

ASHTON CROSSING

Situated in the State of Ohio, County of Fairfield, City of Pickerington and in Section 20, Township 16, Range 20, Refugee Lands, containing 13.044 acres of land, more or less, said 13.044 acres being part of that tract of land conveyed to ASHTON CROSSING, LLC by deed of record in Official Record 1384, Page 1541, of record in the Recorder's Office, Fairfield County, Ohio.

The undersigned, ASHTON CROSSING, LLC, an Ohio limited liability company, by SCOTT BLACKWELL, Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "ASHTON CROSSING", a subdivision containing Lots numbered 1 to 8, both inclusive, does hereby accept this plat of same and dedicates to public use forever, as such, all or part of the way shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Pickerington City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, SCOTT BLACKWELL, Manager, of said ASHTON CROSSING, LLC, has herewith set his hand this 12th day of December, 2008.

Signed and acknowledged
in the presence of: ASHTON CROSSING, LLC

[Signature]
SCOTT BLACKWELL, Manager

[Signature]
Katherine M. Ashcraft

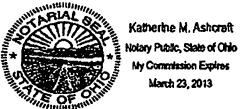
STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared SCOTT BLACKWELL, Manager, of said ASHTON CROSSING, LLC who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said ASHTON CROSSING, LLC for the uses and purposes expressed therein.

In Witness Whereof, I have herewith set my hand and affixed my official seal this 12th day of December, 2008.

My commission expires 3-23-13

[Signature]
Katherine M. Ashcraft
Notary Public, State of Ohio



Approved and accepted this ___ day of _____, 2008.
The easements provided herein dedicated to public use are hereby accepted as such for the County of Fairfield, Ohio.

Fairfield County Commissioners

The easements are hereby approved as of this ___ day of _____, 2008, however, sanitary sewers and waterlines are not accepted until inspected and approved.

Fairfield County Sanitary Engineer

Approved this ___ day of _____, 2008

Director of Planning and Zoning,
Pickerington, Ohio

Approved this ___ day of _____, 2008

City Engineer, Pickerington, Ohio

Approved this ___ day of _____, 2008

City Manager, Pickerington, Ohio

Approved and accepted this ___ day of _____, 2008, by Ordinance No. _____ wherein all of the Way hereby dedicated is accepted as such by the Council for the City of Pickerington, Ohio.

Municipal Clerk, Pickerington, Ohio

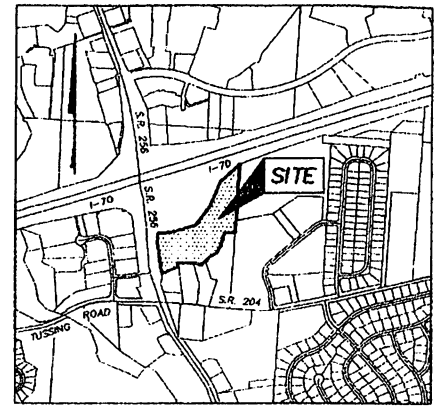
I hereby certify that the land described by this plat was transferred on _____, 2008

Fairfield County Auditor

I hereby certify that this plat was filed for recording on _____, 2008, and that it was recorded on _____, 2008 in Plat Cabinet _____ Slot _____ plat records of Fairfield County, Ohio.

Fairfield County Recorder

Fee \$ _____



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on sheet 131 of Ohio state highway plan FAI-256-00.32/FAI-70-1.1 with a portion of the centerline of State Route 256 having a bearing of South 86°14'57" East.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Fairfield County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By *[Signature]*
Professional Surveyor No. B250

Date 8/26/08

ASHTON CROSSING

AMERICAN MOTORCYCLE ASSOCIATION
 D. B. A. AMERICAN MOTORCYCLIST ASSOCIATION
 O.R. 6/29, P. 392
 081.93'
 574.72'
 274.43' W
 0.684 AC.
 171.51'
 116.91029' W
 12.06'

- ① 8' Parking Setback
- ② 10' Parking Setback
- ③ 15' Parking Setback
- ④ 20' Parking Setback
- ⑤ Parking Setback
- ⑥ Sidewalk Line
- ⑦ 10' Building Line
- ⑧ 30' Building Line
- ⑨ 35' Building Line

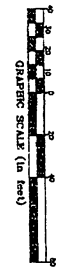
NOTE "A": The purpose of this plat is to show certain property, rights-of-way and easement boundaries as of the time of platting. At the request of zoning and planning commissions, the platting authority has shown some of the limitations and requirements of the zoning code and administrative rulings in effect on the date of filing this plat for reference only. The limitations and requirements as to "A" matters may change from time to time due to lot combinations, lot splits, and construction configurations, and should be reviewed to determine the then current applicable use and administrative limitations as adopted by the government authority having jurisdiction. The platting authority, subject to zoning jurisdiction, shall retain control over conflicting limitations and requirements that may be shown on this plat. This plat should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such. Any person having the requisite knowledge of the facts surrounding the platting authority shall be deemed to have notice of all recorded appurtenant easements and other recorded appurtenant rights and access easements in the event of lot combinations may execute an affidavit setting these facts and record an Affidavit On Facts Relating To Title pursuant to Ohio Revised Code §301.252. The execution and recording of such an affidavit constitutes the presumptive truth of the facts therein.

NOTE "B": At the time of platting, all of the land hereby being platred as Ashton Crossing is in the public record as designated and delineated on the FEMA Flood Insurance Map for City of Pickerington, Fairfield and Franklin Counties, Ohio, map number, 3901620001F with effective date of September 19, 2007.

NOTE "C": Within and over those owners of land in Lots 2 to 6, both inclusive, designated herein as "Access Easement", a nonexclusive easement is hereby reserved for the construction, maintenance, repair and replacement of a driveway, and for the use of said driveway for the use of a vehicle, and for the use of said driveway for the use of a utility vehicle, and for the use of said driveway for the use of a motorcycle. The easement shall be subject to the provisions of the deed of the fee simple title to each of said Lots 2 to 6, both inclusive, shall keep the portion of the easement area in said owner's lot open and unobstructed at all times. However, should Lots 1 and 2 be sold to the same purchaser, and if that owner elects to vacate the 30 foot Access Easement along the west side of Lot 2, that owner may execute an affidavit setting forth the facts and record an Affidavit On Facts Relating To Title pursuant to Ohio Revised Code §301.252. The execution and recording of such an affidavit shall constitute the vacation of the 30 foot Access Easement running over the west part of Lot 2. If Lots 1, 2 and 3 are all sold to the same purchaser, and if that owner elects to vacate the 30 foot Access Easement along the west side of Lot 2 or along the west side of both Lot 2 and 3, that owner may execute an affidavit setting forth the facts and record an Affidavit On Facts Relating To Title pursuant to Ohio Revised Code §301.252. The execution and recording of such an affidavit shall constitute the vacation of the 30 foot Access Easement running over the west part of Lot 2, or Lot 2 and 3, as the case may be.

NOTE "D": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat, as deemed necessary, shall be shown on this plat as deemed necessary. It is the intent of the platting authority to show on this plat the information required to be shown on the plat. Existing recorded easement information about Ashton Crossing or any part thereof can be acquired by a complete examination of the then current public records, including those in the Fairfield County Recorder's Office.

CHORD NO.	DELTA	PERIMETER	LENGTH	BEARING	CHORD DISTANCE
C1	132.43°	288.00'	65.96'	S 33°27'31" W	108.82'
C2	142.23°	288.00'	118.18'	S 15°24'15" W	18.77'
C3	013.52°	500.00'	10.22'	S 81°35'53" W	10.27'
C4	06.46°	500.00'	88.44'	S 77°47'11" W	88.41'



STATE OF OHIO
 DEPARTMENT OF HIGHWAYS
 O.R. 344, P. 420
 SCALE 1" = 40'

