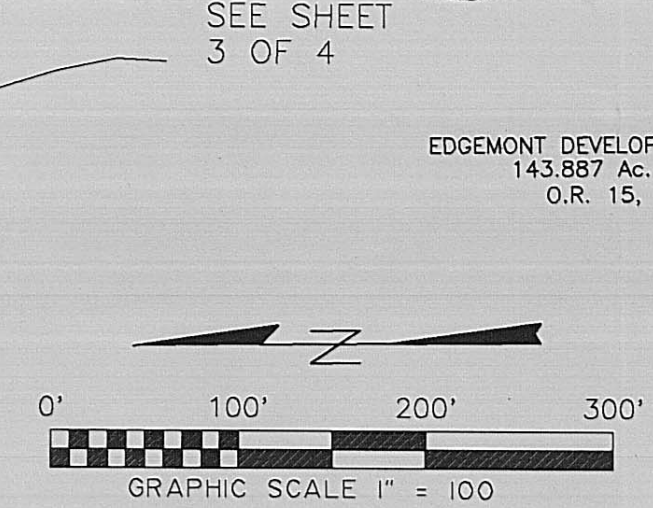


CURVE	RADIUS	ARC	CHORD	CH BRG	DELTA	TAN
C1	328.66'	151.68'	150.34'	S 76°10'43"	26°26'35"	77.22'
C2	298.66'	137.84'	136.62'	S 76°10'43"	26°26'35"	70.17'
C3	225.62'	111.02'	109.90'	S 77°03'13"	28°11'35"	56.66'
C4	289.24'	112.98'	112.26'	S 74°08'49"	22°22'47"	57.22'
C5	289.24'	20.51'	20.50'	S 87°22'05"	04°03'45"	10.26'
C6	319.24'	147.33'	146.02'	S 76°10'41"	26°26'32"	75.00'
C7	349.24'	161.17'	159.75'	S 76°10'41"	26°26'32"	82.05'
C8	50.00'	78.54'	70.71'	S 44°23'57"	90°00'00"	50.00'
C9	50.00'	63.28'	59.14'	S 54°20'29"	72°31'09"	36.67'
C10	482.65'	270.94'	267.40'	N 34°09'50"	32°09'51"	139.15'
C11	50.00'	64.18'	59.86'	S 13°28'34"	73°32'22"	37.36'
C12	1679.17'	196.27'	196.15'	S 26°38'31"	06°41'49"	98.24'
C13	1709.17'	199.77'	199.66'	S 26°38'31"	06°41'49"	100.00'
C14	1739.17'	203.28'	203.16'	S 26°38'31"	06°41'49"	101.76'
C15	144.62'	95.73'	93.99'	S 48°57'11"	37°55'30"	49.69'
C16	174.82'	115.59'	113.49'	S 48°57'11"	37°55'30"	60.00'
C17	204.62'	99.10'	98.14'	S 54°02'27"	27°44'57"	50.54'
C18	204.62'	36.34'	36.29'	S 35°04'42"	10°10'33"	18.22'
C19	86.49'	82.28'	79.21'	N 84°50'01"	54°30'06"	44.55'
C20	116.49'	110.81'	106.68'	N 84°50'01"	54°30'06"	60.00'
C21	50.00'	92.90'	80.10'	S 76°31'26"	106°27'38"	66.91'
C22	422.65'	88.54'	88.48'	N 44°14'14"	12°01'02"	44.49'
C23	422.65'	277.56'	272.60'	N 19°24'53"	37°37'40"	144.00'
C24	452.65'	311.78'	305.65'	N 30°30'48"	39°27'55"	162.36'
C25	452.65'	80.42'	80.32'	N 05°41'27"	10°10'48"	40.32'
C26	498.39'	186.44'	185.35'	N 10°06'57"	21°26'00"	94.32'
C27	528.39'	197.66'	196.51'	N 10°06'57"	21°26'00"	100.00'
C28	558.39'	88.54'	88.48'	N 02°06'35"	05°25'17"	26.44'
C29	558.39'	156.05'	155.54'	N 12°49'36"	16°00'43"	78.54'
C30	557.10'	19.11'	19.11'	S 19°50'59"	01°57'56"	9.56'
C31	557.10'	168.86'	168.22'	S 10°11'01"	17°22'01"	85.08'
C32	587.10'	198.10'	197.16'	S 11°09'59"	19°19'57"	100.00'
C33	617.10'	208.22'	207.24'	S 11°09'59"	19°19'57"	105.11'
C34	50.00'	78.54'	70.71'	S 43°30'58"	90°00'00"	50.00'
C35	50.00'	75.24'	68.34'	S 44°36'29"	86°12'59"	46.80'
C36	1182.30'	107.46'	107.42'	S 85°04'03"	05°17'50"	53.77'
C37	1132.30'	179.46'	179.27'	S 86°57'34"	09°04'52"	89.92'
C38	1102.30'	174.71'	174.52'	S 86°57'34"	09°04'52"	87.54'
C39	30.00'	47.12'	42.43'	N 46°30'00"	90°00'00"	30.00'

# DARBY LAKES SUBDIVISION

VIRGINIA MILITARY SURVEY No. 2681  
CANAAN TOWNSHIP, MADISON COUNTY, OHIO

EDGEMONT DEVELOPMENT COMPANY, LTD  
65.837 Ac. (TRACT 2)  
O.R. 15, PG. 538



WALLACE E. & SARAH YUTZY  
1.5 Ac.  
D.B. 237, pg. 414

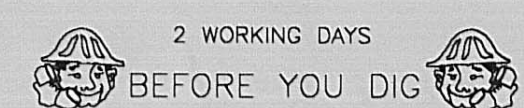
MELVIN AND LINNIE MULLET  
7.294 Ac.  
D.B. 271, pg. 755

CURTIS R. GILMORE  
5.001 Ac.  
D.B. 254, pg. 344

DISTANCES ARE IN FEET OR DECIMALS THEREOF.  
DIMENSIONS SHOWN ON CURVES ARE CHORD LENGTHS.

SET BACKS PER APPROVED DEVELOPMENT PLAN  
FRONT = 80' (FROM CENTERLINE)  
SIDE = 30'  
REAR = 50'

- LEGEND**
- ⊙ = MONUMENT (1" SOLID IRON PIN)
  - = IRON PIN FOUND
  - = SPIKE OR P. K. NAIL FOUND
  - = 5/8" SOLID IRON PIN SET W/ YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC."
  - = RAILROAD SPIKE SET



CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE  
613-PAW-32

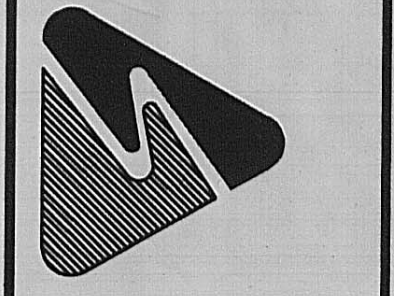
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**DARBY LAKES SUBDIVISION**  
VIRGINIA MILITARY SURVEY No. 2681  
CANAAN TOWNSHIP, MADISON COUNTY, OHIO

**Edgemont Development Co., L.L.C.**  
60 East Broad Street, Suite 200  
Columbus, Ohio 43215  
(614) 221-9191

**STULTS and ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

355 SANDY CREEK DRIVE  
MADISON, OHIO 43307  
(614) 436-2328



PROJECT NUMBER 94-273  
DATE MARCH 6, 1995  
DRAWN BY DV CHECKED BY JF  
PROJECT MANAGER CDA

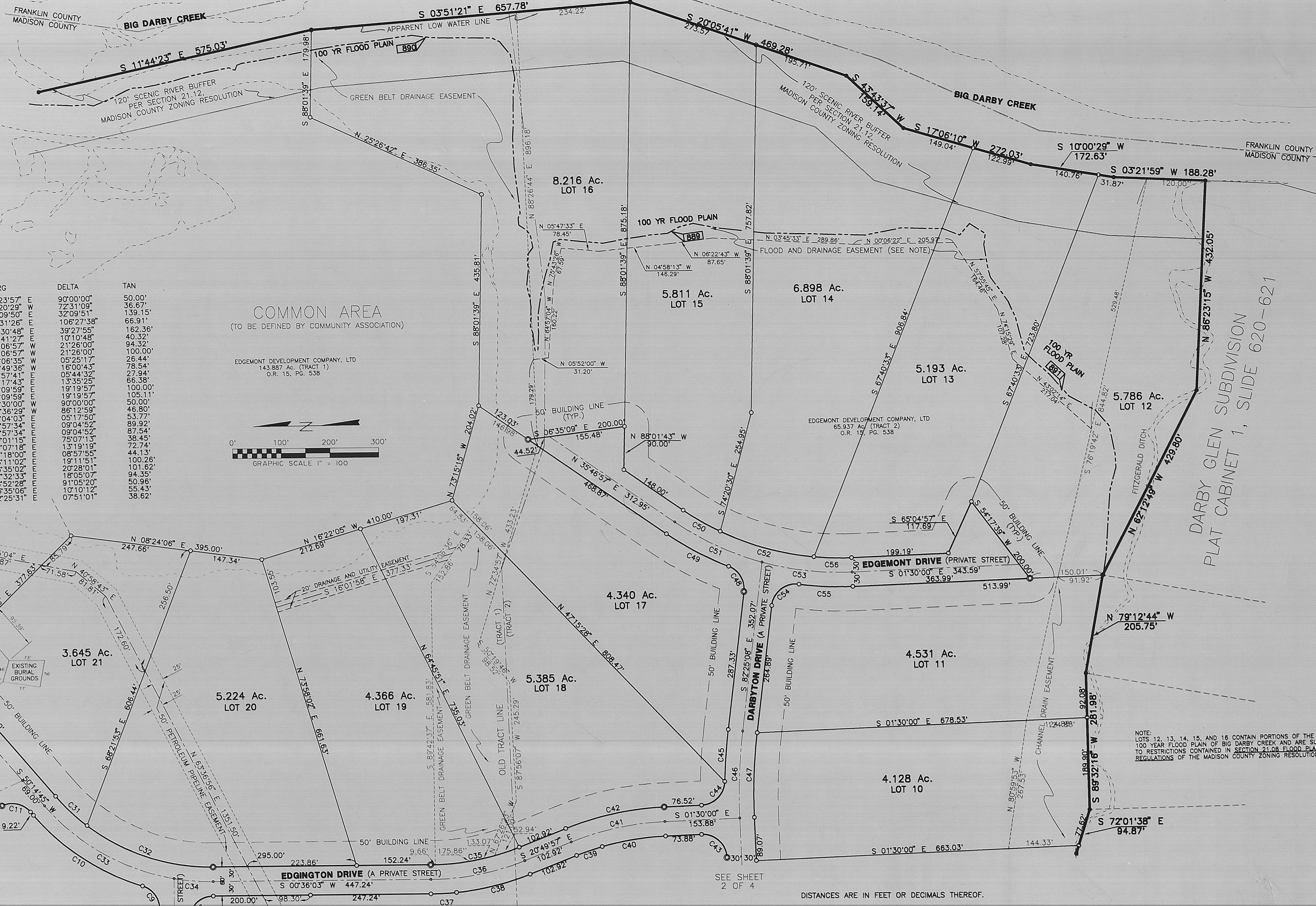
SHEET TITLE  
**SUBDIVISION PLAT**  
2 OF 4

SHEET  
15 OF 25

SRB 2 OF 10

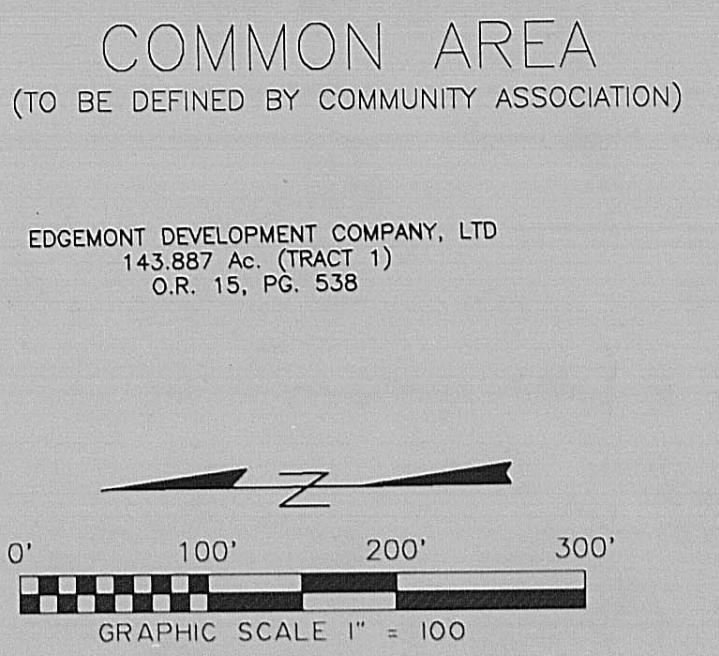
# DARBY LAKES SUBDIVISION

VIRGINIA MILITARY SURVEY No. 2681  
CANAAN TOWNSHIP, MADISON COUNTY, OHIO



### CURVE DATA

CURVE	RADIUS	ARC	CHORD	CH BRG	DELTA	TAN
C8	50.00'	78.54'	70.71'	S 44°23'57" E	90°00'00"	50.00'
C9	50.00'	63.28'	59.14'	S 54°20'29" E	72°31'09"	36.87'
C10	482.65'	270.94'	267.40'	N 34°09'50" E	32°09'51"	139.15'
C21	50.00'	92.90'	80.10'	S 76°31'26" E	106°27'38"	66.91'
C33	452.65'	311.78'	305.65'	N 30°30'48" E	39°27'55"	162.36'
C34	452.65'	80.42'	80.32'	N 05°41'27" E	10°10'48"	40.32'
C35	498.39'	186.44'	185.35'	N 10°06'57" W	21°26'00"	94.32'
C36	528.39'	197.66'	196.51'	N 10°06'57" W	21°26'00"	100.00'
C37	558.39'	52.84'	52.82'	N 02°06'35" E	05°25'17"	26.44'
C38	558.39'	156.05'	155.54'	N 12°49'36" W	16°00'43"	78.54'
C39	557.10'	55.83'	55.81'	N 08°17'43" E	09°44'32"	27.94'
C40	557.10'	132.14'	131.83'	N 17°57'41" E	13°35'25"	66.38'
C41	587.10'	198.10'	197.16'	N 11°09'59" W	19°19'57"	100.00'
C42	817.10'	208.22'	207.24'	N 11°09'59" W	19°19'57"	105.11'
C43	50.00'	78.54'	70.71'	S 43°30'00" W	90°00'00"	50.00'
C44	50.00'	75.24'	68.34'	N 44°36'29" W	86°12'59"	46.80'
C45	1162.30'	107.46'	107.42'	N 85°04'03" E	09°17'50"	53.77'
C46	1132.30'	179.46'	179.27'	N 86°57'34" E	09°04'52"	89.92'
C47	1102.30'	174.71'	174.52'	N 86°57'34" E	09°04'52"	87.54'
C48	50.00'	65.55'	60.96'	N 60°01'15" E	75°07'13"	38.45'
C49	622.87'	144.82'	144.50'	N 29°07'18" E	13°19'19"	72.74'
C50	562.87'	88.08'	87.99'	N 31°18'00" E	08°57'55"	44.13'
C51	592.87'	198.65'	197.72'	N 28°11'02" E	19°11'51"	100.26'
C52	562.87'	201.07'	200.00'	N 16°35'02" E	20°28'01"	101.62'
C53	592.87'	187.14'	186.36'	N 07°32'33" E	18°05'07"	94.35'
C54	50.00'	79.49'	71.38'	S 36°52'28" E	91°05'20"	50.96'
C55	622.87'	110.56'	110.42'	N 03°35'06" E	10°10'12"	55.43'
C56	562.87'	77.12'	77.06'	N 02°25'31" E	07°51'01"	38.62'



SEE SHEET 4 OF 4  
SEE SHEET 2 OF 4

SEE SHEET 2 OF 4

SEE SHEET 2 OF 4

SET BACKS PER APPROVED DEVELOPMENT PLAN  
FRONT = 80' (FROM CENTERLINE)  
SIDE = 30'  
REAR = 50'

### LEGEND

- ⊙ = MONUMENT (1" SOLID IRON PIN)
- = IRON PIN FOUND
- ⊙ = SPIKE OR P. K. NAIL FOUND
- ⊙ = 5/8" SOLID IRON PIN SET W/ YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC."
- = RAILROAD SPIKE SET

DISTANCES ARE IN FEET OR DECIMALS THEREOF.

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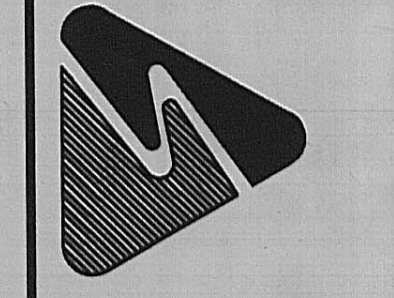
2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE  
613-PAW-32

**DARBY LAKES SUBDIVISION**  
VIRGINIA MILITARY SURVEY No. 2681  
CANAAN TOWNSHIP, MADISON COUNTY, OHIO

Edgemont Development Co., L.L.C.  
60 East Broad Street, Suite 200  
Columbus, Ohio 43215  
(614) 221-9191

**STULTS and ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

MAIN OFFICE (U.S. 30)  
585 SINEPUE BLVD., SUITE 200  
DELAWARE, OHIO 43015-9956  
(614) 344-4707  
(614) 351-9100  
(614) 346-5038



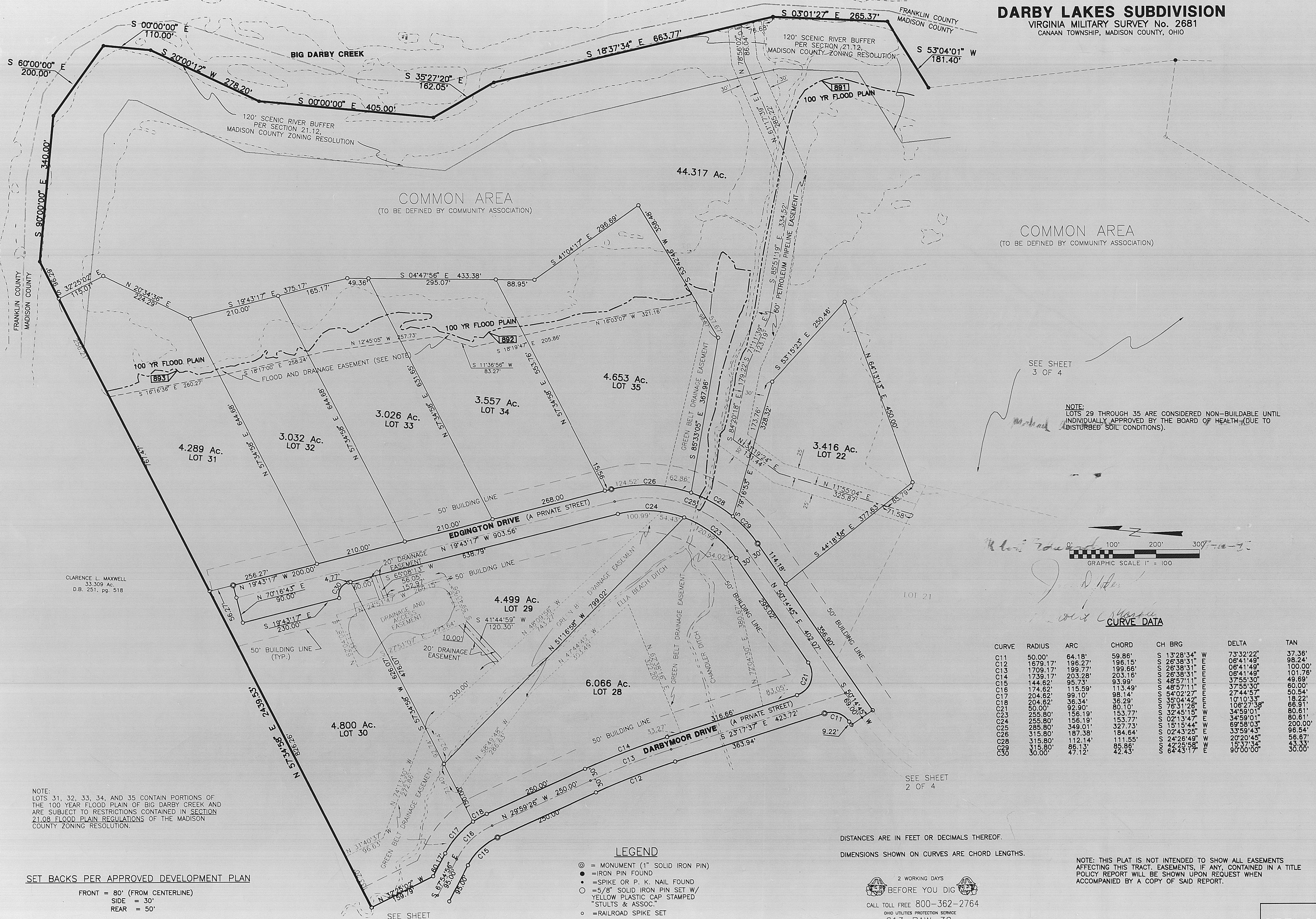
PROJECT NUMBER	94-273
DATE	MARCH 6, 1995
DRAWN BY	DV
CHECKED BY	JF
PROJECT MANAGER	GDA

SHEET TITLE  
**SUBDIVISION PLAT**  
3 OF 4

SHEET  
**SRB 3 OF 10 16 OF 25**

# DARBY LAKES SUBDIVISION

VIRGINIA MILITARY SURVEY No. 2681  
 CANAAN TOWNSHIP, MADISON COUNTY, OHIO



**CURVE DATA**

CURVE	RADIUS	ARC	CHORD	CH BRG	DELTA	TAN
C11	50.00'	64.18'	59.86'	S 13°28'34" W	73°32'22"	37.36'
C12	1679.17'	196.27'	196.15'	S 26°38'31" W	06°41'49"	98.24'
C13	1709.17'	199.77'	199.66'	S 26°38'31" W	06°41'49"	100.00'
C14	1739.17'	203.28'	203.16'	S 26°38'31" W	06°41'49"	101.76'
C15	144.62'	95.73'	93.99'	S 48°57'11" W	37°55'30"	49.69'
C16	174.62'	115.59'	113.49'	S 48°57'11" W	37°55'30"	60.00'
C17	204.62'	99.10'	98.14'	S 54°02'27" W	27°44'57"	50.54'
C18	204.62'	96.34'	95.29'	S 54°02'27" W	10°10'33"	18.22'
C21	50.00'	92.90'	80.10'	S 76°31'26" W	106°27'38"	66.91'
C23	255.80'	156.19'	153.77'	S 02°13'47" W	34°59'01"	80.61'
C24	255.80'	156.19'	153.77'	S 02°13'47" W	34°59'01"	80.61'
C25	285.80'	349.01'	327.73'	S 15°15'44" W	69°58'03"	200.00'
C26	315.80'	187.38'	184.64'	S 02°43'25" W	33°59'43"	96.54'
C28	315.80'	112.14'	111.55'	S 24°26'49" W	20°20'45"	56.67'
C29	315.80'	85.13'	85.86'	S 42°25'58" W	15°37'34"	43.33'
C30	30.00'	47.12'	42.43'	S 64°43'17" W	90°00'00"	30.00'

NOTE:  
 LOTS 31, 32, 33, 34, AND 35 CONTAIN PORTIONS OF THE 100 YEAR FLOOD PLAIN OF BIG DARBY CREEK AND ARE SUBJECT TO RESTRICTIONS CONTAINED IN SECTION 21.08 FLOOD PLAIN REGULATIONS OF THE MADISON COUNTY ZONING RESOLUTION.

SET BACKS PER APPROVED DEVELOPMENT PLAN

FRONT = 80' (FROM CENTERLINE)  
 SIDE = 30'  
 REAR = 50'

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  - = IRON PIN FOUND
  - ⊙ = SPIKE OR P. K. NAIL FOUND
  - = 5/8" SOLID IRON PIN SET W/ YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC."
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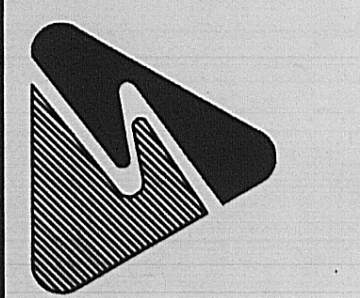
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**DARBY LAKES SUBDIVISION**  
 VIRGINIA MILITARY SURVEY No. 2681  
 CANAAN TOWNSHIP, MADISON COUNTY, OHIO

**Edgmont Development Co., L.L.C.**  
 60 East Broad Street, Suite 200  
 Columbus, Ohio 43215  
 (614) 221-9191

**STULTS and ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

MAIN OFFICE: 360 S. MAIN STREET, COLUMBUS, OHIO 43260-4976  
 BRANCH OFFICE: 346 SOUTH MAIN STREET, COLUMBUS, OHIO 43215-9189  
 (614) 458-4727 (614) 436-5236



PROJECT NUMBER 94-273  
 DATE MARCH 6, 1995  
 DRAWN BY DV  
 CHECKED BY JF  
 PROJECT MANAGER CDA

SHEET TITLE  
**SUBDIVISION PLAT**  
 4 OF 4

# DARBY LAKES SUBDIVISION

Canaan Township, Madison County, Ohio  
Part of Virginia Military Survey 2681  
Canaan Township, Madison County, Ohio

## SUBDIVISION REVIEW BOARD (SRB)

### SHEET INDEX

1. SUBDIVISION PLAT TITLE SHEET
2. SUBDIVISION PLAT
3. SUBDIVISION PLAT
4. SUBDIVISION PLAT
5. TITLE SHEET
6. STORM, EROSION, ENTRANCE DETAILS AND QUANTITIES
7. SITE PLAN (NORTH SECTION)
8. SITE PLAN (CENTRAL SECTION)
9. SITE PLAN (SOUTH SECTION)
10. DARBY LAKES DRIVE PLAN AND PROFILE

## DEED RESTRICTIONS, COVENANTS AND AGREEMENTS

DEED RESTRICTIONS, COVENANTS AND AGREEMENTS FOR THIS PROJECT ARE ON FILE WITH MADISON COUNTY AND RECORDED IN O.R. 2-D, PAGE 1135 RECORDS OF THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

## BENCH MARKS

**MASTER:** U.S.G.S. MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PRICE-HILLIARD AND PLAIN CITY GEORGEVILLE ROAD.  
ELEVATION 927.15

**SOURCE:** RAILROAD SPIKE ON THE EAST SIDE OF THE POWER POLE LOCATED ON THE EAST SIDE OF PLAIN-CITY GEORGEVILLE ROAD AT THE ENTRANCE TO QUARRY.  
ELEVATION 925.91

## UTILITY COMPANY LIST

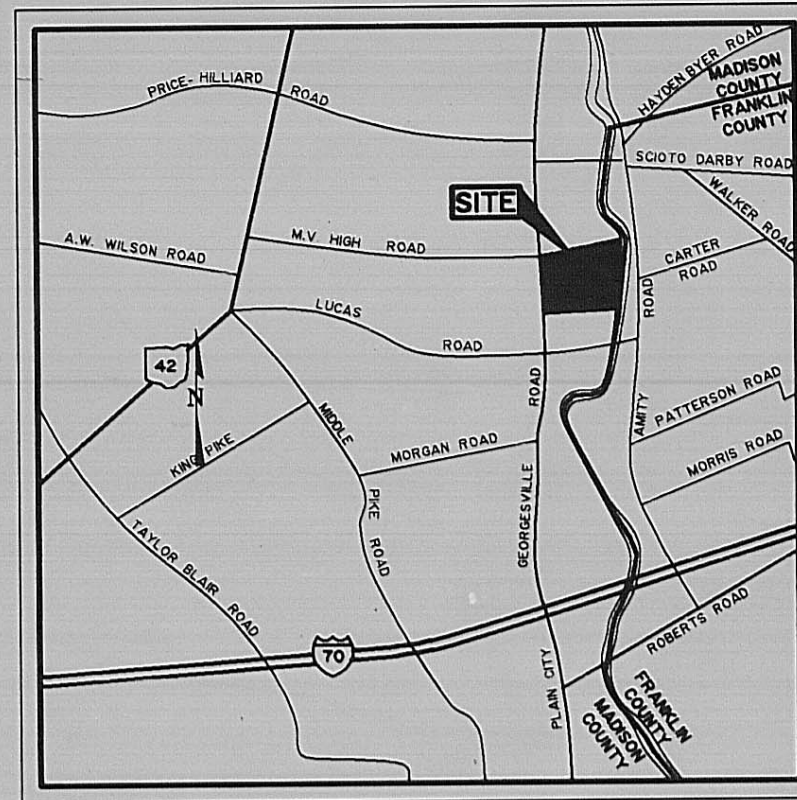
COLUMBUS SOUTHERN POWER ATTN: MR. HAROLD DAVIS 215 N. FRONT STREET COLUMBUS, OHIO 43215 (614) 464-7422	PAXTON CABLE ATTN: STEVE McVOY P.O. BOX 621 HILLIARD, OHIO 43026 (614) 876-7198
OHIO BELL TELEPHONE COMPANY ATTN: MS. FRAN WARD ROOM 7-A 150 EAST GAY STREET COLUMBUS, OHIO 43215 (614) 223-6455	MADISON COUNTY ENGINEER ATTN: MR. NEIL BABB 222 GARFIELD STREET LONDON, OHIO 43140 (614) 852-9404
COLUMBIA GAS OF OHIO ATTN: MS. DONNA YOUNG COLUMBUS, OHIO 34212 (614) 460-2160	

## SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY  
BY: Geo. One  
PHOTOGRAPHED MARCH 27, 1989  
REVISED OCTOBER 28, 1994  
MAP SCALE: 1"=50'  
CONTOUR INTERVAL ONE (1) FOOT

## SITE DATA

	ACRES
LOTS (35 LOTS)	152.475
COMMON AREA	44.317
PRIVATE ROADS	12.170
DEDICATED R/W	0.898
<b>SITE TOTAL</b>	<b>209.860</b>



LOCATION MAP  
NO SCALE



SCHEMATIC MAP  
SCALE: 1" = 500'

**OWNER**  
EDGEMONT DEVELOPMENT CO., L.T.D.  
MR. THOMAS E. CASSADY  
60 EAST BROAD STREET, SUITE 200  
COLUMBUS, OHIO 43215

**DEVELOPER**  
EDGEMONT DEVELOPMENT CO., L.T.D.  
MR. THOMAS E. CASSADY  
60 EAST BROAD STREET, SUITE 200  
COLUMBUS, OHIO 43215

## Deed Reference

Situated in the Township of Canaan, County of Madison, State of Ohio, located in part of V.M.S. No. 2681, being 209.860 acres, containing all of a 143.887 acre tract (Tract 1) and a 65.9730 acre tract (Tract 2) conveyed to Edgemont Development Company, L.T.D. in O.R. 15, Page 538, records of the Recorder's Office, Madison County, Ohio.

## Dedication

We the undersigned, being the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat and hereby dedicate 0.898 acres of public road right-of-way to public use forever and grant the right of use for ingress and egress purposes, to all lots in "Darby Lakes Subdivision" over the 12.170 acres of private road right-of-way as platted herein.

Easements shown hereon are for the construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone or other utility lines or services, storm water disposal and for the express privilege of removing any and all trees or other obstructions to the free use of said easements and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Witness  
By Thomas E. Cassady, Manager  
Witness  
By Larry N. Cassady, Manager

## Certificate of Notary Public

State of Ohio, Madison County, S.S.  
Be it remembered that on the 10th day of July, 1995, before me the undersigned a Notary Public in and for said County and State, personally came EDGEMONT DEVELOPMENT COMPANY, L.T.D. by

Thomas E. Cassady  
LARRY N. CASSADY & THOMAS E. CASSADY, FINISSE MANAGERS

Who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, and the voluntary act and deed of said Corporation.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

Notary Public in and for  
Madison County, Ohio  
Expiration 6-5-2000  
Heather N. Reeder

Board of County Commissioners: We the Board of County Commissioners of Madison County, Ohio do hereby approve this plat on this 10th day of July, 1995.

Commissioners:  
Robert Edwards  
Joe D. Yoder  
A.C. Markley

Madison County Board of Health: I hereby approve the platting of Lots 1 through 28 on this 10th day of July, 1995, Lots 29 through 35 are considered non-buildable until individually approved by the Board of Health (Due to Disturbed Soil Conditions).

County Auditor: Transferred on this 21 day of July, 1995  
Gene Peters  
County Auditor  
John W. Williamson  
County Auditor

County Recorder:  
Received on this July 21 day of July, 1995 at 1041, AM.  
Received on this \_\_\_\_\_ day of \_\_\_\_\_, 1995 at \_\_\_\_\_, AM.  
Recorded in Plat book No. 1, page 780, Fee 84.80  
Shawn Barton  
County Recorder



Certificate of Surveyor  
We hereby certify that the above plat was prepared from an actual survey and to the best of our knowledge is correct  
David B. McCoy 6/30/1995  
Date  
David B. McCoy  
Registered Surveyor No. 7632

Madison County Regional Planning Commission: This plat was approved by the Madison County Regional Planning Commission on this 6th day of July, 1995  
Robert Edwards  
Chairman

Madison County Zoning Commission: We Madison County Zoning Commission, do hereby approve and accept this plat on this 10 day of July, 1995  
David B. McCoy  
Zoning Inspector

County Engineer: I hereby approve the platted lot acreages herein for Madison County Auditor purposes on this 10th day of July, 1995  
David B. McCoy  
MADISON COUNTY ENGINEER

DARBY LAKES SUBDIVISION  
CANAAN TOWNSHIP, MADISON COUNTY, OHIO  
Edgemont Development Co., L.L.C.  
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PROJECT NUMBER  
94-273  
DATE  
MARCH 6, 1995  
DRAWN BY CHECKED BY  
DV DBM  
PROJECT MANAGER  
CDA

63-95  
SHEET TITLE  
SUBDIVISION  
PLAT  
TITLE  
SHEET  
14 OF 25