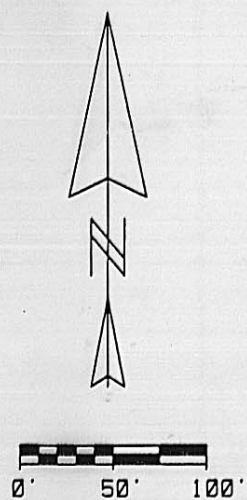


WILLOW CREEK ESTATES FINAL PLAT



U.S. ROUTE 42

800'

GINGERICH SUBDIVISION NO. 1

WEST AVENUE 55' R/W

S84°37'35"E
791.95'

WILLOW BEND
CIRCLE

BIDWELL-ELSEY DITCH

PARCEL TO REMAIN
IN OWNERSHIP OF
DAN J. & ELSIE
GINGERICH

PROPOSED SAN.
SEWER RELOCATION

EVERSOLE, LEE & ERMASTINE
DB 154 PG 151

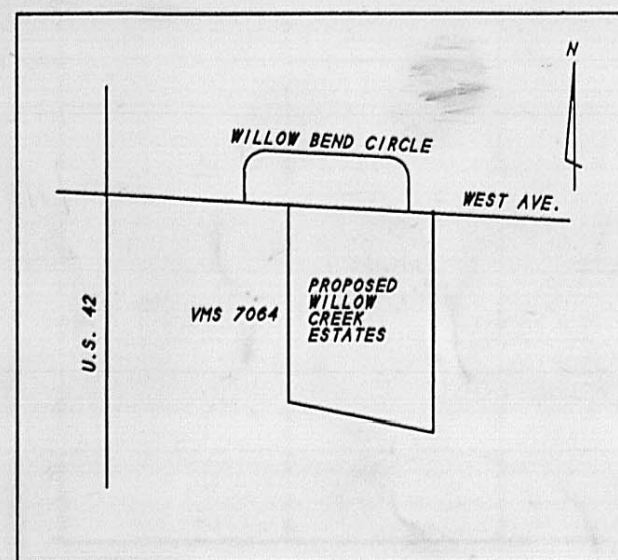
GRABER, MARTHA
DR 3 PG 196

OWNER/ SUBDIVIDER: DAN J. & ELSIE GINGERICH
VOL. 253 PG. 760

10806 P.C. LAFAYETTE RD.
PLAIN CITY, OHIO 43064

ZONING: RS-3

ACREAGE: LOTS 14.994 AC.
RIGHTS-OF-WAY 4.057 AC.
PARCEL (RETAINED BY GINGERICH) 0.608 AC.
TOTAL 19.659 AC.



VICINITY MAP
NOT TO SCALE

VILLAGE OF PLAIN CITY
DARBY TOWNSHIP
MADISON COUNTY
STATE OF OHIO

LEGEND

○ - 3/4" IRON PIPE SET
I.P. FND - IRON PIPE FOUND

* NOTE: LOTS 33, 34, & 35 ABANDON
EXISTING SANITARY SEWER
AND RELOCATE AS SHOWN.
SOUTH LINE OF PROPOSED
EASEMENT 10' SOUTH AND
PARALLEL TO NEW SANITARY
SEWER. NORTH LINE OF
EASEMENT INCLUDING DRAINAGE
EASEMENT IS NORTH LINE OF
LOTS.

LOTS 36, 37, 38, 39 & 41
DRAINAGE EASEMENT FROM
NORTH LINE OF SANITARY
EASEMENT TO NORTH LINE OF
LOTS.

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	15°44'26"	400.000	109.890	109.890	109.890	S 91°31'11" W
2	15°44'26"	400.000	109.890	109.890	109.890	S 91°31'11" W
3	86°07'04.3"	25.000	37.576	23.361	34.138	41°34'04.5" E
4	93°52'55.7"	25.000	40.963	26.754	36.532	48°25'55.5" W
5	90°00'00.0"	25.000	39.270	25.000	35.355	46°29'26.0" W
6	90°00'00.0"	25.000	39.270	25.000	35.355	43°30'34.0" E
7	47°16'47.9"	43.500	35.896	19.041	34.886	64°52'10.0" W
8	31°52'30.7"	55.500	31.432	16.135	31.029	58°04'57.3" W
9	53°47'06.1"	55.500	53.038	28.655	51.112	78°05'14.3" W
10	50°42'15.2"	55.500	50.000	26.770	48.384	78°05'33.6" W
11	50°42'15.2"	55.500	50.000	26.770	48.384	23°51'41.6" E
12	55°50'18.6"	55.500	55.063	29.940	52.910	77°07'58.5" E
13	29°49'18.2"	55.500	29.408	15.045	29.077	60°02'13.0" E
14	47°16'47.9"	43.500	35.896	19.041	34.886	67°51'02.1" E
15	29°49'16.5"	55.500	29.407	15.045	29.076	57°03'20.3" W
16	55°50'20.2"	55.500	55.063	29.940	52.910	50°06'51.3" W
17	53°47'20.4"	55.500	53.042	28.657	51.115	75°06'29.4" E
18	31°52'16.4"	55.500	31.429	16.132	31.025	61°03'42.2" E
19	8°58'59.7"	427.000	66.948	33.543	66.860	05°58'55.8" W
20	06°45'28.2"	427.000	50.359	25.209	50.330	03°51'08.7" W
21	05°43'40.9"	373.000	37.251	18.651	37.275	14°22'14.6" W
22	10°00'43.9"	373.000	65.181	32.674	65.098	06°30'02.4" W
23	01°33'00.0"	427.000	11.551	5.776	11.551	N 02°15'56.0" E
24	13°42'43.4"	427.000	102.190	51.340	101.946	N 09°53'47.7" E
25	100°53'41.1"	25.000	44.024	30.271	38.552	S 38°03'47.3" E

NOTE: BUILDING SETBACKS ARE
30' AT THE FRONT SIDE.
30' BOTH STREET SIDES
ON CORNER LOTS.
SIDE YARDS ARE A MINIMUM
OF 8' EACH LOT WITH A
TOTAL MINIMUM OF 18' FOR
TWO LOTS.

LOT DEED RESTRICTIONS ARE
RECORDED IN VOL. 63 PG. 1152

Surveyed and Plotted by Gleespen Engineering & Surveying, Inc.

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

By John T. Gleespen 6/23/97
John T. Gleespen, R/S, #6424

Situated in the Village of Plain City, County of Madison,
Darby Township, State of Ohio and being part V.M.S. NO. 7064
containing 19.6 acres and being the same tract as conveyed to
Dan J. & Elsie Gingerich and as described in deed recorded in
Deed Book 253, Page 760, Recorder's Office London, Ohio.

We, the undersigned, being all the owners and lien holders of
the land platted herein, certify that the attached plat
correctly represents our Willow Creek Estates, a subdivision
of lots 1 to 64 inclusive, do hereby accept this plat of same,
and do voluntarily consent to the execution of said plat.
All streets shown hereon will not be accepted for public
use until such time as construction is completed and said
streets are formally accepted as such by the Village of
Plain City.

In Witness thereof Dan J. & Elsie Gingerich have hereunto
set their hands this 28th day of July, 1997.

Witness Martha J. Wilson Signed Dan J. Gingerich
Martha J. Wilson Elsie Gingerich

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.

In witness thereof Dan J. & Elsie Gingerich have hereunto set
their hands this 28th day of July, 1997.

MARTHA J. WILSON Signed Dan J. Gingerich
Martha J. Wilson Elsie Gingerich

STATE OF OHIO

Before me a Notary Public for said State personally came
Dan J. & Elsie Gingerich who acknowledged the signing of the
foregoing instrument to be their voluntary act and deed for
uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed
my official seal this 28th day of July, 1997.

MARTHA J. WILSON
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 22, 1997

Approved this 28th day of July, 1997 Charles B. Dodge
Plain City Zoning Inspector

Approved this 28th day of July, 1997 Lester Paul Gibson
Chairman, Plain City Planning
and Zoning Commission

Approved this 28th day of July, 1997 Bruce P. Ziegen
Village Engineer

This 28th day of July, 1997, right-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.

Gerlene R. Murphy 7/29/97
Mayor, Village of Plain City
Charles B. Dodge
Clerk of Council
Village of Plain City

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

Transferred this 5th day of Nov, 1997.

Jim Williamson de
Caghty Auditor

Filed for this record this 5th day of Nov, 1997, at 11:41 AM.
Recorded this 5th day of Nov, 1997, in Plat Book B-66, Page No. 120-97.

Dean Bartley
County Recorder

Cindy Andrews
Deputy Recorder