

Plot 114-96

F. MILLER, ET. AL.  
D.B. 230, P. 218

L. G. HILBERT  
D.B. 192 Pg. 10

DARBY TOWNSHIP

SANFORD N. BEACHY  
D.B. 221, P. 445

**LEGEND:**

- IRON PIN FOUND
- IRON PIN SET
- SPIKE SET
- (NR) NON-RADIAL
- VACATED TEMPORARY DRAINAGE EASEMENT, DR. 288, PG. 445

**SURVEY NOTES:**

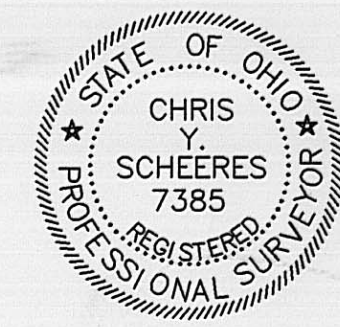
NOTE "A"  
NO VEHICULAR ACCESS UNTIL PUBLIC STREET  
RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.

NOTE "B"  
ALL EASEMENTS SHOULD HAVE A MINIMUM OF 15'  
FEET IN WIDTH.

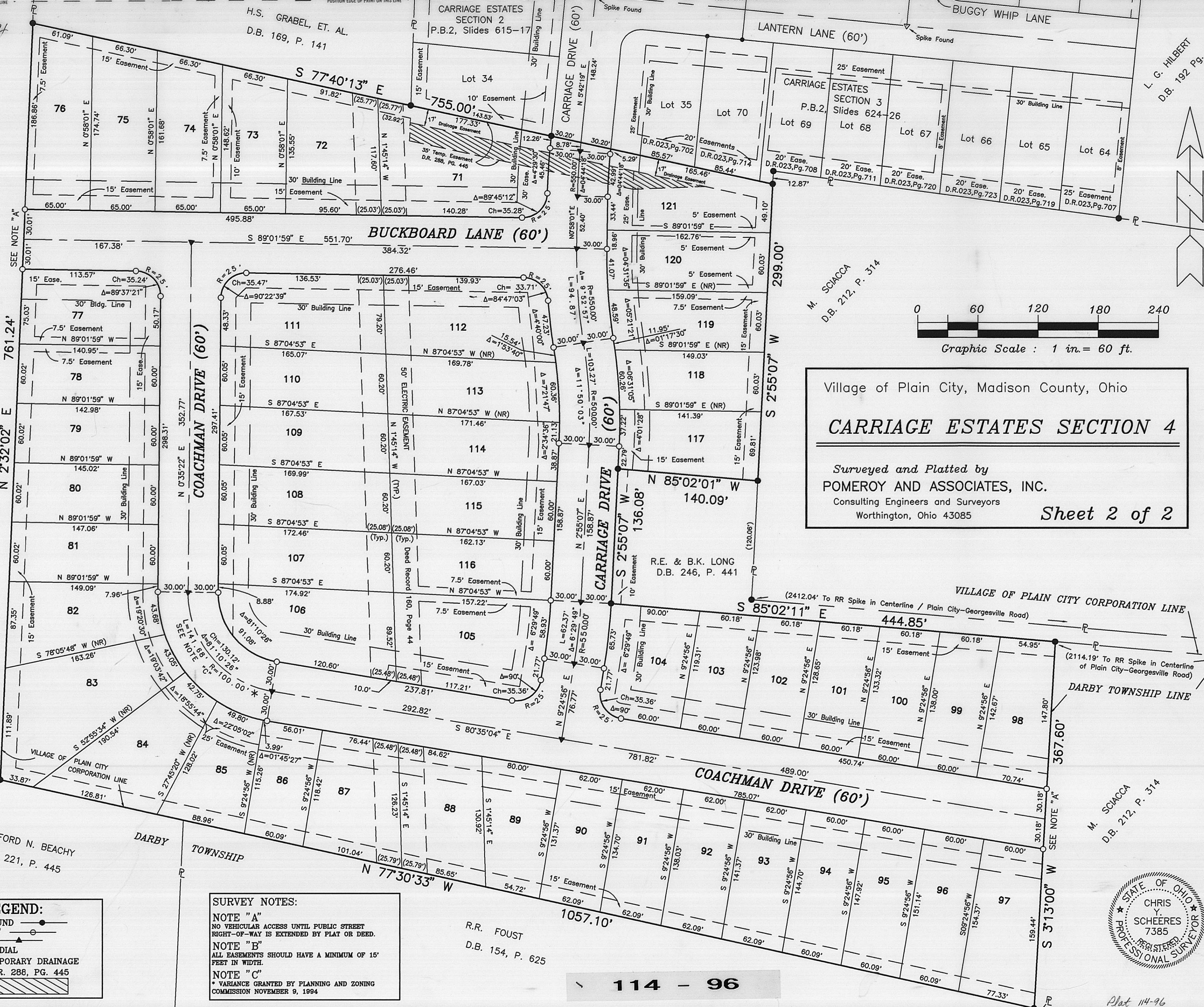
NOTE "C"  
\* VARIANCE GRANTED BY PLANNING AND ZONING  
COMMISSION NOVEMBER 9, 1994

R.R. FOUST  
D.B. 154, P. 625

M. SCIACCA  
D.B. 212, P. 314



Plot 114-96



M. SCIACCA  
D.B. 212, P. 314

Village of Plain City, Madison County, Ohio

**CARRIAGE ESTATES SECTION 4**

Surveyed and Platted by  
**POMEROY AND ASSOCIATES, INC.**  
Consulting Engineers and Surveyors  
Worthington, Ohio 43085

Sheet 2 of 2

# CARRIAGE ESTATES SECTION 4

Situated in the State of Ohio, County of Madison, Village of Plain City, Virginia Military Survey No. 7064, and being a 14.961 acre parcel of land described in a deed to T. & G. Properties, in Deed Book 297, Page 441, all records at the Madison County Recorder's Office.

The undersigned T. & G. PROPERTIES, an Ohio General Partnership, by TIMOTHY M. GRYWALSKI, Partner; owner of the lands platted herein, and duly authorized in the premises, does hereby certify that this plat correctly represents its CARRIAGE ESTATES SECTION 4, a subdivision containing lots numbered 71 to 121, both numbers inclusive, does hereby accept this plat of same and dedicates to public use, as such, all Drives and Lanes (3.239 Acres) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation, and maintenance of all public and quasi-public utilities above and beneath the surface of the ground, and, where necessary, for the construction, operation, and maintenance of service connections to 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 Village of Plain City Engineer. Easements shown hereon outside of the platted area, and within lands owned by the undersigned, are reserved for the uses and purposes expressed herein.

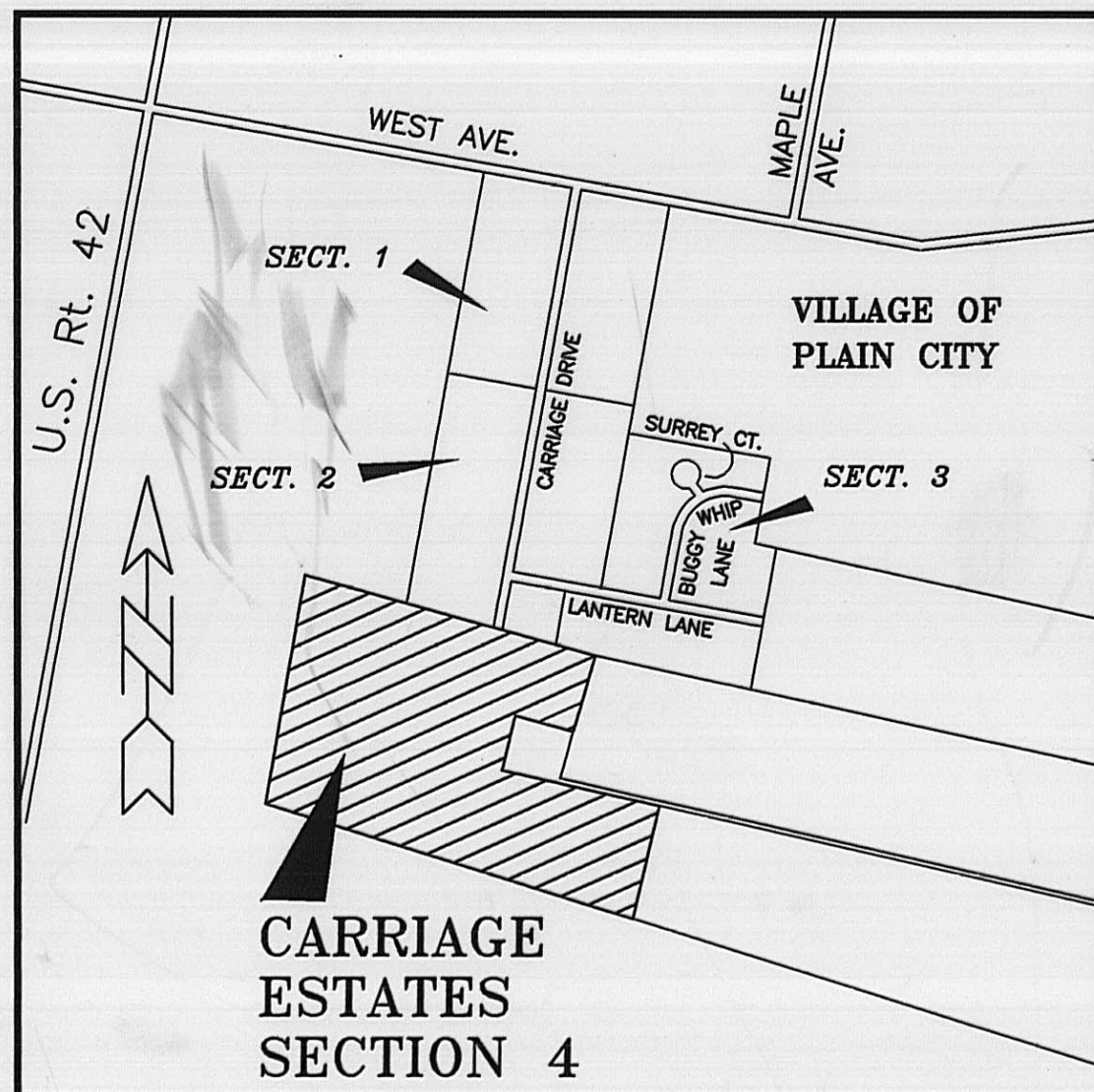
In Witness Whereof, T. & G. PROPERTIES, by TIMOTHY M. GRYWALSKI, partner, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_

WITNESSES

T. & G. PROPERTIES  
An Ohio General Partnership

by \_\_\_\_\_

Timothy M. Grywalski, Partner



LOCATION MAP  
(no scale)

Approved this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Chairman of Planning Commission  
Village of Plain City, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Village Engineer  
Village of Plain City, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Village Administrator  
Village of Plain City, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Mayor  
Village of Plain City, Ohio

Approved and Accepted this \_\_\_\_\_ day of \_\_\_\_\_ by  
Ordinance Number \_\_\_\_\_ wherein all the Drives and Lanes (3.239 Acres)  
shown and dedicated hereon are accepted as such by the Council for the Village  
of Plain City, Ohio.

In Witness Whereof, I have hereunto set my hand this (and affixed my seal) this  
\_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Village Clerk of Council  
Village of Plain City, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Auditor, Madison County, Ohio

STATE OF OHIO ss:  
COUNTY OF \_\_\_\_\_

Before me, a Notary Public in and for said state, personally appeared  
T. & G. PROPERTIES, by TIMOTHY M. GRYWALSKI, Partner, who acknowledged the  
signing of the foregoing instrument to be his free and voluntary act, and the  
free and voluntary act and deed of said T. & G. PROPERTIES, for the use and  
purpose expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official  
seal this \_\_\_\_\_ day of \_\_\_\_\_

My commission Expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Ohio

OWNER:

**T & G PROPERTIES**

4125 Longhill Road  
Columbus, Ohio 43220

SURVEYED AND PLATTED BY  
**POMEROY AND ASSOCIATES, INC.**

Consulting Engineers and Surveyors  
6877 North High Street  
Worthington, Ohio 43085

By

Chris Y. Scheeres, P.S.  
Ohio Registered Professional Surveyor No. 7385



Filed for Record this \_\_\_\_\_ day of \_\_\_\_\_

at \_\_\_\_\_ Fee \$ \_\_\_\_\_

Plat Book \_\_\_\_\_ Slides \_\_\_\_\_

\_\_\_\_\_  
Recorder, Madison County, Ohio

**SURVEY NOTES:**

We do hereby certify that we have made a survey of the above premises, prepared the attached plat, and that the plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions on curves are chord measurements unless otherwise stated.

Iron pins, where indicated along the boundary corners and changes in direction with the following symbol: unless otherwise noted, are found, or are to be set 3/4 in. O.D. x 30 in. long with a plastic insert inscribed with "P.S. 7385".

Spikes, where indicated along the street centerline at points of control and intersection with the following symbol: unless otherwise noted, are railroad spikes bearing a chiseled "X".

Permanent Markers to be placed after the completion of all construction, where indicated with the following symbol: unless otherwise noted, are 3/4 in. O.D. x 30 in. long with a plastic insert inscribed with "P.S. 7385".