

# DARBY FIELDS SECTION 1 FINAL PLAT

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	18°03'36"	387.96'	122.29'	S 47°05'11" W	121.78'
C2	18°27'23"	147.00'	47.35'	S 42°42'52" E	47.15'
C3	35°46'23"	147.00'	91.78'	N 69°49'45" W	90.30'
C4	54°13'46"	147.00'	139.13'	N 60°36'03" W	134.00'
C5	90°00'00"	147.00'	230.91'	S 47°17'04" W	207.89'
C6	27°58'50"	147.00'	71.79'	S 11°42'21" E	71.08'
C7	117°58'50"	147.00'	302.69'	S 33°17'39" W	251.98'
C8	180°00'00"	120.00'	376.99'	S 02°17'04" W	240.00'
C9	180°00'00"	120.00'	376.99'	N 02°17'04" E	240.00'
C10	12°49'58"	174.00'	38.97'	S 19°16'47" E	38.89'
C11	74°51'09"	25.00'	32.66'	S 50°17'22" E	30.39'
C12	74°51'09"	25.00'	32.66'	S 54°51'30" W	30.39'
C13	12°52'09"	174.00'	39.08'	S 23°52'00" W	39.00'
C14	14°45'11"	174.00'	44.80'	S 37°40'40" W	44.68'
C15	14°31'39"	174.00'	44.12'	S 52°19'05" W	44.00'
C16	14°31'39"	174.00'	44.12'	S 66°50'44" W	44.00'
C17	17°11'14"	174.00'	52.20'	S 82°42'11" W	52.00'
C18	0°59'16"	174.00'	3.00'	N 88°12'34" W	3.00'
C19	16°05'53"	174.00'	48.89'	N 79°40'00" W	48.73'
C20	70°19'32"	25.00'	30.69'	S 73°13'11" W	28.80'
C21	18°03'36"	429.96'	135.53'	S 47°05'11" W	134.97'
C22	90°00'00"	35.00'	54.98'	S 11°06'56" W	49.50'
C23	54°13'46"	120.00'	113.58'	N 60°36'03" W	109.39'
C24	117°58'50"	120.00'	247.10'	S 33°17'39" W	205.70'
C25	180°00'03"	5.50'	17.28'	N 33°53'06" W	11.00'
C26	10°32'01"	379.50'	69.77'	S 43°19'27" W	69.67'
C27	180°00'00"	8.50'	26.70'	S 51°56'33" E	17.00'
C28	18°03'29"	396.50'	124.97'	S 47°05'11" W	124.45'

**NOTE "A":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such. Subsequent to the recordation of this plat, a declaration of covenants, easements, conditions, restrictions and assessments encumbering the lots shall be recorded in the Madison County Recorder's Office.

**NOTE "B":** At the time of platting, all of Darby Fields Section 1 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Madison County, Ohio and Incorporated Areas Map Number 39097C0057D, with effective date of June 18, 2010.

**NOTE "F" - RESERVES "A", "B", "C" AND "D":** Reserves "A", "B", "C" and "D", as designated and delineated hereon, will be owned and maintained by the developer and/or an association comprised of the owners to the fee simple titles to the lots in the Darby Fields subdivisions, said association being a planned community owners association under O.R.C. 5312, until such time as the last certificate of occupancy is issued in this subdivision. Reserves shall be owned and maintained in accordance with the provisions of the zoning text that applies to this project. All Reserves delineated on this plat shall be accessible to the Village of Plain City, its successors and assigns, for drainage maintenance purposes.

**NOTE "G" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:**

Front: 25 feet (Building Line)  
 Rear: 25 feet (Decks, screened porches and patios shall be permitted to encroach a maximum of 10 feet into the minimum rear yard setback)  
 Side: 5 feet each side (Stoops, steps, air conditioning units, egress windows, chimneys and bay windows shall be permitted to encroach a maximum of 3 feet into the minimum side yard setback)

**NOTE "H" - CONSERVATION EASEMENT:** Subsequent to the recording of this plat, M/I Homes of Central Ohio, LLC shall record in the office of the Madison County Recorder a Conservation Easement, the location of which is designated and delineated on this plat. Information regarding the terms and conditions of said Conservation Easement can be found in the recorded document

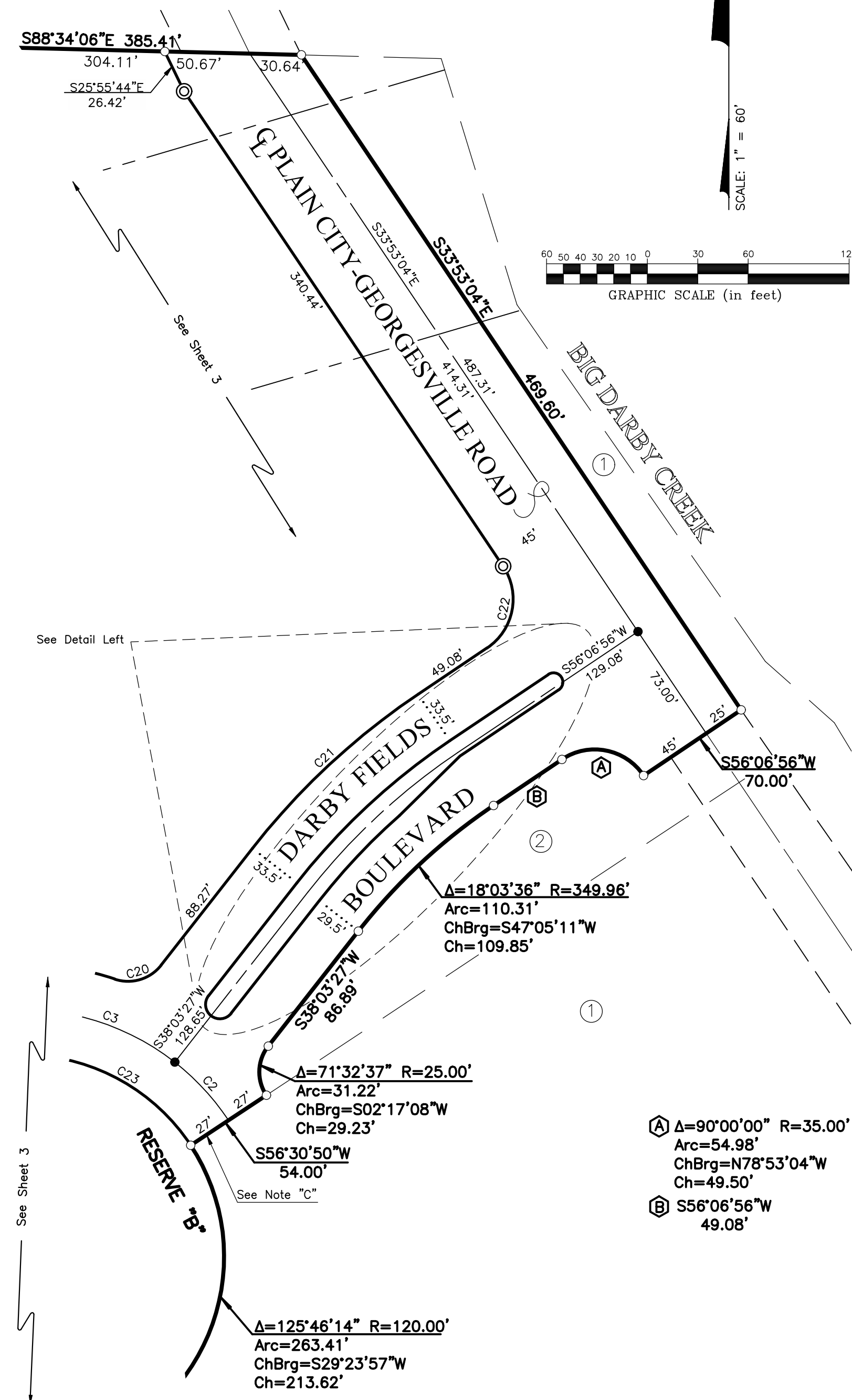
**NOTE "C":** No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "D" - ACREAGE BREAKDOWN:**

Total acreage: 20.627 Ac.  
 Acreage in Reserves: 12.865 Ac.  
 Acreage in right-of-way: 2.912 Ac.  
 Acreage in lots: 4.850 Ac.

**NOTE "E" - ACREAGE BREAKDOWN:** Darby Fields Section 1 is out of the following Madison County Parcel Number:

Parcel Number 04-00824.001 20.627 Ac.



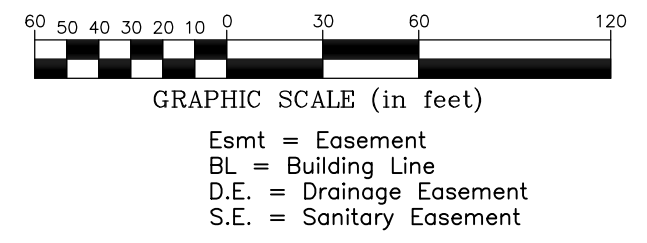
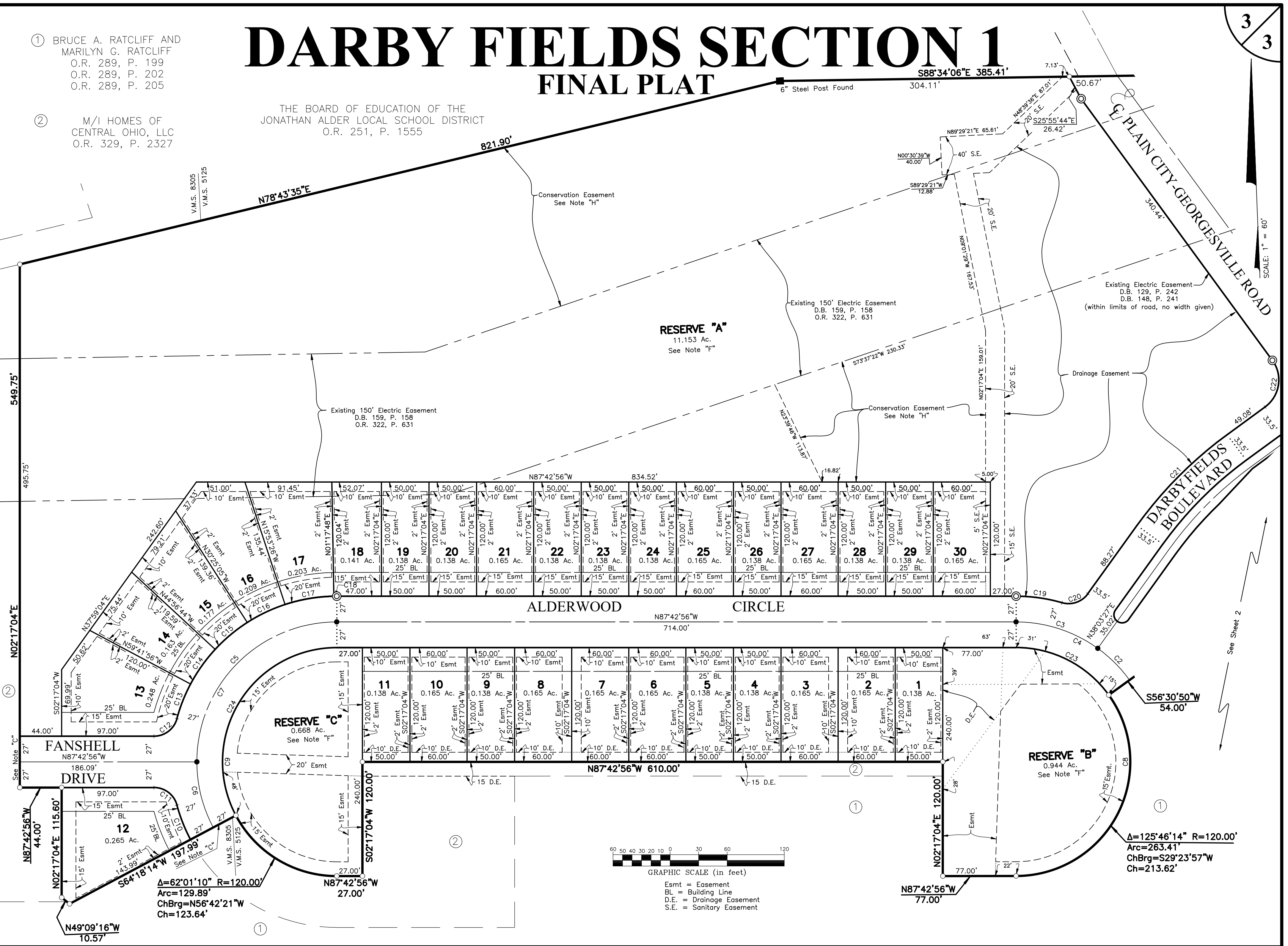
# DARBY FIELDS SECTION 1

## FINAL PLAT

① BRUCE A. RATCLIFF AND  
MARILYN G. RATCLIFF  
O.R. 289, P. 199  
O.R. 289, P. 202  
O.R. 289, P. 205

② M/I HOMES OF  
CENTRAL OHIO, LLC  
O.R. 329, P. 2327

THE BOARD OF EDUCATION OF THE  
JONATHAN ALDER LOCAL SCHOOL DISTRICT  
O.R. 251, P. 1555



$\Delta=62^{\circ}01'10''$  R=120.00'  
Arc=129.89'  
ChBrg=N56°42'21"W  
Ch=123.64'

$\Delta=125^{\circ}46'14''$  R=120.00'  
Arc=263.41'  
ChBrg=S29°23'57"W  
Ch=213.62'

\\A:20161340\DWG\045SHEETS\PLAT\20161340-VS-PLAT-SEC1.DWG plotted by PRITCHARD, IAN on 12/21/2017 3:44:49 PM last saved by JMASON on 11/17/2017 2:31:42 PM Xref:



# DARBY FIELDS SECTION 1

## FINAL PLAT

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Numbers 5125 and 8305, containing 20.627 acres of land, more or less, said 20.627 acres being part of that tract of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Official Record 329, Page 2327, Recorder's Office, Madison County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, by TIMOTHY C. HALL JR., Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "DARBY FIELDS SECTION 1", a subdivision containing Lots numbered 1 to 30, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all of the Boulevard, Circle, Drive and Road shown hereon and not heretofore dedicated, and does hereby certify, per review and approval of the Village of Plain City, that this plat is in compliance, to the best of our knowledge and understanding, with the applicable parts of the Village of Plain City Subdivision Regulations and Zoning Regulations that apply to this plat. 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.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sanitary Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath and on the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Village of Plain City Engineer. Easements designated as "Sanitary Easement" shall mean an exclusive sanitary easement over, through, under, within, upon and across the area described on the plat, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, exclusively for construction, operation and maintenance of public and/or private sanitary sewers, service connections, manholes, force mains, valves, and other sanitary appurtenances. Sanitary easements may be crossed by other utilities as expressed herein. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this 28 day of Nov, 2017.

Signed and Acknowledged  
In the presence of:

M/I HOMES  
OF CENTRAL OHIO, LLC

[Signature]  
Darlene W. Smith

By  
TIMOTHY C. HALL JR.,  
Area President

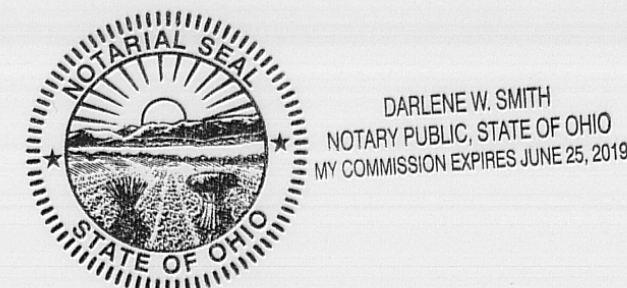
STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

28th In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of November, 2017.

My commission expires 6/25/19

[Signature]  
Darlene W. Smith  
Notary Public, State of Ohio



Approved this 28 day of Nov,  
20 17

[Signature]  
Zoning Inspector, Village of Plain City, Ohio

Approved this 12 day of DEC,  
20 17

[Signature]  
Chairman, Planning and Zoning  
Commission, Village of Plain City, Ohio

Approved this 8 day of Dec,  
20 17

[Signature]  
Village Engineer, Village of Plain City, Ohio

Approved this 28 day of Nov,  
20 17

[Signature]  
Village Administrator,  
Village of Plain City, Ohio

Approved and accepted this 27 day of Nov, 2017 by Ordinance Number N/A, wherein all of the "Darby Fields Section 1" rights-of-way as shown hereon and easements reserved hereon for maintenance of public utilities and accepted as such by the Council for the Village of Plain City, Ohio.

[Signature]  
Mayor, Village of Plain City, Ohio

[Signature]  
Clerk of Council, Village of Plain City, Ohio

Transferred this 8th day of January,  
20 18

[Signature] by [Signature]  
Auditor, Madison County, Ohio

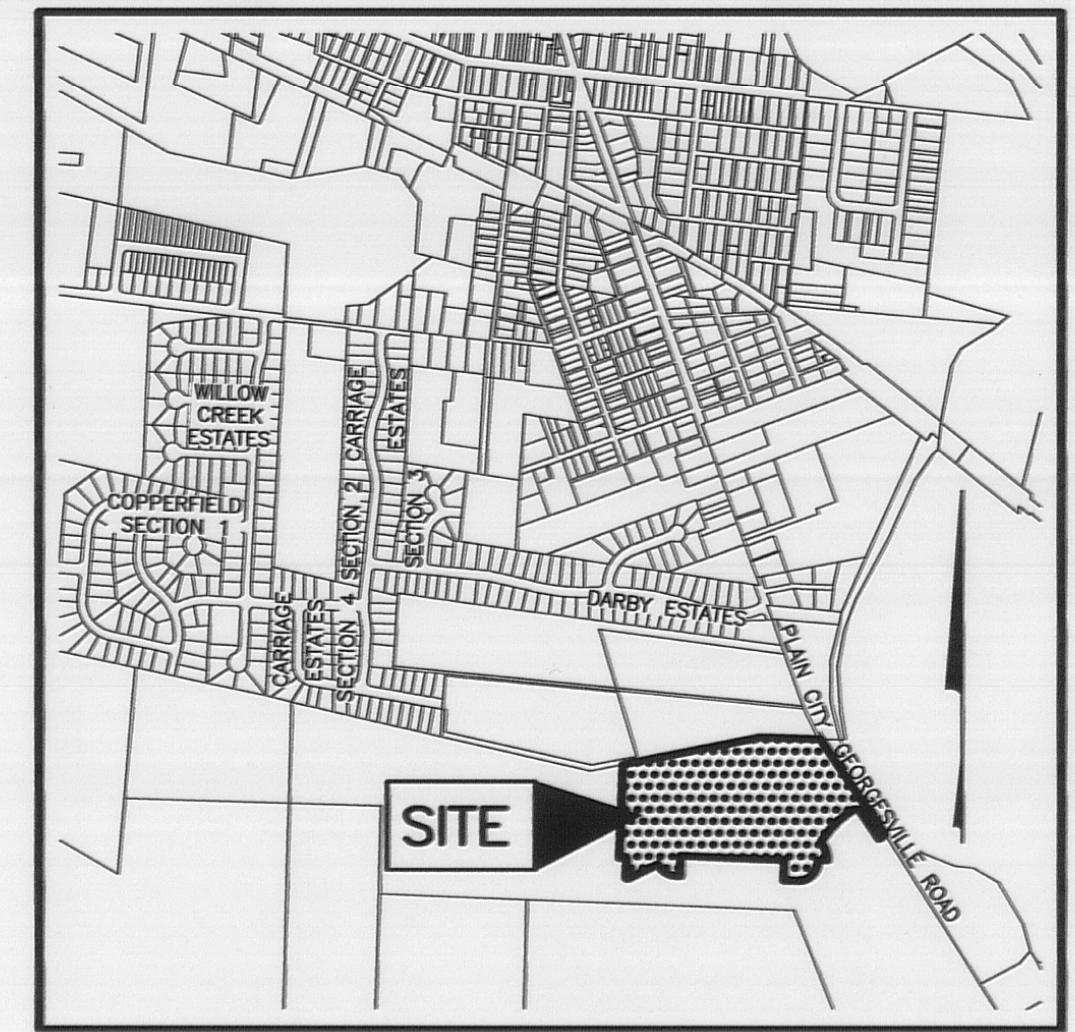
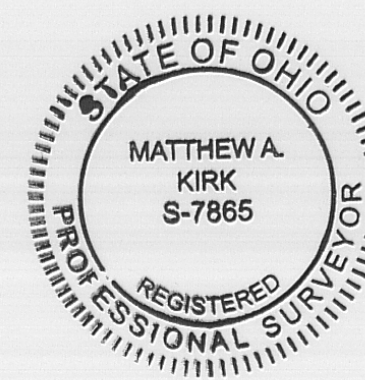
Recorded this 8th day of January, 2018 Plat Book B-395-391, Page \_\_\_\_\_

201800000110  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
01-08-2018 At 01:27 PM.  
PLAT 43.60

[Signature], [Signature], Deputy  
Recorder, Madison County, Ohio

Plain City  
DESCRIPTION ACCEPTABLE-MADISON COUNTY ENGINEER  
DATE 1/8/18 BY PJO  
ACREAGE 20.627  
RESIDUAL 36.961 04-00824.001

Reserve A (11.153)  
Reserve B (0.944)  
Reserve C (0.668)  
Reserve D (0.1)  
Row (2.912)  
Lots 1-30 (4.85)



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Madison County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648  
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct and conforms to the requirements of Section 1121.03 FINAL PLAT REQUIREMENTS of the Codified Ordinances of Plain City, Ohio, excepting therefrom Items (a), (3), (5), (6), (16), (21) and (26). All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- = 6" Steel Post

By [Signature]  
Professional Surveyor No. 7865

28 NOV 17  
Date

B-395