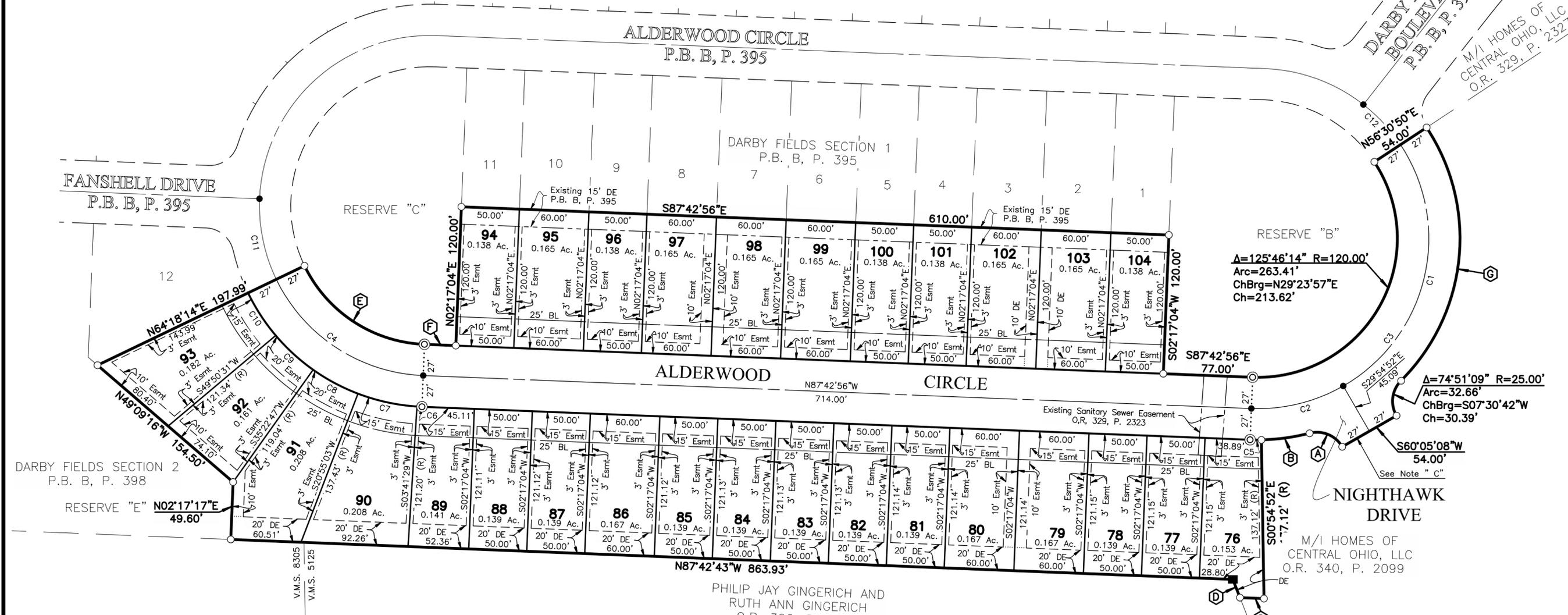


DARBY FIELDS SECTION 3

FINAL PLAT



J:\2017\1383\DWG\04SHETS\PLAT\0400018\20171383-VS-PLAT-SEC3.DWG plotted by MASTON, JOHN on 6/5/2018 5:22:22 PM last saved by JMASTON on 6/5/2018 10:02:27 PM

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	93°34'19"	147.00'	240.07'	N 13°17'59" E	214.27'
C2	32°11'56"	147.00'	82.61'	N 76°11'06" E	81.53'
C3	125°46'14"	147.00'	322.68'	N 29°23'57" E	261.69'
C4	62°01'10"	147.00'	159.12'	S 56°42'21" E	151.46'
C5	3°11'56"	174.00'	9.71'	S 89°18'54" E	9.71'
C6	1°24'25"	174.00'	4.27'	S 87°00'43" E	4.27'
C7	17°13'34"	174.00'	52.31'	S 77°41'44" E	52.12'
C8	14°27'44"	174.00'	43.92'	S 61°51'05" E	43.80'
C9	14°27'44"	174.00'	43.92'	S 47°23'21" E	43.80'
C10	14°27'44"	174.00'	43.92'	S 32°55'37" E	43.80'
C11	27°58'50"	147.00'	71.79'	S 11°42'21" E	71.08'
C12	18°27'23"	147.00'	47.35'	S 42°42'52" E	47.15'

- A** Δ=74°51'09" R=25.00'
Arc=32.66'
ChBrg=N67°20'26"W
Ch=30.39'
- B** Δ=13°51'09" R=174.00'
Arc=42.07'
ChBrg=S82°09'34"W
Ch=41.97'
- C** N87°42'43"W
20.69'
- D** N21°16'42"W
16.88'
- E** Δ=62°01'10" R=120.00'
Arc=129.89'
ChBrg=S56°42'21"E
Ch=123.64'
- F** S87°42'56"E
27.00'
- G** Δ=78°25'27" R=174.00'
Arc=238.16'
ChBrg=S05°43'33"W
Ch=220.00'

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 3 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 "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:

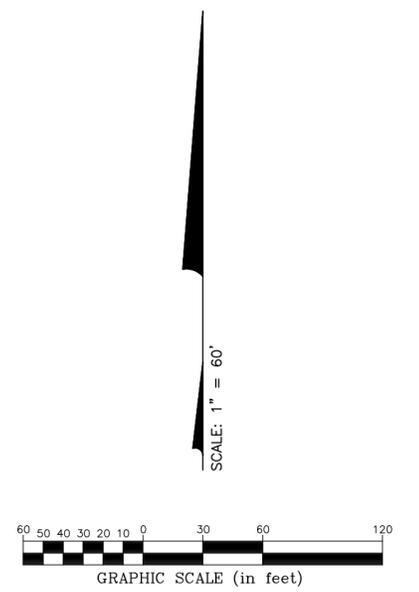
Total acreage:	5.994 Ac.
Acreage in right-of-way:	1.509 Ac.
Acreage in lots:	4.485 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Darby Fields Section 3 is out of the following Madison County Parcel Numbers:

Parcel Number 04-00824.001	1.025 Ac.
Parcel Number 04-00824.000	4.969 Ac.

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

Front:	25 feet (Building Line)
Rear:	25 feet each side (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)



Esmt = Easement
BL = Building Line
DE = Drainage Easement

DARBY FIELDS SECTION 3

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 5.994 acres of land, more or less, said 5.994 acres being comprised of a part of each of those tracts of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deeds of record in Official Record 329, Page 2327 and Official Record 340, Page 2099, 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 3", a subdivision containing Lots numbered 76 to 104, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Alderwood Circle and Nighthawk Drive 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" or "Drainage 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.

In Witness Whereof, TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this 20 day of Aug, 2018.

Signed and Acknowledged
In the presence of:

M/I HOMES
OF CENTRAL OHIO, LLC

Timothy C. Hall Jr.
Usher Cohen

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.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 20th day of August, 2018.

My commission expires 6/25/19

Darlene W. Smith
Notary Public, State of Ohio



DARLENE W. SMITH
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 25, 2019

Approved this 28th day of Aug, 2018

Nathan E. Caball
Zoning Inspector, Village of Plain City, Ohio

Approved this 28th day of Aug, 2018

Raven
Chairman, Planning and Zoning
Commission, Village of Plain City, Ohio

Approved this ___ day of ___, 2018

Vacant
Village Engineer, Village of Plain City, Ohio

Approved this 28th day of Aug, 2018

Nathan E. Caball
Village Administrator,
Village of Plain City, Ohio

Approved and accepted this ___ day of ___, 2018 by Ordinance Number ___, wherein all of the "Darby Fields Section 3" rights-of-way as shown hereon and easements reserved hereon for maintenance of public utilities are accepted as such by the Council for the Village of Plain City, Ohio.

Derrin Lane
Mayor, Village of Plain City, Ohio

Renie Sonnett
Clerk of Council, Village of Plain City, Ohio

Transferred this 5th day of September, 2018.

Jennifer S. Hunter by *BA Crayford*
Auditor, Madison County, Ohio
Dep

Recorded this 5th day of September, 2018 Plat Book B-410 - B-411, Page ___

PLAIN CITY
MADISON COUNTY ENGINEER
DATE 9/5/18 BY *SM*
RECORD NO. 1,025
RECORD NO. 0419 04-00824.001

Charles E. Reed by *Rachel Kemler*, Deputy
Recorder, Madison County, Ohio

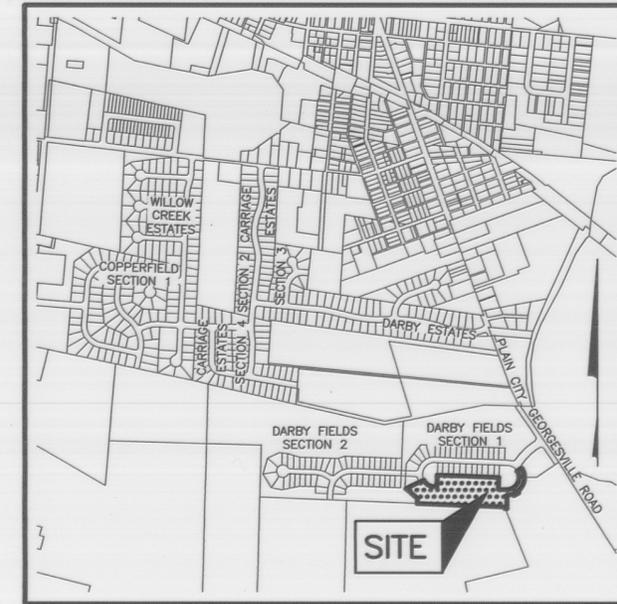
20180004149
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
09-05-2018 AT 01:30 PM.
PLAT 43.60

B-410



By Matthew A. Kirk
Professional Surveyor No. 7865

17 Aug 18
Date



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)
- = 12"X12" Concrete Post