

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.

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

Signed and Acknowledged
in the presence

Robert B.
Witness

Plain City LTD.
By Homewood Corporation
Managing Member

BY James L. Lipnos
President

Jerrie Rice
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.

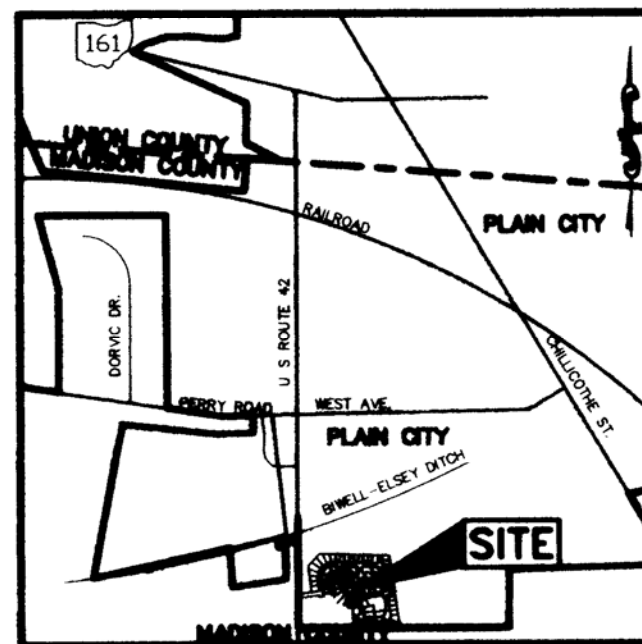
In Witness whereof, I have hereunto set my hand and affixed my official seal this 20th day of December, 2012.

My commission expires 6/20/2013

Sally Jo Barber Falk
Notary Public, State of Ohio



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



LOCATION MAP
NO SCALE

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

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 1-10-13
BY JB PJO
ACREAGE 3.517
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 6th day of Nov. 2012 John E. Goshen
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 Dean Frazier
Village Engineer

Approved and accepted this 7th 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 Jenkins
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 10th 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 / JHS
County Auditor

Filed for record this 10th day of JAN 2013 at 12:40 pm

Recorded this 10th day of JAN 2013 Plat book B Page 370 + 371

Charles E. Reed
County Recorder

Cynthia E. Andrews
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.

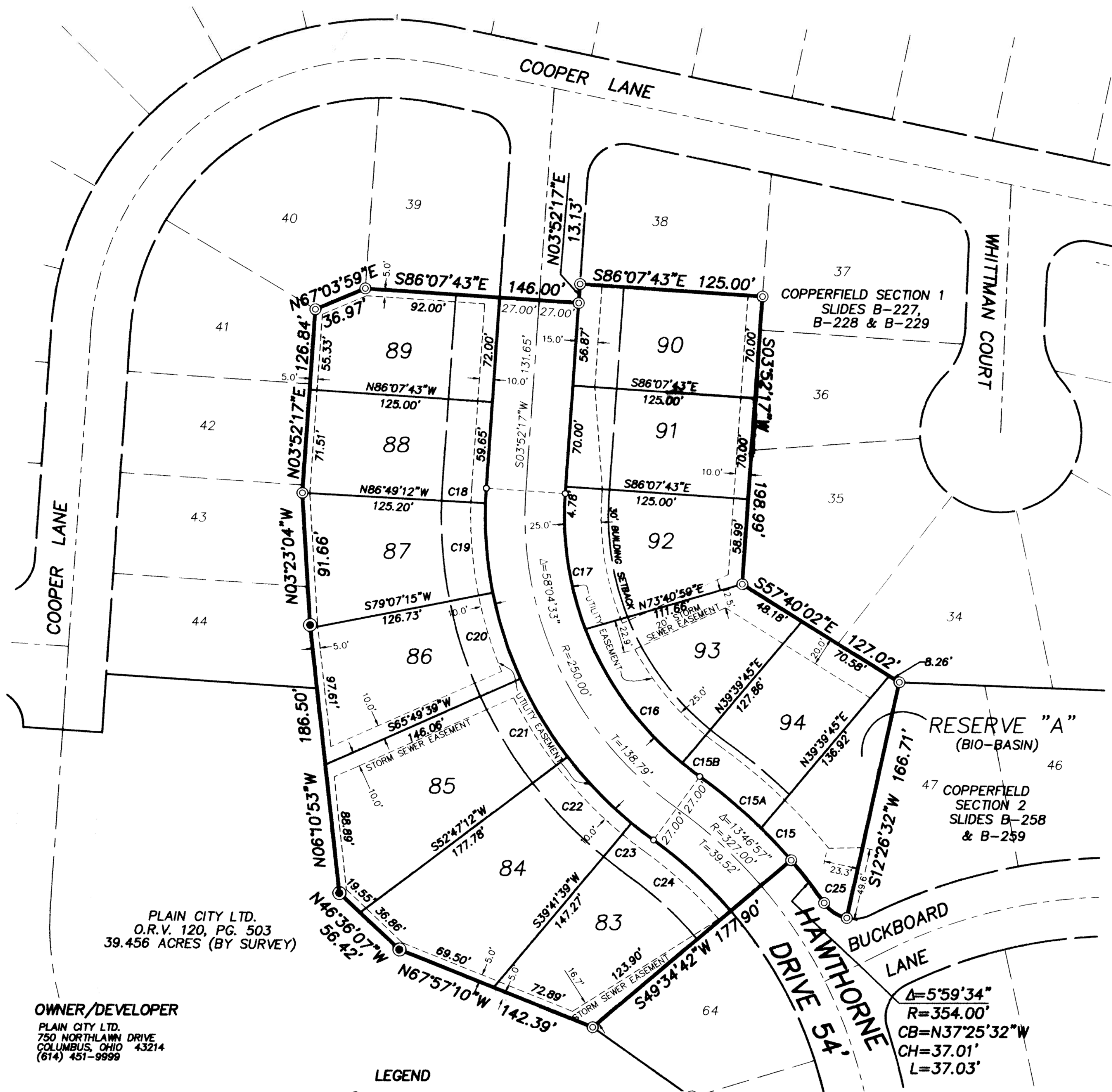


M-E COMPANIES, INC.

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:

J:\Land Projects\02-599\dwg\PLATS\SECT3_F1.dwg by ckeaton on 11/01/2012 @ 10:46:28 am ~ for M-E Companies, Inc.



PLAIN CITY LTD.
O.R.V. 120, PG. 503
39.456 ACRES (BY SURVEY)

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

SURVEYED & PLATTED BY



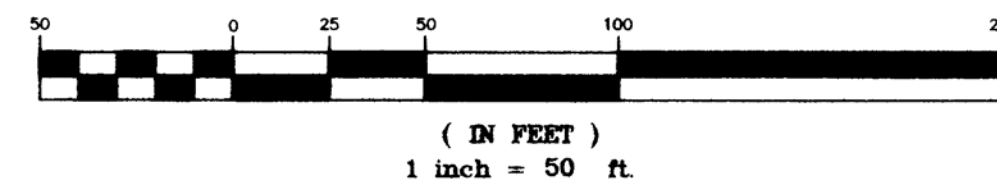
635 Brookside Boulevard
Westerville, OH 43081
614-818-4900
Fax 618-4902

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



NORTH
GRAPHIC SCALE



0.575 ACRE PUBLIC RIGHT-OF-WAY
2.942 ACRES LOTS
3.517 ACRES TOTAL

LOT No.	AREA (S.F.)	LOT WIDTH B/L (ft)
83	10,845 S.F.	88'
84	13,554 S.F.	70'
85	13,538 S.F.	71'
86	10,736 S.F.	71'
87	9,464 S.F.	70'
88	8,845 S.F.	72'
89	8,725 S.F.	72'
90	8,750 S.F.	70'
91	8,750 S.F.	70'
92	9,559 S.F.	89'
93	9,634 S.F.	96'
94	9,211 S.F.	70'
RESERVE "A"	6,555 S.F.	N/A

CURVE TABLE					
CURVE	C.B.	RADIUS	DELTA	CHORD	LENGTH
C15	N42°51'38"W	354.00	4°52'39"	30.13	30.14
C15A	N49°45'06"W	345.00	8°54'18"	54.96	55.02
C15B	S52°16'15"E	223.00	3°52'00"	15.05	15.05
C16	S35°31'15"E	223.00	29°38'01"	114.06	115.34
C17	S8°24'58"E	223.00	24°34'31"	94.92	95.65
C18	S02°48'02"W	277.00	2°08'30"	10.35	10.35
C19	S04°34'29"E	277.00	12°36'31"	60.83	60.96
C20	S17°31'33"E	277.00	13°17'37"	64.12	64.27
C21	S30°41'35"E	277.00	13°02'26"	62.91	63.05
C22	S43°45'35"E	277.00	13°05'34"	63.16	63.30
C23	S52°15'19"E	277.00	3°53'55"	18.84	18.85
C24	N47°18'48"W	300.00	13°46'57"	71.99	72.17
C25	S56°15'51"E	25.00	43°40'13"	18.60	19.05

Charles E. Reed
by Cynthia E. Andrews, deputy
1-10-13

201300000212 6-371
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E. REED, RECORDER
01-10-2013 At 12:40 PM.
PLAT 43.60

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