

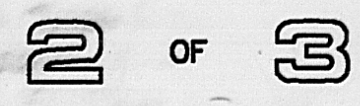
Hidden Creek At The Darby Phase 1
 Jefferson Township
 Madison County, Ohio

FINAL PLAN

Scale: 1" = 100'

Date: 6/06/96

CEA FP554M11-100



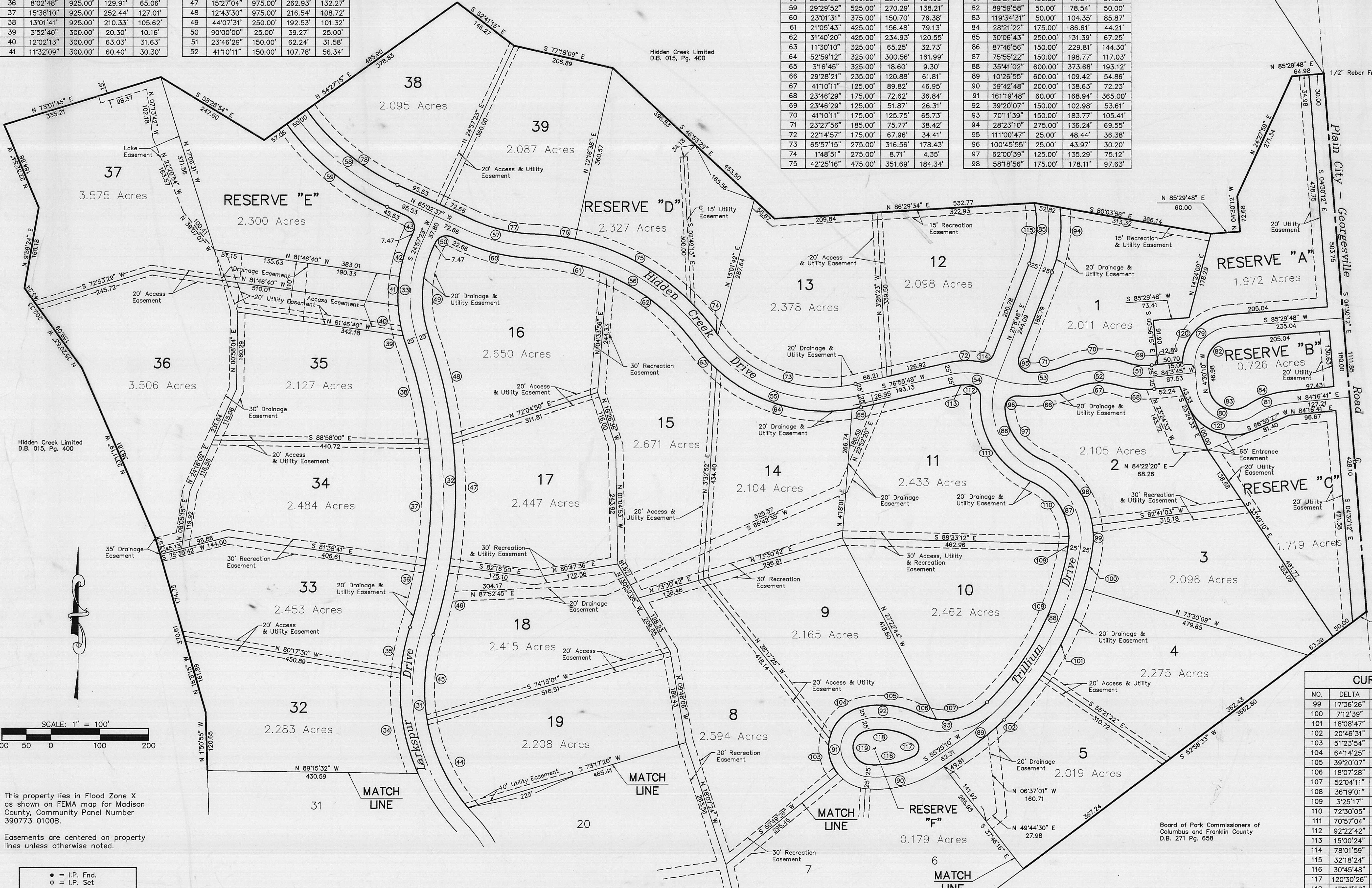
NO.	DELTA	RADIUS	LENGTH	TANGENT
31	60°58'07"	400.00'	425.64'	235.47'
32	36°42'39"	950.00'	608.69'	315.20'
33	44°07'31"	275.00'	211.79'	111.46'
34	28°24'41"	425.00'	210.75'	107.59'
35	12°59'59"	425.00'	96.43'	48.42'
36	8°02'48"	925.00'	129.91'	65.06'
37	15°38'10"	925.00'	252.44'	127.01'
38	13°01'41"	925.00'	210.33'	105.62'
39	3°52'40"	300.00'	20.30'	10.16'
40	12°02'13"	300.00'	63.03'	31.63'
41	11°32'09"	300.00'	60.40'	30.30'

NO.	DELTA	RADIUS	LENGTH	TANGENT
42	16°44'12"	300.00'	87.63'	44.13'
43	90°00'00"	25.00'	39.27'	25.00'
44	30°43'53"	375.00'	201.14'	103.05'
45	27°03'22"	375.00'	177.08'	90.22'
46	8°32'05"	975.00'	145.23'	72.75'
47	15°27'04"	975.00'	282.93'	132.27'
48	12°43'30"	975.00'	216.54'	108.72'
49	44°07'31"	250.00'	192.53'	101.32'
50	90°00'00"	25.00'	39.27'	25.00'
51	23°46'29"	150.00'	62.24'	31.58'
52	41°10'11"	150.00'	107.78'	56.34'

NO.	DELTA	RADIUS	LENGTH	TANGENT
53	44°39'46"	210.00'	163.70'	86.26'
54	34°24'01"	150.00'	90.06'	46.43'
55	67°46'07"	300.00'	354.84'	201.47'
56	52°46'03"	450.00'	414.44'	223.22'
57	23°01'31"	350.00'	140.65'	71.29'
58	29°29'52"	500.00'	257.42'	131.63'
59	29°29'52"	525.00'	270.29'	138.21'
60	23°01'31"	375.00'	150.70'	76.38'
61	21°05'43"	425.00'	156.48'	79.13'
62	31°40'20"	425.00'	234.93'	120.55'
63	11°30'10"	325.00'	65.25'	32.73'
64	52°59'12"	325.00'	300.56'	161.99'
65	3°16'45"	325.00'	18.60'	9.30'
66	29°28'21"	235.00'	120.88'	61.81'
67	41°10'11"	125.00'	89.82'	46.95'
68	23°46'29"	175.00'	72.62'	36.84'
69	23°46'29"	125.00'	51.87'	26.31'
70	41°10'11"	175.00'	125.75'	65.73'
71	23°27'56"	185.00'	75.77'	38.42'
72	22°14'57"	175.00'	67.96'	34.41'
73	65°57'15"	275.00'	316.56'	178.43'
74	1°48'51"	275.00'	8.71'	4.35'
75	42°25'16"	475.00'	351.69'	184.34'

NO.	DELTA	RADIUS	LENGTH	TANGENT
76	10°20'47"	475.00'	85.77'	43.00'
77	23°01'31"	325.00'	130.61'	66.20'
78	29°29'52"	475.00'	244.55'	125.05'
79	89°59'58"	75.00'	117.81'	75.00'
80	119°34'31"	75.00'	156.52'	128.80'
81	28°21'22"	150.00'	74.24'	37.89'
82	89°59'58"	50.00'	78.54'	50.00'
83	119°34'31"	50.00'	104.35'	85.87'
84	28°21'22"	175.00'	86.61'	44.21'
85	30°06'43"	250.00'	131.39'	67.25'
86	87°46'56"	150.00'	229.81'	144.30'
87	75°55'22"	150.00'	198.77'	117.03'
88	35°41'02"	600.00'	373.68'	193.12'
89	10°26'55"	600.00'	109.42'	54.86'
90	39°42'48"	200.00'	138.63'	72.23'
91	161°19'48"	60.00'	168.94'	365.00'
92	39°20'07"	150.00'	102.98'	53.61'
93	70°11'39"	150.00'	183.77'	105.41'
94	28°23'10"	275.00'	136.24'	69.55'
95	111°00'47"	25.00'	48.44'	36.38'
96	100°45'55"	25.00'	43.97'	30.20'
97	8°00'39"	125.00'	135.29'	75.12'
98	58°18'56"	175.00'	178.11'	97.63'

NO.	DELTA	RADIUS	LENGTH	TANGENT
99	17°36'26"	175.00'	53.78'	27.10'
100	7°12'39"	625.00'	78.66'	39.38'
101	18°08'47"	625.00'	197.95'	99.81'
102	20°46'31"	625.00'	226.62'	114.57'
103	51°23'54"	85.00'	76.25'	40.91'
104	64°14'25"	85.00'	95.30'	53.36'
105	39°20'07"	175.00'	120.14'	62.55'
106	18°07'28"	125.00'	39.54'	19.94'
107	52°04'11"	125.00'	113.60'	61.06'
108	36°19'01"	575.00'	364.46'	188.59'
109	3°25'17"	125.00'	7.46'	3.73'
110	72°30'05"	125.00'	158.17'	91.66'
111	70°57'04"	175.00'	216.71'	124.71'
112	92°22'42"	25.00'	40.31'	26.06'
113	15°00'24"	125.00'	32.74'	16.46'
114	78°01'59"	25.00'	34.05'	20.26'
115	32°18'24"	225.00'	126.87'	65.17'
116	30°45'48"	175.00'	93.96'	48.14'
117	120°30'26"	20.00'	42.06'	35.00'
118	47°23'58"	125.00'	103.41'	54.87'
119	161°19'48"	35.00'	98.55'	212.92'
120	84°36'35"	100.00'	147.67'	91.01'
121	90°00'00"	100.00'	157.08'	100.00'



This property lies in Flood Zone X as shown on FEMA map for Madison County, Community Panel Number 390773 0100B.

Easements are centered on property lines unless otherwise noted.

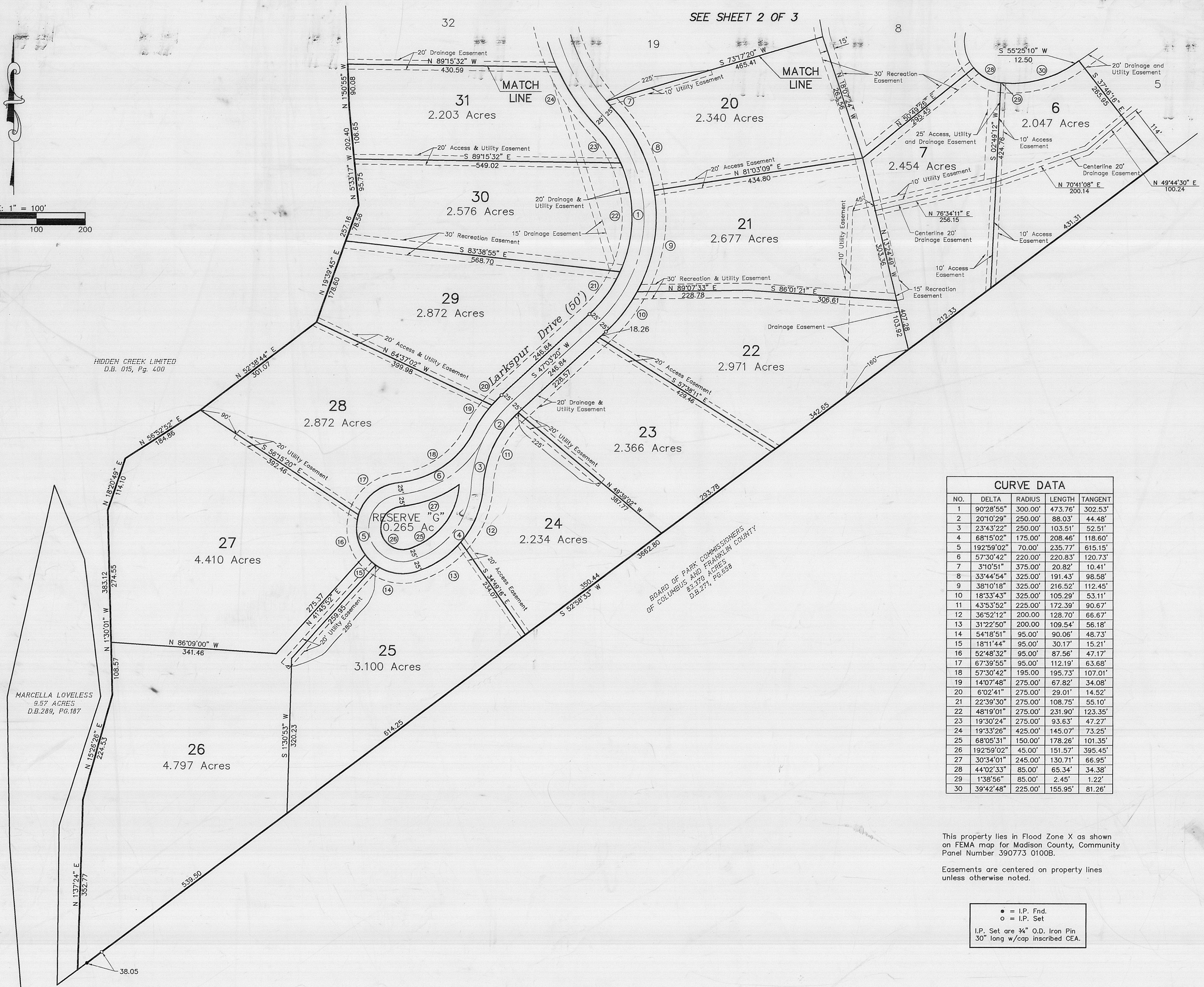
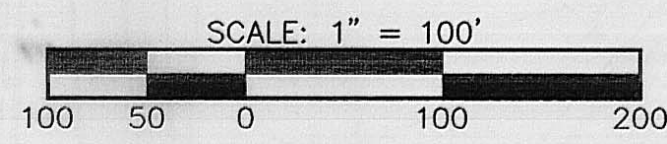
● = I.P. Fnd.
 ○ = I.P. Set

I.P. Set are 3/4" O.D. Iron Pin
 30" long w/cap inscribed CEA.

SEE SHEET 3 OF 3

85A-96

Board of Park Commissioners of
 Columbus and Franklin County
 D.B. 271 Pg. 658



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	90°28'55"	300.00'	473.76'	302.53'
2	201°0'29"	250.00'	88.03'	44.48'
3	23°43'22"	250.00'	103.51'	52.51'
4	68°15'02"	175.00'	208.46'	118.60'
5	192°59'02"	70.00'	235.77'	615.15'
6	57°30'42"	220.00'	220.83'	120.73'
7	31°0'51"	375.00'	20.82'	10.41'
8	33°44'54"	325.00'	191.43'	98.58'
9	38°10'18"	325.00'	216.52'	112.45'
10	18°33'43"	325.00'	105.29'	53.11'
11	43°53'52"	225.00'	172.39'	90.67'
12	36°52'12"	200.00'	128.70'	66.67'
13	31°22'50"	200.00'	109.54'	56.18'
14	54°18'51"	95.00'	90.06'	48.73'
15	18°11'44"	95.00'	30.17'	15.21'
16	52°48'32"	95.00'	87.56'	47.17'
17	67°39'55"	95.00'	112.19'	63.68'
18	57°30'42"	195.00'	195.73'	107.01'
19	14°07'48"	275.00'	67.82'	34.08'
20	6°02'41"	275.00'	29.01'	14.52'
21	22°39'30"	275.00'	108.75'	55.10'
22	48°19'01"	275.00'	231.90'	123.35'
23	19°30'24"	275.00'	93.63'	47.27'
24	19°33'26"	425.00'	145.07'	73.25'
25	68°05'31"	150.00'	178.26'	101.35'
26	192°59'02"	45.00'	151.57'	395.45'
27	30°34'01"	245.00'	130.71'	66.95'
28	44°02'33"	85.00'	65.34'	34.38'
29	1°38'56"	85.00'	2.45'	1.22'
30	39°42'48"	225.00'	155.95'	81.26'

This property lies in Flood Zone X as shown on FEMA map for Madison County, Community Panel Number 390773 0100B.

Easements are centered on property lines unless otherwise noted.

● = I.P. Fnd.
○ = I.P. Set
I.P. Set are 3/4" O.D. Iron Pin
30" long w/cap inscribed CEA.

Hidden Creek At The Darby Phase 1
Jefferson Township
Madison County, Ohio

FINAL PLAT

Scale: 1" = 100'

Date: 6/06/96

CEA FP554MI2-100

85b-96

HIDDEN CREEK AT THE DARBY

PHASE 1

MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey 2445, containing 118.343 acres and being part of the 562.753 acre tract conveyed to Hidden Creek Limited and described Deed Book 015, Page 400, in the Recorder's records of Madison County, Ohio.

Declaration of Covenants, Conditions, Restrictions, Reservations, Easements, and Rights are on file with Madison County and recorded in O.R. Vol 41, records of the Recorder's Office, Madison County, Ohio. p 1-49

We, the undersigned, being all the owners and lien holders of the lands 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.

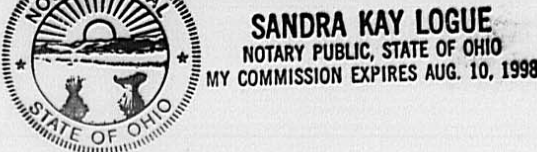
Signed and Acknowledged in the Presence of:

HIDDEN CREEK LIMITED
By: [Signature]
Title: Manager

STATE OF OHIO COUNTY, S.S.

BE it remembered that on this 1st day of July, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally came Robin W. Green and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.



[Signature]
Notary Public

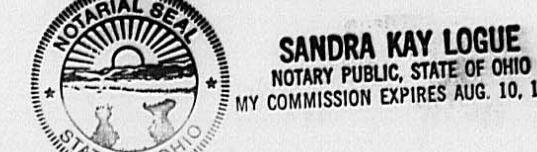
Signed and Acknowledged in the Presence of:

HUNTINGTON NATIONAL BANKS
By: [Signature]
Title: Vice President

STATE OF OHIO COUNTY, S.S.

BE it remembered that on this 1st day of July, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally came Chuck A. Guke and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.



[Signature]
Notary Public

Signed and Acknowledged in the Presence of:

STATE OF OHIO
By: [Signature]
Title: Chief Dir. New & Transit Div. / Chief Environmental Protection Agency

STATE OF OHIO COUNTY, S.S.

BE it remembered that on this 1st day of July, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally came James H. Smith and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

[Signature]
Notary Public, William W. Wright
Commission Expires Dec. 27, 2000

Signed and Acknowledged in the Presence of:

STATE OF OHIO
By: [Signature]
Title: Executive Director, OWDA

STATE OF OHIO COUNTY, S.S.

BE it remembered that on this 2nd day of July, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally came Steven G. Bosman and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

[Signature]
Notary Public, William W. Wright
Commission Expires Dec. 27, 2000

I hereby certify that this map is a true and complete survey made under my supervision, Maynard H. Thompson, in October and November, 1995, and that all monuments will be set as shown.

[Signature]
Maynard H. Thompson, P.S. 7128
Civil Engineering Associates, Inc.



Madison County Regional Planning Commission: This plat was approved by the Madison County Regional Planning Commission on this 11th day of June, 1996.

[Signature]
Chairman

Madison County Zoning Commission: We, the Madison County Zoning Commission, do hereby approve and accept this plat on this 1st day of June, 1996.

[Signature]
Zoning Inspector

County Engineer: I hereby approve this plat and the construction drawings on this 27 day of Aug, 1996.

[Signature]
Madison County Engineer

We, the Board of County Commissioners of Madison County, Ohio, do hereby approve this plat on this 24 day of June, 1996.

COMMISSIONERS:
[Signature]
[Signature]
[Signature]

Madison County Board of Health: I hereby approve this plat of this 20 day of June, 1996.

[Signature]
Madison County Board of Health

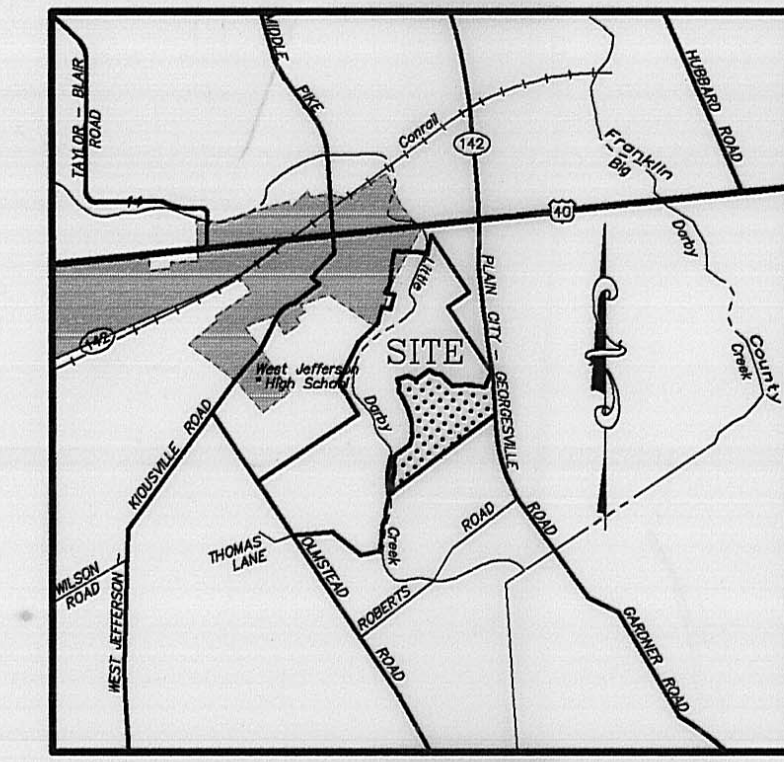
COUNTY AUDITOR: Transferred on this 28th day of August, 1996.

By [Signature] County Auditor [Signature]
Deputy

COUNTY RECORDER:

Received on this 28 day of August, 1996 at 1:25 P.M.
Recorded on this 28 day of August, 1996 at 1:26 P.M.
Recorded in plat slide book no. 13-10-13-12, Page 13. Fee \$ 65.40
Cabinet

The Madison County Commissioners assume no legal obligation to maintain or repair any open drainage ditches or channels designated as "drainage easements" on this plat. The easement area of each Lot and all improvements within it shall be maintained continuously by the Lot Owner. Within the easements, 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.



Location Map
Not To Scale

An inspection for each lot in the subdivision must be conducted by the Madison County Health District prior to any construction on a residential lot.

Sediment and erosion control procedures shall be observed during all earth disturbing activities. The Madison Soil & Water Conservation District office will provide a homeowner with technical assistance, if requested, to observe proper sediment pollution control practices.

Reserve "A", "B", "C", "D", "E", "F", & "G" are intended to be private common open space to be owned and maintained by a homeowner's association. The Reserves will be used for aesthetic and recreational purposes.

"Utility" easements are granted for all public utilities. All utilities shall be underground. No permanent buildings may be placed in said easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easements and for such public utility purposes.

A "Lake" easement is granted for the purpose of constructing, using, and maintaining a lake including the right to clean, repair, and care for said lake. The lake easement is for the benefit of all members of the homeowner's association.

"Recreation" easements are granted for the purpose of constructing, using and maintaining trails and equestrian paths. Recreation easements are for the benefit of all members of the homeowner's association.

"Access" easements are granted for the purpose of constructing, using and maintaining common drives for the benefit of adjoining lots.

"Entrance" easements are granted for the purpose of constructing and maintaining entrance features. Entrance features include fences, landscaping, and aesthetic enhancements. Entrance easements are for the benefit of all members of the homeowner's association.

AREA TABULATION

RESERVE A	1.972	Acres
RESERVE B	0.726	Acres
RESERVE C	1.719	Acres
RESERVE D	2.327	Acres
RESERVE E	2.300	Acres
RESERVE F	0.179	Acres
RESERVE G	0.265	Acres
LOTS	99.661	Acres
RIGHT-OF-WAY	9.194	Acres
TOTAL	118.343	Acres

CIVIL ENGINEERING ASSOCIATES
CEA
9015 Antares Avenue
Columbus, Ohio 43240
Tel. 614.433.9015
Fax 614.433.9513

Hidden Creek At The Darby Phase 1
Jefferson Township
Madison County, Ohio

FINAL PLAT

Date: 6/06/96

CEA FP554TI-100

1 OF 3