

RECORD PLAN
HYDE PARK CONDOMINIUM
LOT 1 BLANDFORD SUBDIVISION
CITY OF LONDON
MADISON COUNTY, OHIO
MARCH 20, 1997
OWNER/DEVELOPER
JOHN J. BLAND INC.
750 CIRCLE DRIVE
LONDON, OHIO 43140

ENGINEER/SURVEYOR
HOPPE ENGINEERING & SURVEYING COMPANY
1533 MOOREFIELD ROAD
SPRINGFIELD, OHIO 45503

COVENANTS, AGREEMENTS, AND RESTRICTIONS

THE UNITS AND LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF THE CONDOMINIUM AND BY-LAWS OF THE HYDE PARK CONDOMINIUM UNIT OWNERS ASSOCIATION WHICH IS RECORDED IN BOOK _____, PAGE _____ OF THE OFFICIAL RECORDS OF MADISON COUNTY, OHIO.

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE FEE SIMPLE TITLE OF THE LANDS HEREIN DESCRIBED DO HEREBY CONSENT AND JOIN THE SUBMISSION OF SAID LANDS AND THEIR INTERESTS THEREIN TO THE CONDOMINIUM PLAN KNOWN AS HYDE PARK CONDOMINIUM AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS AND BY-LAWS OF THE UNIT OWNERS ASSOCIATION FILED WITH THE RECORDER OF MADISON COUNTY UNDER THE CONDOMINIUM STATUTES OF THE STATE OF OHIO.

WITNESS

JOHN J. BLAND, INC.
BY: JOHN J. BLAND, PRESIDENT

ENGINEER:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE WITHIN DRAWINGS OF HYDE PARK CONDOMINIUM REPRESENT THE INDICATED PROPERTY AND THE BUILDINGS AND IMPROVEMENTS TO BE CONSTRUCTED THEREON. UNITS SHOWN ARE NOT YET COMPLETED. INDIVIDUAL UNIT AS-BUILT DRAWINGS ARE TO BE FILED WHEN EACH UNIT IS COMPLETED.

TERRY A. HOPPE, PE # 40640



SURVEYOR:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE WITHIN DRAWINGS OF HYDE PARK CONDOMINIUM REPRESENT THE INDICATED PROPERTY AND THE BUILDINGS AND IMPROVEMENTS TO BE CONSTRUCTED THEREON. UNITS SHOWN ARE NOT YET COMPLETED. INDIVIDUAL UNIT AS-BUILT DRAWINGS ARE TO BE FILED WHEN EACH UNIT IS COMPLETED.

TERRY A. HOPPE, PS # 6352



TRANSFERRED THIS _____ DAY OF _____, 1997

AUDITOR MADISON COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 1997 AT _____, M.

FEE \$ _____ FILE NO. _____ RECORDER, MADISON COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, IN PLAT BOOK _____, P. _____

S 25°12' 13" W
11.73'

N 25°12' 13" E 810.22'

1-1/8" LPIPE (FD)
1.2" OFF B/W
W/RET PS 6352
PLAS. CAP

1-1/8" LPIPE (FD)
1.2" N & 0.5" W
OF WOOD COR. POST
W/RET PS 6352
PLASTIC CAP

R=3019.68'
Δ=05°15' 01"
L=276.70'
Ch=276.70'
S 59°16' 28" E
119.20'

541.05' DRAINAGE EASEMENT
N 50°37' 15" W 541.05'

LOT 2
BLANDFORD SUBDIVISION
SLIDE B57 MADISON
COUNTY PLAT RECORDS

SCALE 1" = 50' (1 : 600)
0 25 50 100

LEGEND

- 5/8" REBAR W/MTL CAP (SET) STAMPED, "T.A. HOPPE, PS 6352", AT GRADE
- 5/8" REBAR W/MTL CAP (FD) STAMPED, "T.A. HOPPE, PS 6352", AT GRADE
- IRON BAR/PIPE (FD) AS NOTED
- R.R. SPIKE/NAIL (FD) AS NOTED
- UNMONUMENTED CORNER

GENERAL NOTES:

- BASIS OF BEARINGS IS NORTH 25°12' 13" EAST ON THE EAST LINE OF LONDON VILLAGE CONDOMINIUM. RECORDED SLIDE 624 MADISON COUNTY PLAT RECORDS.
- UNITS ARE NUMBERED 1 THRU 54 INCLUSIVE.
- BRACKETS " [] " INDICATE DEED OR PLAT CALLS.
- INDIVIDUAL UNIT DRIVEWAYS, PATIOS, AND AREAS WITHIN 4 FEET OF THE CONSTRUCTED UNITS SHALL BE KNOWN AS LIMITED COMMON AREAS APPURTENANT TO THE UNIT. ALL OTHER AREAS SHALL BE KNOWN AS COMMON AREAS.

10' SANITARY SEWER EASEMENT
TO THE CITY OF LONDON
O.R. BOOK _____ P. _____