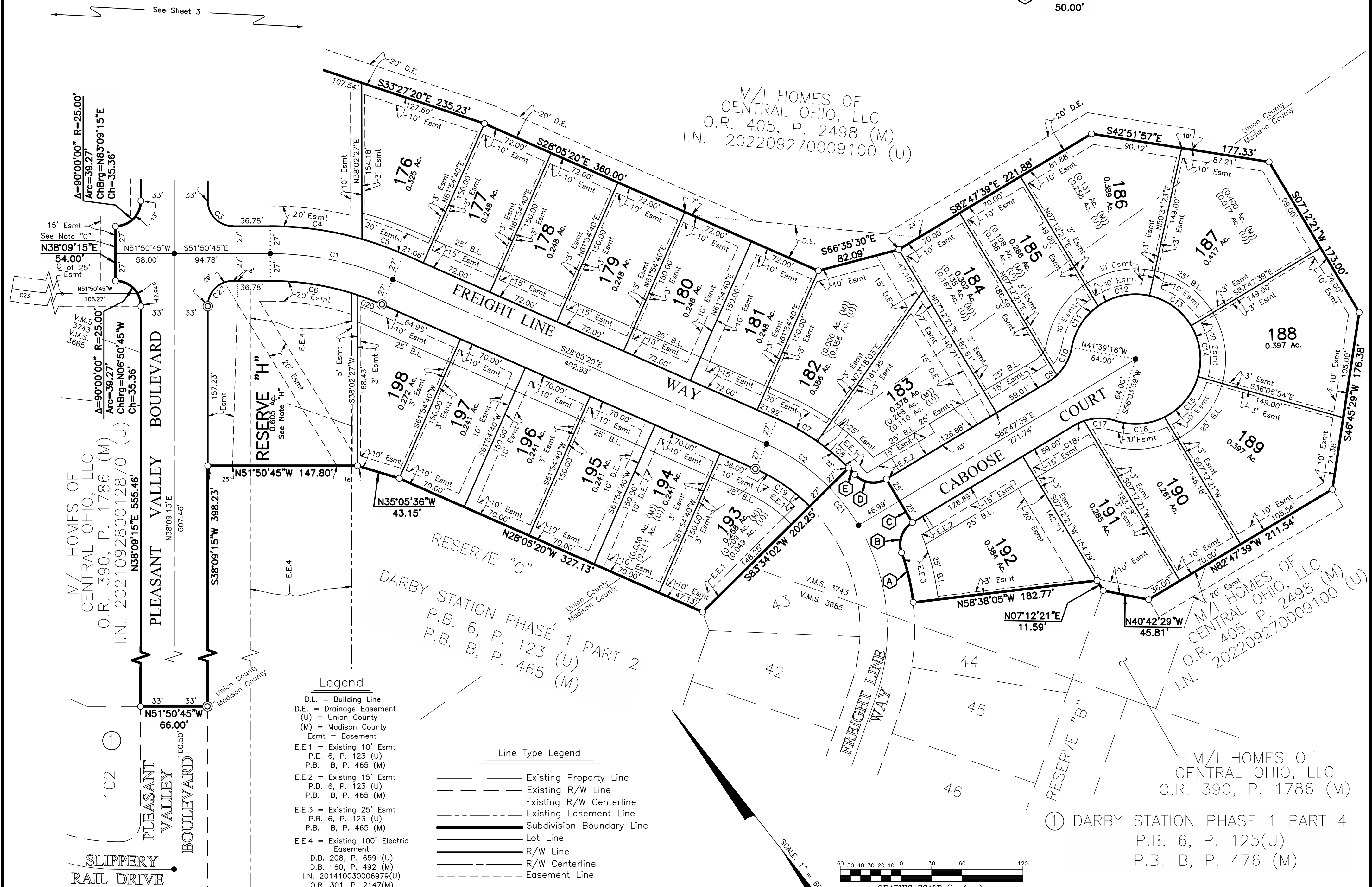


# DARBY STATION

## PHASE 2 PART 3

- A** Δ=12°42'55" R=227.00'  
Arc=50.38'  
ChBrg=N25°00'28"E  
Ch=50.27'
- B** Δ=78°33'21" R=25.00'  
Arc=34.28'  
ChBrg=N57°55'41"E  
Ch=31.65'
- C** N07°12'21"E  
50.00'
- D** Δ=78°33'21" R=25.00'  
Arc=34.28'  
ChBrg=N43°30'58"W  
Ch=31.65'
- E** Δ=2°11'40" R=227.00'  
Arc=8.69'  
ChBrg=N05°20'08"W  
Ch=8.69'

2  
3



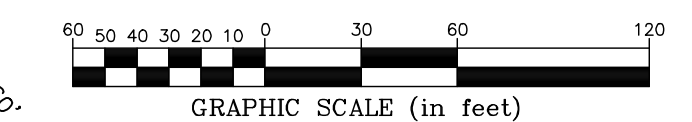
M/I HOMES OF  
CENTRAL OHIO, LLC  
O.R. 405, P. 2498 (M)  
I.N. 202209270009100 (U)

A=90°00'00" R=25.00'  
Arc=39.27'  
ChBrg=N83°09'15"E  
Ch=35.36'

A=90°00'00" R=25.00'  
Arc=39.27'  
ChBrg=N06°50'45"W  
Ch=35.36'

- Legend**
- B.L. = Building Line
  - D.E. = Drainage Easement
  - (U) = Union County
  - (M) = Madison County
  - Esmt = Easement
  - E.E.1 = Existing 10' Esmt  
P.B. 6, P. 123 (U)  
P.B. B, P. 465 (M)
  - E.E.2 = Existing 15' Esmt  
P.B. 6, P. 123 (U)  
P.B. B, P. 465 (M)
  - E.E.3 = Existing 25' Esmt  
P.B. 6, P. 123 (U)  
P.B. B, P. 465 (M)
  - E.E.4 = Existing 100' Electric Easement  
D.B. 208, P. 659 (U)  
D.B. 160, P. 492 (M)  
I.N. 201410030006979(U)  
O.R. 301, P. 2147(M)

- 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



SCALE: 1" = 60'

① DARBY STATION PHASE 1 PART 4  
P.B. 6, P. 125(U)  
P.B. B, P. 476 (M)

M/I HOMES OF  
CENTRAL OHIO, LLC  
O.R. 405, P. 2498 (M)  
I.N. 202209270009100 (U)

U:\20210983\DWG\CASHHEETS\PLAT\20210983-VS-PLAT-PHS2-PR13.DWG plotted by JMASTON on 10/12/2022 9:29:27 AM  
 Xrefs: 20201237-VS-BNDY-01.DWG & 20210983-CS-REFR-N.DWG

# DARBY STATION

## PHASE 2 PART 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 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 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: 11.618 Ac.  
 Acreage in right-of-way: 3.228 Ac.  
                                   0.599 Ac. (M)  
                                   2.629 Ac. (U)  
 Acreage in lots: 6.891 Ac.  
 Acreage in reserves: 1.499 Ac.

**NOTE "E" - ACREAGE BREAKDOWN:** Darby Station Phase 2 Part 3 is out of the following Madison County Parcel Numbers:

Parcel Number 04-00776.003 1.852 Ac.  
 Parcel Number 04-00818.000 1.752 Ac.

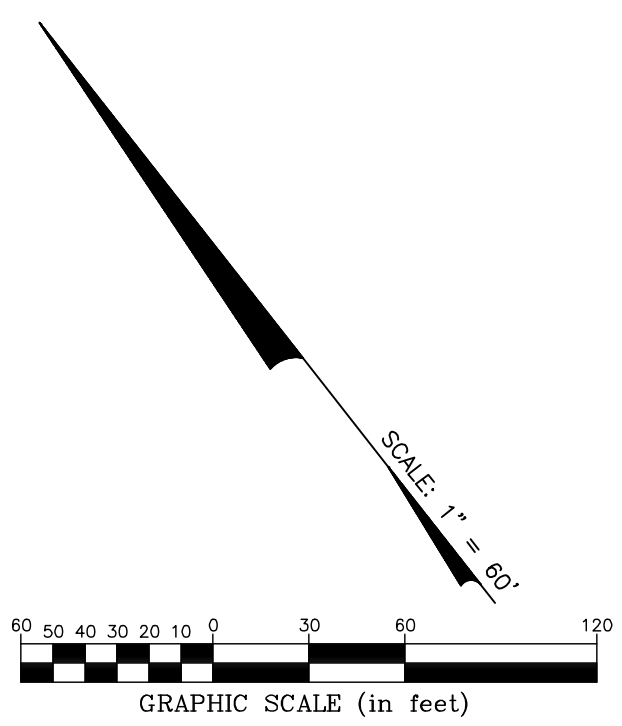
**NOTE "F" - ACREAGE BREAKDOWN:** Darby Station Phase 2 Part 3 is out of the following Union County Parcel Numbers:

Parcel Number 18-0002170.0000 1.553 Ac.  
 Parcel Number 15-0021025.0000 5.635 Ac.  
 Parcel Number 15-00210 0.826 Ac.

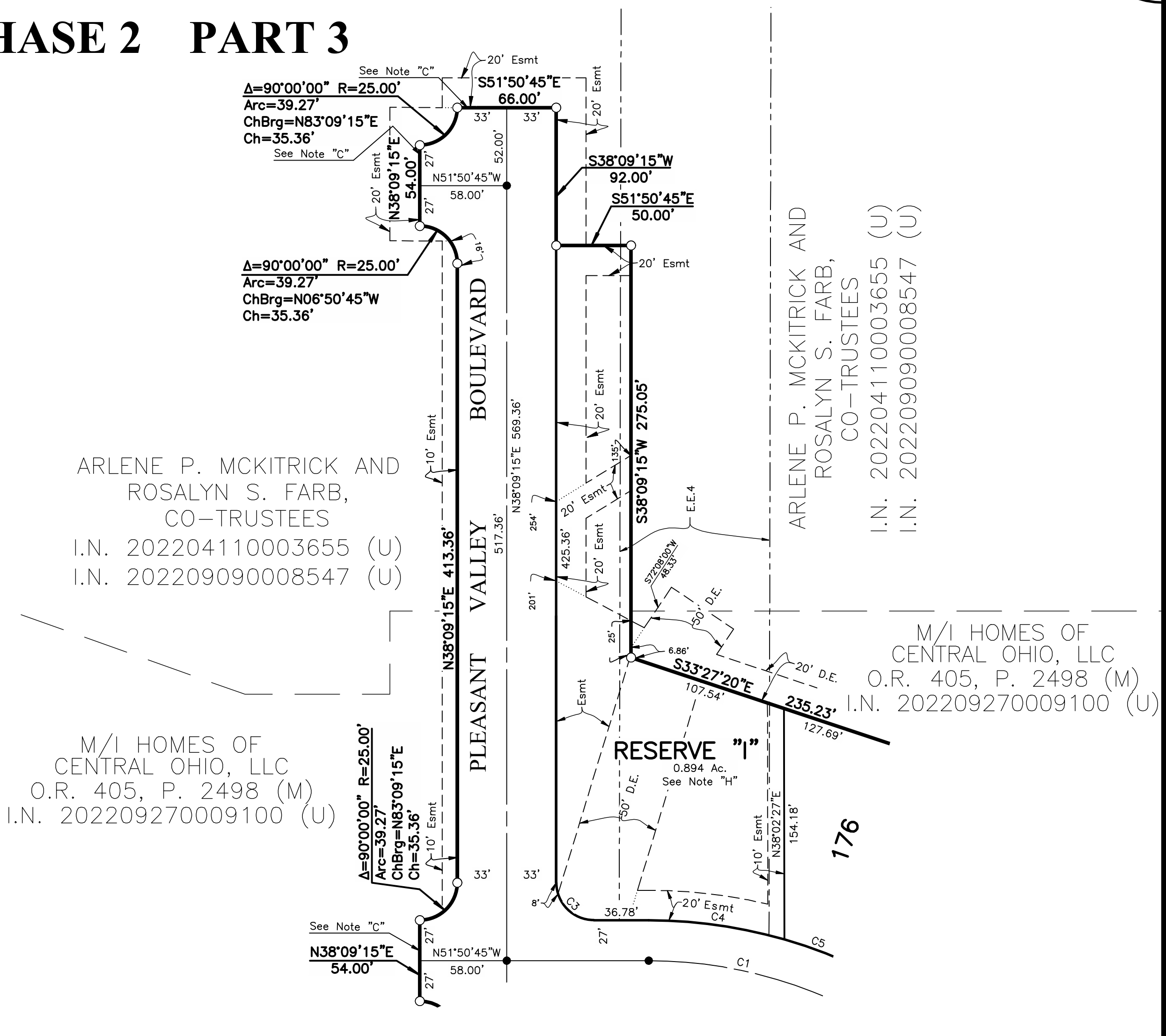
**NOTE "G" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:**

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

**NOTE "H" - RESERVES "H" AND "I":** Reserves "H" and "I", 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 Station 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.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	23°45'26"	300.00'	124.39'	S 39°58'02" E	123.50'
C2	21°39'22"	200.00'	75.59'	N 17°15'39" W	75.14'
C3	90°00'00"	25.00'	39.27'	S 06°50'45" E	35.36'
C4	16°04'50"	327.00'	91.78'	N 43°48'20" W	91.47'
C5	7°40'36"	327.00'	43.81'	N 31°55'37" W	43.78'
C6	18°17'32"	273.00'	87.16'	N 42°42'00" W	86.79'
C7	11°23'22"	227.00'	45.12'	N 22°23'38" W	45.05'
C8	12°27'40"	227.00'	49.37'	N 10°28'07" W	49.27'
C9	12°41'55"	50.00'	11.08'	S 89°08'36" E	11.06'
C10	36°09'43"	50.00'	31.56'	N 66°25'35" E	31.04'
C11	44°30'08"	64.00'	49.71'	S 70°35'48" W	48.47'
C12	47°40'31"	64.00'	53.25'	N 63°18'53" W	51.73'
C13	46°40'59"	64.00'	52.15'	N 16°08'08" W	50.71'
C14	46°40'44"	64.00'	52.14'	N 30°32'44" E	50.71'
C15	47°40'16"	64.00'	53.25'	N 77°43'14" E	51.73'
C16	44°30'37"	64.00'	49.72'	S 56°11'19" E	48.48'
C17	36°09'05"	50.00'	31.55'	N 52°00'34" W	31.03'
C18	12°42'33"	50.00'	11.09'	N 76°26'22" W	11.07'
C19	21°39'22"	173.00'	65.39'	N 17°15'39" W	65.00'
C20	5°27'54"	273.00'	26.04'	N 30°49'17" W	26.03'
C21	13°38'19"	200.00'	47.61'	N 00°23'12" E	47.50'
C22	90°00'00"	25.00'	39.27'	S 83°09'14" W	35.36'
C23	9°26'32"	389.50'	64.19'	S 47°07'29" E	64.12'

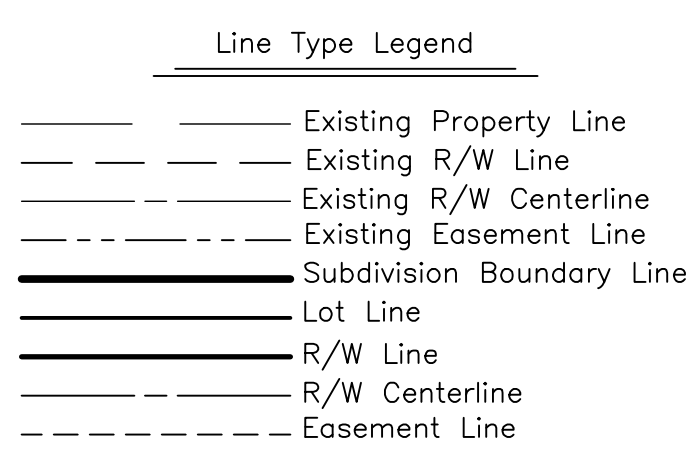


ARLENE P. MCKITRICK AND  
 ROSALYN S. FARB,  
 CO-TRUSTEES  
 I.N. 202204110003655 (U)  
 I.N. 202209090008547 (U)

ARLENE P. MCKITRICK AND  
 ROSALYN S. FARB,  
 CO-TRUSTEES  
 I.N. 202204110003655 (U)  
 I.N. 202209090008547 (U)

M/I HOMES OF  
 CENTRAL OHIO, LLC  
 O.R. 405, P. 2498 (M)  
 I.N. 202209270009100 (U)

M/I HOMES OF  
 CENTRAL OHIO, LLC  
 O.R. 405, P. 2498 (M)  
 I.N. 202209270009100 (U)



- Legend**
- B.L. = Building Line
  - D.E. = Drainage Easement
  - (U) = Union County
  - (M) = Madison County
  - Esmt = Easement
  - E.E.1 = Existing 10' Esmt  
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P.B. B, P. 465 (M)
  - E.E.3 = Existing 25' Esmt  
P.E. 6, P. 123 (U)  
P.B. B, P. 465 (M)
  - E.E.4 = Existing 100' Electric Easement  
D.B. 208, P. 659 (U)  
D.B. 160, P. 492 (M)  
I.N. 201410030006979(U)  
O.R. 301, P. 2147(M)

U:\20210983\DWG\CASHSETS\PLAT\20210983-VS-PLAT-PHS2-PRT3.DWG plotted by KIRK, MATTHEW on 10/12/2022 10:47:01 AM last saved by JMASTON on 10/12/2022 9:29:27 AM  
 Xrefs: 20201237-VS-BNDY-01.DWG & 20210983-CS-REFR-N.DWG

# DARBY STATION

## PHASE 2 PART 3

Situated in the State of Ohio, Counties of Madison and Union, Village of Plain City, and in Virginia Military Survey Numbers 3685 and 3743, containing 11.618 acres of land, more or less, said 11.618 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 Official Record 390, Page 1786, Official Record 405, Page 2498, and Official Record 413, Page 971, Recorder's Office, Madison County, Ohio, and Instrument Numbers 202109280012870, 202209270009100, and 202305150003306, 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 3", a subdivision containing Lots numbered 176 to 198, both inclusive, and areas designated as Reserve "H" and Reserve "I", does hereby accept this plat of same and dedicates to public use, as such, all of Caboose Court, Freight Line Way and Pleasant Valley Boulevard 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. 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 22<sup>nd</sup> day of May, 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

T. C. Hall Jr.

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 22<sup>nd</sup> day of May, 2023.

My commission expires 6/25/24

Darlene W. Smith  
Notary Public, State of Ohio



Approved this 12 day of JUNE, 20 23

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

Approved this 12 day of JUNE, 20 23

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

Approved this 12 day of JUNE, 20 23

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

Approved this 12 day of JUNE, 20 23

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

[Signature]  
Mayor, Village of Plain City, Ohio

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

Transferred this 11<sup>th</sup> day of July, 20 23

[Signature]  
Auditor, Madison County, Ohio

Recorded this 11<sup>th</sup> day of July, 20 23 Plat Book B, Page 506-508

Rachel A. Fisher by Cindy Andrews, Deputy  
Recorder, Madison County, Ohio

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

2023-2702  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
07/11/2023 09:06:28 AM  
PLAT #43.60  
Total Pages: 1 B-506

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

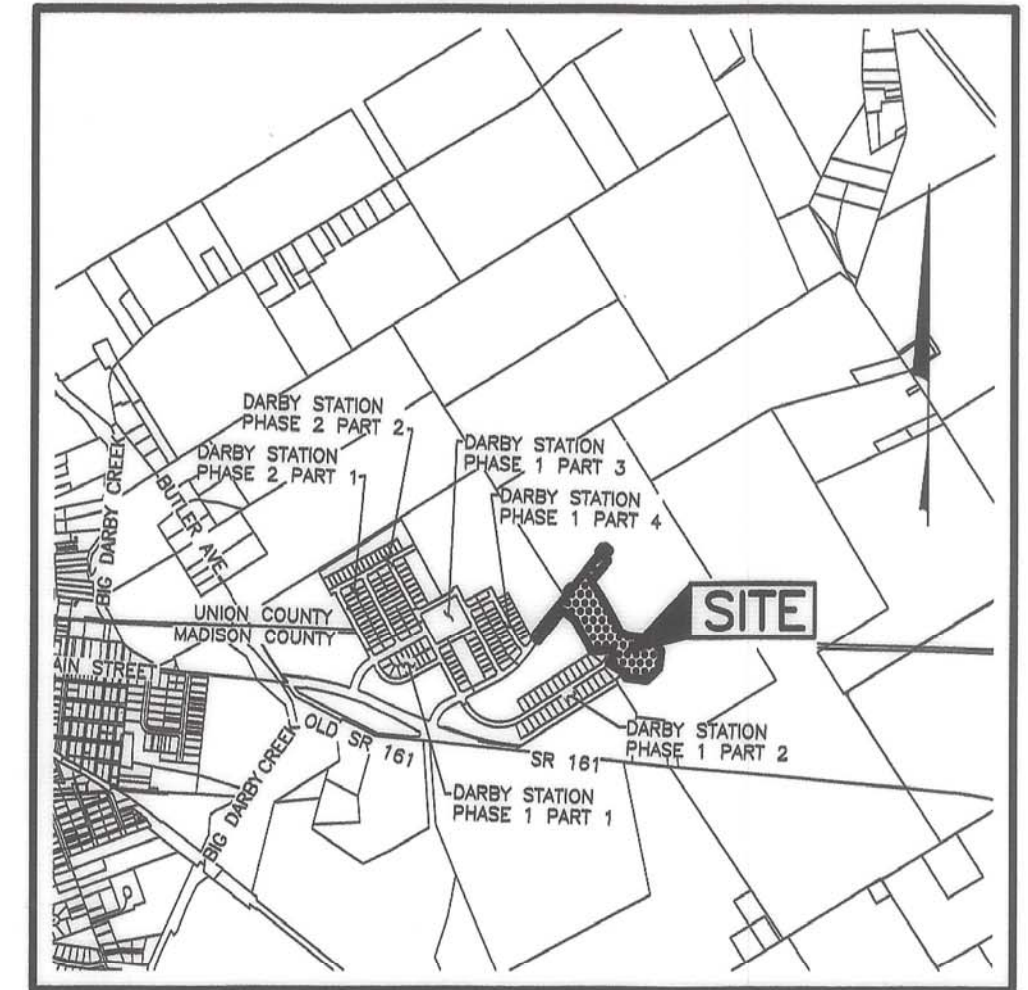
Fee \$

PLANNING CITY  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE 7/11/23 BY [Signature] nccmpe combine and 15 PT 107 193 (.266)  
ACREAGE PT 107 193 (.267) PT 107 194 (.051) PT 107 189 (.064) PT 107 190 (.246) 107 191 (.285) 107 192 (.389) PT 107 193 (.269) PT 107 194 (.030) Row .316  
Residual 25.7  
nccmpe PT 107 193 (.001) PT 107 194 (.084) PT 107 195 (.108) PT 107 196 (.131) PT 107 197 (.40) Lot 188 (.397) PT 107 189 (.333) PT 107 190 (.015) Row .283  
Residual 2.995



By Matthew A. Kirk  
Professional Surveyor No. 7865

18 MAY 23  
Date



LOCATION MAP AND BACKGROUND DRAWING

SURVEY DATA: NOT TO SCALE

**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)

1:20210983\DWG\ASHEETS\PLAT\20210983-VS-PLAT-PHS2-PT3.DWG plotted by MKRK, MATTHEW on 5/16/2023 2:24:15 PM last saved by MKRK on 10/12/2022 10:47:07 AM  
Xrefs: 20201237-VS-BNDY-01.DWG & 20210983-CS-REFR-N.DWG & 20220582-VS-BNDY-01.DWG