THE VILLAGE CENTER OF PLAIN CITY

FINAL PLAT

NOTE "A" - All of the area hereby platted is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Madison County, Ohio, Map Number 390773 0050 B with effective date of February 06, 1991.

NOTE "B" - Common Access Easement: The Common Access Easement, as designated and delineated hereon, shall be used for vehicular access between Reserve "A", Outlot "A", and U.S. Route 42, as shown hereon. No additional curb cuts will be permitted on U.S Route 42, other than this access easement. Future access drives across said Reserve "A" shall be installed as Reserve "A" is developed and will either connect to the Common Access Easement along the southern boundary of Outlot "A", as shown hereon, or to a Parking Lot System or Systems as Reserve "A" is developed.

BASIS OF BEARINGS: The bearings shown hereon were transferred from a GPS survey of Madison County Monuments "05-028" and "05-029" performed by the Madison County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the bearing between said monuments as N 55° 47' 27" W.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED 7661". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

- ○ = Iron Pin Set
- ◎ = Permanent Marker Set
- ¤ = PK Nail Set
- ● = Iron Pin Found
- ▲ = Railroad Spike Found
- Ⓜ =Monument Box Found

200600004668
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED
07-26-2006 At 10:11 am.
PLAT 43.60

B-320

Charles E Reed
Recorder

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER

FUTURA BANC CORP.
601 SCIOTO STREET
URBANA, OHIO 43078

SURVEYED AND PLATTED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 100'
DATE: JUNE 26, 2006

SHEET 2 / 2

THE VILLAGE CENTER OF PLAIN CITY

FINAL PLAT

Situated in State of Ohio, County of Madison, Village of Plain City, located in Survey No. 7758-7830 of the Virginia Military District, and containing 15.894 acres of land, more or less, said 15.894 acres being all of that 15.894 acre tract of land deeded to Futura Banc Corp., an Ohio corporation, in Official Record 206, Page 1484, being of record in the Recorder's Office, Madison County, Ohio.

The undersigned, FUTURA BANC CORP., an Ohio corporation, by MICHAEL J. LAMPING, Chairman, President, and CEO, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE VILLAGE CENTER OF PLAIN CITY", a subdivision containing Outlot A and Reserve A, and does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Perry Pike (C.R. 40) and Jefferson Avenue (U.S. 42) as shown hereon and not heretofore dedicated.

Easements are reserved for the construction, operation, and maintenance of public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation, and maintenance of service connections to all lots and lands, and for stormwater drainage. Structures are not permitted within easements. Landscaping, if constructed within easements, shall not interfere with the right to construct, operate, and maintain utilities and service connections, and shall not interfere with stormwater drainage.

Restrictions are found in Declaration of Covenants, Conditions, Restrictions and Easements for The Village Center of Plain City as recorded in Official Record 218, Page 958.

In Witness Whereof, MICHAEL J. LAMPING, Chairman, President, and CEO, of said FUTURA BANC CORP., an Ohio corporation, has hereunto set his hand this 20th day of July, 2006.

Witness _____

Witness _____

FUTURA BANC CORP.,
an Ohio corporation:

By: _____
MICHAEL J. LAMPING
Chairman, President, and CEO

STATE OF OHIO
COUNTY OF MADISON ss:

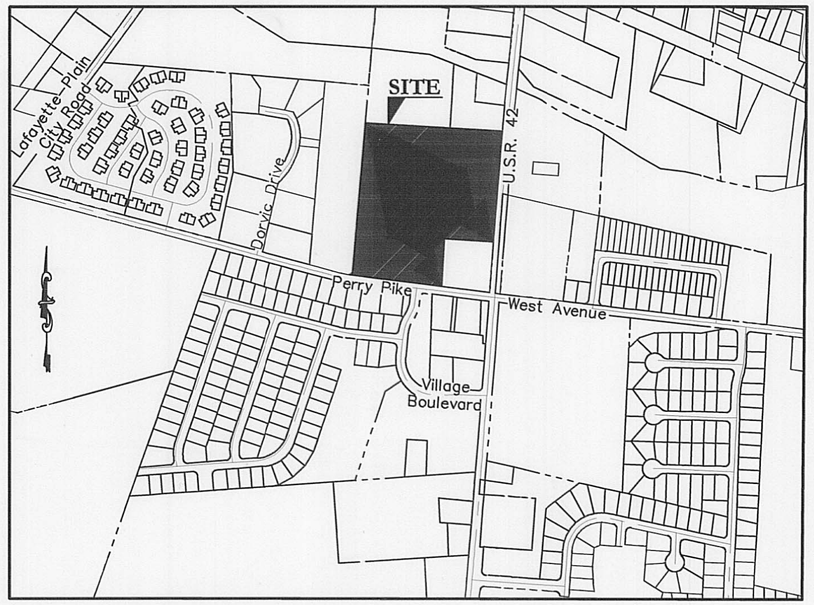
Before me, a Notary Public in and for said State, personally appeared MICHAEL J. LAMPING, Chairman, President, and CEO, of said FUTURA BANC CORP., an Ohio corporation, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said FUTURA BANC CORP., an Ohio corporation, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 20th day of July, 2006.

My Commission expires 7/24/06

Notary Public, State of Ohio

Vicky S. Saunders
Notary Public, State of Ohio
My commission expires July 24, 2006



LOCATION MAP
NO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a GPS survey of Madison County Monuments "05-028" and "05-029" performed by the Madison County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the bearing between said monuments as N 55° 47' 27" W.

SOURCE OF DATA: The sources of recorded survey data are the records of the Madison County, Ohio, Recorder, referenced in the plan and text of this plat.

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We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

○ = Iron Pin Set
◎ = Permanent Marker Set
¤ = PK Nail Set
● = Iron Pin Found
▲ = Railroad Spike Found
Ⓜ =Monument Box Found

STATE OF OHIO
CLARK E. WHITE
7868
REGISTERED
PROFESSIONAL SURVEYOR

By _____
Clark E. White, P.S. 7868

July 19, 2006
Date

Approved this 25 day of July, 2006
Village Engineer

Approved this 25 day of July, 2006
Plain City Zoning Inspector

Approved this 24 day of July, 2006
Chairman, Plain City Planning and Zoning Commission

This 24 day of July, 2006, rights-of-way for all roads, boulevards, etc., herein dedicated to public use are hereby approved and accepted as such for the Village of Plain City, Ohio.

Mayor, Village of Plain City

Village Fiscal Officer

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.

Transferred this 26th day of July, 2006

County Auditor
by Billy P. Crawford
Deputy Auditor

Filed for record this 26th day of July, 2006

Recorded this 26th day of July, 2006, in Plat Book B-, Page No. 319.

County Recorder

Deputy Recorder

200600004667
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED
07-26-2006 At 10:11 am.
PLAT 43.60
B-319

Approved Madison County Engineer
DATE 7-26-06 JB
AC 1.308
RESIDUAL 14.586ac
04-00777.000

SURVEYED AND PLATTED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 100'
DATE: JUNE 26, 2006

SHEET 1 / 2

JUL 19, 2006 - 10:11:52am cwhite
Sheet1
C:\Documents and Settings\cwhite\Desktop\Plat\00001-14Sr-1.dwg