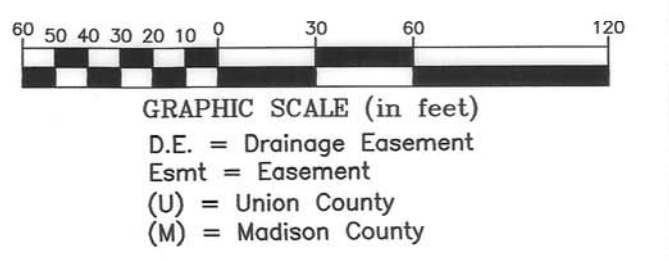


DARBY STATION

PHASE 4 PART 2

2
3

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	123°49'24"	166.50'	359.83'	S 79°56'56" E	293.78'
C2	14°17'21"	808.50'	201.64'	S 25°10'54" E	201.11'
C3	31°42'51"	70.50'	39.02'	S 66°13'47" E	38.53'
C4	6°42'41"	66.50'	7.79'	S 78°43'52" E	7.79'
C5	86°05'53"	131.50'	197.60'	S 32°19'35" E	179.53'
C6	49°51'42"	66.50'	57.87'	S 35°39'13" W	56.06'
C7	44°02'24"	66.50'	51.11'	N 82°36'16" E	49.87'
C8	86°05'53"	131.50'	197.60'	S 32°19'35" E	179.53'
C9	6°36'53"	66.50'	7.68'	S 14°01'48" W	7.67'
C10	13°37'55"	126.52'	30.10'	S 07°48'56" W	30.03'

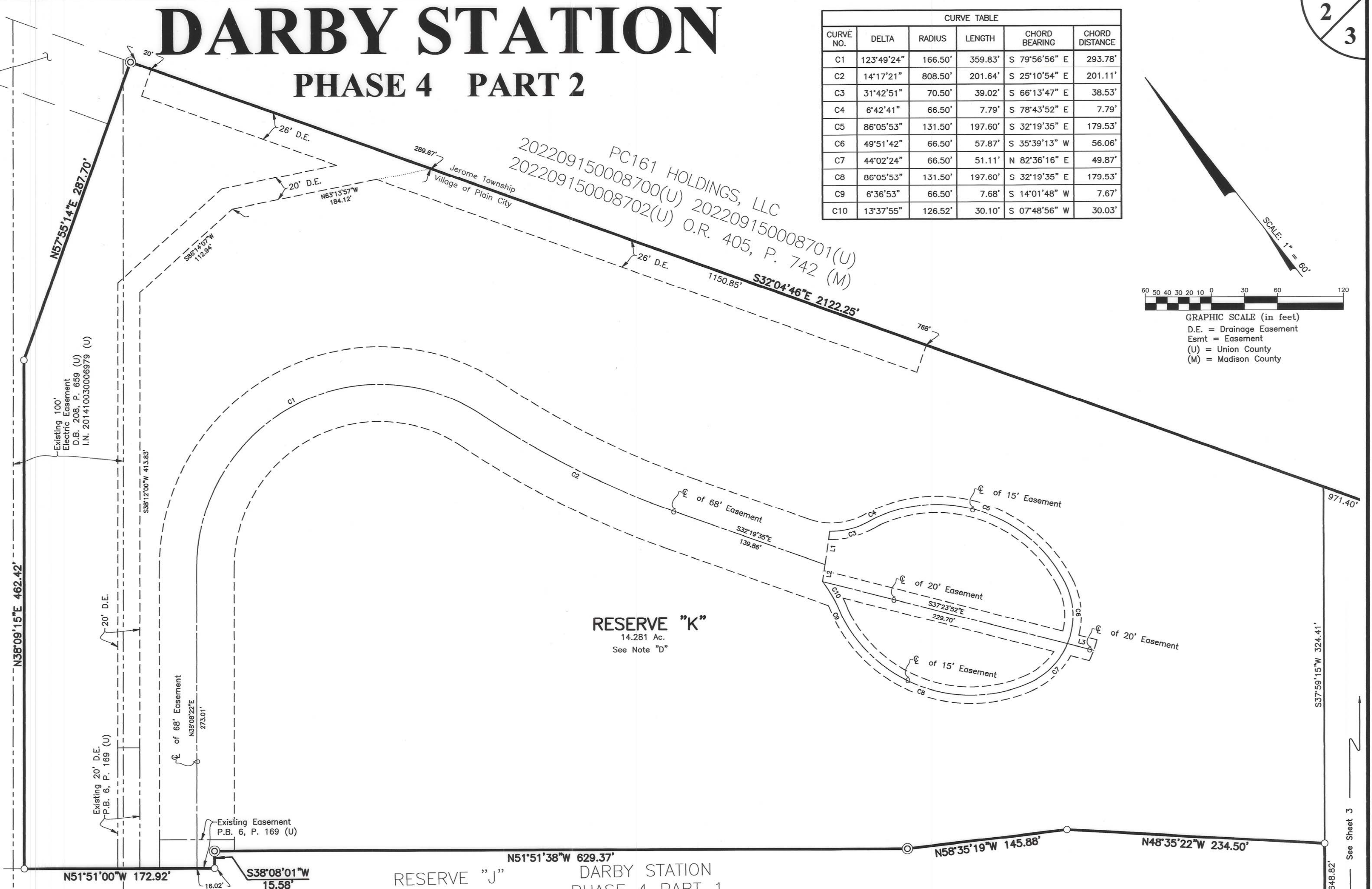


J:\20220583\DWG\04SHEETS\PLAT\20220583-VS-PLAT-SECA-PR12.DWG plotted by MASTON, JOHN on 4/19/2024 8:52:28 AM last saved by NKIRK on 4/19/2024 7:54:01 AM Xrefs: 20220582-VS-BNDY-01.DWG & 20201237-VS-BNDY-01.DWG & 20201237-VS-PLAT-PHS1-PR1.DWG & 20201237-VS-BNDY-01.DWG & CONSERVATION EASEMENT.DWG & 20210983-VS-BNDY-01.DWG & 20220582-VS-BNDY-02.DWG

M/HOMES OF CENTRAL OHIO, LLC
O.R. 423, P. 723 (M)
I.N. 202403010001424(U)

M/HOMES OF CENTRAL OHIO, LLC
O.R. 413, P. 971 (M)
I.N. 202305150003306(U)

202209150008700(U) PC161 HOLDINGS, LLC
202209150008702(U) O.R. 405, P. 742 (M)
202209150008701(U)



RESERVE "K"
14.281 Ac.
See Note "D"

RESERVE "J"
DARBY STATION
PHASE 4 PART 1
P.B. 6, P. 169 (U)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°17'22"E	30.57'
L2	S46°17'22"W	15.49'
L3	S37°23'52"E	24.67'
L4	S37°59'15"W	687.47'
L5	N75°15'24"W	58.58'
L6	N83°50'59"W	177.65'
L7	S44°07'53"W	24.94'
L8	S07°12'21"W	143.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S46°45'29"W	184.69'
L10	N82°47'39"W	4.71'
L11	S07°12'21"W	10.00'
L12	N82°47'39"W	58.56'
L13	S28°47'08"W	86.74'
L14	S42°22'25"W	122.18'
L15	S34°49'17"W	10.71'

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

2024-1782
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
05/02/2024 10:53:22 AM
PLAT #43.60
Total Pages: 1 B-521

DARBY STATION

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 4 Part 2 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" - ACREAGE BREAKDOWN: Darby Station Phase 4 Part 2 is out of the following Union County Parcel Numbers:

Parcel Number 18-0021025.0010	16.221 Ac.
Map Number 145-00-00-033.001	
Parcel Number 18-0021025.0000	2.599 Ac.
Map Number 145-00-00-033.000	

NOTE "D" - RESERVE "K": Reserve "K", as designated and delineated hereon, will be owned and maintained by the developer for the purpose of future development.

NOTE "E" - ACREAGE BREAKDOWN: Darby Station Phase 4 Part 2 is out of the following Madison County Parcel Numbers:

Parcel Number 04-00776.003	0.221 Ac.
Parcel Number 04-00818.002	1.259 Ac.
Parcel Number 04-00818.001	2.998 Ac.
Parcel Number 04-00818.000	16.308 Ac.

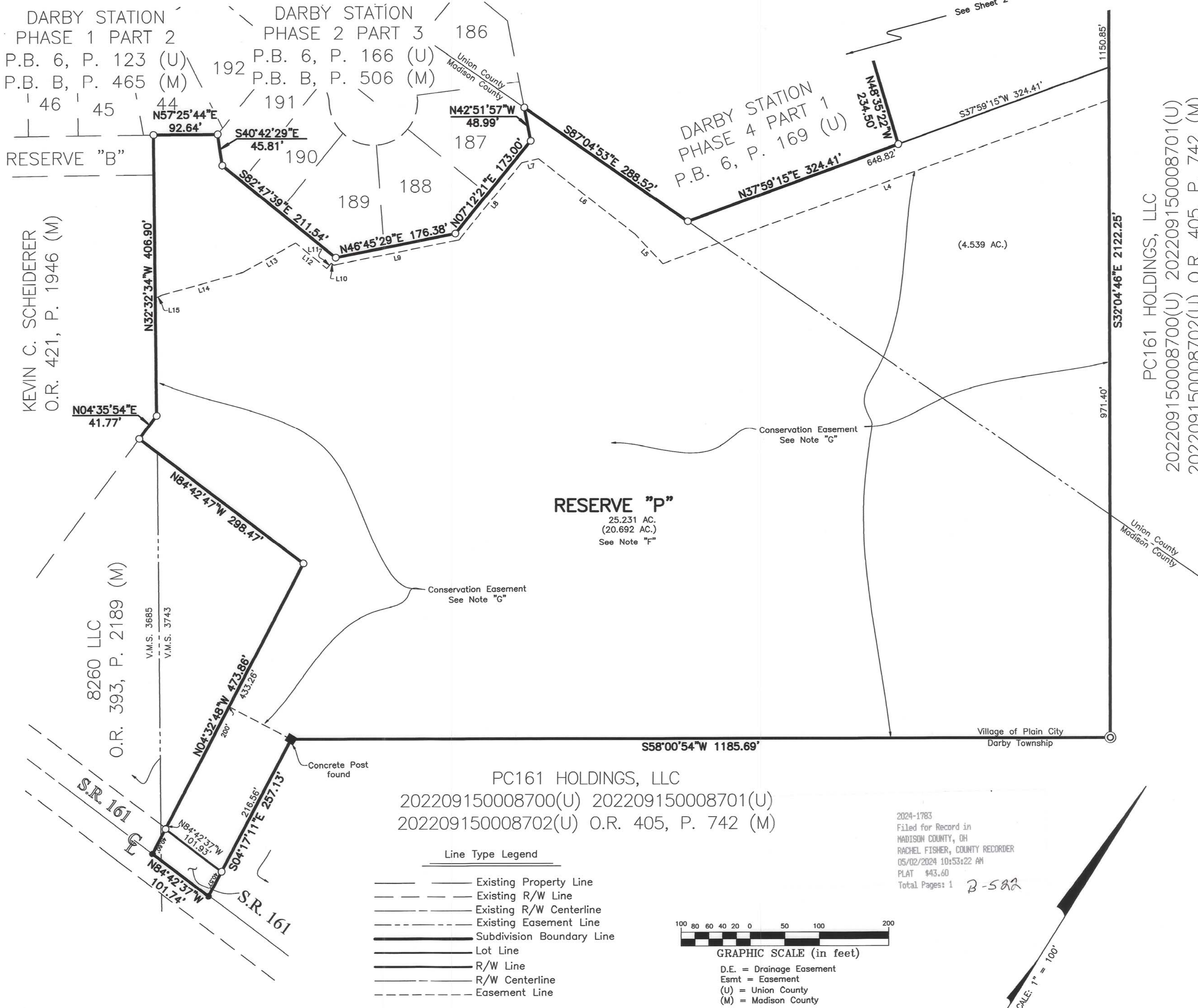
NOTE "F" - RESERVE "P": Reserve "P", as designated and delineated hereon, will be owned and maintained by the developer and/or an association comprised of the owners to the fee simple titles to the lots in the Darby Station subdivisions, said association being a planned community owners association under 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.

NOTE "G" - CONSERVATION EASEMENT: Subsequent to the recording of this plat, M/I Homes of Central Ohio, LLC shall record in the offices of the Madison County Recorder and Union 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 "H" - ACREAGE BREAKDOWN:

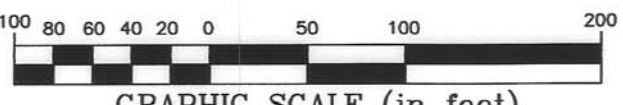
Total acreage	39.606 Ac.
Acreage in Reserves	39.512 Ac.
Acreage in public rights-of-way	0.094 Ac.

PHASE 4 PART 2

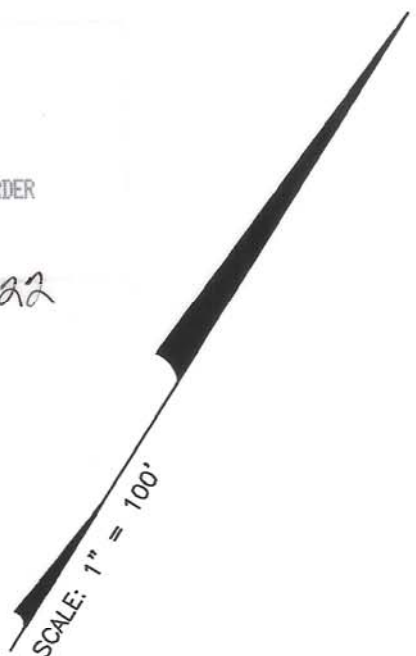


Line Type Legend

	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



GRAPHIC SCALE (in feet)
D.E. = Drainage Easement
Esmt = Easement
(U) = Union County
(M) = Madison County



J:\20220583\DWG\04SHEETS\PLAT\20220583-VS-PLAT-SECA-PR12.DWG plotted by KIRK, MATTHEW on 4/19/2024 7:53:55 AM last saved by MKR/K on 4/4/2024 8:56:45 AM
 Xrefs: 20220582-VS-BNDY-01.DWG & 20210883-VS-PLAT-PH52-PR13.DWG & 20201237-VS-BNDY-01.DWG & 20201237-VS-BNDY-01.DWG & CONSERVATION EASEMENT.DWG & 20210883-VS-BNDY-01.DWG & 20220582-VS-BNDY-02.DWG

2024-1783
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
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PLAT #43.60
Total Pages: 1 *B-582*

PC161 HOLDINGS, LLC
202209150008700(U) 202209150008701(U)
202209150008702(U) O.R. 405, P. 742 (M)

DARBY STATION

PHASE 4 PART 2

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 39.606 acres of land, more or less, said 39.606 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, Official Record 413, Page 971, and Official Record 423, Page 723, Recorder's Office, Madison County, Ohio, and Instrument Numbers 202109280012870, 202209270009100, 202305150003306, and 202403010001424, Recorder's Office, Union County, Ohio. 202305250003563

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 4 PART 2", a subdivision containing Reserve "K" and Reserve "P", does hereby accept this plat of same and dedicates to public use, as such, all of State Route 161 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 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 3RD day of April, 2024.

Signed and Acknowledged
In the presence of:

M/I HOMES
OF CENTRAL OHIO, LLC

Darlene W. Smith By
Jo Fin

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 3RD day of April, 2024.

My commission expires 6/25/24

Darlene W. Smith
Notary Public, State of Ohio



Approved this 5 day of APRIL, 20 24

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

Approved this 5 day of APRIL, 20 24

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

Approved this 5th day of APRIL, 20 24

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

Approved this 5 day of APRIL, 20 24

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

Transferred this 2ND day of May, 2024

[Signature]
Mayor, Village of Plain City, Ohio

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

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

Recorded this 2ND day of MAY, 20 24 Plat Book B, Page B 520-522

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

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

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

Fee \$ _____

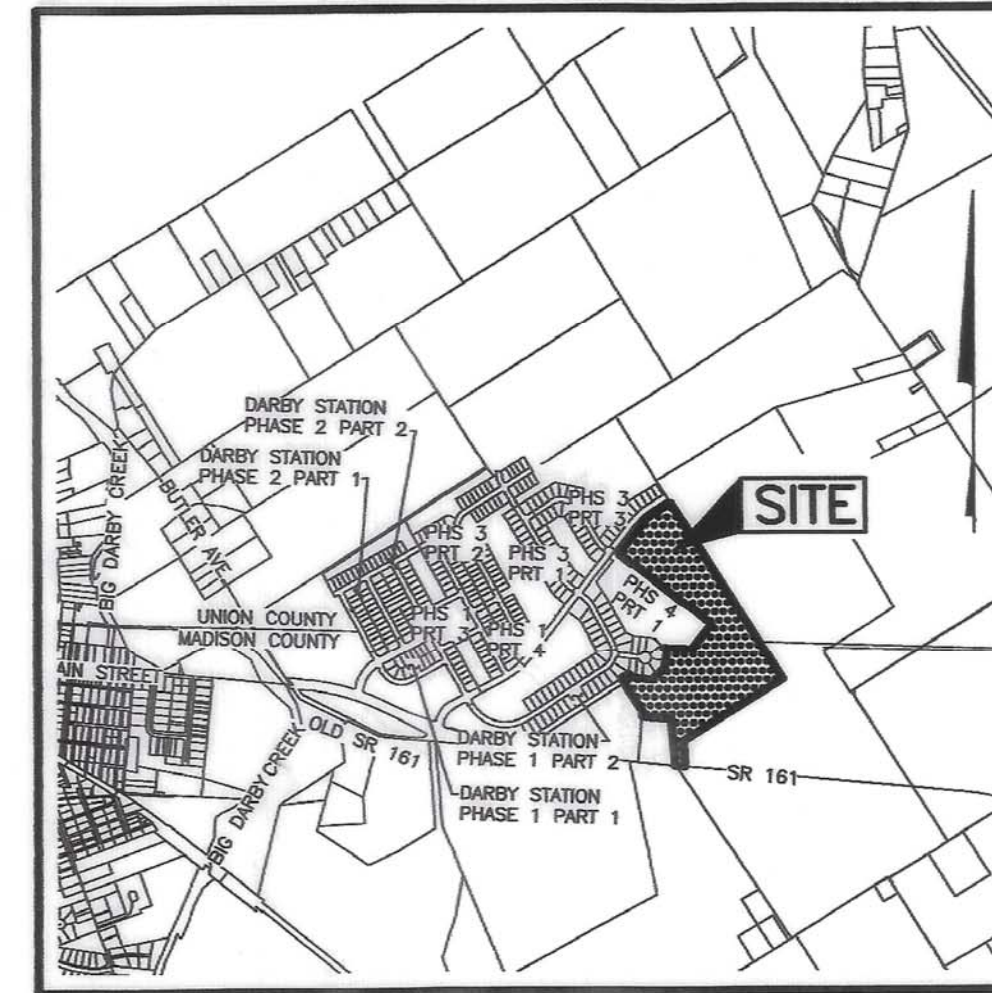
PLAINCITY
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 5/2/24 BY SM
ACREAGE 0.094 Dedicated ROW
RESIDUAL 16.214
+ 16.24
+ 1.259
+ 2.995
20.664 and 15
20.692
PT RES P
Darby Station
PH4 PT2

2024-1781
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
05/02/2024 10:53:22 AM
PLAT #43.60
Total Pages: 1 B-520



By Matthew A. Kirk
Professional Surveyor No. 7865

Date 2 APRIL 24



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: 888.775.3448
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)