

CURVE DATA

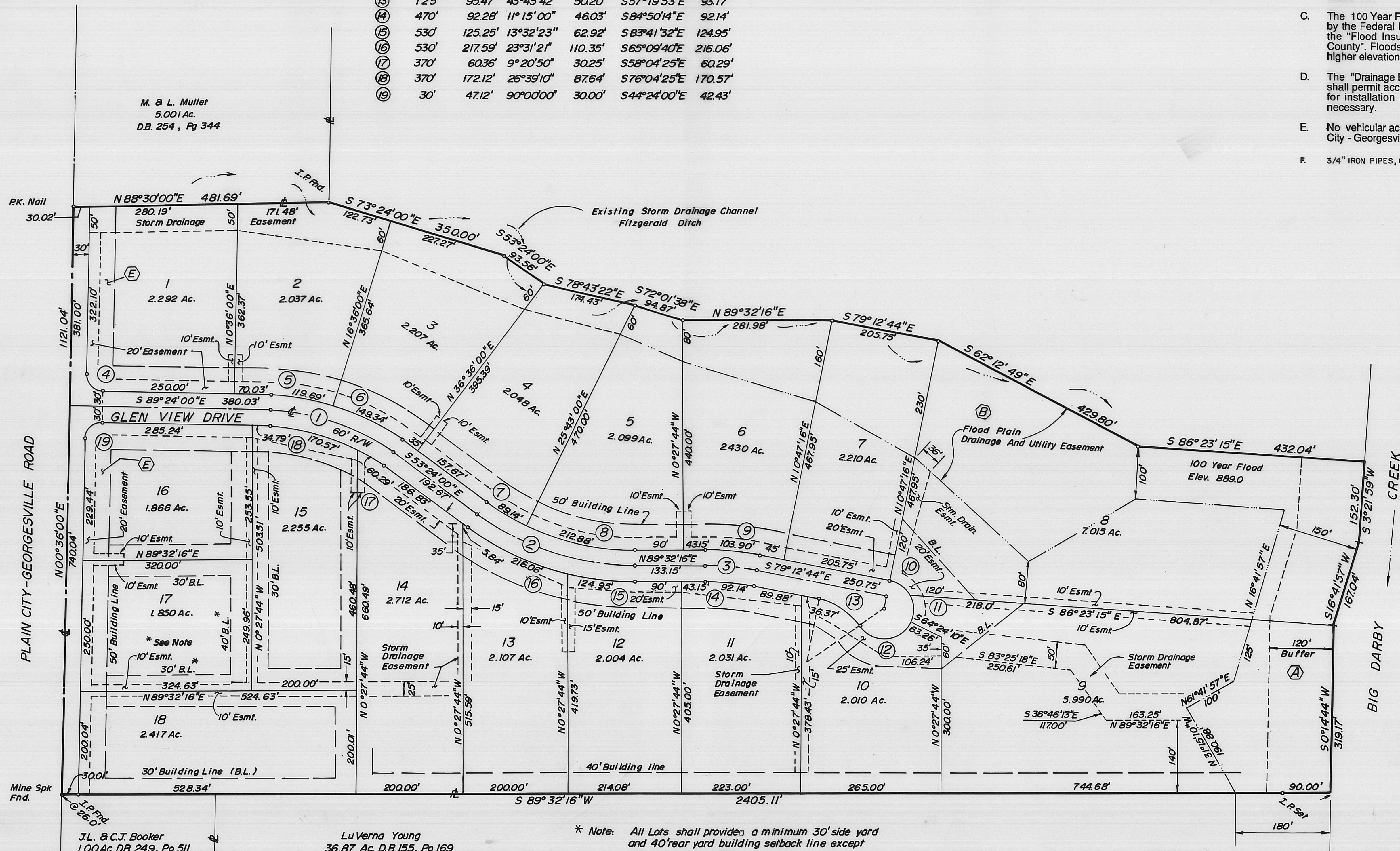
CURVE RADIUS LENGTH DELTA TANGENT CHORD BRG. @ DIST.

Curve No.	Radius	Length	Delta	Tangent	Chord	Brg. @ Dist.
1	400'	251.33'	36°00'00"	129.97'	571°24'00"E	247.21'
2	500'	323.43'	37°03'44"	167.60'	S 71°55'52"E	317.82'
3	500'	98.17'	11°15'00"	49.25'	S 84°50'14"E	98.02'
4	30'	47.12'	90°00'00"	30.00'	N 45°36'00"E	42.43'
5	430'	120.08'	16°00'00"	60.43'	S 81°24'00"E	119.69'
6	430'	150.10'	20°00'00"	75.82'	S 63°24'00"E	149.34'
7	470'	89.28'	10°53'00"	44.77'	S 58°50'30"E	89.14'
8	470'	214.75'	26°10'44"	109.28'	S 77°22'22"E	212.88'
9	530'	104.06'	11°15'00"	51.91'	S 84°50'14"E	103.90'
10	55'	50.30'	52°24'17"	27.07'	S 53°00'36"E	48.57'
11	55'	50.30'	52°24'17"	27.07'	S 00°36'19"E	48.57'
12	55'	114.19'	118°57'08"	93.28'	N 85°04'24"E	94.76'
13	125'	95.47'	43°45'42"	50.20'	S 57°19'53"E	93.17'
14	470'	92.28'	11°15'00"	46.03'	S 84°50'14"E	92.14'
15	530'	125.25'	13°32'23"	62.92'	S 83°41'32"E	124.95'
16	530'	217.59'	23°31'21"	110.35'	S 65°09'40"E	216.06'
17	370'	60.36'	9°20'50"	30.25'	S 58°04'25"E	60.29'
18	370'	172.12'	26°39'10"	87.64'	S 76°04'25"E	170.57'
19	30'	47.12'	90°00'00"	30.00'	S 44°24'00"E	42.43'

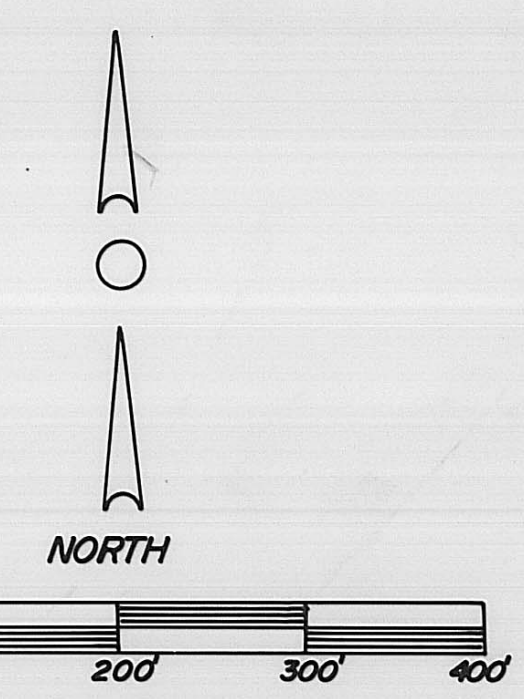
DARBY GLEN
CANAAN TOWNSHIP MADISON COUNTY, OHIO
V.M.S. 2681

NOTES:

- A. Lot 8 and Lot 9 contain a 120 foot wide buffer strip and are subject to restrictions contained in Section 21-12 Darby Scenic Rivers of the Madison County Zoning Ordinance.
- B. Lots 5, 6, 7, 8 and 9 contain portions of the 100 Year Flood Plain of Big Darby Creek and are subject to restrictions contained in Section 21-08 Flood Plain Regulations of the Madison County Zoning Ordinance.
- C. The 100 Year Flood Elevation (USGS 889.00) has been determined by the Federal Emergency Management Agency and is contained in the "Flood Insurance Study for Unincorporated Areas of Madison County". Floods of greater magnitude can and will cause flooding to higher elevations.
- D. The "Drainage Easement" along the north side of Lot No. 1 through 8 shall permit access from adjacent lots and lands to "Fitzgerald Ditch" for installation and maintenance of septic system outlet pipes as necessary.
- E. No vehicular access shall be permitted from Lot 1 and Lot 16 to Plain City - Georgesville Road.
- F. 3/4" IRON PIPES, CAPPED, ARE SET AT ALL LOT CORNERS & R/W STREET CONTROL.



Total Lot Area	47.581 Ac.
Total Right of Way Area	3.155 Ac.
Total Subdivision Area	50.736 Ac.



FINAL PLAT
DARBY GLEN

HUGHES ENGINEERING
 6161 BUSCH BLVD
 COLUMBUS, OHIO 43229

* Note: All Lots shall provide a minimum 30' side yard and 40' rear yard building setback line except where shown greater.

DECLARATION OF RESTRICTIONS, EASEMENTS & PROTECTIVE COVENANTS FOR DARBY GLEN SUBDIVISION

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 1, 2022, after which time said covenants shall be automatically extended for successive period of ten (10) years, unless an instrument signed by the majority of the owners of the lots in DARBY GLEN SUBDIVISION is recorded agreeing to change said covenants in whole or in part.

Any non-substantial changes in the Restrictions herein contained may be waived by the Developer prior to the time a majority of the Lots have been conveyed to Owners other than the Developer. Thereafter, any non-substantial changes in the Restrictions herein may be waived by the Developer only with the written consent of the majority of the Owners other than the Developer. After all Lots have been sold by the Developer, any Restrictions may be waived only by the Owners of a majority of the Lots.

Enforcement of any part of these restrictions may be proceedings at law, or in equity or both, by any owner in the subdivision of any part of the above described real estate or by the Developer, against any person or persons violating or attempting to violate any such restriction. Remedies sought and awarded may include injunctive or other relief to restrain any violation, damages or both. Failure to object to any violation of any restriction or to enforce any restriction shall not be deemed a waiver of the right to do so thereafter, either as to the same violation or as to one occurring prior to or subsequent thereto.

Invalidation of any of these restrictions by judgement or court order in no way affects any other restrictions which shall remain in full force and effect.

1. Land Use: The lots shall be used for residential purposes only. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed two and one-half (2-1/2) stories in height, together with necessary accessory buildings including a private garage for at least two (2) cars.

The walls, fencing, identification signs, earth mounds, electrical facilities, and landscaping placed on any of the lots by Developer or at Developer's direction shall not be removed and/or changed and shall be maintained in good condition by the Owners of the respective lots.

2. Lot Split: No Lot may be split into any smaller unit of any size without the prior written approval of the Developer and without the prior written approval of any governmental authority controlling lot splits or subdivisions.

3. Building Location: No building shall be located on any lot nearer to the front lot line or nearer to a side street than the minimum building setback lines shown on the subdivision plat and no buildings shall be located in the storm drainage, flood drainage, utility easement or 120 foot buffer strip as shown on the plat without first receiving written approval from the Developer as well as written approval from all required government authorities.

4. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. No temporary building, trailer, garage, storage building or structure shall be placed upon any lot for storage purposes without the express written consent of the Developer or its assignee.

5. Animals: No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except a reasonable number of dogs, cats or other household pets, provided that they are not kept, bred or maintained for any commercial purposes. No kennels or enclosures for animals shall be erected or maintained on any lot. Lots #8 and #9 shall be excepted from this section to the extent that the owner(s) of lots #8 and #9 shall be permitted to keep a maximum of four horses each provided installation of an approved fence and approved stable which shall be located at least 200 feet from lots #7 and #10. The final location of the stable shall be approved by Developer.

6. Waste Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and removed from view from the street and abutting properties.

All Owners, including the Owners of unoccupied Lots, shall at all times keep and maintain the part of the Property which they own in orderly manner, shall cause weeds and other growth to be kept neatly cut, and shall prevent the accumulation of rubbish and debris on the part of the Property which they own.

7. Plan Approval: For purposes of maintaining specific architectural guidelines and standards, each owner of a lot shall submit complete Construction Documents including topography, orientation and other site details for the building(s) intended to be erected thereon, to the Developer. Each owner covenants that no alteration of the site, including excavation, erection or storage will take place on the site until the Developer shall have approved said Construction Documents in writing. The Owner further acknowledges that the Developer may require submission of samples of materials to be used in the construction of said residence as a condition of approval of said Construction Documents.

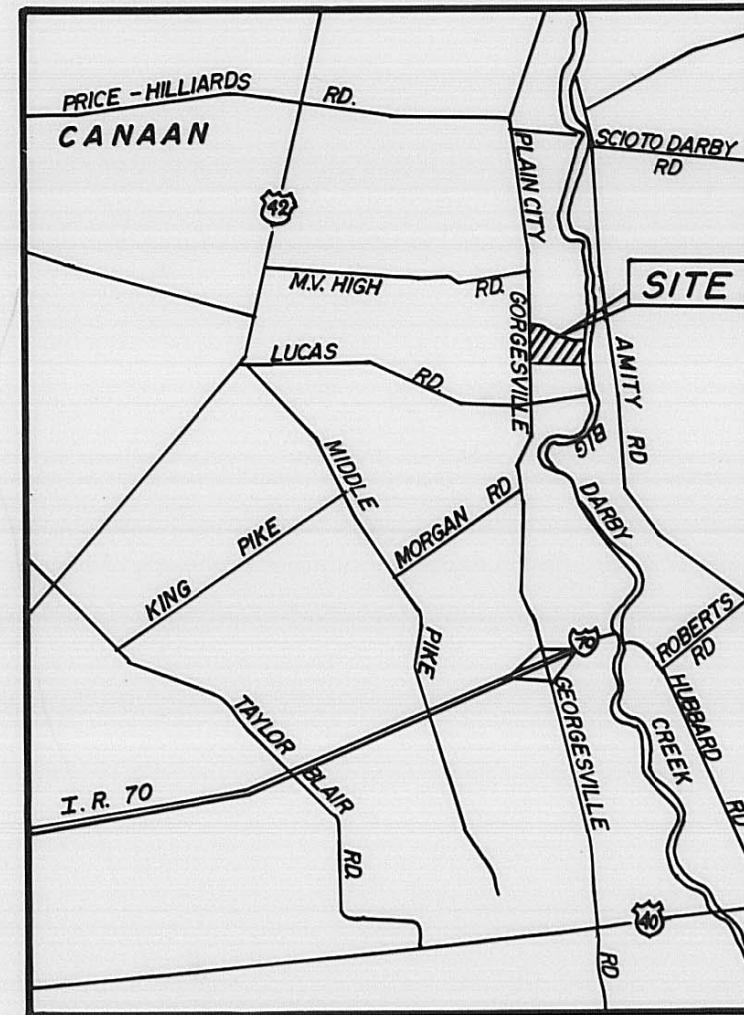
Each owner shall submit to the Developer a letter signed by the Madison County Board of Health approving the design and site for the aeration and/or septic system on each lot. No construction of any type whatsoever shall begin on any lot until the Buyer obtains such written approval from the Madison County Board of Health.

The Owner of any lot shall be solely responsible for obtaining any required approvals or permits from any governmental authorities. In the event any standards or restrictions established by any governmental authorities shall exceed these Restrictions, then the standard of the governmental authorities shall prevail.

Lots #2 through #7 will be deeded or easements will be granted to the center of the ditchline running along the north side of the property for purposes of discharging aeration systems if required by the Madison County Board of Health.

Any tank for storage of fuel placed or maintained on any part of the Property outside of any building shall be located below the surface of the ground excepting LP gas tanks. LP gas tanks and satellite dishes placed on the Property must also be screened by shrubbery or fencing. All such screening is subject to the prior written approval of the Developer and no such satellite dish or LP gas tanks shall be placed above the ground until such screening has been approved and satisfactory arrangements for its installation have been made.

DARBY GLEN SUBDIVISION
CANAAN TOWNSHIP MADISON COUNTY, OHIO
V.M.S. 2681
SHEET 1 of 2



LOCATION MAP
1" = 1.5 Miles

All structures shall be completed on the exterior, including the removal of all debris and miscellaneous construction equipment, within one (1) year from the start of construction. The structure will not be considered complete unless all exterior wood surfaces have been finished with no less than two (2) coats of paint, stain or varnish, and unless all the landscaping to be done on the Lot is completed and all driveways and parking lots to be constructed have been paved with either asphalt, concrete, brick or other paving substance approved by Developer.

8. Soil Removal: No soil shall be removed from any lot for any commercial purpose.

9. Parking: Overnight parking on the street is prohibited.

10. Boat, Trailer, and Pleasure Vehicle Parking and Storage: No truck, trailer, boat, boat trailer, horse trailer, camper, recreational, utility or commercial vehicle or equipment including mowers, tractors, and other lawn equipment, shall be stored or parked on any lot except entirely within the garage or other properly permitted vehicle enclosure facility out of view from the street and abutting properties; provided, however, that nothing herein shall prohibit the occasional non-recurring, temporary parking of such truck, trailer, boat, camper, recreational vehicle on the premises for a period not to exceed forty-eight (48) hours in any period of thirty (30) days.

11. Signs: No sign of any kind shall be displayed or maintained on any lot, except one (1) sign of not more than six (6) square feet advertising the property for sale and promotional signs used by a builder during the construction and sales period.

12. Drainage and Utility Easements: A permanent construction and maintenance easement has been reserved by the Developer, its assigns and designees as shown on the subdivision plat, the easement being described as all road rights-of-ways, drainage and utility easements. The purpose of the easement shall be for the repair of existing improvements and the connection to and extension of such improvements to permit the orderly development of adjoining land presently owned or to be acquired by the Developer.

Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the plat for the subdivision. Within the easement areas, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and the direction of the flow of the drainage channels or water over said easement area. The easement area of each lot and all surface improvements thereon shall be maintained continuously by the owner of said lot, except for those improvements for which a public authority or public utility company is responsible.

13. Tree Cutting: It is the intent of the Developer and Lot Purchasers to preserve the natural characteristics, including trees, of this Development and therefore, tree cutting will be subject to the approval of the Developer and in accordance with Madison County Regulations.

14. Riparian Rights: No changes in any stream or lake may be made and no stream or lake may be dammed or altered unless approved by Developer in writing. Each owner shall respect the riparian rights of other owners in matters pertaining to streams, lakes and surface drainage.

DRAINAGE STATEMENT, EASEMENTS & ASSESSMENTS:

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, storm sewers, surface drainage, electric, gas, telephone or other utility lines or services, and for removal of any and all trees or other obstructions for the use of said utilities and for providing ingress and egress to the property for said purpose and are to be maintained as such forever. Easements are reserved where indicated as such on plat for public utilities below the ground.

Further, said lots and owners thereof are subject to assessments for the maintenance of surface and subsurface drainage systems as approved by the Madison County Commissioners (in accordance with the Ohio Revised Code Chapters 6131 and 6137) as recorded in Commissioners Journal 50, page 179.

Owner of lots shall share the costs for maintenance of the roadside ditches, subsurface tiles, surface waterways, and culverts crossing under the roadway.

Owners of lots where subsurface tile, and waterways are along the lot lines shall share their proportional costs in portion to the total length of the tile.

Within the easements, and natural swales, no structure, planting, fencing, culvert, or other material shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

Construction plans for improvement are on file in the Madison County Engineer's Office. Further, the Madison County Engineer shall be requested by the lot owners to inspect, approve or disapprove all construction within easements, street right-of-way and natural waterways.

Deed Reference

Situated in V.M.S. 2681 Township of Canaan, Madison County Ohio containing .50736 acres and being part of the tract as conveyed to SHORE PROPERTIES INC and described in deed book 263, page 267 in the Recorder's records of Madison County, Ohio.

Dedication

We the undersigned, being the owners of the land herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate streets and public grounds as shown hereon to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, telephone, or other utility lines or services, storm water disposal and for the express privilege of removing any and all trees or other obstructions to the free use of said easements and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Witness
Dorrie R. Spears
Witness

Charles A. Vince
Shore Properties Inc.
By Charles A. Vince, President

Certificate of Notary Public

State of Ohio, Madison County, S. S.
Be it remembered that on this 21st day of October, 1992, before me the undersigned a Notary Public in and for said County and State, personally came SHORE PROPERTIES INC. by Charles A. Vince, President

Who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, and the voluntary act and deed of Said Corporation. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

CONNIE E. EADES
Notary Public, State of Ohio
My Commission Expires June 2, 1993

Connie E. Eades
Notary Public in and for Madison County, Ohio

Board of County Commissioners: We the Board of County Commissioners of Madison County, Ohio do hereby approve this plat on this ___ day of ___, 1992.

Commissioners: Robert Edwards, Joe J. Yoda, Herbert J. Marple

Madison County Board of Health: I hereby approve this plat on this 9th day of Oct., 1992

Robert J. Orr
Madison County Board of Health

County Auditor: Transferred on this 13 day of October, 1992

Deputy
Raymond M. Weimer
County Auditor

County Recorder Margaret A. Rife

Received on this 13th day of Oct., 1992 at 11:19 AM.
Recorded on this 13th day of Oct., 1992 at 11:19 AM.
Recorded in plat book No. ___, page ___, Fee ___.
Slide # 620 + 621

Certificate of Surveyor

I hereby certify that this map is a true and complete survey made under my supervision, Robert A. Hock, on and that all monuments are set as shown

Robert A. Hock 10/6/92
Robert A. Hock S-5674

Madison County Regional Planning Commission: This plat was approved by the Madison County Regional Planning Commission on this 15th day of July, 1992

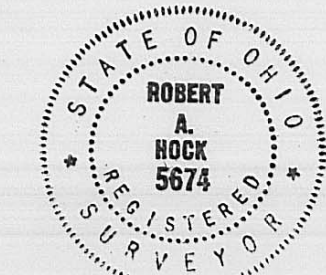
Michael J. Smith
Chairman

Madison County Zoning Commission: We Madison County Zoning Commission, do hereby approve and accept this plat on this 14th day of Oct., 1992

Judy B. Hastings
Zoning Inspector

County Engineer: I hereby approve this plat and the construction drawings on this 13 day of Oct., 1992

Neil Ball
Madison County Engineer



FINAL PLAT
DARBY GLEN SUBDIVISION

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