

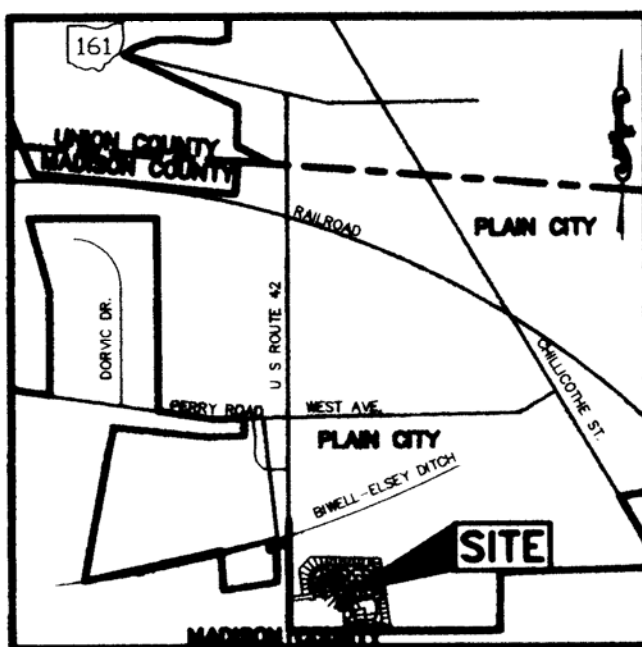
# COPPERFIELD SECTION 3

## PHASE 1 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 3.517 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 1", a subdivision of Lots 83 through 94 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.



LOCATION MAP  
NO SCALE

In witness thereof, James L. Lipnos, President of Homewood Corporation, Managing Member of Plain City LTD., has hereunto set his hand this 20<sup>th</sup> day of December, 2012.

Home Owners Association to maintain & own Reserve "A" Bio-Basin.

Signed and Acknowledged  
in the presence

Plain City LTD.  
By Homewood Corporation  
Managing Member

Robert B.  
Witness

BY James L. Lipnos, President

Terrie Ricci  
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 20<sup>th</sup> day of December, 2012.

My commission expires 6/20/2013



Sally Jo Baster Falk  
Notary Public, State of Ohio  
My Commission Expires 06-20-2013

Sally Jo Baster Falk  
Notary Public, State of Ohio

Utility Companies:

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

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

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

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

AT&T  
800-288-2020

Plain City  
DESCRIPTION ACCEPTABLE  
MADISON COUNTY ENGINEER  
DATE 1-10-13  
BY JB PJO  
ACREAGE 3.517 NEW PLAT  
RESIDUAL 12.354  
04-00815.000

NOTE:  
PRIVATE RESTRICTIONS ARE THE DECLARATION OF COVENANTS,  
EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR "COPPERFIELD  
SECTION 3, PHASE 1", RECORDED ON D.B.     , PG.     .

Approved this 6<sup>th</sup> day of Nov, 2012 John E. Goshen  
Plain City Zoning Inspector

Approved this 6<sup>th</sup> day of Nov, 2012 Jack Alston  
Chairman Plain City Planning  
and Zoning Commission

Approved this 7<sup>th</sup> day of Nov, 2012 Dean Payne  
Village Engineer

Approved and accepted this 7<sup>th</sup> day of May wherein all  
of the "Copperfield Section 3, Phase 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.

Sandra Odkins, 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 10<sup>th</sup> day of Jan, 2013.

20130000211  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
01-10-2013 At 12:40 pm.  
PLAT 43.60

JENNIFER S. HUNTER / JB  
County Auditor

Filed for record this 10<sup>th</sup> day of JAN 2013 at 12:40 pm

Recorded this 10<sup>th</sup> day of JAN 2013 Plat book B Page 370 + 371

Charles E. Reed by Cynthia E. Andrews  
County Recorder 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:

