

VILLAGES AT PLAIN CITY SECTION 1

A RESUBDIVISION OF LOT 4 OF

PLAIN CITY COMMONS

FINAL PLAT

Situated in the State of Ohio, County of Madison, Village of Plain City, being located within the Virginia Military Surveys No. 8999, 8636, and 12882, being 5.529 acres of Lot 4 as shown and delineated upon the plat "Plain City Commons", of record in Plat Book B, Pages 149-152, Recorder's Office, Madison County, Ohio.

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 storm water drainage. Inspection maintenance and or repair of the storm sewer system by Madison County Commissioner or their Representatives.

The undersigned Homewood Corporation (f.k.a. Homewood Homes, Inc.), by John H. Bain, its Chief Executive Officer, duly authorized in the premises, do hereby certify that this plat correctly represents its "Villages at Plain City a Resubdivision of Lot 4 of Plain City Commons", a subdivision of Lots 1 through 18 and do hereby dedicate to the public use as such, all of the rights-of-way and easements as shown hereon and not heretofore dedicated. 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 thereof, John H. Bain, Chief Executive Officer of Homewood Corporation (f.k.a. Homewood Homes, Inc.), has hereunto set his hand this _____ day of _____, 2000.

Signed and Acknowledged in the presence

Witness _____ BY _____
John H. Bain
Chief Executive Officer

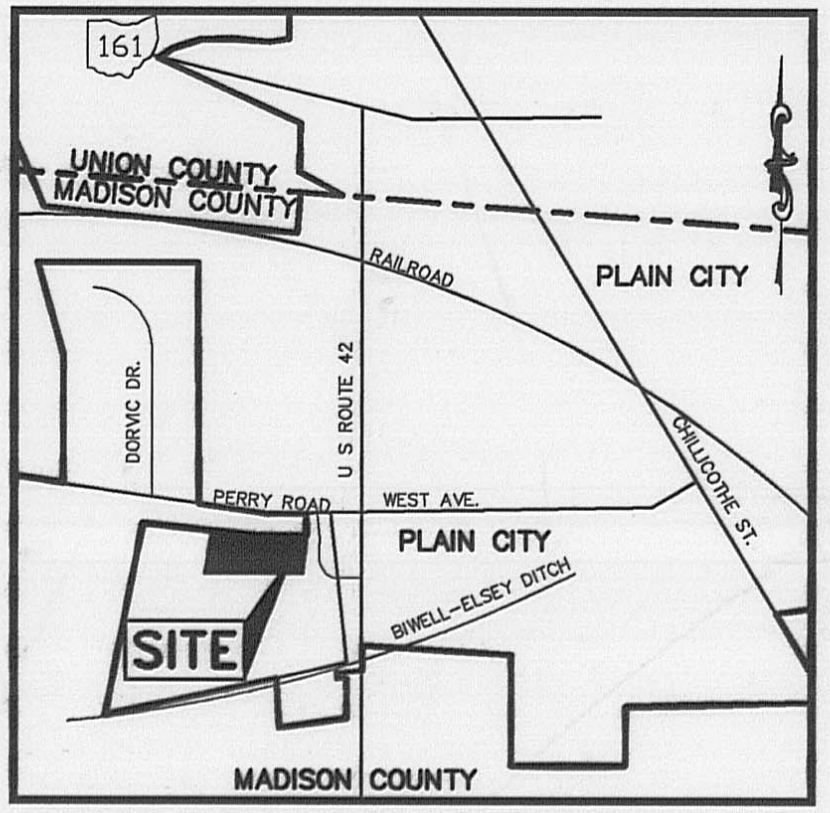
Witness _____
STATE OF OHIO, SS

Before me, a Notary Public in and for said State, personally appeared John H. Bain, Chief Executive Officer of Homewood Corporation (f.k.a. Homewood Homes, 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 Homewood Corporation (f.k.a. Homewood Homes, Inc.)

In Witness whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____ 2000.

My commission expires _____

Notary Public, State of Ohio



LOCATION MAP
NO SCALE

We do hereby certify that we have surveyed the premises and prepared the attached plat, and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. The dimensions of the lots and streets are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements.



M-E COMPANIES, INC.

DAVID L. CHIESA
REGISTERED SURVEYOR No. 7740

PERMANENT MARKERS CONSISTING OF A 1" (O.D.) IRON PIPE, 30" LONG WITH A PLASTIC CAP INSCRIBED "M-E COMPANIES/S-6872" TO BE SET UPON COMPLETION OF CONSTRUCTION NECESSARY FOR THE IMPROVEMENT OF THIS LAND ARE INDICATED BY THE FOLLOWING SYMBOL:

NOTE:
PRIVATE RESTRICTIONS ARE THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR "VILLAGES OF PLAIN CITY, SECTION 1", RECORDED ON D.B. 108, PG. 1287.

Approved this _____ day of _____ 2000 _____
Plain City Zoning Inspector

Approved this _____ day of _____ 2000 _____
Chairman Plain City Planning and Zoning Commission

Approved this _____ day of _____ 2000 _____
Village Engineer

Approved and accepted this _____ day of _____ wherein all of the Villages at Plain City, Section 1 rights-of-way as shown hereon and easements reserved hereon for maintenance of public utilities are accepted as such by the Village of Plain City.

Mayor, Village of Plain City

Clerk-Treasurer
Village of Plain City

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

Transferred this _____ day of _____ 2000.

County Auditor

Filed for record this _____ day of _____ 2000 at _____

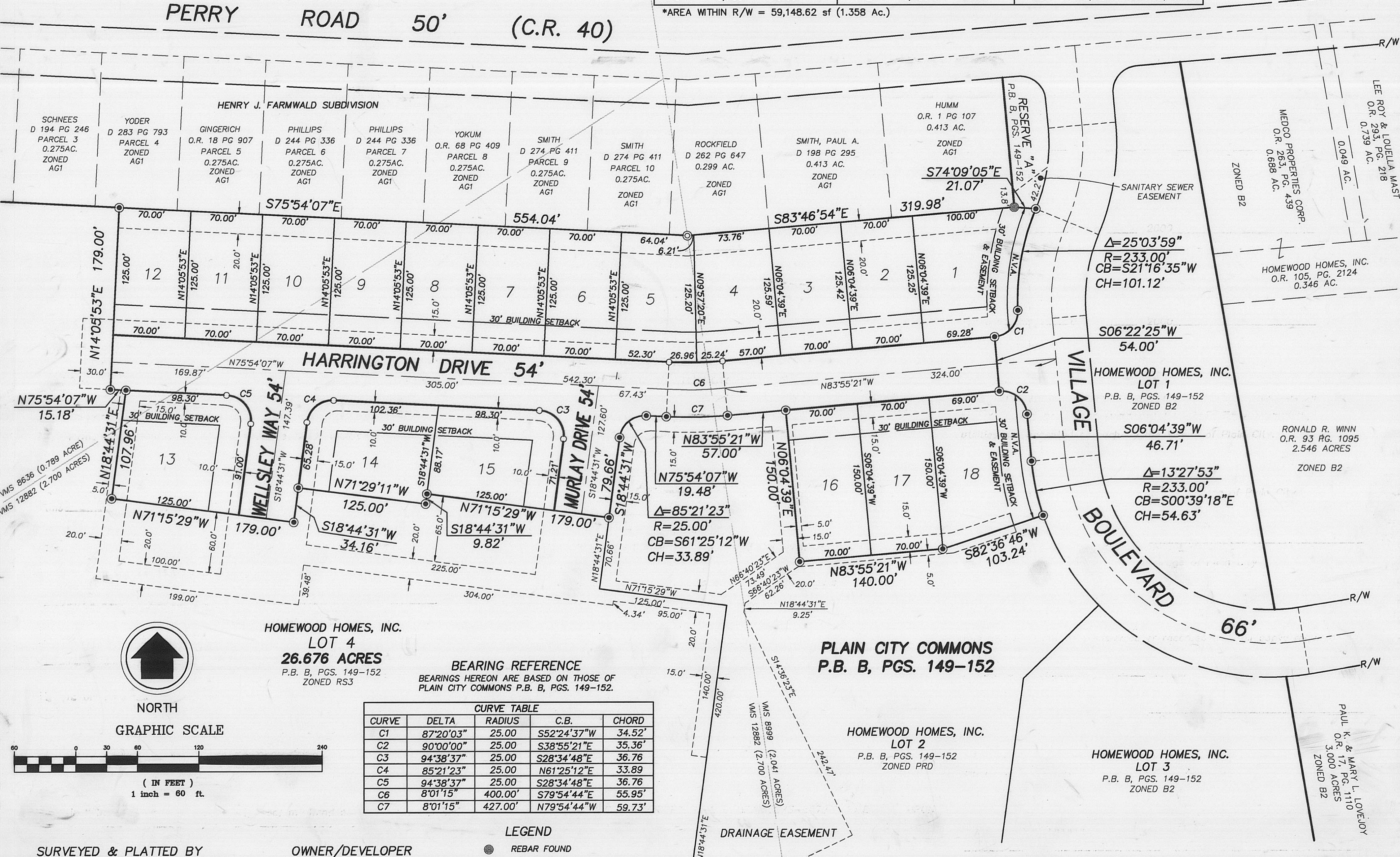
Recorded this _____ day of _____ 2000 Plat book _____ Page _____

County Recorder

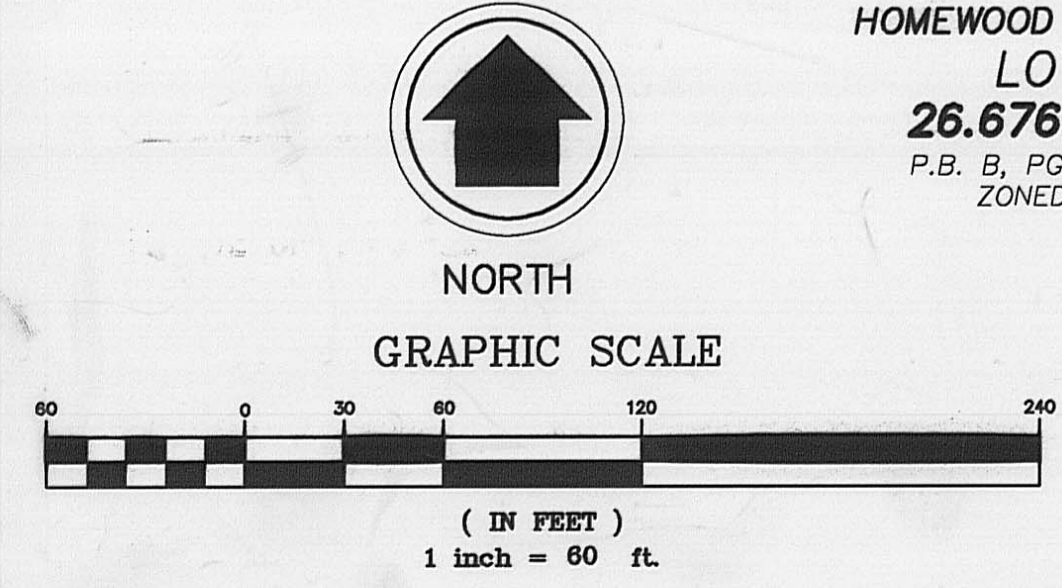
Deputy Recorder

LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)	LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)	LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)
1	12,636	98.71, 64.55	7	8,750	70.00	13	13,968	95.31, 85.58
2	8,773	70.00	8	8,750	70.00	14	11,503	95.31, 60.17
3	8,785	70.00	9	8,750	70.00	15	11,494	95.31, 65.79
4	9,799	80.22	10	8,750	70.00	16	10,500	70.00
5	9,342	77.10	11	8,750	70.00	17	10,500	70.00
6	8,750	70.00	12	8,750	70.00	18	12,424	103.52, 64.00

*AREA WITHIN R/W = 59,148.62 sf (1.358 Ac.)



VMS 8636 (0.789 ACRES)
VMS 12882 (2.700 ACRES)



HOMWOOD HOMES, INC.
LOT 4
26.676 ACRES
P.B. B, PGS. 149-152
ZONED RS3

BEARING REFERENCE
BEARINGS HEREON ARE BASED ON THOSE OF
PLAIN CITY COMMONS P.B. B, PGS. 149-152.

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	87°20'03"	25.00	S52°24'37"W 34.52'
C2	90°00'00"	25.00	S38°55'21"E 35.36'
C3	94°38'37"	25.00	S28°34'48"E 36.76'
C4	85°21'23"	25.00	N61°25'12"E 33.89'
C5	94°38'37"	25.00	S28°34'48"E 36.76'
C6	8°01'15"	400.00'	S79°54'44"E 55.95'
C7	8°01'15"	427.00'	N79°54'44"W 59.73'

- LEGEND**
- REBAR FOUND
 - IRON PIN SET (M-E ENG/S-6872)
 - ⊙ IRON PIN FOUND
 - UTILITY EASEMENT
 - N.V.A. NO VEHICULAR ACCESS TO VILLAGE BOULEVARD

PLAIN CITY COMMONS
P.B. B, PGS. 149-152

HOMWOOD HOMES, INC.
LOT 2
P.B. B, PGS. 149-152
ZONED PRD

HOMWOOD HOMES, INC.
LOT 3
P.B. B, PGS. 149-152
ZONED B2

VILLAGES AT PLAIN CITY SECTION 1
A RESUBDIVISION OF LOT 4 OF
PLAIN CITY COMMONS

28/A-2000

SURVEYED & PLATTED BY

635 Brookside Boulevard
Westerville, OH 43081
614-818-4900
Fax 818-4902

OWNER/DEVELOPER

HOMWOOD CORPORATION
(f.k.a. HOMWOOD HOMES, INC.)
750 NORTHLAWN DRIVE
COLUMBUS, OHIO 43214
(614) 451-9999

RONALD R. WINN
O.R. 93 PG. 1095
2.546 ACRES
ZONED B2

PAUL K. & MARY L. LOVEJOY
O.R. 17, PG. 1110
3.000 ACRES
ZONED B2

HOMWOOD HOMES, INC.
O.R. 105, PG. 2124
0.346 AC.

MEDCO PROPERTIES CORP.
O.R. 263, PG. 439
0.688 AC.

LEE ROY & LOUELLA MAST
O.R. 293, PG. 218
0.739 AC.

HUMM
O.R. 1 PG 107
0.413 AC.
ZONED AG1

SMITH, PAUL A.
D 198 PG 295
0.413 AC.
ZONED AG1

ROCKFIELD
D 262 PG 647
0.299 AC.
ZONED AG1

SMITH
D 274 PG 411
PARCEL 9
0.275AC.
ZONED AG1

YOKUM
O.R. 68 PG 409
PARCEL 8
0.275AC.
ZONED AG1

PHILLIPS
D 244 PG 336
PARCEL 7
0.275AC.
ZONED AG1

PHILLIPS
D 244 PG 336
PARCEL 6
0.275AC.
ZONED AG1

GINGERICH
O.R. 18 PG 907
PARCEL 5
0.275AC.
ZONED AG1

YODER
D 283 PG 793
PARCEL 4
ZONED AG1

SCHNEES
D 194 PG 246
PARCEL 3
0.275AC.
ZONED AG1

WMS 8636
WMS 12882

13

14

15

16

17

18

WELLSLEY WAY

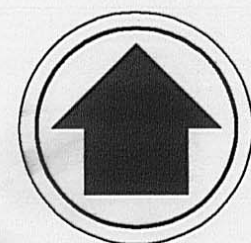
MURLAY DRIVE

VILLAGE BOULEVARD

HOMEWOOD HOMES, INC.
LOT 1
P.B. B, PGS. 149-152
ZONED B2

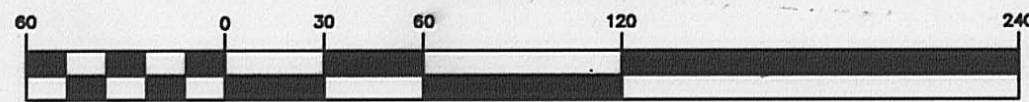
RONALD R. WINN
O.R. 93 PG. 1095
2.546 ACRES

PAUL K. & MARY L. LOVEJOY
O.R. 17, PG. 1110
3.000 ACRES



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

PLAIN CITY COMMONS
P.B. B, PGS. 149-152

LOT 4
26.676 ACRES
ZONED RS3

HOMEWOOD HOMES, INC.
LOT 2
P.B. B, PGS. 149-152
ZONED PRD

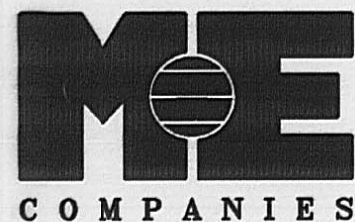
HOMEWOOD HOMES, INC.
LOT 3
P.B. B, PGS. 149-152
ZONED B2

BENCH MARKS (NGVD 1929)

- B.M. #1 USGS BM 945
BRASS DISC FOUND IN SOUTHWEST WINGWALL OF THE BRIDGE
365' NORTH OF NORTH DRIVE TO UNITED BETHEL MENONITE
CHURCH, ON LAFAYETTE-PLAIN CITY ROAD JUST NORTH OF
PERRY PIKE. ELEV.=944.49 (NGVD 1929)
- B.M. #2 ME CIVIL BM#13
PK NAIL SET IN THE EAST SIDE OF 2ND UTILITY POLE EAST OF
INTERSECTION OF LAFAYETTE PLAIN CITY RD & PERRY PIKE.
ELEV.= 948.653
- B.M. #3 ME CIVIL BM #14
PK NAIL SET IN SOUTH SIDE OF 2nd U-POLE EAST
OF INTERSECTION OF DORVIC DRIVE & PERRY PIKE. ON NORTH SIDE OF
PERRY PIKE. ACROSS FROM DRIVEWAY TO HOUSE #8565. ELEV.= 944.807

VILLAGES AT PLAIN CITY SECTION 1
A RESUBDIVISION OF LOT 4 OF
PLAIN CITY COMMONS

SURVEYED & PLATTED BY



635 Brookside Boulevard
Westerville, OH 43081
614-818-4900
Fax 818-4902

STUTZMAN, HENRY J.
D. 215 PG. 381
14.27 AC.

MEDCO PROPERTIES, INC.
O.R. 272, PG. 318
PARCEL TWO
5.98 ACRES (REMAINDER)

1.44 AC.
FIFTH TRACT

28B/2000

VILLAGES AT PLAIN CITY SECTION 2

A RESUBDIVISION OF LOT 4 OF PLAIN CITY COMMONS

FINAL PLAT

Situated in the State of Ohio, County of Madison, Village of Plain City, being located within the Virginia Military Surveys No. 8999, 8636, and 12882, being 6.066 acres of Lot 4 as shown and delineated upon the plat "Plain City Commons", of record in Plat Book B, Pages 149-152, Recorder's Office, Madison County, Ohio.

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.

The undersigned Homewood Corporation (f.k.a. Homewood Homes, Inc.), by John H. Bain, its Chief Executive Officer, duly authorized in the premises, do hereby certify that this plat correctly represents its "Villages at Plain City a Resubdivision of Lot 4 of Plain City Commons", a subdivision of Lots 19 through 41 and do hereby dedicate to the public use as such, all of the rights-of-way and easements as shown hereon and not heretofore dedicated. 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 thereof, John H. Bain, Chief Executive Officer of Homewood Corporation (f.k.a. Homewood Homes, Inc.), has hereunto set his hand this _____ day of _____, 2000.

Signed and Acknowledged
in the presence

Witness _____
BY _____
John H. Bain
Chief Executive Officer

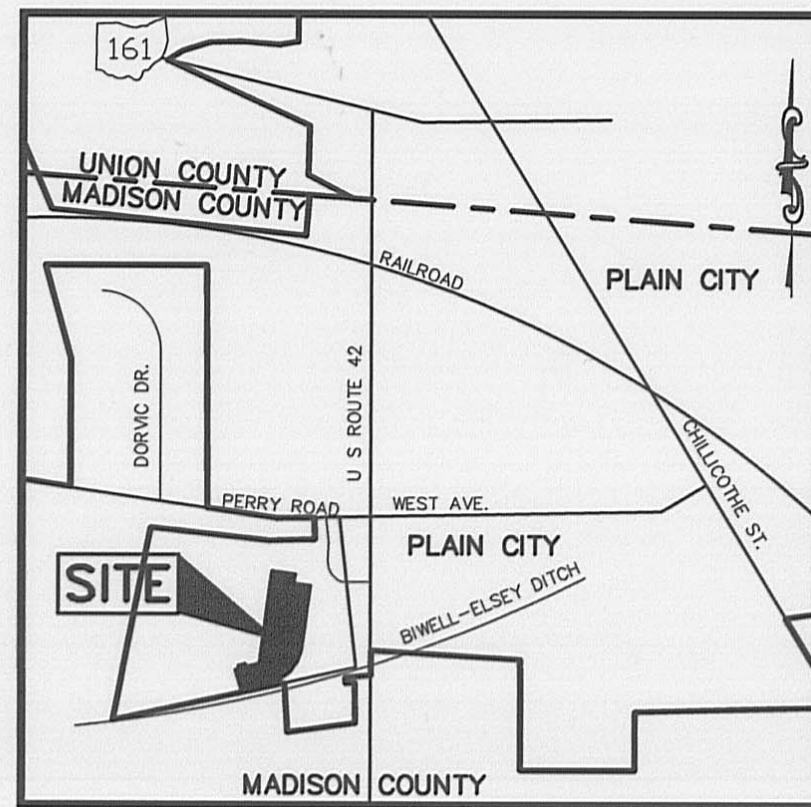
Witness _____
STATE OF OHIO, SS

Before me, a Notary Public in and for said State, personally appeared John H. Bain, Chief Executive Officer of Homewood Corporation (f.k.a. Homewood Homes, 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 Homewood Corporation (f.k.a. Homewood Homes, Inc.)

In Witness whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____ 2000.

My commission expires _____

Notary Public, State of Ohio



LOCATION MAP
NO SCALE

We do hereby certify that we have surveyed the premises and prepared the attached plat, and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. The dimensions of the lots and streets are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements.



M-E COMPANIES, INC.

DAVID L. CHIESA
REGISTERED SURVEYOR No. 7740

PERMANENT MARKERS CONSISTING OF A 1" (O.D.) IRON PIPE, 30" LONG WITH A PLASTIC CAP INSCRIBED "M-E COMPANIES/S-6872" TO BE SET UPON COMPLETION OF CONSTRUCTION NECESSARY FOR THE IMPROVEMENT OF THIS LAND ARE INDICATED BY THE FOLLOWING SYMBOL:

NOTE:
PRIVATE RESTRICTIONS ARE THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR "VILLAGES OF PLAIN CITY, SECTION 2", RECORDED ON D.B. _____, PG. _____.

Approved this _____ day of _____ 2000 _____
Plain City Zoning Inspector

Approved this _____ day of _____ 2000 _____
Chairman Plain City Planning
and Zoning Commission

Approved this _____ day of _____ 2000 _____
Village Engineer

Approved and accepted this _____ day of _____ wherein all of the Villages at Plain City, Section 2 rights-of-way as shown hereon and easements reserved hereon for maintenance of public utilities are accepted as such by the Village of Plain City.

Mayor, Village of Plain City

Clerk-Treasurer
Village of Plain City

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

Transferred this _____ day of _____ 2000.

County Auditor

Filed for record this _____ day of _____ 2000 at _____

Recorded this _____ day of _____ 2000 Plat book _____ Page _____

County Recorder

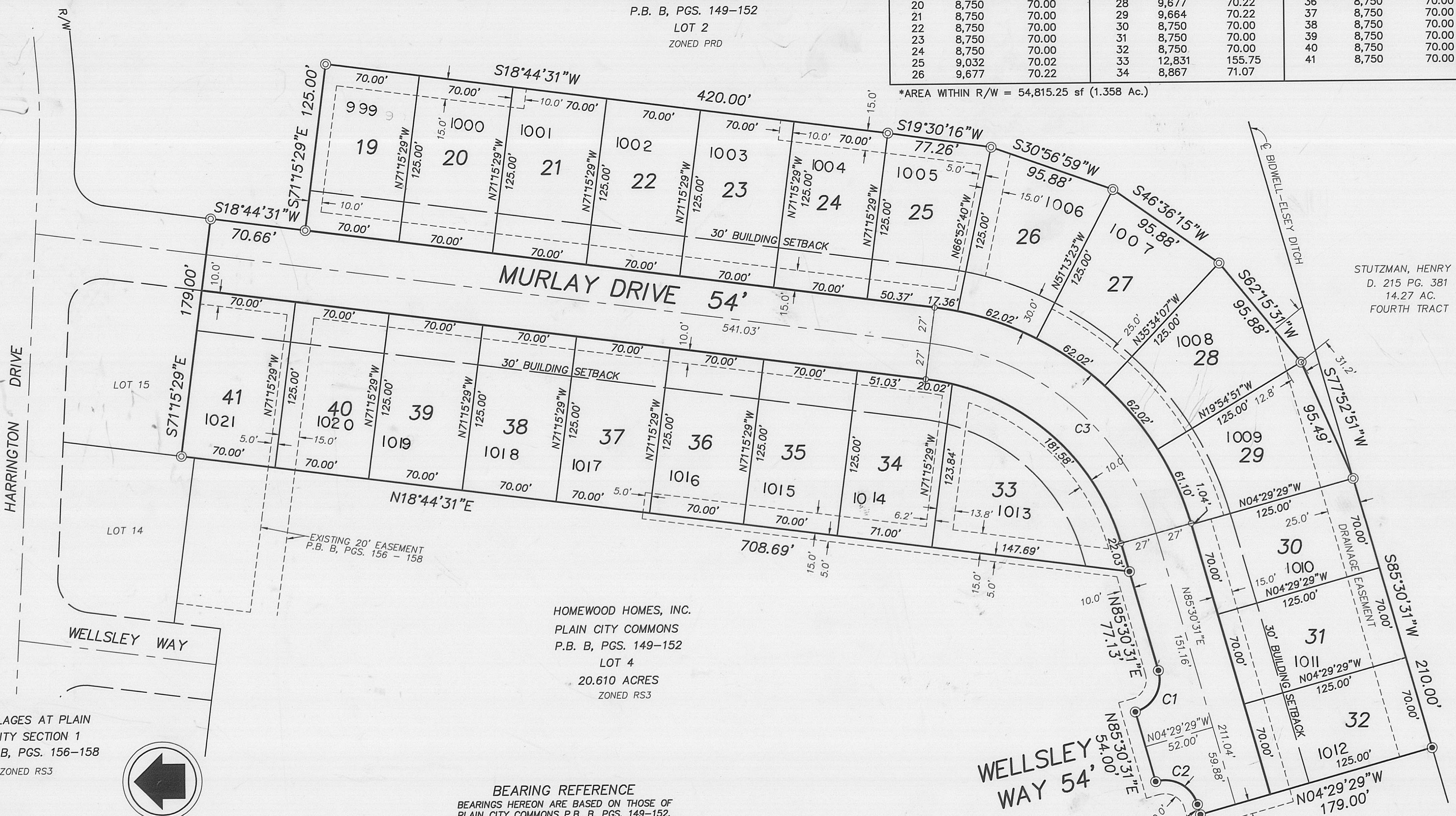
Deputy Recorder

28C-2000

HOMWOOD HOMES, INC.
 PLAIN CITY COMMONS
 P.B. B, PGS. 149-152
 LOT 2
 ZONED PRD

LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)	LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)	LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)
19	8,750	70.00	27	9,677	70.22	35	8,750	70.00
20	8,750	70.00	28	9,677	70.22	36	8,750	70.00
21	8,750	70.00	29	9,664	70.22	37	8,750	70.00
22	8,750	70.00	30	8,750	70.00	38	8,750	70.00
23	8,750	70.00	31	8,750	70.00	39	8,750	70.00
24	8,750	70.00	32	8,750	70.00	40	8,750	70.00
25	9,032	70.02	33	12,831	155.75	41	8,750	70.00
26	9,677	70.22	34	8,867	71.07			

*AREA WITHIN R/W = 54,815.25 sf (1.358 Ac.)



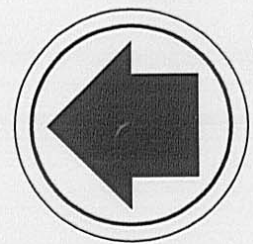
STUTZMAN, HENRY J.
 D. 215 PG. 381
 14.27 AC.
 FOURTH TRACT

HOMWOOD HOMES, INC.
 PLAIN CITY COMMONS
 P.B. B, PGS. 149-152
 LOT 4
 20.610 ACRES
 ZONED RS3

BEARING REFERENCE
 BEARINGS HEREON ARE BASED ON THOSE OF
 PLAIN CITY COMMONS P.B. B, PGS. 149-152.

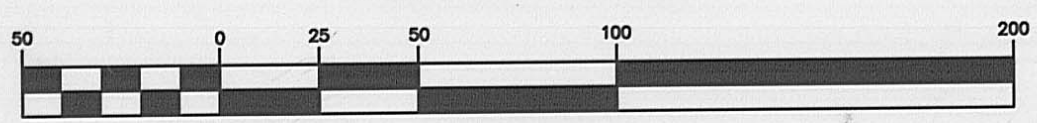
CURVE	DELTA	RADIUS	C.B.	CHORD
C1	90°00'00"	25.00	S49°29'29"E	35.36'
C2	90°00'00"	25.00	S40°30'31"W	35.36'
C3	66°46'00"	200.00	S52°07'31"W	220.10'

VILLAGES AT PLAIN
 CITY SECTION 1
 P.B. B, PGS. 156-158
 ZONED RS3



NORTH

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

SURVEYED & PLATTED BY



635 Brookseidge Boulevard
 Westerville, OH 43081
 614-818-4900
 Fax 818-4902

OWNER/DEVELOPER

HOMWOOD CORPORATION
 (f.k.a. HOMWOOD HOMES, INC.)
 750 NORTHLAWN DRIVE
 COLUMBUS, OHIO 43214
 (614) 451-9999

LEGEND

- IRON PIN SET (M-E COMPANIES/S-6872)
- IRON PIN FOUND
- UTILITY EASEMENT

VILLAGES AT PLAIN CITY SECTION 2
 A RESUBDIVISION OF LOT 4 OF
 PLAIN CITY COMMONS

28D-2000

VILLAGES AT PLAIN CITY SECTION 3

A RESUBDIVISION OF LOT 4 OF

PLAIN CITY COMMONS

FINAL PLAT

Situated in the State of Ohio, County of Madison, Village of Plain City, being located within the Virginia Military Surveys No. 8999, 8636, and 12882, being 5.116 acres of Lot 4 as shown and delineated upon the plat "Plain City Commons", of record in Plat Book B, Pages 149-152, Recorder's Office, Madison County, Ohio.

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The undersigned Homewood Corporation (f.k.a. Homewood Homes, Inc.), by John H. Bain, its Chief Executive Officer, duly authorized in the premises, do hereby certify that this plat correctly represents its "Villages at Plain City a Resubdivision of Lot 4 of Plain City Commons", a subdivision of Lots 42 through 61 and do hereby dedicate to the public use as such, all of the rights-of-way and easements as shown hereon and not heretofore dedicated. 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 thereof, John H. Bain, Chief Executive Officer of Homewood Corporation (f.k.a. Homewood Homes, Inc.), has hereunto set his hand this _____ day of _____, 2000.

Signed and Acknowledged
in the presence

Witness

BY _____
John H. Bain
Chief Executive Officer

Witness

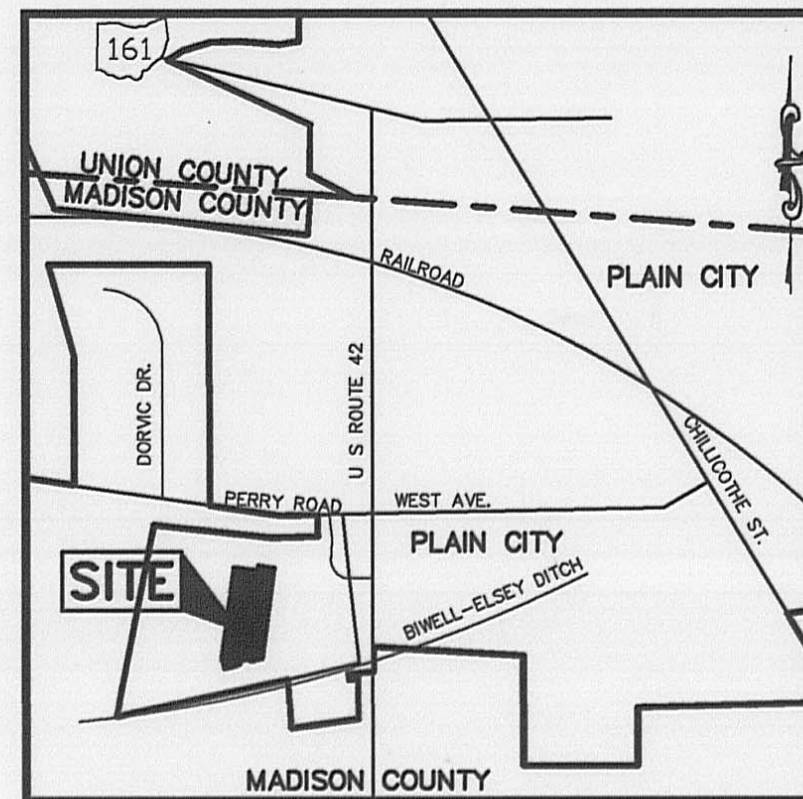
STATE OF OHIO, SS

Before me, a Notary Public in and for said State, personally appeared John H. Bain, Chief Executive Officer of Homewood Corporation (f.k.a. Homewood Homes, 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 Homewood Corporation (f.k.a. Homewood Homes, Inc.)

In Witness whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____ 2000.

My commission expires _____

Notary Public, State of Ohio



LOCATION MAP
NO SCALE

We do hereby certify that we have surveyed the premises and prepared the attached plat, and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. The dimensions of the lots and streets are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements.



M-E COMPANIES, INC.

DAVID L. CHIESA
REGISTERED SURVEYOR No. 7740

PERMANENT MARKERS CONSISTING OF A 1" (O.D.) IRON PIPE, 30" LONG WITH A PLASTIC CAP INSCRIBED "M-E COMPANIES/S-6872" TO BE SET UPON COMPLETION OF CONSTRUCTION NECESSARY FOR THE IMPROVEMENT OF THIS LAND ARE INDICATED BY THE FOLLOWING SYMBOL:

NOTE:
PRIVATE RESTRICTIONS ARE THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR "VILLAGES OF PLAIN CITY, SECTION 3", RECORDED ON D.B. _____, PG. _____

Approved this _____ day of _____ 2000 _____
Plain City Zoning Inspector

Approved this _____ day of _____ 2000 _____
Chairman Plain City Planning
and Zoning Commission

Approved this _____ day of _____ 2000 _____
Village Engineer

Approved and accepted this _____ day of _____ wherein all of the Villages at Plain City, Section 3 rights-of-way as shown hereon and easements reserved hereon for maintenance of public utilities are accepted as such by the Village of Plain City.

Mayor, Village of Plain City

Clerk-Treasurer
Village of Plain City

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

Transferred this _____ day of _____ 2000.

County Auditor

Filed for record this _____ day of _____ 2000 at _____

Recorded this _____ day of _____ 2000 Plat book _____ Page _____

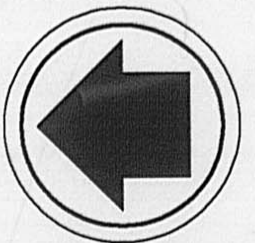
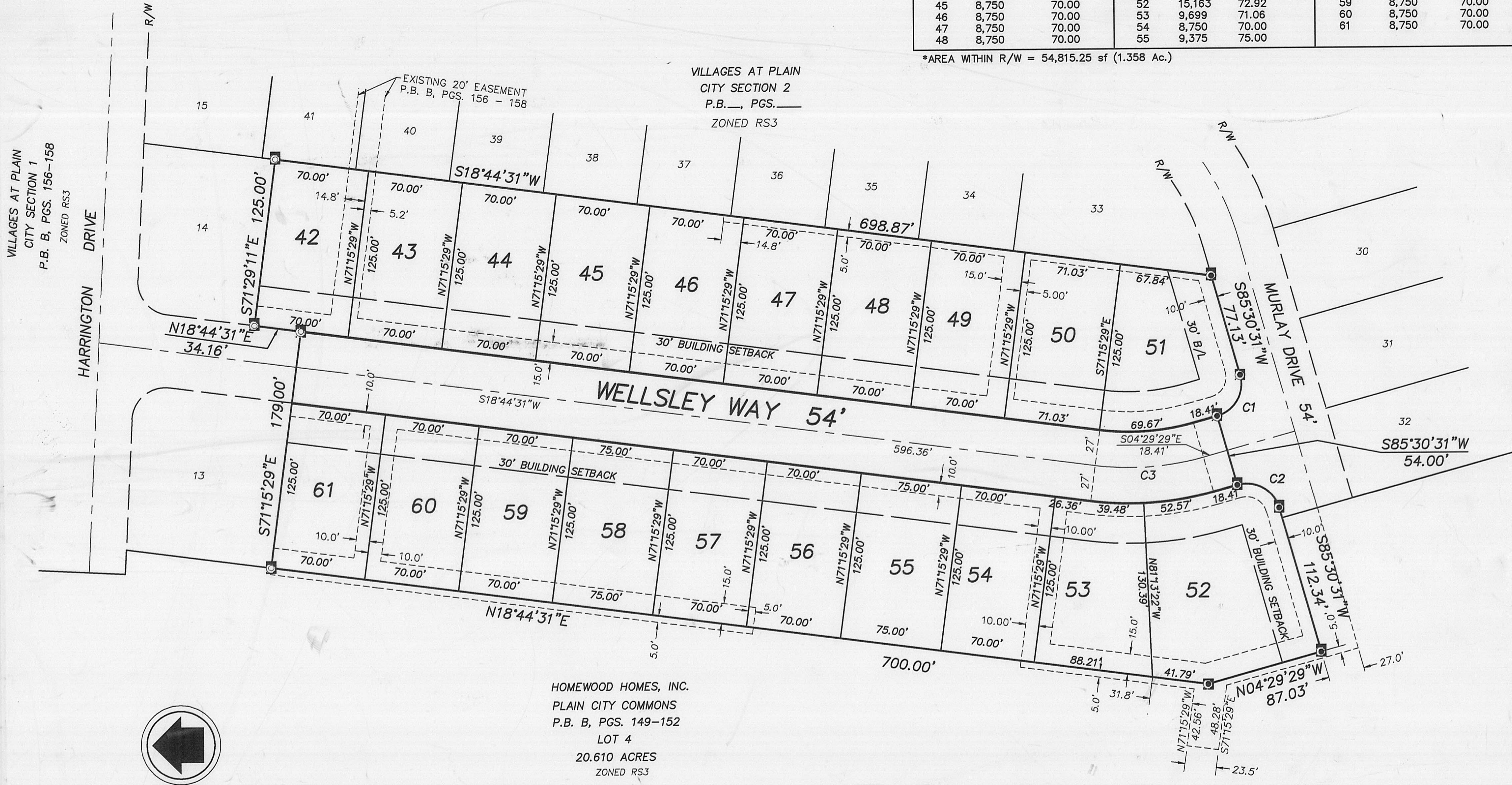
County Recorder

Deputy Recorder

28E-2000

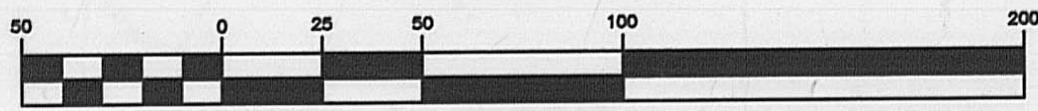
LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)	LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)	LOT No.	AREA (sf)	LOT WIDTH @ B/L (ft)
42	8,750	70.00	49	8,750	70.00	56	8,750	70.00
43	8,750	70.00	50	8,879	71.82	57	8,750	70.00
44	8,750	70.00	51	10,276	70.77, 85.01	58	9,375	75.00
45	8,750	70.00	52	15,163	72.92	59	8,750	70.00
46	8,750	70.00	53	9,699	71.06	60	8,750	70.00
47	8,750	70.00	54	8,750	70.00	61	8,750	70.00
48	8,750	70.00	55	9,375	75.00			

*AREA WITHIN R/W = 54,815.25 sf (1.358 Ac.)



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

HOMWOOD HOMES, INC.
PLAIN CITY COMMONS
P.B. B, PGS. 149-152
LOT 4
20.610 ACRES
ZONED RS3

CURVE TABLE				
CURVE	DELTA	RADIUS	C.B.	CHORD
C1	90°00'00"	25.00	S49°29'29"E	35.36'
C2	90°00'00"	25.00	S40°30'31"W	35.36'
C3	23°14'00"	200.00	S07°07'31"W	80.55'

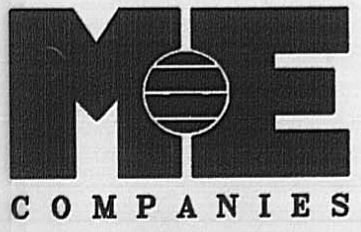
BEARING REFERENCE
BEARINGS HEREON ARE BASED ON THOSE OF
PLAIN CITY COMMONS P.B. B, PGS. 149-152.

LEGEND
● IRON PIN SET (M-E COMPANIES/S-6872)
○ IRON PIN FOUND

--- UTILITY EASEMENT

SURVEYED & PLATTED BY

OWNER/DEVELOPER



635 Brookside Boulevard
Westerville, OH 43081
614-818-4900
Fax 818-4902

HOMWOOD CORPORATION
(f.k.a. HOMWOOD HOMES, INC.)
750 NORTHLAWN DRIVE
COLUMBUS, OHIO 43214
(614) 451-9999

VILLAGES AT PLAIN CITY SECTION 3
A RESUBDIVISION OF LOT 4 OF
PLAIN CITY COMMONS

28F-2000

