- △ PK Nail/Mag Nail Set
- **- PK Nail/Mag Nail Found**
- Permanent Marker Set

20' Easement

V.M.S. 7751 & 7774

Domain Timberlake Multistate, LLC O.R. 426, PG. 281

46.989 Acres

Village of Plain City

Darby Township

See Note "G"

20' Easement

V.M.S. 12014

-Proposed Drainage Easement

S 74° 13' 46" E

Drainage Easement

216

0.239 AC

25' Setback

20' Easement

N 74° 13' 46" W

215

0.179 AC

20' x 10' Easement -

130.00

106.00

56.00'

20' Easement

126

0.242 AC

25' Setback

312.00'

(50)

Ro

octu

(50')

Road

20,1

See Note "G" -

- See Note "G"

20' x 10' Easement

174

0.182 AC

173

0.242 AC

127

0.242 AC

NOTE "C":

20'

23' Easemen

25' Setback

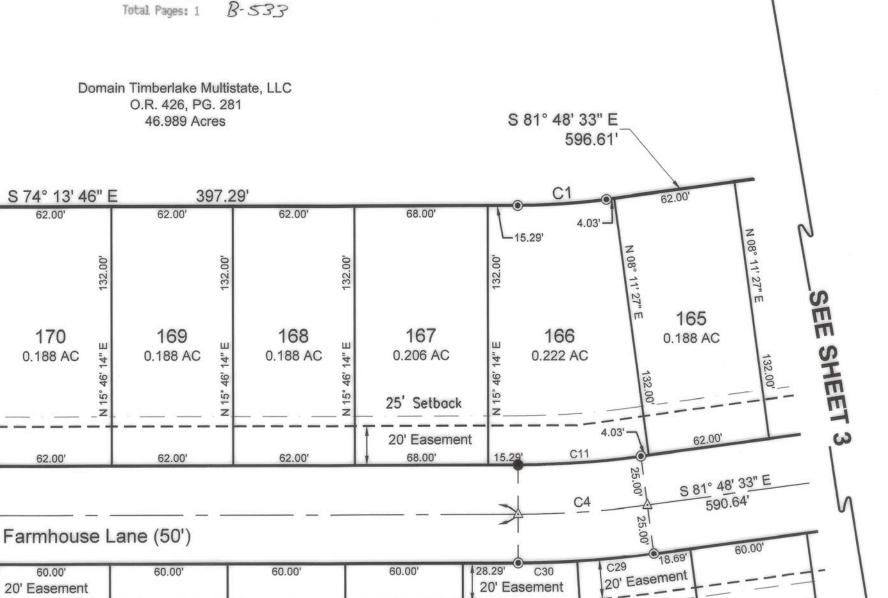
128

0.182 AC

S 74° 13' 46" E

2024-3109 Filed for Record in MADISON COUNTY, OH RACHEL FISHER, COUNTY RECORDER 07/16/2024 09:28:21 AM

PLAT \$43,60



25' Setback

135

0.189 AC

Darby Township

Linda S. Miller O.R. 228, PG. 1779 91.46 Acres

S 15° 46' 14" W

171

0.194 AC

25' Setback

20' Easement

60.00'

0.182 AC

25' Setback

131

0.182 AC

N 74° 13' 46" W

132

0.182 AC

889.18

0.056 ACRES

1.502 ACRES

19.563 ACRES

9.00

172

0.194 AC

S 74° 13' 46" E

129

0.182 AC

ACREAGE BREAKDOWN

ACREAGE IN RESERVE "J":

OVERALL TOTAL ACREAGE:

TOTAL ACREAGE:

10'

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.

THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY,

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

PARCEL NUMBER 35-00010.000 **2.153 ACRES** ACREAGE IN RIGHT-OF-WAY: ACREAGE IN LOTS 126-146, 155-174, AND 215-216 INCLUSIVE: 8.136 ACRES 4.650 ACRES ACREAGE IN RESERVE "I": 14.939 ACRES TOTAL ACREAGE: PARCEL NUMBER 35-00007.000 0.914 ACRES ACREAGE IN RIGHT-OF-WAY: 0.666 ACRES ACREAGE IN LOTS 152-157 INCLUSIVE: 0.256 ACRES ACREAGE IN RESERVE "C": 0.205 ACRES ACREAGE IN RESERVE "I": 1.081 ACRES ACREAGE IN RESERVE "J": TOTAL ACREAGE: **3.122 ACRES** PARCEL NUMBER 35-00008.001 0.304 ACRES ACREAGE IN RIGHT-OF-WAY: **1.138 ACRES** ACREAGE IN LOTS 147-153 INCLUSIVE: 0.004 ACRES ACREAGE IN RESERVE "I":

MAREN RESERVE PATIO HOMES SUB-AREA C PHASE 1 IS OUT OF THE FOLLOWING NOTE "D": MADISON COUNTY PARCEL NUMBER PARCEL NUMBER 35-00010.000: 14.939 ACRES 3.122 ACRES PARCEL NUMBER 35-00007.000:

PARCEL NUMBER 35-00008.001: 1.502 ACRES ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION

0.197 AC

68.49

FRONT: 25 FEET REAR: 25 FEET

PLAT RESTRICTIONS.

134

0.182 AC

133

0.182 AC

20' Drainage

RESERVE "C", RESERVE "I" AND RESERVE "J" AS DESIGNATED AND DELINEATED NOTE "F": HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF

THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN "MAREN RESERVE PATIO HOMES SUB-AREA C PHASE 1" FOR THE PURPOSE OF STORM WATER CONTROL, MAINTENANCE AND OPEN SPACE PURPOSES. ALL OF RESERVES "I" & "J" ARE DRAINAGE EASEMENTS.

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.



GRAPHIC SCALE (IN FEET)

137

0.199 AC

HOMES

PATIO

SU 0 Revisions / Submissions

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© 2024 CESO, INC. Project Number: 762281 1"=50" Scale: OPG Drawn By: ALB Checked By: 6/10/2024 Date: N/A Issue

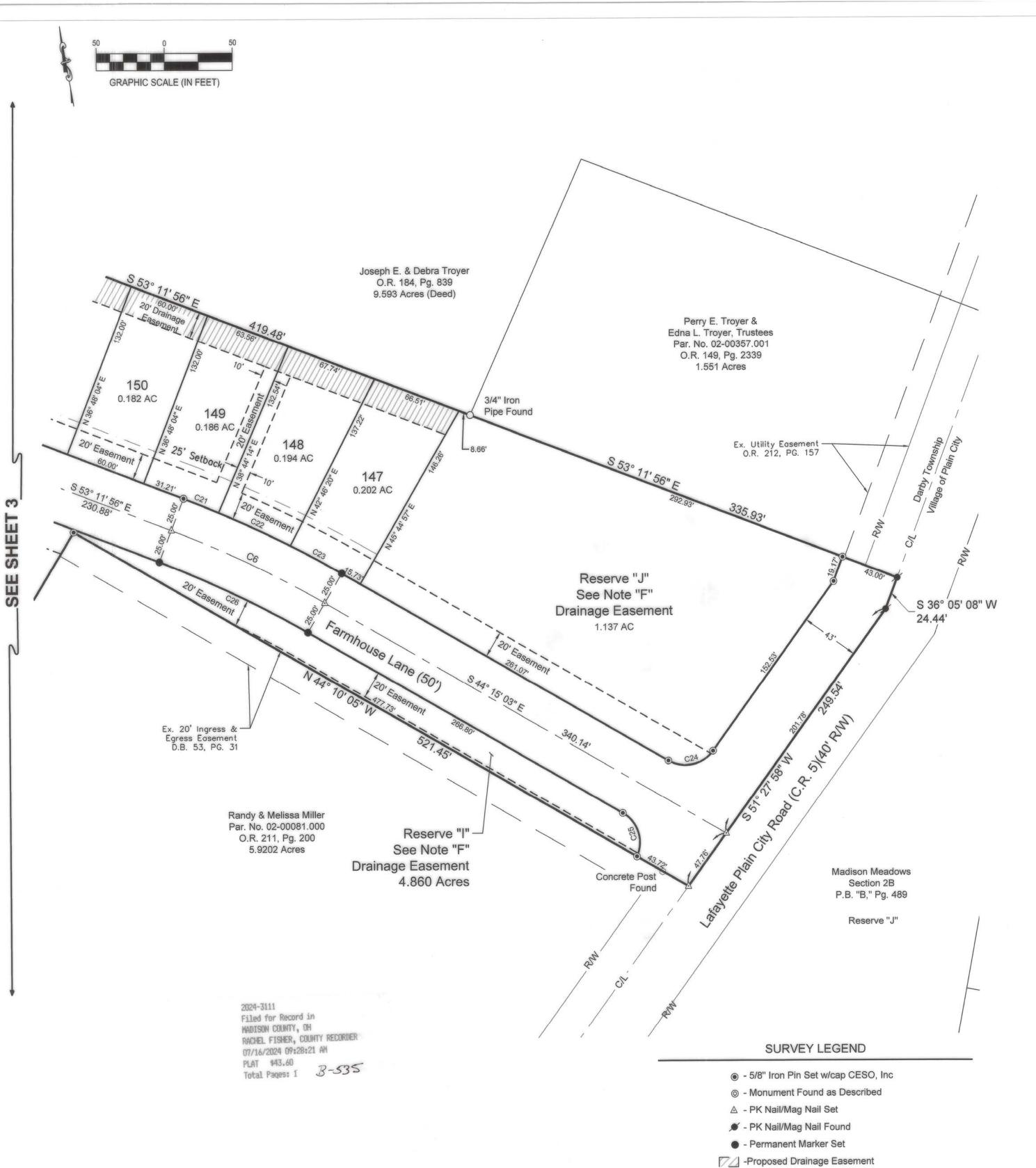
Drawing Title:

ID Description

Plat

NOTE "A":





JRVEY\Dwg\762281_KH_MAREN RESERVE SUBAREA C PH1_PLAT.dwg - 6/10/2024 - A

		CUR	VE TABLE	145
Curve	Delta	Radius	Arc Length	Chord
C1	7° 34' 47"	343.00'	45.38'	S78° 01' 09"E, 45.34"
C2	10° 30' 21"	657.00'	120.47'	S76° 33' 22"E, 120.30
С3	3° 49' 55"	475.00'	31.77'	N14° 34' 33"E, 31.76'
C4	7° 34' 47"	500.00'	66.15'	S78° 01' 09"E, 66.10'
C5	28° 36' 37"	500.00'	249.67'	S67° 30' 15"E, 247.09
C6	8° 56' 53"	800.00'	124.94'	S48° 43' 30"E, 124.81
C7	13° 28' 58"	500.00'	117.66'	S75° 04' 04"E, 117.39
C8	15° 07' 39"	500.00'	132.01'	S60° 45' 45"E, 131.63
C9	8° 20' 47"	500.00'	72.84'	N16° 49' 58"E, 72.77
C10	90° 00' 00"	25.00'	39.27'	S29° 13' 46"E, 35.36
C11	7° 34' 47"	475.00'	62.84'	S78° 01' 09"E, 62.79
C12	2° 27' 35"	525.00'	22.54'	S80° 34' 46"E, 22.54
C13	5° 44' 56"	525.00'	52.68'	S76° 28' 30"E, 52.65
C14	85° 23' 36"	25.00'	37.26'	N63° 42' 10"E, 33.91
C15	4° 30' 51"	475.00'	37.42'	N18° 44' 56"E, 37.41
C16	4° 25' 20"	525.00'	40.52'	N14° 52' 15"E, 40.51
C17	3° 55' 26"	525.00'	35.96'	S19° 02' 39"W, 35.95
C18	84° 10' 28"	25.00'	36.73'	S21° 04' 52"E, 33.51
C19	5° 47' 01"	525.00'	52.99'	S60° 16' 36"E, 52.97
C20	4° 11' 09"	525.00'	38.36'	S55° 17' 31"E, 38.35
C21	1° 56' 10"	825.00'	27.88'	S52° 13' 51"E, 27.88
C22	4° 02' 06"	825.00'	58.10'	S49° 14' 43"E, 58.09
C23	2° 58' 37"	825.00'	42.87'	S45° 44' 21"E, 42.86
C24	84° 16' 59"	25.00'	36.78'	S86° 23' 33"E, 33.55
C25	84° 10' 32"	25.00'	36.73'	S2° 09' 47"E, 33.51'
C26	8° 56' 53"	775.00'	121.03'	S48° 43' 30"E, 120.91
C27	24° 22' 11"	475.00'	202.03'	S65° 23' 01"E, 200.51
C28	4° 14' 26"	475.00'	35.16'	S79° 41' 20"E, 35.15
C29	4° 17' 17"	525.00'	39.29'	S79° 39' 54"E, 39.28
C30	3° 17' 30"	525.00'	30.16'	S75° 52' 31"E, 30.16
C31	90° 00' 00"	25.00'	39.27'	N60° 46' 14"E, 35.36
C32	90° 00' 00"	25.00'	39.27'	S29° 13' 46"E, 35.36
C33	1° 48' 29"	657.00'	20.73'	S80° 54' 19"E, 20.73
C34	8° 41' 53"	657.00'	99.74'	S75° 39' 08"E, 99.64
C35	9° 01' 38"	657.00'	103.52'	S61° 53' 55"E, 103.4"
C36	4° 14' 26"	343.00'	25.39'	N79° 41' 20"W, 25.38
C37	4° 51' 51"	546.54'	46.40'	N14° 55' 08"E, 46.38
C38	6° 03' 05"	525.00'	55.45'	N56° 13' 29"W, 55.42

LINE TABLE					
ine#	ne # Direction				
L1	N12° 39' 35"E	4.37'			
L2	N74° 13' 46"W	49.00'			
L3	N12° 39' 35"E	22.79'			
L4	S76° 01' 50"E	20.05'			
L5	N19° 07' 15"E	52.71'			
L6	N86° 27' 22"W	83.80'			
L7	N24° 03' 54"E	101.33			



MAREN RESERVE PATIO HOMES

: MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY, NUMBERS 7751, 7753, 7754 AND 8636

Revisions / Submissions

ID Description

PH STATE VIRGIN

© 2024 CESO, INC.

Drainet Number	762281
Project Number:	102201
Scale:	1"=50'
Drawn By:	OPG
Checked By:	ALB
Date:	6/10/2024
Issue:	N/A

Drawing Title:

Plat

4 of 4

MAREN RESERVE PATIO HOMES SUB-AREA C PHASE 1

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

APPROVED THIS 24 DAY OF JONE 20 20

VILLAGE OF PLAIN CITY, OHIO

VICINITY MAP - NOT TO SCALE



Miamisburg, OH 45342 Phone: 937.435.8584 Fax: 888.208.4826

HOMES

PATIO

RVE

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Z W

ID Description

Project Number:

Scale:

Date:

Issue:

Drawn By:

Checked By:

Drawing Title:

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OF

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Date

76228

6/10/2024

N/A

OPG

ALB

N/A

Revisions / Submissions

© 2024 CESO, INC.

Plat

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 ALL OF THAT 1.502 ACRE TRACT AS CONVEYED TO DOMAIN TIMBERLAKE MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 426, PAGE 281, 3.122 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, AND 14.939 ACRES OF LAND OUT OF THAT 46.989 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 C PHASE 1", A SUBDIVISION CONTAINING LOT NUMBERS 126-174, 215-216, RESERVE "C", RESERVE "I" AND RESERVE "J" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH ALL OF FARMHOUSE LANE, RESERVE ROAD, LAFAYETTE PLAIN CITY ROAD AND SANCTUARY 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 JUNG , 2024

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Danielle Engelman

DOMAIN TIMBERLAKE MULTISTATE. LLC. A DELAWARE LIMITED LIABILITY COMPANY

11 111 HOUDIN HONARVAR. **AUTHORIZED SIGNATORY**

NEW York STATE OF

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

DAY OF JUNE , 2024

04-15-2016 MY COMMISSION EXPIRES



CHAIRMAN, PLANNING AND ZONING COMMISSION VILLAGE OF PLAIN CITY, OHIO

VILLAGE OF PLAIN CITY, OHIO

VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 24 DAY OF June 20 24

APPROVED THIS 29 DAY OF VMC20 24

APPROVED THIS 24 DAY OF JINE 20 24

APPROVED THIS 24 DAY OF JUNE 20 24

_, PAGE <u>533 535</u>

PLAT BOOK B

NO.01KI6432051 QUALIFIED IN NEW YORK COUNTY

COMM. EXP. 04-25-2026

VILLAGE OF PLAIN CITY, OHIO

TRANSFERRED THIS 16th DAY OF JULY 2024 Semiter S. Hurter

RECORDED THIS 16th DAY OF July , 20 24

2024-3108 Filed for Record in MADISON COUNTY, OH RACHEL FISHER, COUNTY RECORDER 07/16/2024 09:28:21 AM PLAT \$43,60 Total Pages: 1 B-532

E OF O YOR SEAN BROOKS PS-8828

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.

PLAIN CITY	
7/16/24 801	V ENGARGIN
Dedicated Row	. 914
LOTS 152-157	.666
nes c	. 256
Res I	,205
Res J	1.08
resident 10.971	

LOTS 126-146, 155-174, 215-216 8,136

SURVEY LEGEND

- Monument Found as Described
- △ PK Nail/Mag Nail Set
- Permanent Marker Set
- -Proposed Drainage Easement

acreme Dedicated Row . 304 LOTS 147-153 1.138

Res I

.004 1056 Res J

OHIO P.S. NO. 8828