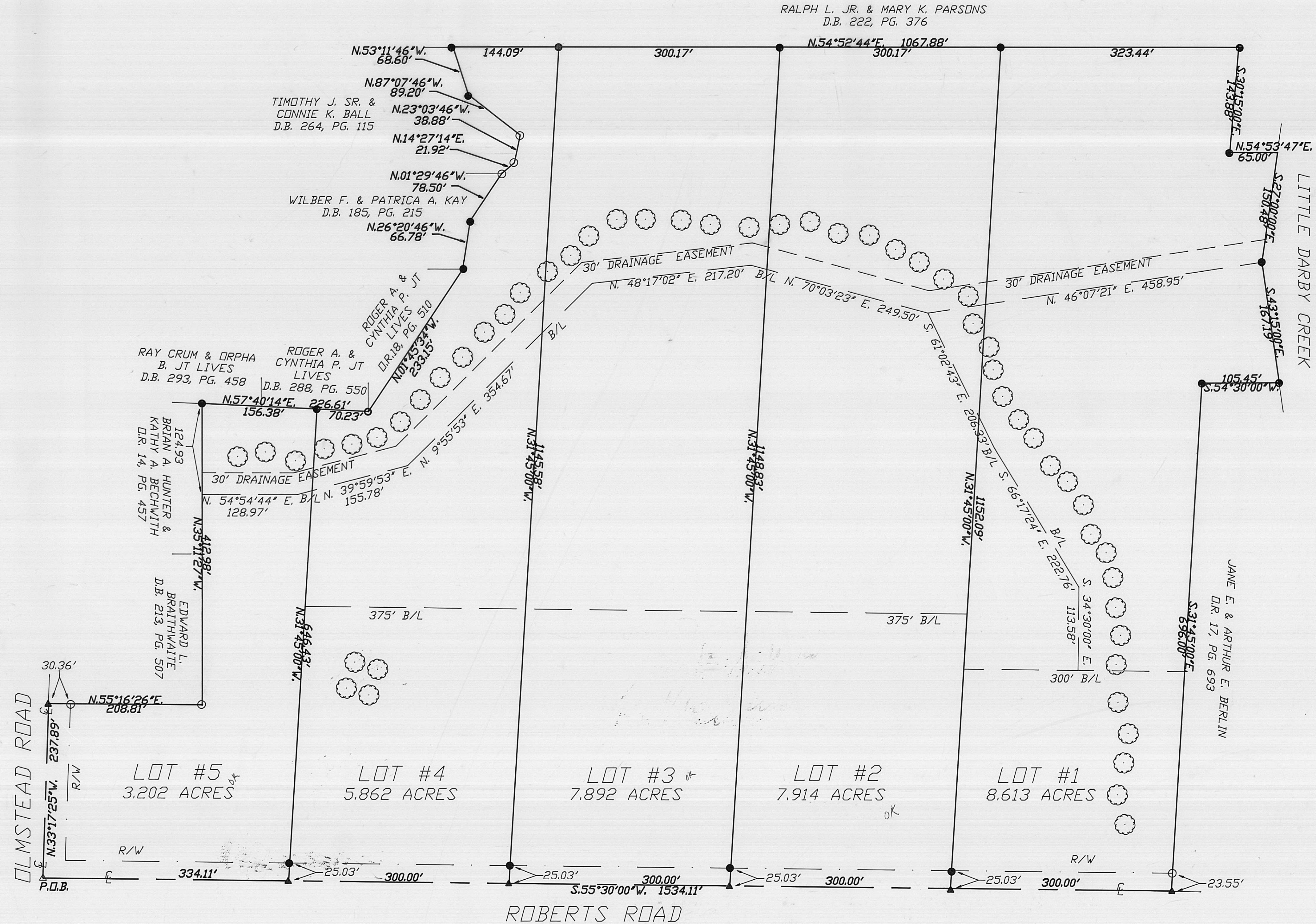


RALPH L. JR. & MARY K. PARSONS
D.B. 222, PG. 376

SARAH J. & JAMES H. BUCHMAN
D.B. 289, PG. 621

JANE E. & ARTHUR E. BERLIN
D.R. 17, PG. 693



LEGEND

○	IRON PIN FOUND	●	IRON PIN SET
△	RAILROAD SPIKE FOUND	▲	RAILROAD SPIKE SET

NOTE: ALL IRON PINS SET ARE 3/4" DIAMETER AND 30" IN LENGTH WITH PLASTIC I.D. CAPS SAYING J.A.M. #5963

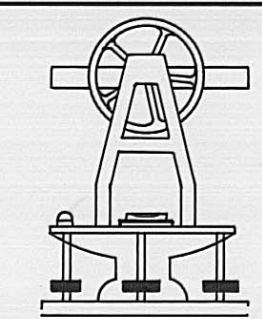
PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, AND TOWNSHIP OF JEFFERSON, AND BEING 33.483 ACRES AS SHOWN IN D.B. 286 PG. 0881 MADISON COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS BASED ON AN ACTUAL FIELD SURVEY BY THE JERRY A. MALOTT SURVEYING CO. IN NOVEMBER, 1995 AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN SPECIFIED ON THIS PLAT.

BEARINGS WERE BASED ON THE CENTERLINE OF ROBERTS ROAD AS BEING S 55°30'00" W. AS SHOWN IN DEED BOOK 286, PAGE 0881, MADISON COUNTY RECORDER'S RECORDS.



Jerry A. Malott
Surveying Company
6810 East Main Street
Reynoldsburg, Ohio 43068
(614) 577-0957

FIELD: KB/DR		DRAWN BY: KB/NW	
DATE: APRIL 1996		JOB NO.: 12389	
NO:	DATE:	REVISION NOTE:	

THE RAVINES AT LITTLE DARBY

DRAINAGE STATEMENT, EASEMENTS AND ASSESSMENTS FOR MADISON COUNTY

DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF STORM SEWERS, SURFACE DRAINAGE, AND FOR THE REMOVAL OF ANY AND ALL TREES OR OTHER OBSTRUCTIONS FOR THE USE OF SAID DRAINAGE FACILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

FURTHER, SAID LOTS AND OWNERS THEREOF ARE SUBJECT TO ASSESSMENTS FOR THE MAINTENANCE OF SURFACE AND SUBSURFACE DRAINAGE SYSTEMS AS APPROVED BY THE MADISON COUNTY COMMISSIONERS (IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTERS 6131 AND 6137) AS RECORDED IN COMMISSIONERS JOURNAL , PAGE

OWNERS OF LOTS SHALL SHARE THE COSTS FOR MAINTENANCE OF THE ROADSIDE DITCHES, SUBSURFACE TILES, SURFACE WATERWAYS, AND CULVERTS.

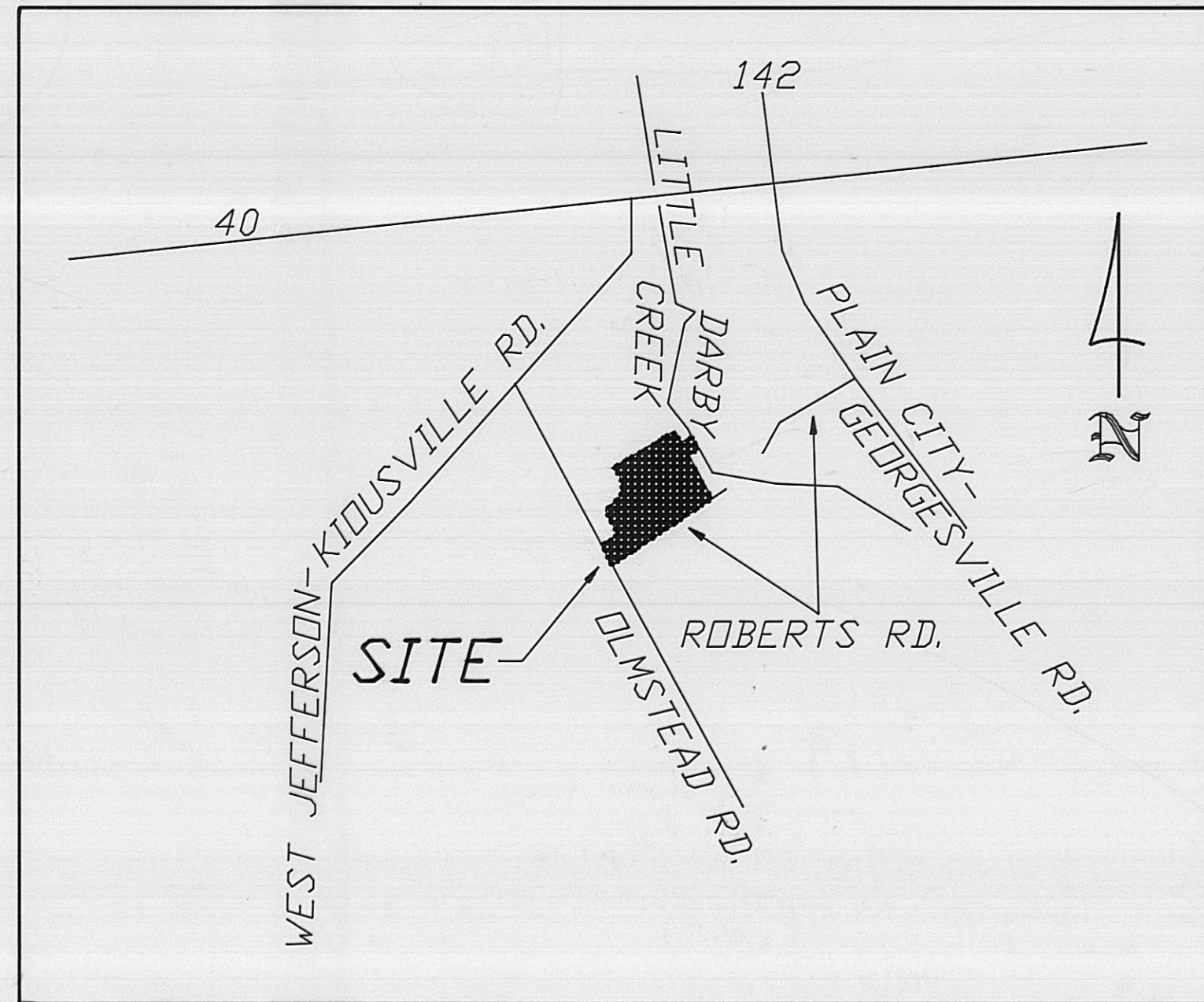
OWNERS OF LOTS WHERE SUBSURFACE TILE, AND WATERWAYS ARE ALONG THE LOT LINES SHALL SHARE THEIR PROPORTIONAL COSTS IN PROPORTION TO THE TOTAL LENGTH OF THE TILE.

WITHIN THE EASEMENTS AND NATURAL SWALES, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

THE ASSESSMENTS PER LOT PER YEAR WILL BE \$50.00 (FIFTY DOLLARS) UNTIL THE ACCUMULATED AMOUNT REACHES \$250.00 (TWO HUNDRED FIFTY DOLLARS) PER LOT. THIS AMOUNT MAY BE INCREASED OR DECREASED IN ACCORDANCE WITH D.R.C. 6137. THE DEVELOPER SHALL ALSO, IN ADDITION TO THE ABOVE STATED AMOUNT, DEPOSIT \$100.00 (ONE HUNDRED DOLLARS) PER LOT UPON TRANSFER OF THE HEREIN PLATTED LOTS. THE 'RAVINES AT LITTLE DARBY' SHALL BE KNOWN AS DITCH NO. 169.

THE ACCUMULATED FUNDS MAY ALSO BE USED TO REPAIR, ALTER, MAINTAIN, IMPROVE, RECONSTRUCT AND/OR CONSTRUCT THE ROADSIDE DITCH ALONG ROBERTS ROAD.

FURTHER, THE SIDE LOT LINE EASEMENT SHALL BE USED FOR ACCESS BY THE MADISON COUNTY DITCH CREW TO MAINTAIN THE TILE, AND OTHER DRAINAGE CHARACTERISTICS, IN THE HEREIN SHOWN 30 (THIRTY) FOOT EASEMENT.



SITE MAP
NOT TO SCALE

4-8-96

SITUATED IN THE COUNTY OF MADISON, IN THE STATE OF OHIO, IN THE STATE OF OHIO, AND IN THE TOWNSHIP OF JEFFERSON, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND SPIKE AT THE INTERSECTION OF ROBERTS ROAD AND OLMSTEAD ROAD;

THENCE N.33°17'25"W. FOLLOWING THE CENTERLINE OF OLMSTEAD ROAD A DISTANCE OF 237.89 FEET TO A SET SPIKE;
THENCE N.55°16'26"E. LEAVING THE CENTERLINE OF OLMSTEAD ROAD A DISTANCE OF 208.81 FEET TO A FOUND IRON PIN (PASSING A FOUND PIN A DISTANCE OF 30.36 FEET);
THENCE N.35°11'27"W. A DISTANCE OF 412.98 FEET TO A SET IRON PIN;
THENCE N.57°40'14"E. A DISTANCE OF 226.61 FEET TO A SET IRON PIN;
THENCE N.01°45'34"W. A DISTANCE OF 233.15 FEET TO A SET IRON PIN;
THENCE N.26°20'46"W. A DISTANCE OF 66.78 FEET TO A SET IRON PIN;
THENCE N.01°29'46"W. A DISTANCE OF 78.50 FEET TO A FOUND IRON PIN;
THENCE N.14°27'14"E. A DISTANCE OF 21.92 FEET TO A FOUND IRON PIN;
THENCE N.23°03'46"W. A DISTANCE OF 38.88 FEET TO A FOUND IRON PIN;
THENCE N.87°07'46"W. A DISTANCE OF 89.20 FEET TO A SET IRON PIN;
THENCE N.53°11'46"W. A DISTANCE OF 68.60 FEET TO A SET IRON PIN;
THENCE N.54°52'44"E. A DISTANCE OF 1067.88 FEET TO A SET IRON PIN;
THENCE S.30°15'00"E. A DISTANCE OF 143.88 FEET TO A SET IRON PIN;
THENCE N.54°53'47"E. A DISTANCE OF 65.00 FEET TO A SET IRON PIN;
THENCE S.27°00'00"E. A DISTANCE OF 150.48 FEET TO A SET IRON PIN;
THENCE S.43°15'00"E. A DISTANCE OF 167.19 FEET TO A SET IRON PIN;
THENCE S.54°30'00"W. A DISTANCE OF 105.45 FEET TO A SET IRON PIN;
THENCE S.31°45'00"E. TO THE CENTERLINE OF ROBERTS ROAD A DISTANCE OF 696.00 FEET (PASSING A FOUND IRON PIN A DISTANCE OF 672.45 FEET);
THENCE S.55°30'00"W. FOLLOWING THE CENTERLINE OF ROBERTS ROAD A DISTANCE OF 1534.11 FEET TO THE POINT OF BEGINNING, CONTAINING 33.483 ACRES, SUBJECT HOWEVER TO ALL EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD.

David Plume
MADISON COUNTY REGIONAL PLANING

Joe D. Yoder
Herb Markley

David Hughes
MADISON COUNTY ZONING

Robert Edwards
MADISON COUNTY COMMISSIONER

Michael A. Burt
MADISON COUNTY HEALTH DEPARTMENT

Jim Williamson
MADISON COUNTY AUDITOR

W. J. Burt
MADISON COUNTY ENGINEER

Dean Barton
MADISON COUNTY RECORDER

Jerry A. Malott
JERRY A. MALOTT
REGISTERED SURVEYOR #5963

