

**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 RECORDERS OFFICE.

**NOTE "B":** AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "MAREN RESERVE PATIO HOMES SUB-AREA B PHASE 1B". IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39097C0075D, WITH EFFECTIVE DATE, OF JUNE 18, 2010.

**NOTE "C":**

ACREAGE BREAKDOWN	
TOTAL ACREAGE:	12.995 ACRES
ACREAGE IN RIGHT-OF-WAY:	2.523 ACRES
ACREAGE IN LOTS 1-18 AND 46-63 INCLUSIVE:	5.612 ACRES
ACREAGE IN RESERVE "B":	0.734 ACRES
ACREAGE IN RESERVE "A":	4.126 ACRES

**NOTE "D":** MAREN RESERVE PATIO HOMES SUB-AREA B PHASE 1B IS OUT OF THE FOLLOWING MADISON COUNTY PARCEL NUMBER:  
 PARCEL NUMBER 35-00007.000: 12.995 ACRES

**NOTE "E":** ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.  
 FRONT: 20 FEET  
 REAR: 20 FEET

**NOTE "F":** RESERVE "A" AND RESERVE "B" AS DESIGNATED AND DELINEATED HEREON ARE TO BE OWNED & MAINTAINED BY ARBOR HOMES FOR THE PURPOSE OF STORM WATER CONTROL, MAINTENANCE AND OPEN SPACE PURPOSES. ALL OF RESERVE "A" AND RESERVE "B" IS A DRAINAGE EASEMENT. THE VILLAGE OF PLAIN CITY HAS ACCESS TO RESERVE "A" AND RESERVE "B" FOR EMERGENCY PURPOSES.

**NOTE "G":** NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

SEE SHEET 3

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	24° 38' 30"	260.00'	111.82'	N87° 53' 55"E, 110.96'
C2	16° 20' 21"	435.00'	124.05'	N83° 44' 51"E, 123.63'
C3	34° 09' 55"	375.00'	223.61'	S71° 00' 02"E, 220.31'
C4	90° 00' 07"	25.00'	39.27'	S8° 55' 01"E, 35.36'
C5	90° 00' 00"	58.00'	91.11'	N56° 13' 10"E, 82.02'
C6	101° 25' 23"	200.00'	354.03'	N49° 30' 28"E, 309.59'
C7	16° 20' 21"	400.00'	114.07'	S83° 44' 51"W, 113.68'
C8	13° 13' 06"	400.00'	92.28'	N82° 11' 14"E, 92.08'
C9	24° 38' 30"	400.00'	172.03'	S87° 53' 55"W, 170.71'
C10	11° 25' 23"	400.00'	79.75'	S85° 29' 32"E, 79.62'
C11	92° 26' 25"	25.00'	40.33'	N33° 33' 37"W, 36.10'
C12	6° 14' 23"	175.00'	19.06'	N82° 54' 02"W, 19.05'
C13	38° 11' 50"	175.00'	116.67'	S74° 52' 52"W, 114.52'
C14	38° 11' 50"	175.00'	116.67'	S36° 41' 02"W, 114.52'
C15	18° 47' 20"	175.00'	57.39'	S8° 11' 27"W, 57.13'
C16	83° 37' 14"	25.00'	36.49'	S43° 00' 50"E, 33.33'
C17	5° 02' 38"	425.00'	37.41'	S82° 18' 09"E, 37.40'
C18	8° 26' 34"	375.00'	55.26'	N84° 00' 07"W, 55.21'
C19	10° 43' 02"	375.00'	70.14'	S86° 25' 06"W, 70.04'
C20	5° 28' 54"	375.00'	35.88'	S78° 19' 07"W, 35.86'
C21	10° 05' 59"	375.00'	66.10'	N86° 41' 33"E, 66.02'
C22	6° 03' 54"	375.00'	39.70'	N78° 36' 37"E, 39.68'
C23	6° 36' 44"	425.00'	49.05'	N78° 53' 02"E, 49.02'
C24	83° 23' 38"	27.00'	39.30'	N40° 29' 38"E, 35.92'
C25	8° 55' 21"	225.00'	35.04'	N3° 15' 27"E, 35.00'
C26	12° 03' 44"	225.00'	47.37'	N13° 45' 00"E, 47.28'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C27	12° 03' 44"	225.00'	47.37'	N25° 48' 44"E, 47.28'
C28	12° 03' 44"	225.00'	47.37'	N37° 52' 29"E, 47.28'
C29	12° 03' 44"	225.00'	47.37'	N49° 56' 13"E, 47.28'
C30	12° 03' 44"	225.00'	47.37'	N61° 59' 57"E, 47.28'
C31	32° 11' 21"	225.00'	126.41'	N84° 07' 30"E, 124.75'
C32	87° 33' 35"	27.00'	41.26'	N56° 26' 23"E, 37.36'
C33	17° 12' 50"	342.00'	102.75'	N0° 53' 17"W, 102.36'
C34	6° 14' 23"	58.00'	6.32'	S82° 54' 02"E, 6.31'
C35	38° 11' 50"	58.00'	38.67'	N74° 52' 52"E, 37.95'
C36	38° 11' 50"	58.00'	38.67'	N36° 41' 02"E, 37.95'
C37	7° 21' 57"	58.00'	7.46'	N13° 54' 09"E, 7.45'
C38	2° 49' 45"	342.00'	16.89'	N9° 08' 01"E, 16.89'
C39	9° 13' 59"	342.00'	55.11'	N15° 09' 53"E, 55.05'
C40	12° 03' 44"	342.00'	72.00'	N25° 48' 44"E, 71.87'
C41	12° 03' 44"	342.00'	72.00'	S37° 52' 29"W, 71.87'
C42	12° 03' 44"	342.00'	72.00'	N49° 56' 13"E, 71.87'
C43	9° 48' 21"	342.00'	58.53'	N60° 52' 15"E, 58.46'
C44	20° 02' 35"	342.00'	119.64'	S0° 31' 36"W, 119.03'
C45	8° 26' 34"	260.00'	38.31'	N84° 00' 07"W, 38.28'
C46	10° 43' 02"	260.00'	48.63'	S86° 25' 06"W, 48.56'
C47	5° 28' 54"	260.00'	24.88'	S78° 19' 07"W, 24.87'
C48	10° 05' 59"	260.00'	45.83'	S86° 41' 33"W, 45.77'
C49	0° 10' 29"	375.00'	1.14'	S88° 10' 13"E, 1.14'
C50	6° 03' 54"	260.00'	27.52'	N78° 36' 37"E, 27.51'
C51	55° 13' 32"	342.00'	329.64'	N38° 09' 39"E, 317.03'
C52	16° 09' 52"	260.00'	73.35'	N83° 39' 36"E, 73.11'

LINE TABLE		
Line #	Direction	Length
L1	N79° 46' 50"W	39.35'
L2	N15° 26' 52"E	115.55'
L3	N86° 53' 29"E	40.25'
L4	N79° 46' 50"W	60.00'
L5	S79° 46' 50"E	35.20'
L6	N11° 03' 12"E	20.00'
L7	N79° 46' 50"W	35.20'
L8	N79° 46' 50"W	74.65'
L9	N10° 13' 10"E	20.00'
L10	S79° 46' 50"E	95.49'
L11	N03° 58' 47"E	107.88'
L12	S79° 46' 50"E	10.21'
L13	N75° 34' 40"E	8.92'
L14	S17° 40' 17"W	14.04'
L15	S02° 24' 42"E	104.32'
L16	S38° 07' 21"E	1.17'

2024-3106  
 Filed for Record in  
 MADISON COUNTY, OH  
 RACHEL FISHER, COUNTY RECORDER  
 07/16/2024 09:25:49 AM  
 PLAT #43.60  
 Total Pages: 1 **B-530**

**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- △ - PK Nail/Mag Nail Set
- - Permanent Marker Set
- ▭ - Proposed Drainage Easement



**MAREN RESERVE PATIO HOMES  
 SUB-AREA B  
 PHASE 1B**

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY  
 VIRGINIA MILITARY SURVEY NUMBERS 7751, 7753, 7754 AND 8636

Revisions / Submissions

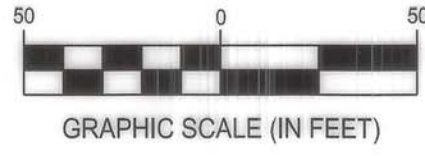
ID	Description	Date
L1	N79° 46' 50"W	39.35'
L2	N15° 26' 52"E	115.55'
L3	N86° 53' 29"E	40.25'
L4	N79° 46' 50"W	60.00'
L5	S79° 46' 50"E	35.20'
L6	N11° 03' 12"E	20.00'
L7	N79° 46' 50"W	35.20'
L8	N79° 46' 50"W	74.65'
L9	N10° 13' 10"E	20.00'
L10	S79° 46' 50"E	95.49'
L11	N03° 58' 47"E	107.88'
L12	S79° 46' 50"E	10.21'
L13	N75° 34' 40"E	8.92'
L14	S17° 40' 17"W	14.04'
L15	S02° 24' 42"E	104.32'
L16	S38° 07' 21"E	1.17'

© 2024 CESO, INC.

Project Number: 762281  
 Scale: 1"=50'  
 Drawn By: OPG  
 Checked By: ALB  
 Date: 6/10/2024  
 Issue: N/A

Drawing Title:

**Plat**



**MAREN RESERVE PATIO HOMES  
SUB-AREA B  
PHASE 1B**

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY  
VIRGINIA MILITARY SURVEY NUMBERS 7751, 7753, 7754 AND 8636

Revisions / Submissions

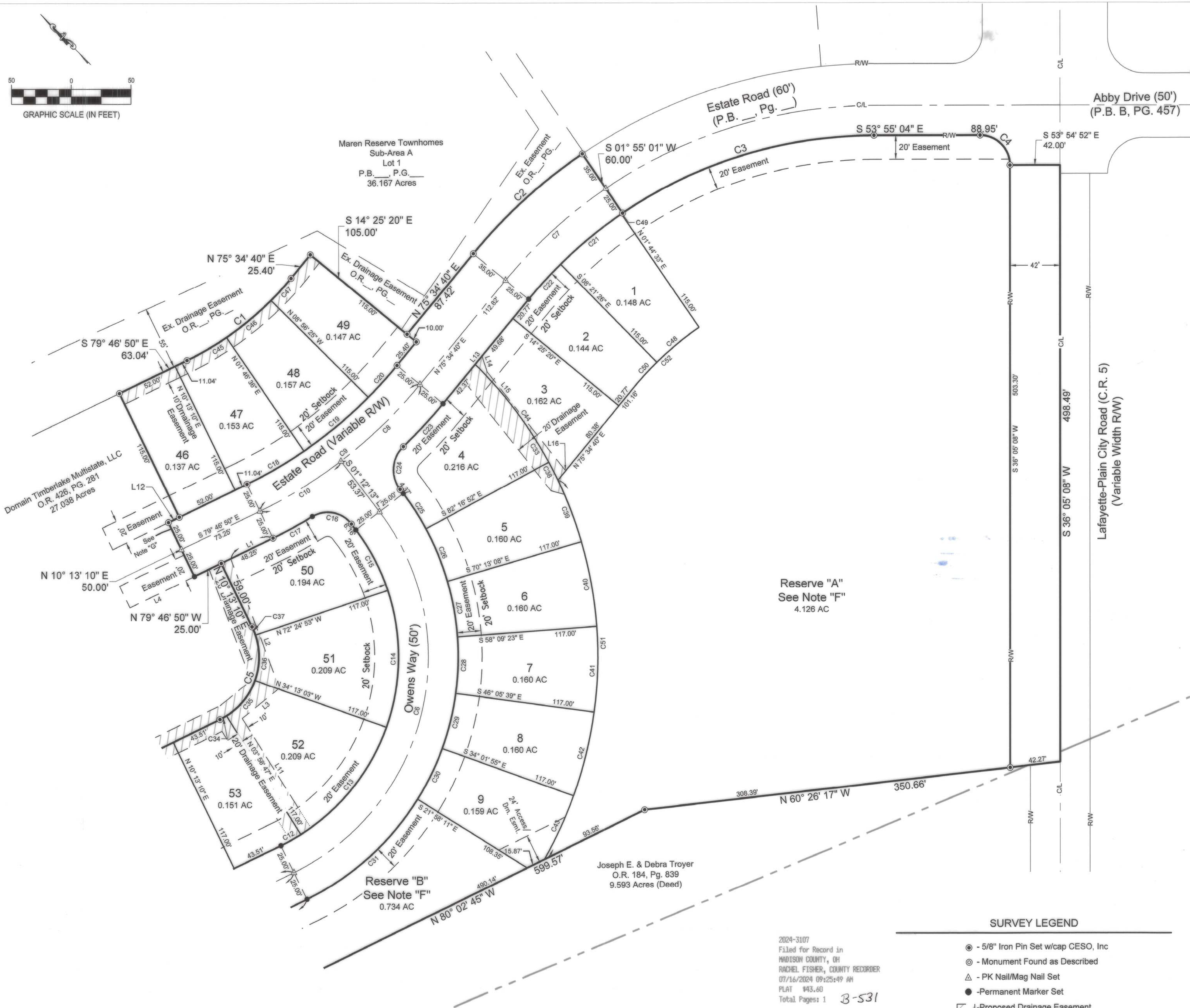
ID	Description	Date

© 2024 CESO, INC.

Project Number:	762281
Scale:	1"=50'
Drawn By:	OPG
Checked By:	ALB
Date:	6/10/2024
Issue:	N/A

Drawing Title:

**Plat**



2024-3107  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
07/16/2024 09:25:49 AM  
PLAT #43.60  
Total Pages: 1 **B-531**

**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- △ - PK Nail/Mag Nail Set
- - Permanent Marker Set
- ▭ - Proposed Drainage Easement

SEE SHEET 2

l:\ceso\inc\local\root\data\PROJECTS\KIMILEY\_HORN\762281-01\_Troyer-Blosser (Maren Reserve)\04-SURVEY\DWG\762281\_KH\_MAREN RESERVE SUBAREA B\_PLAT.dwg - 6/10/2024 - Andreas Chevallier

**MAREN RESERVE PATIO HOMES  
SUB-AREA B  
PHASE 1B**

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY,  
VIRGINIA MILITARY SURVEY NUMBERS 7751, 7753, 7754 AND 8636

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY, VIRGINIA MILITARY SURVEY NUMBERS 7751, 7753, 7754 AND 8636 BEING 12.995 ACRES OF LAND OUT OF THAT 27.038 ACRE TRACT AS CONVEYED TO DOMAIN TIMBERLAKE MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 426, PAGE 281, BEING OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

THE UNDERSIGNED, DOMAIN TIMBERLAKE MULTISTATE, LLC, BY HOUDIN HONARVAR, AUTHORIZED SIGNATORY, REPRESENTATIVE OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "MAREN RESERVE PATIO HOMES SUB-AREA B PHASE 1B", A SUBDIVISION CONTAINING LOT NUMBERS 1-18, 46-63 AND RESERVE "B" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF ESTATE ROAD, OWENS WAY AND RESERVE 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" AND "DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" OR "EASEMENT" 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 OF LAND DESIGNATED AS "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 EASEMENTS 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 FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF, HOUDIN HONARVAR AUTHORIZED SIGNATORY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 18 DAY OF JUNE, 2024.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

DOMAIN TIMBERLAKE MULTISTATE,  
LLC, A DELAWARE LIMITED LIABILITY  
COMPANY

BY: Danielle Engelman  
Danielle Engelman

Houdin Honarvar  
HOUDIN HONARVAR,  
AUTHORIZED SIGNATORY

STATE OF NEW YORK

COUNTY OF NEW YORK

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HOUDIN HONARVAR, AUTHORIZED SIGNATORY OF SAID DOMAIN TIMBERLAKE MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DOMAIN TIMBERLAKE MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

18 DAY OF JUNE, 2024

MY COMMISSION EXPIRES 04-15-2026



APPROVED THIS 24 DAY OF JUNE 2024

[Signature]  
ZONING INSPECTOR  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 28 DAY OF JUNE 2024

[Signature]  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 24 DAY OF JUNE 2024

[Signature]  
VILLAGE ENGINEER  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 24 DAY OF JUNE 2024

[Signature]  
VILLAGE ADMINISTRATOR  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 24 DAY OF JUNE 2024

[Signature]  
MAYOR  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 24<sup>th</sup> DAY OF JUNE 2024

[Signature]  
FISCAL OFFICER  
VILLAGE OF PLAIN CITY, OHIO

TRANSFERRED THIS 16th DAY OF JULY, 2024

Jennifer S. Hunter By Jammy Kraus  
AUDITOR, MADISON COUNTY, OHIO

RECORDED THIS 16<sup>th</sup> DAY OF JULY, 2024

Rachel Fisher by Lisa Thornley Deputy  
RECORDER, MADISON COUNTY, OHIO

PLAT BOOK B, PAGE 529-531

PLAIN CITY  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE 7/16/24 BY [Signature]  
ACREAGE LOT 1-18 + 46-63 5.612  
Dedicated ROW 2.523  
Res A 4.126  
Res B .734  
residual 14.043

2024-3105  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
07/16/2024 09:25:49 AM  
PLAT #43.60  
Total Pages: 1 B-529



[Signature] 6-17-2024

SEAN BROOKS, P.S.  
OHIO P.S. NO. 8828

DATE:



**BASIS OF BEARING**

BEARINGS BASED ON THE CENTERLINE OF LAFAYETTE-PLAIN CITY ROAD BEING SOUTH 36°05'08" WEST PER GPS OBSERVATIONS, NAD 83 (2011), OHIO SOUTH.

**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**

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

**PERMANENT MARKERS**

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

**CERTIFICATION**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. FIELD WORK WAS COMPLETED IN NOVEMBER 2023.

**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- △ - PK Nail/Mag Nail Set
- - Permanent Marker Set
- Proposed Drainage Easement



3601 Fligby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937.435.8584 Fax: 888.208.4826

**MAREN RESERVE PATIO HOMES  
SUB-AREA B  
PHASE 1B**

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY  
VIRGINIA MILITARY SURVEY NUMBERS 7751, 7753, 7754 AND 8636

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number: 762281  
Scale: N/A  
Drawn By: OPG  
Checked By: ALB  
Date: 6/10/2024  
Issue: N/A

Drawing Title:

Plat