

DEER CREEK RUN SECTION 1

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF MT. STERLING, IN PART OF VIRGINIA MILITARY SURVEYS 12140, 12595/12596 AND 874 BEING 16.889 ACRES OF LAND OUT OF THE LAND CONVEYED TO DEER CREEK RUN, LLC, INC. IN OFFICIAL RECORD 211, PAGE 2621 IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

THE UNDERSIGNED DEER CREEK RUN, LLC, BY RICH CONIE VICE-PRESIDENT, DULY AUTHORIZED IN THE PREMISES DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS DEER CREEK RUN SECTION 1, A SUBDIVISION OF LOTS 1 THROUGH 59 AND RESERVES "A" AND "B" INCLUSIVE AND DOES HEREBY DEDICATE TO PUBLIC USE AS SUCH ALL THE STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

"WE THE UNDERSIGNED, BEING ALL THE OWNERS AND HOLDERS OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREET RIGHTS-OF-WAY TO THE PUBLIC AND EASEMENTS TO THE PUBLIC USE FOREVER AS SHOWN ON THE PLAT. EASEMENTS SHOWN ON THE WITHIN PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF UTILITIES AND FOR PROVIDING INGRESS AND EGRESS FROM THE PREMISES FOR SAID PURPOSE AND ARE TO BE MAINTAINED AS SUCH FOREVER."

GRANTOR(S) BEING THE DULY AUTHORIZED REPRESENTATIVES OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREE THAT GRANTOR(S) WILL INDEMNIFY THE VILLAGE OF MT. STERLING FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENT ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTOR(S) CONVERSION OF THE PROPERTY FROM AGRICULTURE USE.

NO DETERMINATION HAS BEEN MADE BY THE VILLAGE OF MT. STERLING AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. THE VILLAGE OF MT. STERLING APPROVAL OF THE FINAL PLAT "DEER CREEK RUN SECTION 1" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

IN WITNESS WHEREOF, DEER CREEK RUN, LLC BY RICH CONIE, VICE-PRESIDENT HAS HEREUNTO SET HIS HAND THIS 6th DAY OF November, 2006.

SIGNED AND ACKNOWLEDGE DEER CREEK RUN, LLC
IN THE PRESENCE OF: BY: RICH CONIE, VICE-PRESIDENT

WITNESS
[Signature]
ALISA K. ARGUST

[Signature]
RICH CONIE

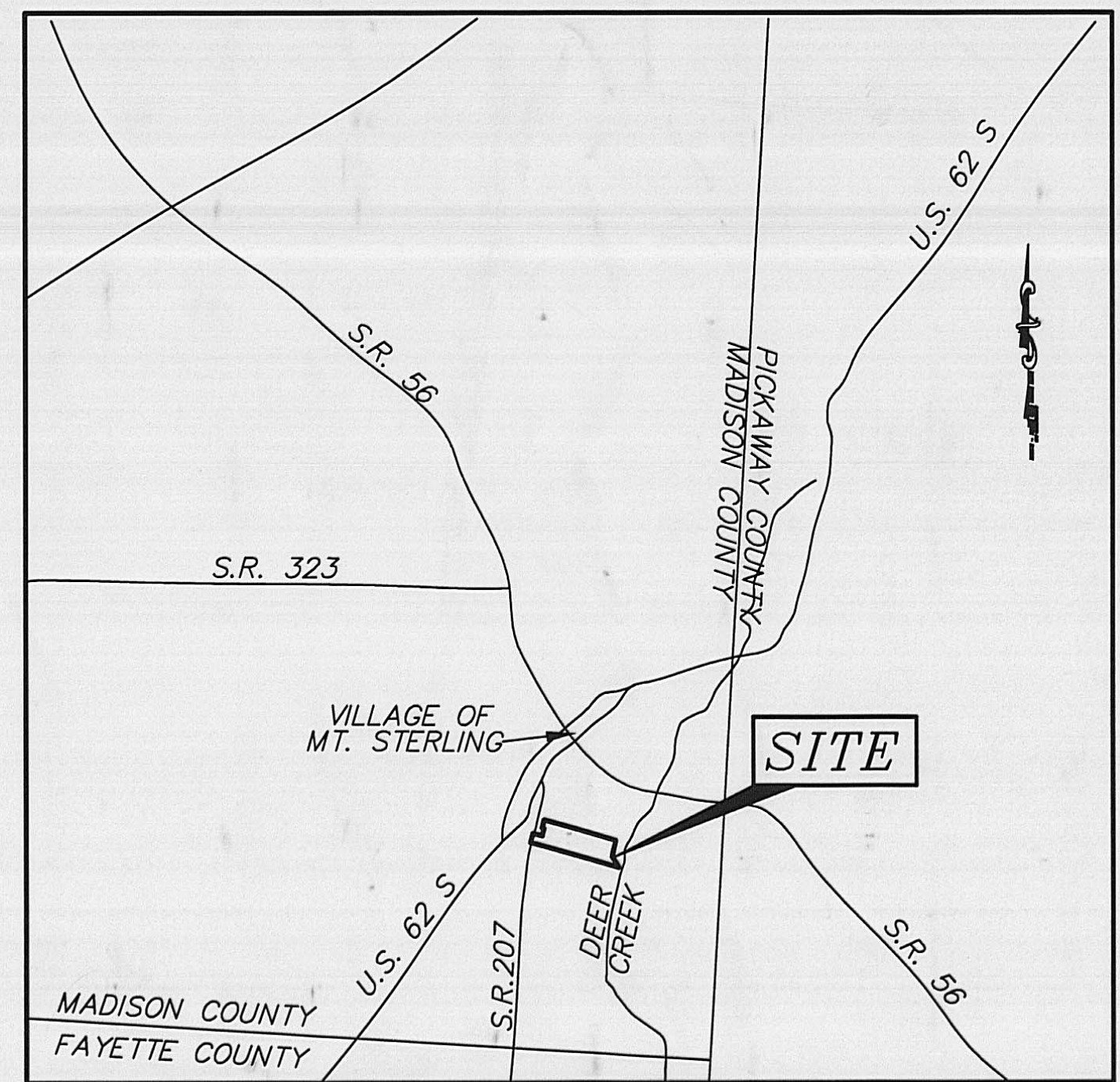
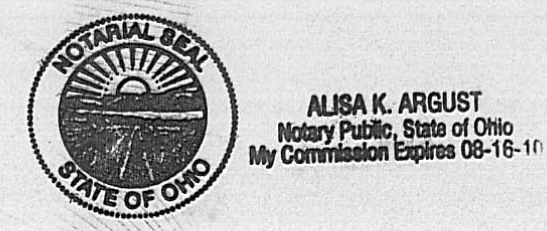
Pamela Moore
Pamela Moore
STATE OF OHIO: SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICH CONIE OF DEER CREEK RUN, LLC AND ACKNOWLEDGES THE SIGNING OF THIS INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 6th DAY OF November, 2006.

MY COMMISSION EXPIRES 2-16-10

[Signature]
NOTARY PUBLIC, STATE OF OHIO



VICINITY MAP
-NOT TO SCALE-

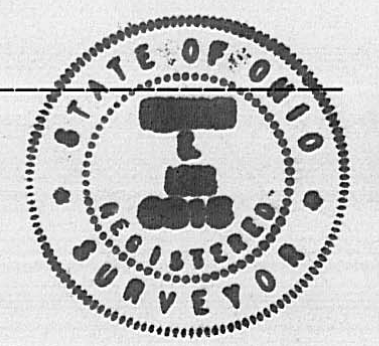
LEGEND

- PERMANENT MARKER TO BE SET UPON COMPLETION OF CONSTRUCTION AND CONSISTS OF A SOLID IRON PIN 1 INCH IN DIAMETER, 30 INCHES LONG WITH A BRASS CAP BEARING THE NAME "HOCKADEN".
- IRON PIN TO BE SET UPON THE COMPLETION OF CONSTRUCTION AND BEING 3/4" ID PIPE 30 INCHES LONG WITH A PLASTIC PLUG BEARING THE NAME "HOCKADEN".
- EXISTING 3/4" ID PIPE (TYPICAL)
- CURVE DATA

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES SHOWN HEREON, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

Frank C. Long 3 Nov. 06
FRANK C. LONG
PROFESSIONAL SURVEYOR No. 6615



APPROVED THIS 8th DAY OF November, 2006

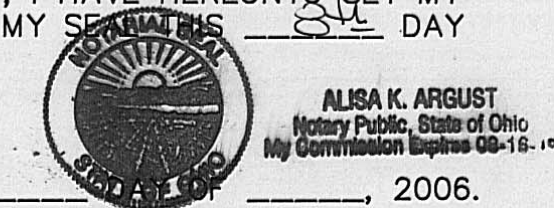
[Signature]
Robert Roy
MAYOR, VILLAGE OF MT. STERLING

APPROVED THIS 8th DAY OF November, 2006

[Signature]
Dustin Parker
VILLAGE ADMINISTRATOR

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2006 BY ORDINANCE NO. N.A. WHEREIN ALL OF THE STREETS, AS SHOWN HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE VILLAGE OF MT. STERLING, OHIO.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 8th DAY OF November, 2006.



[Signature]
Pamela E. Chambers
VILLAGE CLERK
VILLAGE OF MT. STERLING
Pamela E. Chambers

TRANSFERRED THIS _____, 2006.

AUDITOR
MADISON COUNTY, OHIO

DEPUTY AUDITOR
MADISON COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2006 AT _____ M. FEE _____ FILE NO. _____

RECORDER
MADISON COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2006
PLAT BOOK _____ PAGE _____

DEPUTY RECORDER
MADISON COUNTY, OHIO

THE RESERVES "A" AND "B" SHALL BE USED FOR LANDSCAPING, OPEN SPACE AND RETENTION SHALL BE MAINTAINED BY DEER CREEK RUN, LLC, ITS SUCCESSORS, AND ASSIGNS UNTIL SUCH TIME AS THE DEER CREEK RUN SUBDIVISION HOMEOWNERS ASSOCIATION IS FORMED AND IS CONVEYED TO SUCH ASSOCIATION. THEREAFTER SAID ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID RESERVE "A", AND "B". THE DEER CREEK RUN SUBDIVISION ASSOCIATION SHALL BE CREATED PRIOR TO THE SALE OF THE FIRST LOT AND SHALL BE MANAGED BY DEER CREEK RUN, LLC, UNTIL SUCH TIME AS 90% OF THE LOTS ARE SOLD.

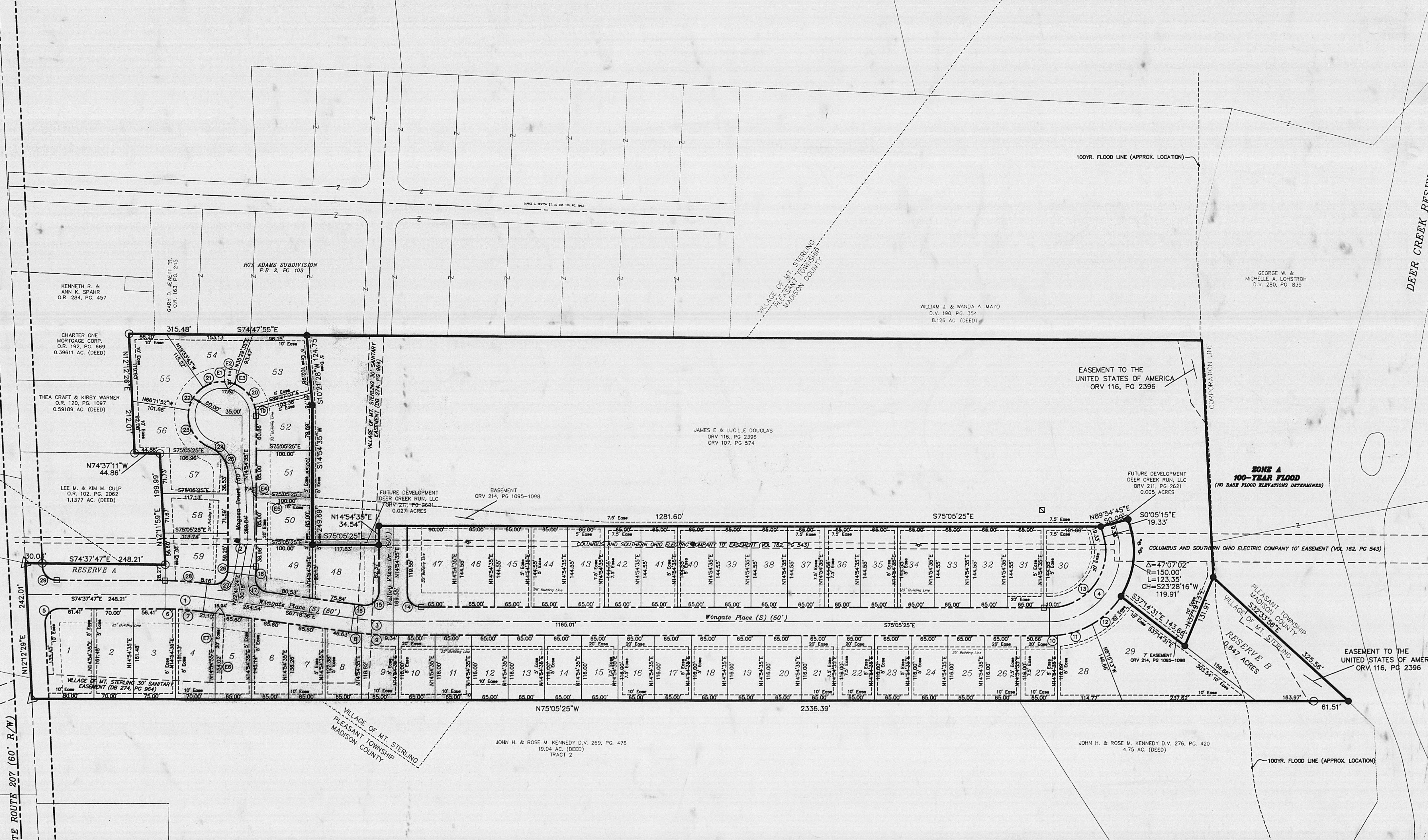
NOTES :
BEARINGS ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FROM MONUMENTATION AND PUBLISHED VALUES AS PROVIDED BY NATIONAL GEODETIC SURVEY. THE CENTERLINE OF STATE ROUTE 207 BEARING NORTH 12°12'29" EAST AND ALL OTHER BEARINGS DERIVED FROM THIS MERIDIAN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM" COMMUNITY PANEL NO. 390773 0225B, EFFECTIVE DATE FEBRUARY 6, 1991. THIS TRACT OF LAND IS LOCATED IN ZONE "A" AREAS DETERMINED TO BE "SPECIAL FLOOD HAZARD AREA UNINDATED BY 100-YEAR FLOOD".

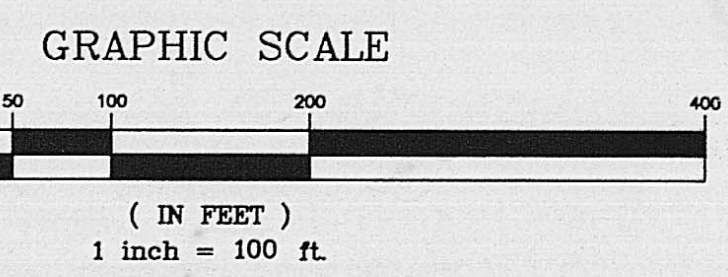
CONSIDERATION WAS ALSO TAKEN FROM FLOOD INSURANCE RATE MAP NO. 390844 0001A, EFFECTIVE DATE SEPTEMBER 29, 1978.

969-S

DEER CREEK RUN
SECTION 1



STATE ROUTE 207 (60' R/W)



BEARINGS ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE. MADISON COUNTY ENGINEER PROJECT 22010, MARKS 02-005 AND 02-019. THE SOUTHERLY LINE OF ROY ADAMS SUBDIVISION (PB 2, PG 103) BEARING SOUTH 71°47'55" EAST AND ALL OTHER BEARINGS BASED UPON THIS MERIDIAN.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM", MAP NO. 390773 02259 EFFECTIVE DATE FEBRUARY 6, 1991 THIS TRACT OF LAND IS IN PART, ZONE "A", SPECIAL FLOOD HAZARD AREA UNINDATED BY 100-YEAR FLOOD.

CONSIDERATION WAS ALSO TAKEN FROM FLOOD INSURANCE RATE MAP NO. 390844 0001A: EFFECTIVE DATE SEPTEMBER 29, 1978.

LINE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL	1	525.00'	71.29'	35.70'	71.24'	S71°12'00"E	7°46'50"
CL	2	100.00'	13.58'	6.80'	13.57'	N18°48'00"E	7°46'50"
CL	3	525.00'	71.29'	35.70'	71.24'	S71°12'00"E	7°46'50"
CL	4	125.00'	229.07'	162.89'	198.33'	N52°24'40"E	104°59'50"
1	5	25.00'	40.45'	26.21'	36.18'	N58°33'32"E	92°42'06"
3	6	500.00'	18.60'	9.30'	18.60'	S74°01'29"E	2°07'52"
4	7	500.00'	49.30'	24.67'	49.28'	S70°08'05"E	5°38'58"
8	8	550.00'	18.94'	9.47'	18.94'	S68°17'46"E	1°58'22"
9	9	550.00'	55.75'	27.90'	55.73'	S72°11'11"E	5°48'28"
27	10	150.00'	14.36'	7.19'	14.35'	S77°49'59"E	5°29'07"
28	11	150.00'	65.52'	33.29'	65.00'	N86°54'40"E	25°01'36"
29	12	150.00'	71.65'	36.52'	70.97'	N60°42'49"E	27°22'05"
30	13	100.00'	183.25'	130.32'	158.67'	S52°24'40"W	104°59'50"
47	14	25.00'	39.27'	25.00'	35.36'	N30°05'25"W	90°00'00"
48	15	25.00'	41.91'	27.79'	37.17'	S62°55'51"W	96°02'32"
48	16	500.00'	15.17'	7.58'	15.17'	N68°10'44"W	1°44'17"
49	17	25.00'	39.45'	25.18'	35.48'	N22°06'13"W	90°24'57"
49	18	125.00'	16.97'	8.50'	16.96'	N18°48'00"E	7°46'50"
52	19	60.00'	15.04'	7.56'	15.00'	N7°43'44"E	14°21'41"
53	20	60.00'	57.65'	31.27'	55.46'	N26°58'46"W	55°03'18"
54	21	60.00'	57.65'	31.27'	55.46'	N82°02'04"W	55°03'18"
55	22	60.00'	48.84'	25.86'	47.50'	S47°07'13"W	46°38'09"
56	23	60.00'	81.23'	48.21'	75.17'	S14°58'56"E	77°34'08"
56	24	50.00'	22.22'	11.30'	22.03'	S41°02'14"E	25°27'32"
57	25	50.00'	37.71'	19.81'	36.83'	S6°41'56"E	43°13'02"
59	26	75.00'	10.18'	5.10'	10.18'	S18°48'00"W	7°46'50"
59	27	25.00'	39.45'	25.18'	35.48'	S67°29'01"W	90°24'57"
59	28	550.00'	74.69'	37.40'	74.63'	N71°12'00"W	7°46'50"
RES A	29	25.00'	38.09'	23.85'	34.51'	N31°26'28"W	87°17'54"

969.5