

DARBY STATION

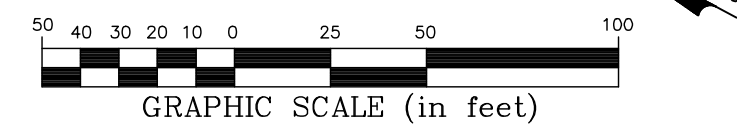
PHASE 2 PART 1 FINAL PLAT

2
3

Line Type Legend

- Existing Property Line
- Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- - - Easement Line

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	25.00'	39.27'	S 16°54'40" W	35.36'
C2	90°00'00"	25.00'	39.27'	N 73°05'20" W	35.36'
C3	90°00'00"	25.00'	39.27'	S 16°54'40" W	35.36'

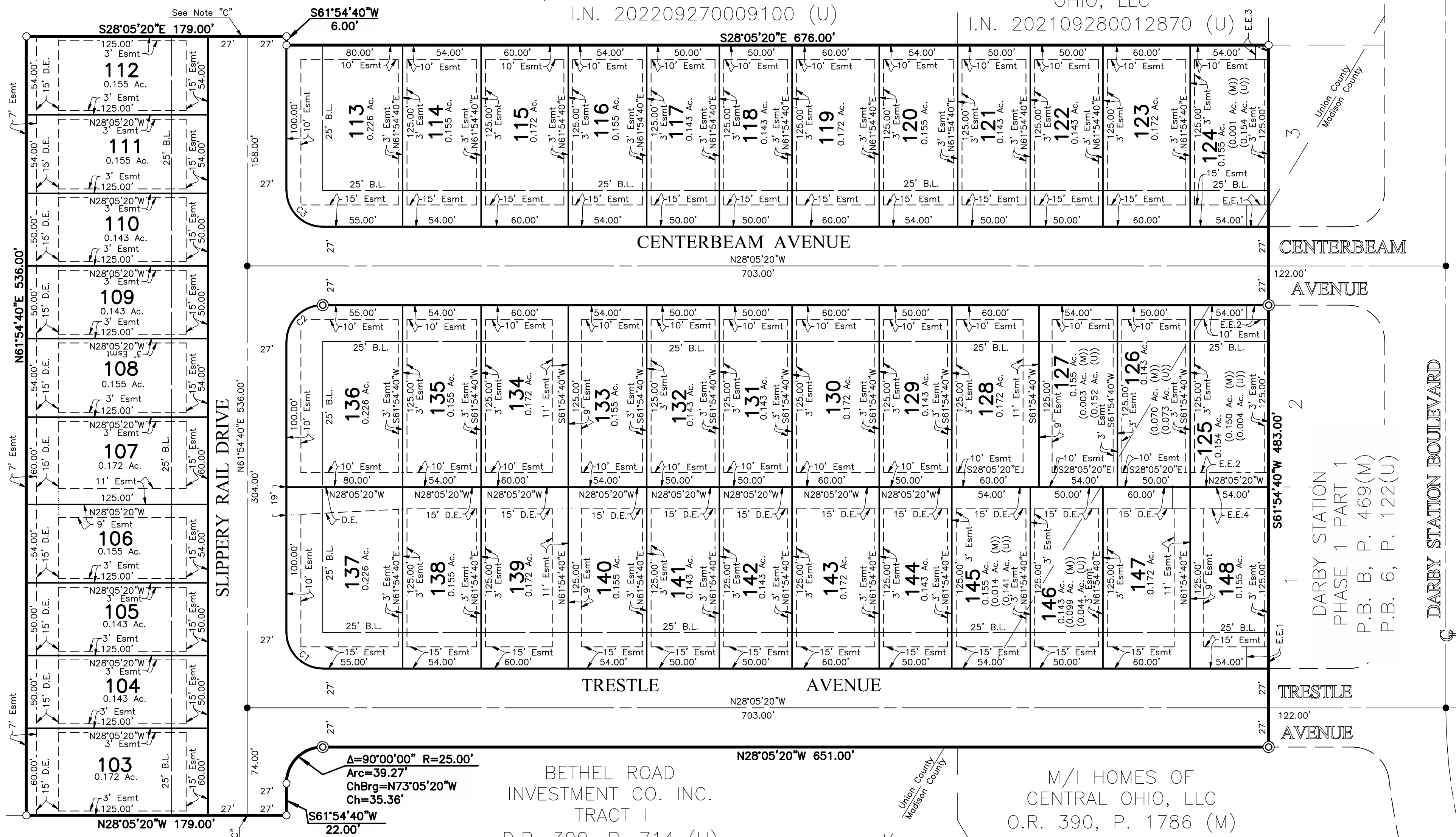


M/I HOMES OF CENTRAL OHIO, LLC
I.N. 202209270009100 (U)

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 202109280012870 (U)

Legend

- (U) = Union County
- (M) = Madison County
- B.L. = Building Line
- D.E. = Drainage Easement
- Esmt = Easement
- E.E.1 = Existing 15' Esmt
- P.B. 6, P. 469(M)
- E.E.2 = Existing 10' Esmt
- P.B. 6, P. 469(M)
- P.B. 6, P. 122 (U)
- E.E.3 = Existing 9' Esmt
- P.B. 6, P. 469(M)
- P.B. 6, P. 122 (U)
- E.E.4 = Existing 15' D.E.
- P.B. 6, P. 469(M)
- P.B. 6, P. 122 (U)



$\Delta=90^{\circ}00'00''$ $R=25.00'$
 $Arc=39.27'$
 $ChBrg=N73^{\circ}05'20''W$
 $Ch=35.36'$

BETHEL ROAD
INVESTMENT CO. INC.
TRACT I
D.B. 300, P. 714 (U)

M/I HOMES OF
CENTRAL OHIO, LLC
O.R. 390, P. 1786 (M)

D.B. 271, P. 224 (M)

U:\20210983\DWG\04SHEETS\PLAT_20210983-VS-PLAT-PHS2-FRT1.DWG plotted by KIRK, MATTHEW on 10/7/2022 1:58:10 PM last saved by JMASTON on 10/7/2022 1:34:40 PM Xrefs:

DARBY STATION

PHASE 2 PART 1

FINAL PLAT

3
3

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 and Union County Recorder's Office.

NOTE "B": At the time of platting, all of Darby Station Phase 2 Part 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 an 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:	9.701 Ac.
Acreage in right-of-way:	2.353 Ac.
	0.286 Ac. (M)
	2.067 Ac. (U)
Acreage in lots:	7.348 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Darby Station Phase 2 Part 1 is out of the following Madison County Parcel Number:

Parcel Number 04-00776.003	0.946 Ac.
Parcel Number 04-00818.001	0.004 Ac.

NOTE "F" - ACREAGE BREAKDOWN: Darby Station Phase 2 Part 1 is out of the following Union County Parcel Number:

Parcel Number 18-0002170.0010	1.424 Ac.
Parcel Number 18-00021_____	7.327 Ac.

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

Front:	25 feet (Building Line)
Rear:	25 feet
Side:	5 feet (Total of 10 feet)

DARBY STATION

PHASE 2 PART 1 FINAL PLAT

Situated in the State of Ohio, Counties of Madison and Union, Village of Plain City, and in Virginia Military Survey Number 3685, containing 9.701 acres of land, more or less, said 9.701 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 390, Page 1786 and Official Record 405, Page 2498, Recorder's Office, Madison County, Ohio and Instrument Numbers 202109280012870 and 202209270009100, Recorder's Office, Union 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 STATION PHASE 2 PART 1", a subdivision containing Lots numbered 103 to 148, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Centerbeam Avenue, Slippery Rail Drive and Trestle Avenue 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 24th day of Feb, 2023.

Signed and Acknowledged
In the presence of:

**M/I HOMES
OF CENTRAL OHIO, LLC**

Darlene W. Smith

By TIMOTHY C. HALL JR.,
Area President

J. J.

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 24th day of February, 2023.

My commission expires 6/25/24

Darlene W. Smith
Notary Public, State of Ohio



Approved this 7th day of MARCH,
2023

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

Approved this 15th day of March,
2023

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

Approved this 7th day of MARCH,
2023

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

Approved this 8th day of March,
2023

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

Transferred this 1st day of MAY,
2023.

[Signature]
Mayor, Village of Plain City, Ohio

[Signature]
Fiscal Officer, Village of Plain City, Ohio

[Signature] Auditor, Madison County, Ohio
[Signature] Chief Deputy

Recorded this 1st day of MAY, 2023 Plat Book B, Page 500, 501, 502

2023-1793 B-500
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
05/01/2023 09:22:37 AM
PLAT #43.60
Total Pages: 1

I hereby certify that the land
by this plat was transferred
on 20.

[Signature] Recorder, Madison County, Ohio

Union County Auditor

I hereby certify that this plat was filed
for recording on 20,
and that it was recorded on
20 in Plat Book , Pages
plat records of Union County, Ohio.

Union County Recorder

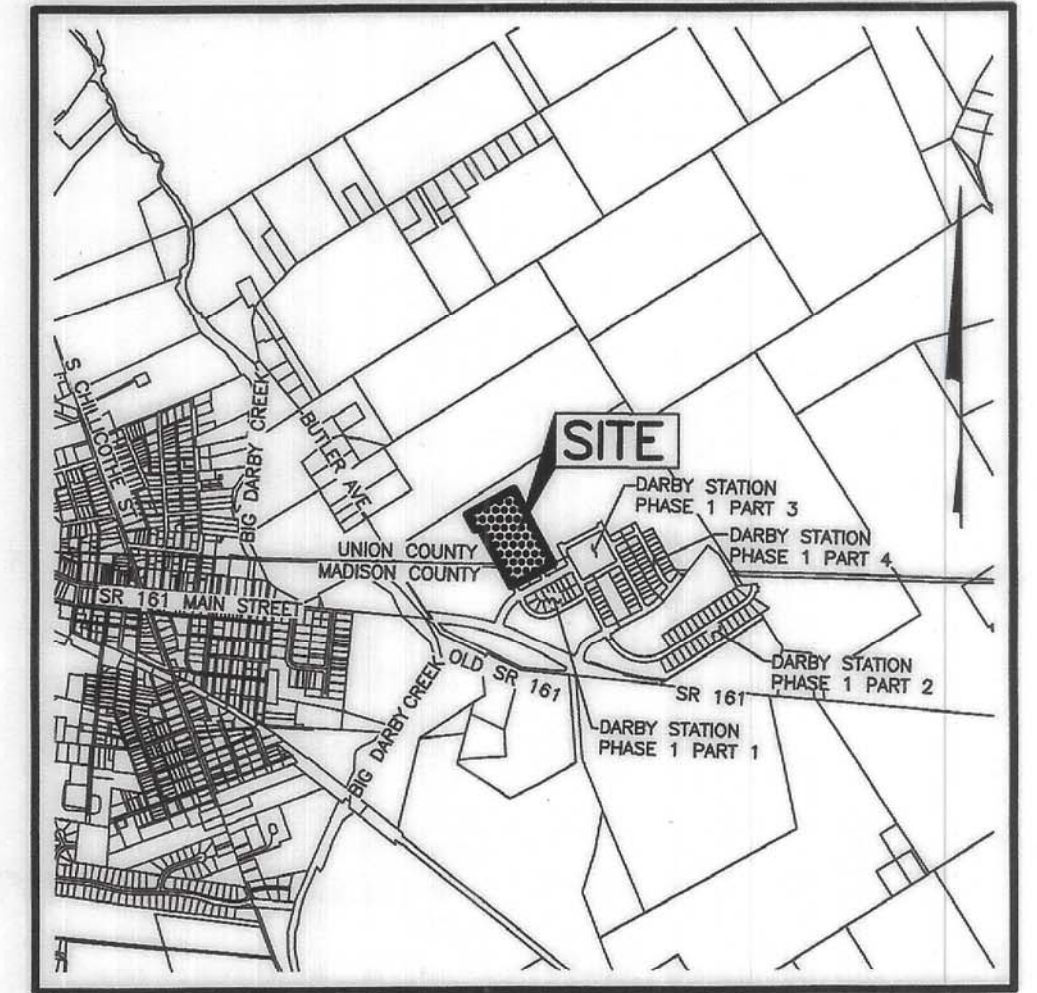
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 3-30-23 BY YE
ACREAGE 0.004 Dedicated Row
RESIDUAL 4.747

Fee \$

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 3-30-23 BY YE
ACREAGE 0.282 Dedicated Row

Plat 124 (0.00)
Pl 125 (0.150)
Pl 126 (0.07)
Pl 127 (0.023)
Pl 128 (0.014)
Pl 129 (0.099)
124
125
Residual 30.30

Darlene W. Smith
Notary Public, State of Ohio
My Commission Expires 06-25-2024



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 and Union Counties, 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)



By Matthew A. Kirk
Professional Surveyor No. 7865

23 FEB 23
Date

J:\20210983\DWG\04SHEETS\PLAT\20210983-VS-PLAT-PHS2-PRT1.DWG plotted by MKR, MATTHEW on 10/7/2022 11:39:01 AM last saved by MKR on 7/21/2022 8:14:44 AM