

COPPERFIELD SECTION 3

PHASE 2

FINAL PLAT

Situated in the State of Ohio, County of Madison, Village of Plain City, being located within the Virginia Military Survey No. 7064 being 5.637 acres of that 39.456 acre tract (by survey) of land described in a deed to Plain City LTD., of record in Official Record 120, Page 503, 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. Easements shown outside the platted area are within lands owned by Plain City LTD.

The undersigned, Plain City LTD., an Ohio limited liability company, by Homewood Corporation, an Ohio corporation, Managing Member, by James L. Lipnos, President, owner of the land platted herein duly authorized in the premises, does hereby certify that this plat correctly represents its "Copperfield Section 3, Phase 2", a subdivision of Lots 65 through 82 does 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, James L. Lipnos, President of Homewood Corporation, Managing Member of Plain City LTD., has hereunto set his hand this 11th day of April, 2012. 2013

Signed and Acknowledged in the presence

Plain City LTD.
By Homewood Corporation
Managing Member

BY James L. Lipnos, President

Witness

Witness

STATE OF OHIO, SS

Before me, a Notary Public in and for said State, personally appeared James L. Lipnos, President Homewood Corporation, Managing Member of Plain City LTD., 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 Plain City LTD., for the uses and purposes expressed therein.

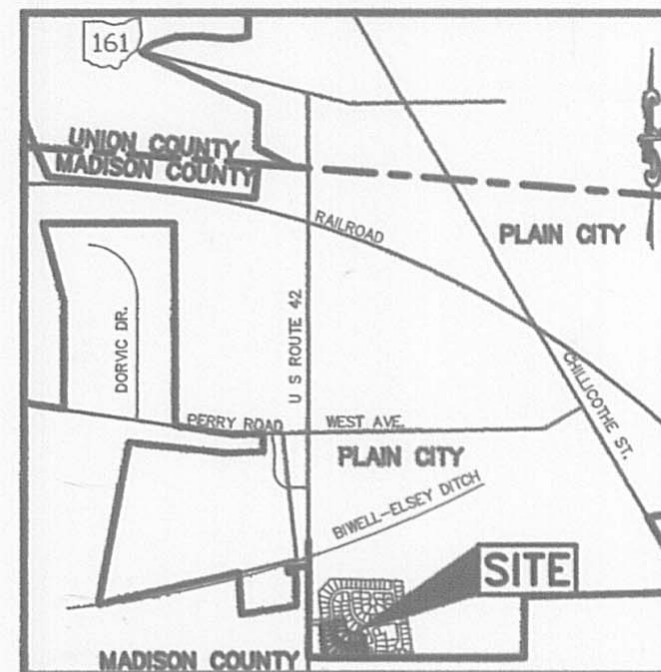
In Witness whereof, I have hereunto set my hand and affixed my official seal this 11th day of April, 2012. 2013

My commission expires 9/20/2013

Sally Jo Baxter Falk
Notary Public, State of Ohio



Sally Jo Baxter Falk
Notary Public, State of Ohio
My Commission Expires 09-20-2013



LOCATION MAP
NO SCALE

Home Owners Association to maintain Bio-Basin Easement

Utility Companies:

Plain City Water & Sewer
213 S. Chillicothe Street
Plain City, Ohio 43064
614-873-5721

Columbia Gas of Ohio
290 W. 4th St.,
Marysville, Ohio 43040
937-642-4276

AT&T
800-288-2020

Time Warner Cable
6376 Commerce Parkway
Dublin, Ohio 43017
888-480-1378

American Electric Power
5721 Shier Rings Rd.
Dublin, Ohio 43016
614-932-1900

PLAIN CITY
DESCRIPTION ACCEPTABLE
MADISON COUNTY ENGINEER
DATE 4-23-13
BY 83
ACREAGE 5.637
RESIDUAL 4.717
04-00815.000

201300002120
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E. REED, RECORDER
04-23-2013 At 09:37 am
PLAT 43.60

NOTE:
PRIVATE RESTRICTIONS ARE THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR "COPPERFIELD SECTION 3, PHASE 2", RECORDED ON D.B. ____, PG. ____.

Approved this 6th day of Nov. 2012 John J. Fisher
Plain City Zoning Inspector

Approved this 6th day of Nov. 2012 Jack Alston
Chairman Plain City Planning and Zoning Commission

Approved this 7th day of Nov 2012 Paula Benji
Village Engineer

Approved and accepted this 6th day of Nov. wherein all of the "Copperfield Section 3, Phase 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.

Andrea Perkins, Mayor
Mayor, Village of Plain City

Renee Van Winkle
Fiscal Officer
Village of Plain City

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

Transferred this 23rd day of April 2012. 2013

Jennifer S. Hunter / MS
County Auditor

B-372
Filed for record this 23rd day of April 2012 at 9:37 Am

Recorded this 26th day of April 2012 Plat book Page
2013 B-372 a B-373

Charles E. Rud
County Recorder

Rachel Kimble
Deputy Recorder

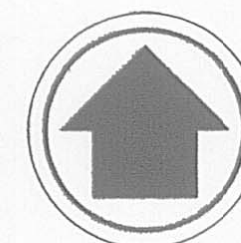
We do hereby certify that we have surveyed the premises and prepared the attached plat, and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. The dimensions of the lots and streets are shown in feet and decimal parts thereof. Dimensions shown along curves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



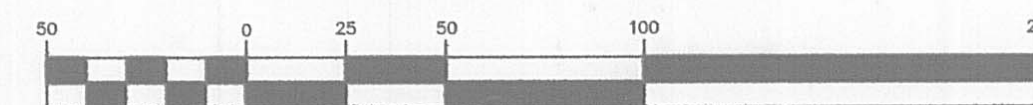
M-E COMPANIES, INC.

David L. Chiesa 11-1-12
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:



NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

= BIO-BASIN EASEMENT AREA

0.826 ACRE PUBLIC RIGHT-OF-WAY
4.811 ACRES LOTS
5.637 ACRES TOTAL

201300002121
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E. REED, RECORDER
04-23-2013 At 09:37 am.
PLAT 43.60

B-373

LOT No.	AREA (S.F.)	LOT WIDTH B/L (ft)
65	8,750 S.F.	70'
66	8,750 S.F.	70'
67	8,750 S.F.	70'
68	8,750 S.F.	70'
69	16,166 S.F. (60)	70'
70	13,478 S.F. (60)	70'
71	19,722 S.F.	70'
72	14,495 S.F.	70'
73	10,932 S.F.	70'
74	8,753 S.F.	70'
75	11,366 S.F.	62'-95'
76	10,536 S.F.	70'
77	11,405 S.F.	70'
78	16,055 S.F.	152'
79	16,600 S.F.	160'
80	11,072 S.F.	70'
81	10,163 S.F.	70'
82	9,253 S.F.	76'

CURVE TABLE					
CURVE	C.B.	RADIUS	DELTA	CHORD	LENGTH
C26	S58°51'46"E	173.00	39°12'49"	116.10	118.40
C27	S17°41'32"E	173.00	43°07'38"	127.17	130.22
C28	S01°55'00"W	227.00	3°54'33"	15.49	15.49
C29	S07°38'12"E	227.00	15°11'51"	60.03	60.21
C30	S23°03'46"E	227.00	15°39'16"	61.83	62.02
C31	S38°43'02"E	227.00	15°39'16"	61.83	62.02
C32	S54°22'18"E	227.00	15°39'16"	61.83	62.02
C33	S70°20'03"E	227.00	16°16'14"	64.25	64.46
C34	N41°07'43"W	25.00	90°00'00"	35.36	39.27

COPPERFIELD SECTION 3 PHASE 2

2/2



OWNER/DEVELOPER
PLAIN CITY LTD.
750 NORTHLAWN DRIVE
COLUMBUS, OHIO 43214
(614) 451-9999

PLEASANT VALLEY
OAK MEADOWS LLC
O.R. 213, PG. 1205
22.7 ACRES

SURVEYED & PLATTED BY



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

LEGEND

- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- EASEMENT
- 30' B/L BUILDING SETBACK

NOTE

HOMEOWNER OF LOT 75 SHOULD BEWARE OF BUILDING AND ZONING REGULATIONS THAT CAN RESTRICT LOT DEVELOPMENT.