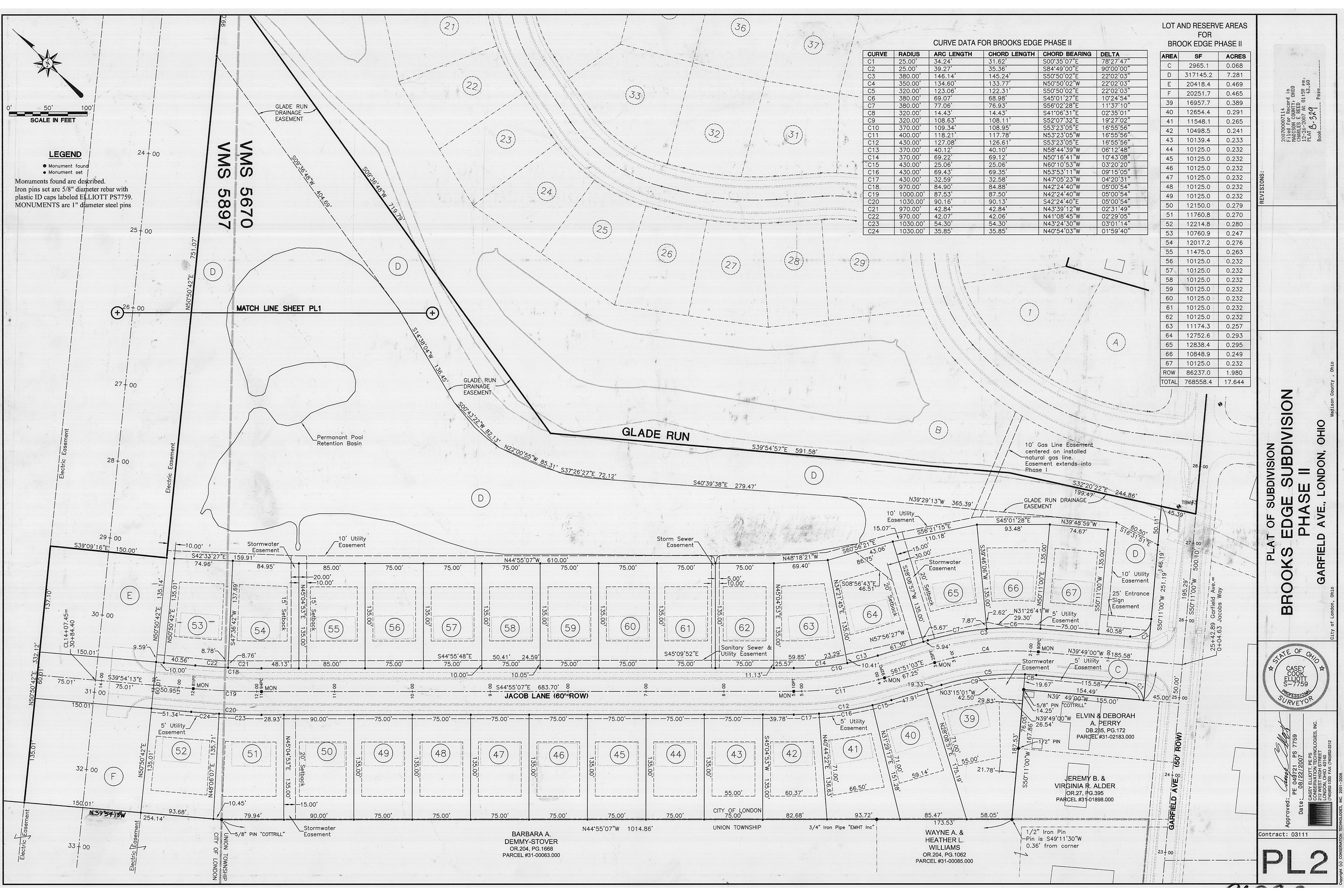
- Monument found
- Monument set

Monuments found are described.
Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.
MONUMENTS are 1" diameter steel pins



LOCATION PLAN SHOWING PROPERTY AND
PHASE TWO





LEGEND
 ● Monument found
 ○ Monument set
 Monuments found are described.
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CURVE DATA FOR BROOKS EDGE PHASE II

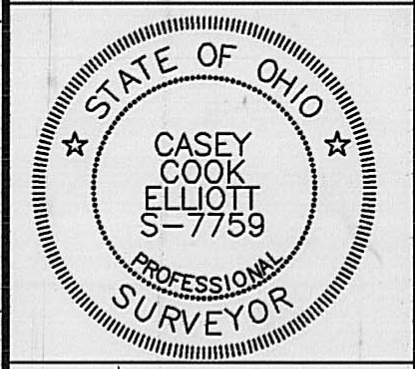
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	25.00'	34.24'	31.62'	S00°35'07"E	78°27'47"
C2	25.00'	39.27'	35.36'	S84°49'00"E	90°00'00"
C3	380.00'	146.14'	145.24'	S50°50'02"E	22°02'03"
C4	350.00'	134.60'	133.77'	N50°50'02"W	22°02'03"
C5	320.00'	123.06'	122.31'	S50°50'02"E	22°02'03"
C6	360.00'	69.07'	68.98'	S45°01'27"E	10°24'54"
C7	360.00'	77.06'	76.93'	S56°02'28"E	11°37'10"
C8	320.00'	14.43'	14.43'	S41°06'31"E	02°35'01"
C9	320.00'	108.63'	108.11'	S52°07'32"E	19°27'02"
C10	370.00'	109.34'	108.95'	S53°23'05"E	16°55'56"
C11	400.00'	118.21'	117.78'	N53°23'05"W	16°55'56"
C12	430.00'	127.08'	126.61'	S53°23'05"E	16°55'56"
C13	370.00'	40.12'	40.10'	N58°44'39"W	06°12'48"
C14	370.00'	69.22'	69.12'	N50°16'41"W	10°43'08"
C15	430.00'	25.06'	25.06'	N60°10'53"W	03°20'20"
C16	430.00'	69.43'	69.35'	N53°53'11"W	09°15'05"
C17	430.00'	32.59'	32.58'	N47°05'23"W	04°20'31"
C18	970.00'	84.90'	84.88'	N42°24'40"W	05°00'54"
C19	1000.00'	87.53'	87.50'	N42°24'40"W	05°00'54"
C20	1030.00'	90.16'	90.13'	S42°24'40"E	05°00'54"
C21	970.00'	42.84'	42.84'	N43°39'12"W	02°31'49"
C22	970.00'	42.07'	42.06'	N41°08'45"W	02°29'05"
C23	1030.00'	54.30'	54.30'	N43°24'30"W	03°01'14"
C24	1030.00'	35.85'	35.85'	N40°54'03"W	01°59'40"

LOT AND RESERVE AREAS FOR BROOKS EDGE PHASE II

AREA	SF	ACRES
C	2965.1	0.068
D	317145.2	7.281
E	20418.4	0.469
F	20251.7	0.465
39	16957.7	0.389
40	12654.4	0.291
41	11548.1	0.265
42	10498.5	0.241
43	10139.4	0.233
44	10125.0	0.232
45	10125.0	0.232
46	10125.0	0.232
47	10125.0	0.232
48	10125.0	0.232
49	10125.0	0.232
50	12150.0	0.279
51	11760.8	0.270
52	12214.8	0.280
53	10760.9	0.247
54	12017.2	0.276
55	11475.0	0.263
56	10125.0	0.232
57	10125.0	0.232
58	10125.0	0.232
59	10125.0	0.232
60	10125.0	0.232
61	10125.0	0.232
62	10125.0	0.232
63	11174.3	0.257
64	12752.6	0.293
65	12838.4	0.295
66	10848.9	0.249
67	10125.0	0.232
ROW	86237.0	1.980
TOTAL	768558.4	17.644

REVISIONS:

**PLAT OF SUBDIVISION
 BROOKS EDGE SUBDIVISION
 PHASE II
 GARFIELD AVE., LONDON, OHIO**



Approved: *Casey Cook*
 Date: 08/22/2007
 CASEY COOK
 PERRY TECHNOLOGIES, INC.
 212 WEST HIGH STREET
 LONDON, OHIO 43140
 (614) 265-1212
 Fax: (614) 265-2121

Contract: 03111

PL2