

EDINBURGH COVE III

CITY OF LONDON
MADISON COUNTY, OHIO

PROPOSED PLANNED UNIT DEVELOPMENT CONSISTING OF 20 SINGLE UNITS
AND 17 TWO-FAMILY UNITS

FINAL SURVEY CALCULATES 18.2359 ACRES
PROPOSED REZONING FROM R-3 TO PLANNED
UNIT DEVELOPMENT, AS SHOWN HEREON

OWNER

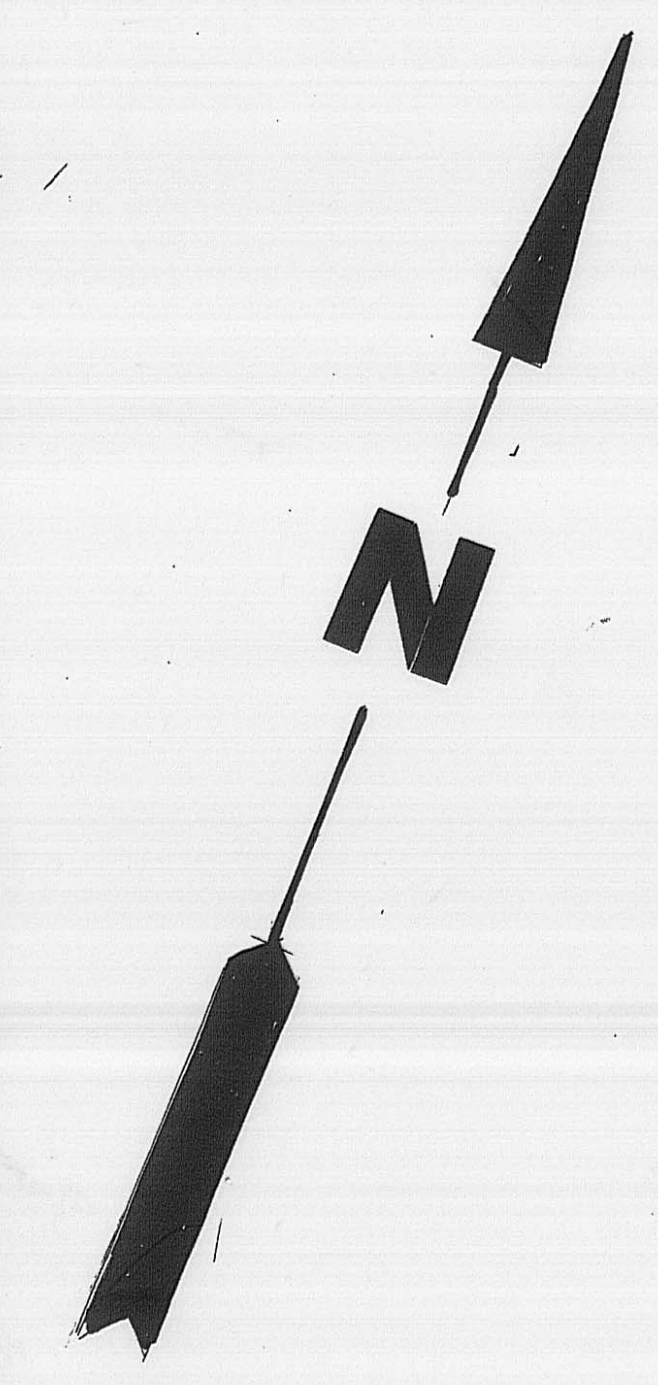
EDINBURGH COVE, LLC
MAXINE MITCHELL, AGENT
1038 EDINBURGH COVE
LONDON, OHIO 43140
TELE: 740-852-4661
DEED OF RECORD IN OR 225,
PAGE 1150

SUMMARY OF ACREAGES

BY SURVEY18.2359
WESLEY R-O-W1.0323
SHEFFIELD R-O-W0.1451
NET ACRES → 17.0585

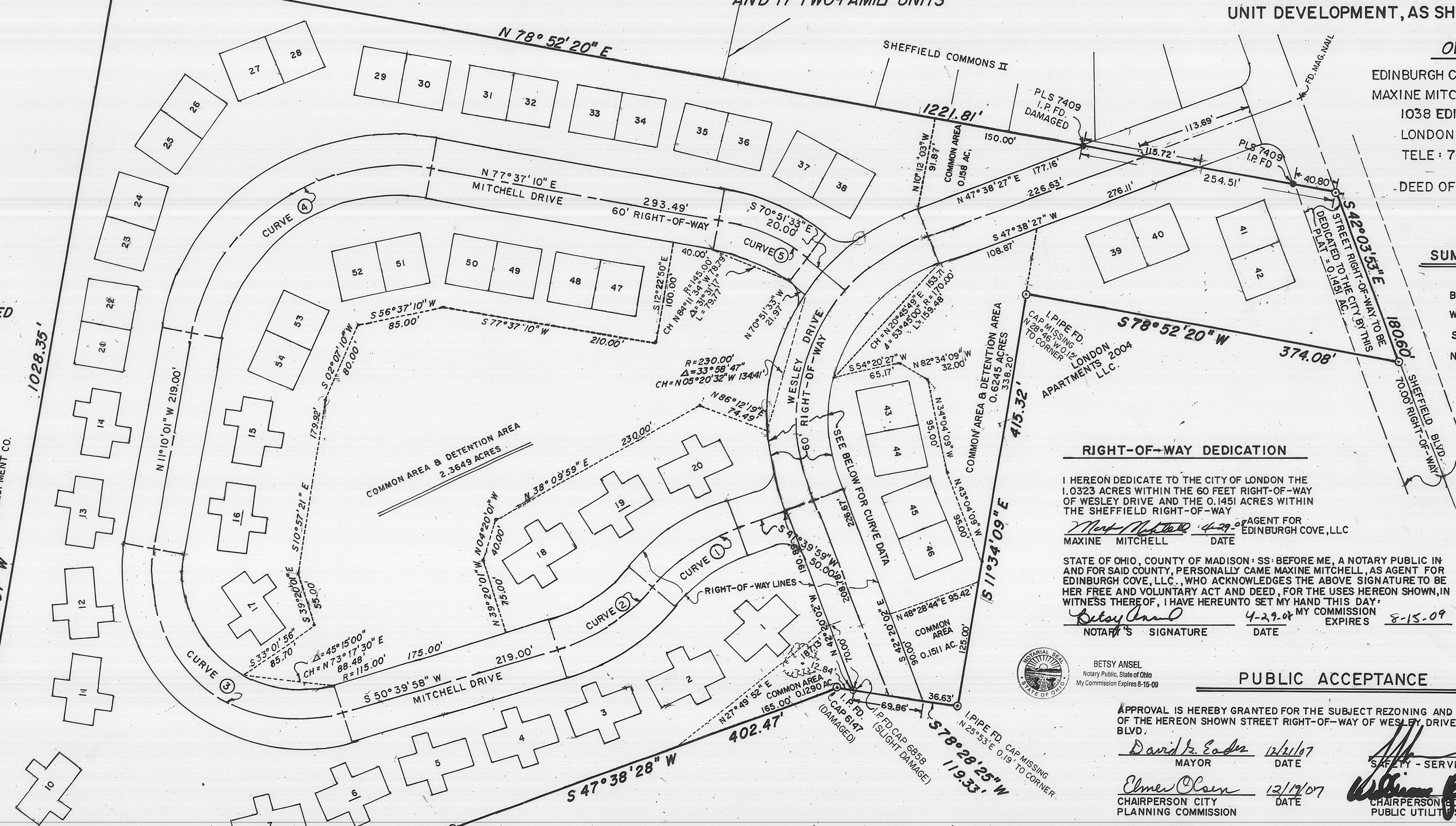
REQUIRED COMMON AREA IS
20% X 17.0585 AC = 3.4117 AC.
COMMON AREA AS PLATTED:
0.1580
0.6245
2.3649
0.1511
0.1290
3.4276 TOTAL ACRES

BEARINGS REFERENCED
TO EDINBURGH I & II



MADISON DEVELOPMENT CO.
N 11° 45' 57" W
1028.35'

NEW DEVONSHIRE, LTD.
I.P.F.D. PS. 5965
S 63° 53' 21" W 243.92'

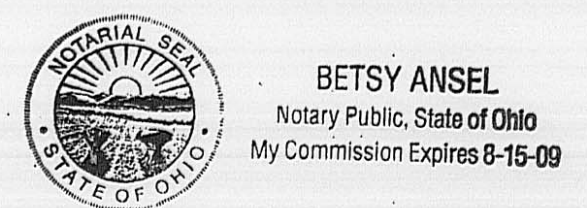


RIGHT-OF-WAY DEDICATION

I HEREBY DEDICATE TO THE CITY OF LONDON THE
1.0323 ACRES WITHIN THE 60 FEET RIGHT-OF-WAY
OF WESLEY DRIVE AND THE 0.1451 ACRES WITHIN
THE SHEFFIELD RIGHT-OF-WAY

Notary Signature: *Maxine Mitchell* 4-29-09 AGENT FOR EDINBURGH COVE, LLC
MAXINE MITCHELL DATE

STATE OF OHIO, COUNTY OF MADISON: SS: BEFORE ME, A NOTARY PUBLIC IN
AND FOR SAID COUNTY, PERSONALLY CAME MAXINE MITCHELL, AS AGENT FOR
EDINBURGH COVE, LLC, WHO ACKNOWLEDGES THE ABOVE SIGNATURE TO BE
HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES HEREON SHOWN, IN
WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY:
Betsy Ansel 4-29-09 MY COMMISSION EXPIRES 8-15-09
NOTARY'S SIGNATURE DATE



PUBLIC ACCEPTANCE

APPROVAL IS HEREBY GRANTED FOR THE SUBJECT REZONING AND THE DEDICATION
OF THE HEREON SHOWN STREET RIGHT-OF-WAY OF WESLEY DRIVE AND SHEFFIELD
BLVD.

David L. Eads 12/11/07 MAYOR DATE
Elmer Olsen 12/19/07 CHAIRPERSON CITY PLANNING COMMISSION DATE
William Fung 5/8/08 SAFETY - SERVICE DIR. DATE
CHAIRPERSON BOARD PUBLIC UTILITIES DATE

CURVE DATA FOR MITCHELL DRIVE

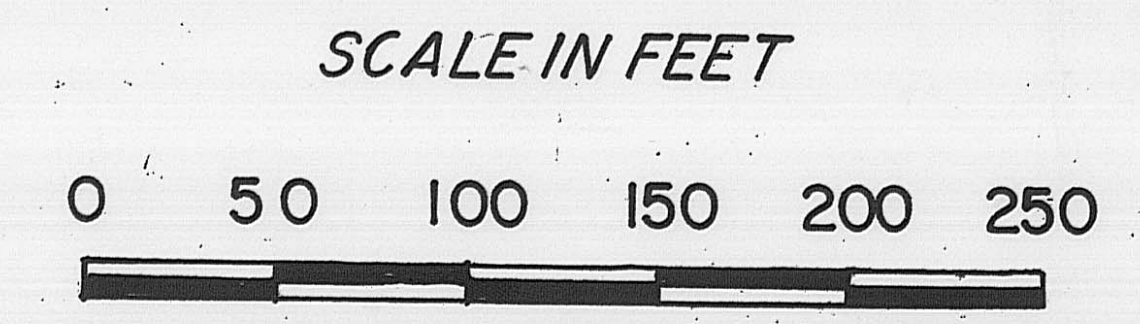
CURVE NO.	RADIUS	Δ ANGLE	CHORD	L
1	200.00'	29° 30' 00"	S 32° 55' 00" W 102.97' 101.84'	
2	200.00'	32° 30' 00"	S 34° 24' 59" W 113.45' 111.93'	
3	145.00'	118° 10' 00"	N 70° 15' 01" W 299.05' 248.80'	
4	200.00'	91° 00' 00"	N 33° 20' 00" E 317.65' 280.36'	
5	175.00'	31° 31' 17"	S 84° 11' 34" E 96.28' 95.07'	

TOTAL CENTERLINE DISTANCE OF MITCHELL DRIVE IS
1730.89'

CURVE DATA FOR WESLEY DR.

Δ = 89° 58' 29"
CENTERLINE : R = 200.00', L = 314.07'
CH = N 02° 39' 15" E 282.78'
WEST R-O-W : R = 230.00', L = 361.18'
CH = N 02° 39' 15" E 325.19'
EAST R-O-W : R = 170.00', L = 266.96'
CH = N 02° 39' 15" E 240.36'
TOTAL CENTERLINE DISTANCE = 863.17'
AREA OF WESLEY DRIVE WITHIN THE ABOVE
SHOWN 18.2359 AC. TRACT IS 1.0323 ACRES.

SURVEYED AND PLATTED BY:
Neil Babb PS. 5969 FEB. 2007 DATE



971-S

201100000461
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E. REED, RECORDER
01-27-2011 AT 01:43 PM
PLAT 43.60

LONDON
21-00055.039
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEERING
DATE 1-27-11 BY JB
AREAS 18.2049 AND 15
ACROSS 7.0585 PER PLAT
ROW 11.7174 AC DEDICATED TO CITY

This Conveyance Has Been Examined and
The Grantor Has Completed With Sec 319.202 sec
TRANSFERRED Except
1-27-2011
Jim Williamson by D. Duffy
Madison County
Auditor

Charles E. Reed by Andy Andrews 1-27-11