

# COPPERFIELD SECTION 2

## FINAL PLAT

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

Situated in the State of Ohio, County of Madison, Village of Plain City, being located within the Virginia Military Survey No. 7064 being 8.144 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 John H. Bain, C.E.O., and M/I Schottenstein Homes, Inc., an Ohio corporation, Member, by J. Thomas Mason, Senior Vice-President/General Counsel, owner of the land platted herein duly authorized in the premises, does hereby certify that this plat correctly represents its "Copperfield Section 2", a subdivision of Lots 45 through 64 and Reserve "A" 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, John H. Bain, C.E.O. of Homewood Corporation, Managing Member of Plain City LTD., has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Signed and Acknowledged  
in the presence

Plain City LTD.  
By Homewood Corporation  
Managing Member

Witness

BY  
John H. Bain C.E.O.

Witness

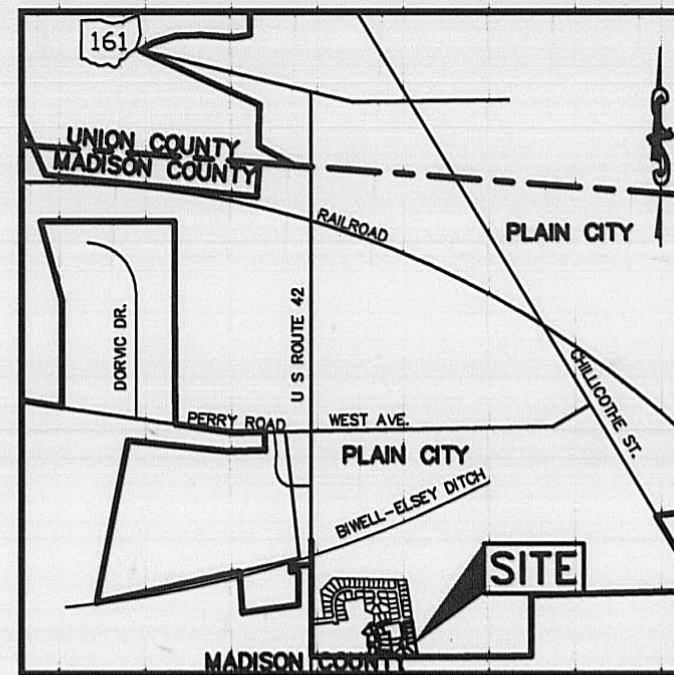
STATE OF OHIO, SS

Before me, a Notary Public in and for said State, personally appeared John H. Bain, C.E.O. 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 \_\_\_\_\_ day of \_\_\_\_\_ 2003.

My commission expires \_\_\_\_\_

Notary Public, State of Ohio



LOCATION MAP  
NO SCALE

In witness thereof, J. Thomas Mason, Senior Vice-President/General Counsel, for M/I Schottenstein Homes, Inc., Member of, Plain City LTD., has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Signed and Acknowledged  
in the presence

Plain City LTD.  
By M/I Schottenstein Homes, Inc.  
Member

Witness

BY  
J. Thomas Mason  
Senior Vice-President/  
General Counsel

Witness

STATE OF OHIO, SS

Before me, a Notary Public in and for said State, personally appeared J. Thomas Mason, Senior Vice-President/General Counsel, for M/I Schottenstein Homes, Inc., 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 \_\_\_\_\_ day of \_\_\_\_\_ 2003.

My commission expires \_\_\_\_\_

Notary Public, State of Ohio

The undersigned Owner/Developer of all the land in this subdivision, for itself and its successors and assigns, and in consideration of the acceptance and approval of this plat by the Village of Plain City, Ohio, agrees with the Village that Reserve "A" and the Open Space will be owned and properly maintained by the Owner/Developer until a Homeowners Association composed of the lot owners of the subdivision is formed by Owner/Developer. Ownership will be transferred at the time of such formation, and Reserve "A" and the Open Space will thereafter be owned and properly maintained by the Homeowners Association. In the event that the Owner/Developer should fail to meet its responsibilities hereunder, or in the event that the Homeowners Association should fail to meet its responsibilities hereunder, disband or cease to operate, Reserve "A" and/or the Open Space may be maintained by the Village and the cost of such maintenance assessed equally against all lots within the subdivision excepting Reserve "A" and the Open Space, and such assessment placed as a lien upon such lots.

Owner/Developer: Plain City LTD.

By: Homewood Corporation  
Managing Member

By: John H. Bain C.E.O.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2003  
Plain City Zoning Inspector

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2003  
Chairman Plain City Planning  
and Zoning Commission

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2003  
Village Engineer

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_ wherein all of the "Copperfield 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 \_\_\_\_\_ 2003.

County Auditor

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2003 at \_\_\_\_\_

Recorded this \_\_\_\_\_ day of \_\_\_\_\_ 2003 Plat book \_\_\_\_\_ Page \_\_\_\_\_

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  
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: