

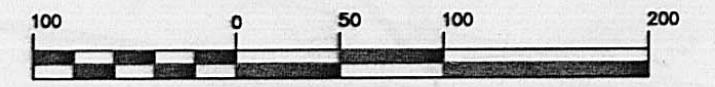
DARBY ESTATES FINAL PLAT

V.M.S. No. 5125 AND V.M.S. No. 7064
VILLAGE OF PLAIN CITY
COUNTY OF MADISON
STATE OF OHIO

CARRIAGE ESTATES SECTION 3 Ownership

- Lot 58 John J. and Theresa A. Veith ~ O.R. 15, P. 708
- Lot 59 Dallas & Mara Tatman ~ D. B. 297, P. 213
- Lot 60 Mary Kay Disbennet ~ O.R. 82, P. 980
- Lot 61 No Record Found
- Lot 62 Jason J. Hostetler & Dawn R. Davis ~ O.R. 81, P. 1083
- Lot 63 Robert W. & Jennifer L. Sharp ~ D. B. 297, P. 225
- Lot 64 Todd H. & Sharon M. Thobe ~ O.R. 9, P. 1096
- Lot 65 Michael L. Must ~ No Record Found

GRAPHIC SCALE



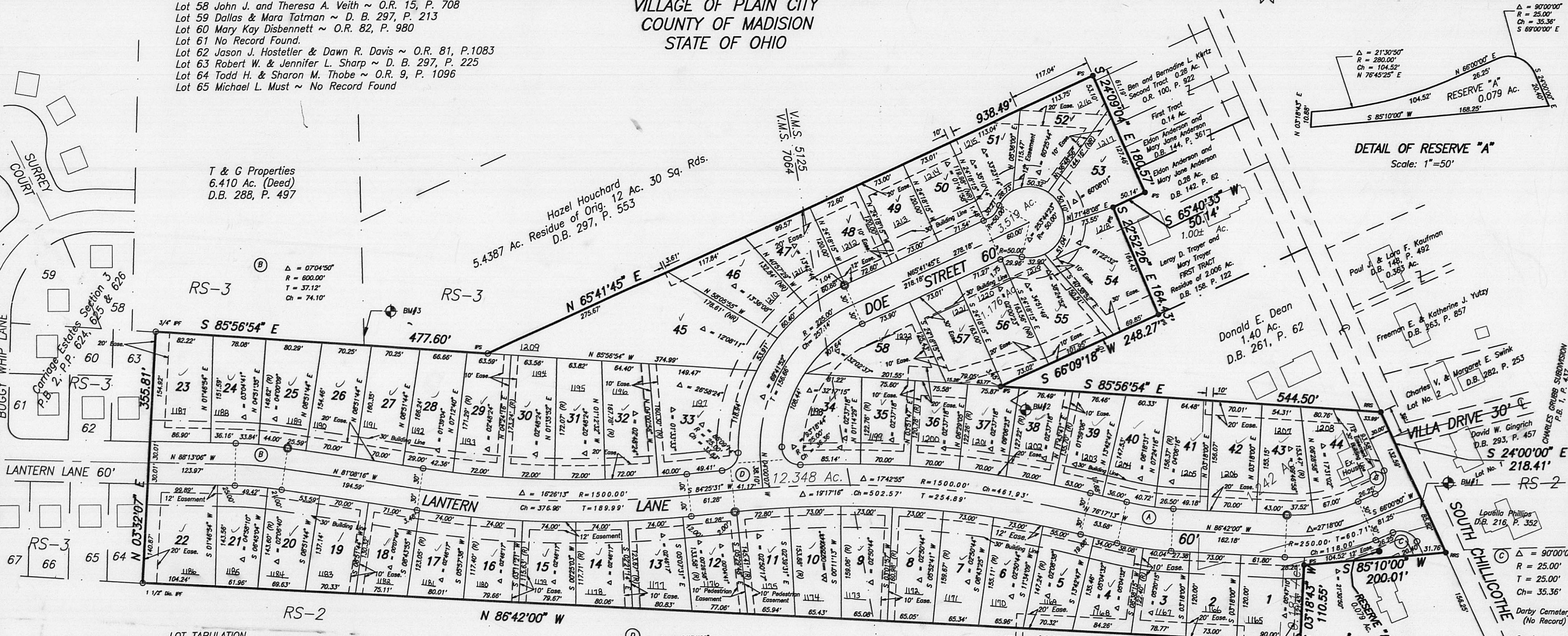
(IN FEET)
1 inch = 100 ft.



T & G Properties
6.410 Ac. (Deed)
D.B. 288, P. 497

Hazel Houchard
Residue of Orig. 12 Ac. 30 Sq. Rds.
D.B. 297, P. 553

DETAIL OF RESERVE "A"
Scale: 1"=50'



LOT TABULATION

LOT No.	LOT AREA	LOT WIDTH @ B/L	LOT No.	LOT AREA	LOT WIDTH @ B/L
1	10815 Sq. Ft.	90.03'	32	11170 Sq. Ft.	70.53'
2	8760 Sq. Ft.	73.00'	33	18539 Sq. Ft.	East - 117.67'
3	8805 Sq. Ft.	70.29'	34	12944 Sq. Ft.	West - 103.52'
4	9974 Sq. Ft.	74.80'			South - 81.43'
5	10200 Sq. Ft.	73.56'			
6	10488 Sq. Ft.	71.51'	35	8842 Sq. Ft.	71.39'
7	10893 Sq. Ft.	71.51'	36	8824 Sq. Ft.	71.39'
8	11084 Sq. Ft.	71.51'	37	9067 Sq. Ft.	71.39'
9	11064 Sq. Ft.	71.51'	38	9576 Sq. Ft.	71.39'
10	10833 Sq. Ft.	71.51'	39	10339 Sq. Ft.	71.73'
11	10360 Sq. Ft.	71.32'	40	10419 Sq. Ft.	73.39'
12	10563 Sq. Ft.	75.48'	41	10964 Sq. Ft.	73.52'
13	9893 Sq. Ft.	75.47'	42	10893 Sq. Ft.	70.00'
14	9258 Sq. Ft.	75.47'	43	10422 Sq. Ft.	75.33'
15	8938 Sq. Ft.	75.47'	44	13299 Sq. Ft.	South - 78.93'
16	8926 Sq. Ft.	75.47'			East - 104.56'
17	9221 Sq. Ft.	75.47'	45	29311 Sq. Ft.	70.03'
18	9454 Sq. Ft.	74.55'	46	12676 Sq. Ft.	70.07'
19	9361 Sq. Ft.	70.00'	47	9948 Sq. Ft.	72.65'
20	10116 Sq. Ft.	73.48'	48	8712 Sq. Ft.	72.60'
21	9824 Sq. Ft.	71.81'	49	8760 Sq. Ft.	73.00'
22	14512 Sq. Ft.	100.81'	50	8760 Sq. Ft.	73.00'
23	12955 Sq. Ft.	85.98'	51	8999 Sq. Ft.	81.47'
24	11124 Sq. Ft.	71.73'	52	12997 Sq. Ft.	70.17'
25	11348 Sq. Ft.	71.73'	53	11076 Sq. Ft.	73.15'
26	11018 Sq. Ft.	70.00'	54	15474 Sq. Ft.	101.64'
27	11430 Sq. Ft.	70.00'	55	12188 Sq. Ft.	74.34'
28	11644 Sq. Ft.	70.49'	56	11922 Sq. Ft.	73.06'
29	11694 Sq. Ft.	70.53'	57	10593 Sq. Ft.	73.03'
30	11719 Sq. Ft.	70.53'	58	12767 Sq. Ft.	146.99'
31	11546 Sq. Ft.	70.53'			

Maria Sciacca
21.75 Ac.
O.R. 0080 P0391

Donald L. and Rebecca A. Hilbert
0.682 Ac.
D.B. 204, P. 502

(A) Δ = 10'24.47"
R = 400.00'
T = 36.45'
Ch = 72.60'

(D) Δ = 01'34.22"
R = 1500.00'
Ch = 41.17'

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393

106-2000

DARBY ESTATES FINAL PLAT

V.M.S. No. 5125 AND V.M.S. No. 7064
VILLAGE OF PLAIN CITY
COUNTY OF MADISON
STATE OF OHIO

Situated in the State of Ohio, County of Madison, Village of Plain City, being in Virginia Military Surveys No. 5125 and No. 7064, containing 18.466 acres of land, more or less, 1.242 acres of said 18.466 acres being all of that 1.2477 acre tract of land described in the deed to Dublin Manor Corp., Inc., of record in Official Record Book 103, Page 2676, 12.348 acres of said 18.466 acres being all of that 13.765 acre tract (less exceptions) of land referred to as TRACT ONE and described in the deed to Dublin Manor Corp., Inc., of record in Official Record Book 103, Page 2682, 0.181 acre of said 18.466 acres being all of that 0.181 acre tract of land referred to as TRACT TWO and described in the deed to Dublin Manor Corp., Inc., of record in Official Record Book 103, Page 2682, 1.176 acre of said 18.466 acres being all of that 1.176 acre tract of land referred to as PARCEL ONE and described in the deed to Dublin Manor Corp., Inc., of record in Official Record Book 107, Page 1963, 3.519 acres of said 18.466 acres being all of that 3.519 acre tract of land referred to as PARCEL TWO and described in the deed to Dublin Manor Corp., Inc., of record in Official Record Book 107, Page 1963, all being of record in the Recorder's Office, Madison County, Ohio.

I, the undersigned, being the owner and lien holder of the land platted herein, certify that the attached plat correctly represents our "DARBY ESTATES," a subdivision of lots 1 to 58 inclusive, and Reserve "A", do hereby accept this plat of same, and do voluntarily consent to the execution of said plat. All streets shown hereon will not be accepted for public use until such time as construction is complete and said streets are formally accepted as such by the Village of Plain City.

In Witness Whereof BRADFORD S. YATES, President of DUBLIN MANOR CORP., INC. has hereunto set his hand this 20th day of June, 2000.

Witness
Curtis H. Danner
Dennis L. Crews
By Bradford S. Yates
Bradford S. Yates, President

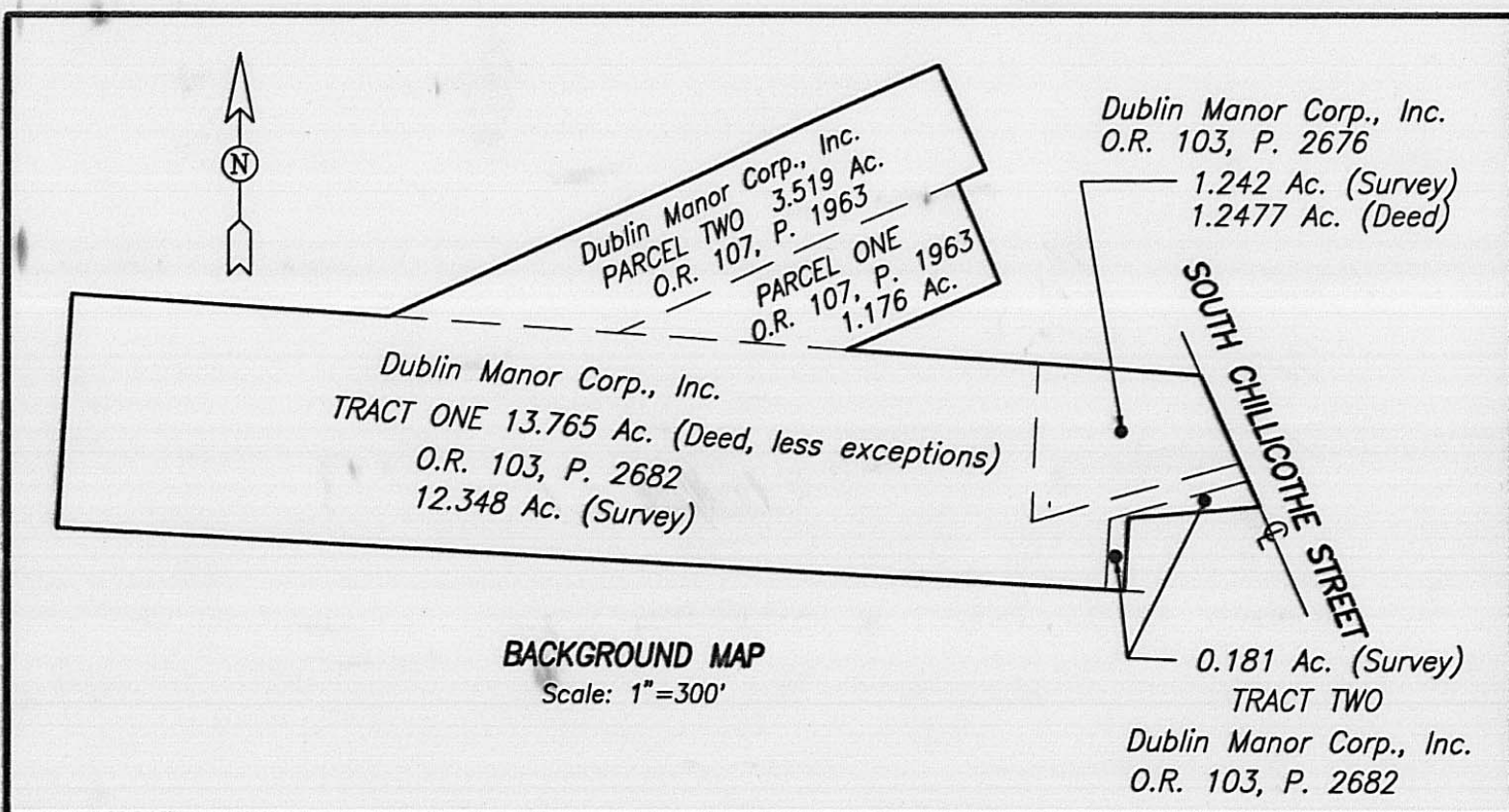
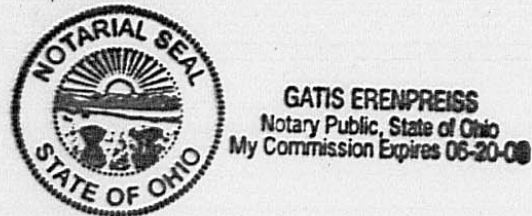
Easements are reserved for the construction, operation, and maintenance of public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation, and maintenance of service connections to all lots and lands, and for stormwater drainage. Structures are not permitted within easements. Landscaping, if constructed within easements, shall not interfere with the right to construct, operate, and maintain utilities and service connections, and shall not interfere with stormwater drainage.

In Witness Whereof BRADFORD S. YATES, President of DUBLIN MANOR CORP., INC. has hereunto set his hand this 20th day of June, 2000.

Witness
Curtis H. Danner
Dennis L. Crews
By Bradford S. Yates
Bradford S. Yates, President

STATE OF OHIO
Before me a Notary Public for said State personally came BRADFORD S. YATES, President of DUBLIN MANOR CORP., INC. 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 DUBLIN MANOR CORP., INC. for the uses and purposes therein expressed.

In Witness Whereof I have hereunto set my hand and affixed my official seal this 20th day of June, 2000
My Commission Expires 6-20-2003
Gatis Erenpreiss
Notary Public, State of Ohio



BACKGROUND MAP
Scale: 1"=300'

Approved this 21 day of Aug., 2000 Charles A. Dodge
Plain City Zoning Inspector
Approved this 4 day of July, 2000 Wendell Hoy
Chairman, Plain City Planning and Zoning Commission
Approved this 10 day of JULY, 2000 Bruce P. Feagin
Village Engineer

This 21st day of AUG, 2000, rights-of-way for all roads, boulevards, etc., herein dedicated to public use are hereby approved and accepted as such for the Village of Plain City, Ohio.

Mr. Lawrence D. Murphy
Mayor, Village of Plain City

Renee N. Van Kirk
Clerk of Council
Village of Plain City

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.

Transferred this 24 day of August, 2000.

Jim Williamson by dd
County Auditor

Filed for this record this ___ day of _____, 2000, at _____ M.

Recorded this ___ day of _____, 2000, in Plat Book _____, Page No. _____

County Recorder

Deputy Recorder

SURVEYOR'S CERTIFICATE

We do hereby state that we have surveyed the above premises and prepared the attached plat. The field survey, on which this plat is based, was conducted in March of 1999, and said plat is correct and meets the minimum standard for boundary surveys in the State of Ohio.

All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements.

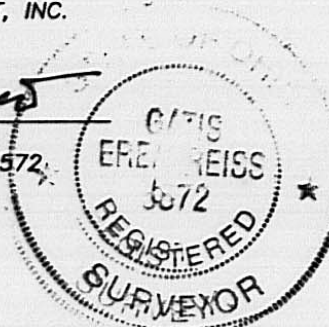
The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe survey marker with a plastic plug set in the top end bearing the initials BD & M:

Permanent survey markers, to be placed upon completion of construction necessary to the improvement of the subject premises, are indicated by the following symbol: Permanent survey markers are to be solid iron pins one-inch in diameter and approximately thirty inches long.

The bearings shown on this plat are based on the bearing of N 24°00'00" W as given for the centerline of South Chillicothe Street in the deed to Donald L. Hilbert and Rebecca A. Hilbert, of record in Deed Book 287, Page 227, Recorder's Office, Madison County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By Gatis Erenpreiss
Gatis Erenpreiss
Professional Surveyor No. 5572



NOTE RE: SETBACKS

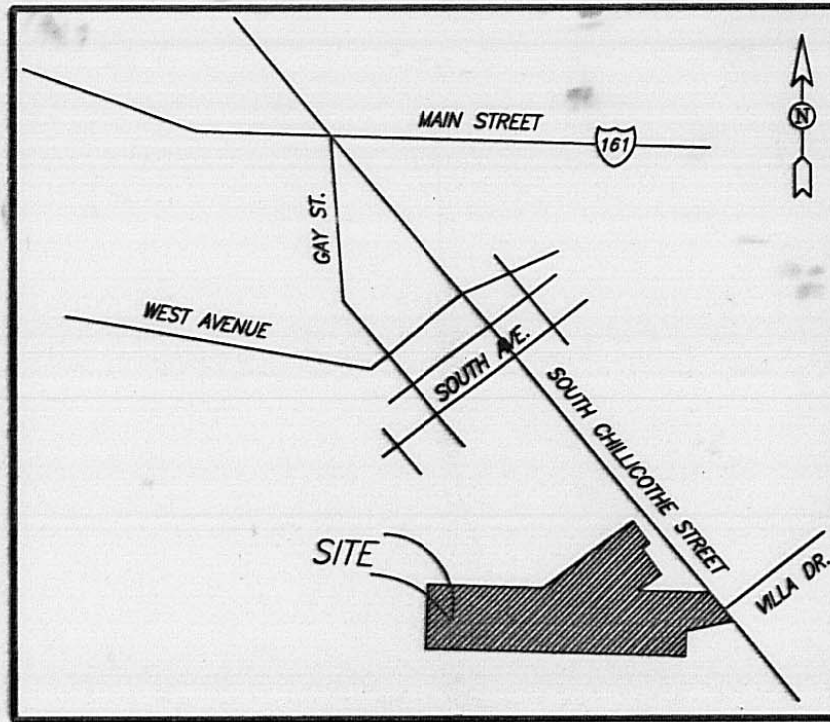
Front building setbacks are 30 ft.
Side building setbacks are minimum 8 ft. each with a total minimum of 18 ft. for two lots.

Darby Creek
100 yr Flood Elevation
916 ±

Zoning RS-3
Ord. No. 4-99
Ord. No. 5-99

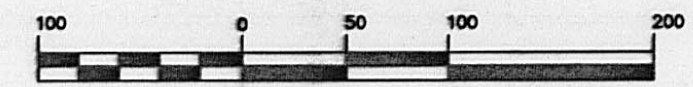
Area in Lots 14.860 Ac.
Area in Reserve "A" 0.079 Ac.
Area in R/W 3.527 Ac.
Total Plat Area 18.466 Ac.

Lots shown on this plat of Darby Estates are subject to Deed Restrictions which are of record in Official Record Book _____, Page _____, Recorder's Office, Madison County, Ohio.



Location Map
No Scale

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

BENCH MARKS

- Ref BM Square cut on NE corner concrete walk to residence #274 West side South Chillicothe St. @ West side main sidewalk.
Elevation ~ 933.13
- BM #1 West bolt of hydrant 140'± South of North property line and 15'± West of centerline of South Chillicothe St.
Elevation ~ 930.12
- BM #2 Railroad spike South side of 28" Elm 500'± West of centerline of South Chillicothe St. in North property line.
Elevation ~ 932.27
- BM #3 Railroad spike South side of 16" Elm 400'± East of West property line in North property line.
Elevation ~ 934.27

Land Owner:
Dublin Manor Corp., Inc.
2729 Sawbury Blvd.
Columbus, Ohio 43235
614-793-1800

Developer:
Brad Yates
Dublin Manor Corp., Inc.
2729 Sawbury Blvd.
Columbus, Ohio 43235
614-793-1800

Surveyor:
Gatis Erenpreiss, PS
Bauer, Davidson & Merchant, Inc.
255 Green Meadows Drive S.
Westerville, Ohio 43081
614-846-3393

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
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SHEET 1 OF 2

106A-2000