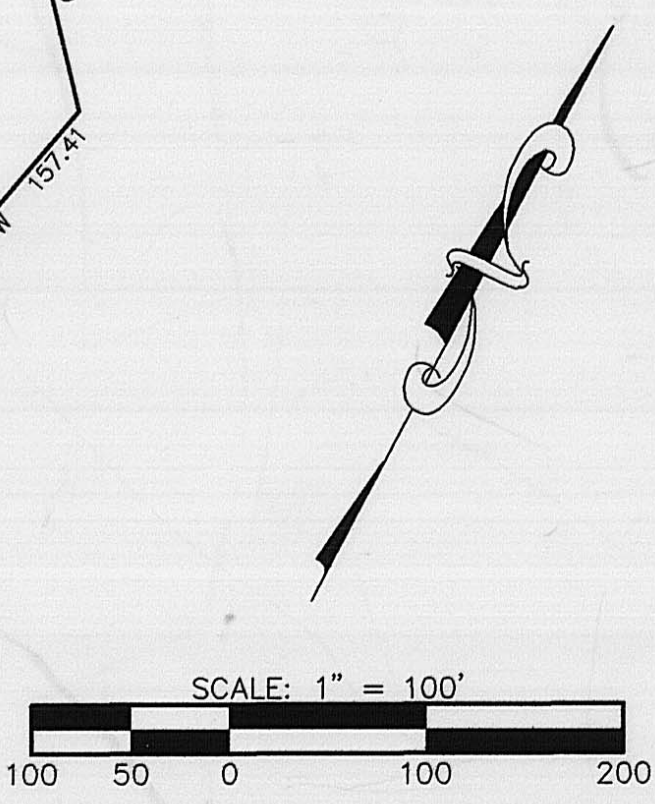


CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	25.00'	39.27'	25.00'
2	90°00'00"	25.00'	39.27'	25.00'
3	52°41'39"	214.00'	196.81'	105.98'
4	52°41'39"	239.00'	219.81'	118.37'
5	45°27'29"	189.00'	149.95'	79.17'
6	7°14'10"	189.00'	23.87'	11.95'
7	52°57'24"	311.00'	287.45'	154.91'
8	35°28'10"	336.00'	208.00'	107.46'
9	17°29'14"	336.00'	102.55'	51.68'
10	15°10'06"	286.00'	75.71'	38.08'
11	37°47'18"	286.00'	188.63'	97.89'
12	40°52'51"	575.00'	410.27'	214.30'
13	0°52'49"	550.00'	8.45'	4.22'
14	21°35'39"	550.00'	207.29'	104.89'
15	18°24'24"	550.00'	176.69'	89.11'
16	16°24'10"	600.00'	171.77'	86.48'
17	15°57'25"	600.00'	167.10'	84.09'
18	23°37'24"	1100.00'	453.53'	230.03'
19	2°40'25"	1125.00'	52.50'	26.25'
20	8°31'15"	600.00'	89.23'	44.70'
21	1°16'25"	1075.00'	23.89'	11.95'
22	13°29'36"	1125.00'	264.94'	133.09'
23	17°39'59"	1075.00'	331.46'	167.06'
24	118°34'27"	60.00'	124.17'	101.00'
25	134°52'20"	50.00'	117.70'	120.33'
26	65°59'26"	125.00'	143.97'	81.16'
27	4°41'00"	1075.00'	87.87'	43.96'
28	76°52'12"	85.00'	114.04'	67.45'
29	15°34'43"	85.00'	23.11'	11.63'
30	16°29'20"	85.00'	24.46'	12.32'
31	9°38'12"	85.00'	14.30'	7.17'
32	15°02'26"	75.00'	19.69'	9.90'
33	119°49'54"	75.00'	156.86'	129.46'
34	65°59'28"	100.00'	115.18'	64.93'
35	1°59'50"	1125.00'	39.22'	19.61'
36	118°34'27"	35.00'	72.43'	58.92'
37	134°52'20"	25.00'	58.85'	60.17'
38	20°28'20"	150.00'	53.60'	27.09'



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.

CIVIL ENGINEERING
ASSOCIATES

CEA

9015
Antares Avenue
Columbus, Ohio 43240

Tel. 614.433.9015
Fax 614.433.9513

Hidden Creek At The Darby Phase 2 West Jefferson Madison County, Ohio

FINAL PLAT

Scale: 1" = 100'

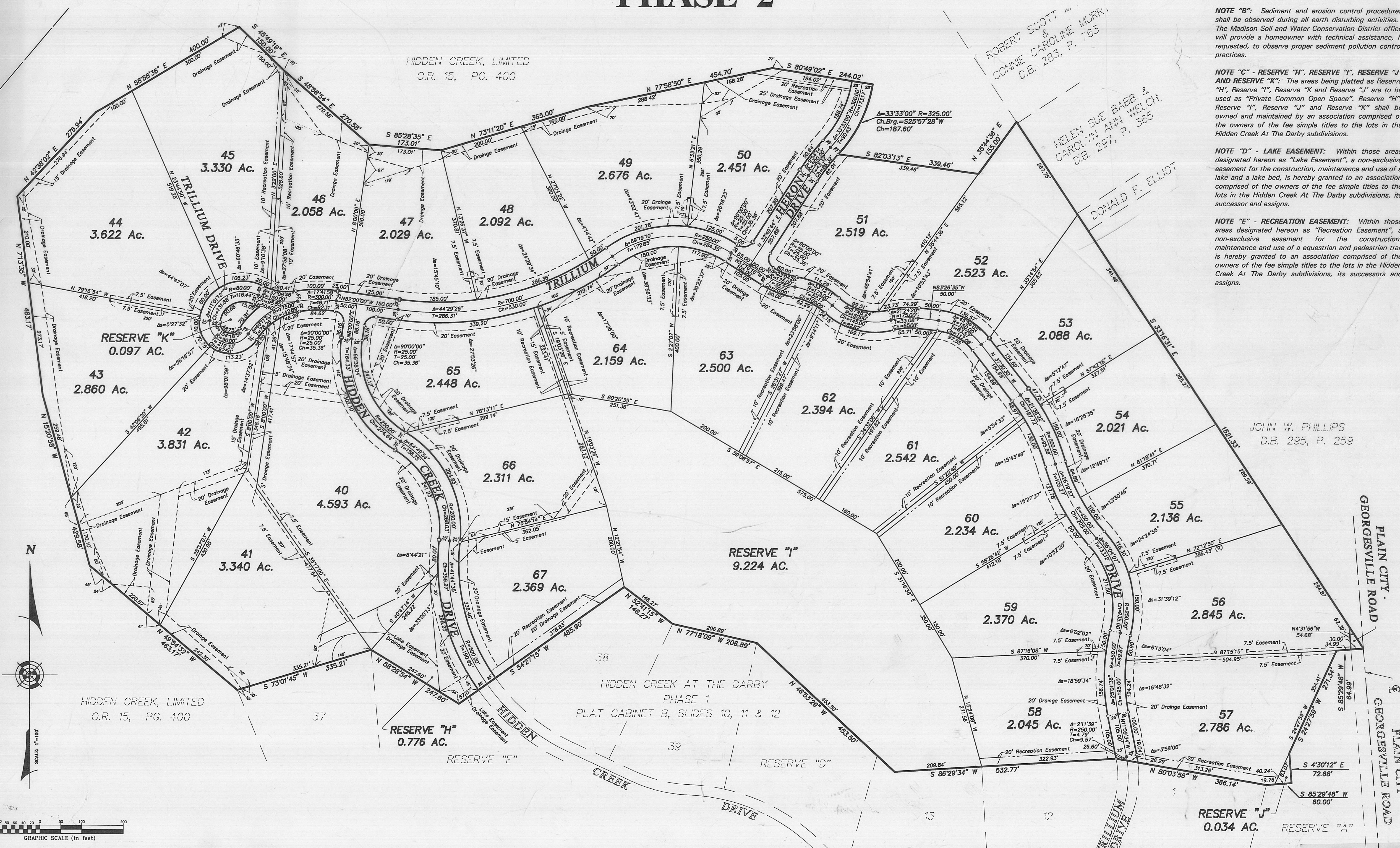
Revisions:

CEA FP5543P1-100

2 OF 2

HIDDEN CREEK AT THE DARBY PHASE 2

HIDDEN CREEK, LIMITED
O.R. 15, PG. 400



ROBERT SCOTT &
CONNIE CAROLINE MURPHY
D.B. 283, P. 763

HELEN SUE BARR &
CAROLYN ANN WELCH
D.B. 297, P. 365

DONALD F. ELLIOT

JOHN W. PHILLIPS
D.B. 295, P. 259

NOTE "A": 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.

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

NOTE "C" - RESERVE "H", RESERVE "I", RESERVE "J" AND RESERVE "K": The areas being platted as Reserve "H", Reserve "I", Reserve "K" and Reserve "J" are to be used as "Private Common Open Space". Reserve "H", Reserve "I", Reserve "J" and Reserve "K" shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Hidden Creek At The Darby subdivisions.

NOTE "D" - LAKE EASEMENT: Within those areas designated hereon as "Lake Easement", a non-exclusive easement for the construction, maintenance and use of a lake and a lake bed, is hereby granted to an association comprised of the owners of the fee simple titles to the lots in the Hidden Creek At The Darby subdivisions, its successors and assigns.

NOTE "E" - RECREATION EASEMENT: Within those areas designated hereon as "Recreation Easement", a non-exclusive easement for the construction, maintenance and use of an equestrian and pedestrian trail is hereby granted to an association comprised of the owners of the fee simple titles to the lots in the Hidden Creek At The Darby subdivisions, its successors and assigns.

PLAIN CITY -
GEORGEVILLE ROAD
PLAIN CITY -
GEORGEVILLE ROAD

HIDDEN CREEK AT THE DARBY

PHASE 2

MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey 2445, containing 45.868 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. 41, records of the Recorder's Office, Madison County, Ohio.

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, 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

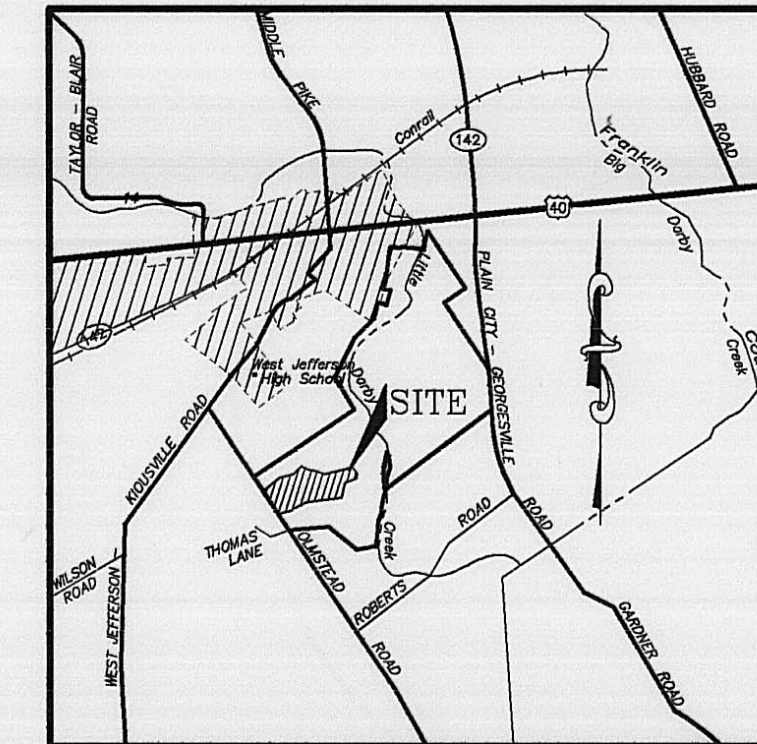
By: Robert W. Green

Title: Manager

Hazel Jean Cade
Ms. Donita Hoosier



I hereby certify that this map is a true and complete survey made under my supervision, Maynard H. Thompson, in AUGUST 1997, and that all monuments will be set as shown.



Location Map
Not To Scale



Maynard H. Thompson
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 12th day of August, 1997.

Robert W. Green
Chairman

Madison County Zoning Commission: We, the Madison County Zoning Commission, do hereby approve and accept this plat on this 18 day of Aug, 1997.

David H. Hooper
Zoning Inspector

County Engineer: I hereby approve this plat and the construction drawings on this 18 day of Aug, 1997.

Walter B. Ball
Madison County Engineer

We, the Board of County Commissioners of Madison County, Ohio, do hereby approve this plat on this 18th day of Aug, 1997.

Robert W. Green

COMMISSIONERS:

David H. Hooper

Madison County Board of Health: I hereby approve this plat of this 18th day of August, 1997.

Michael L. Sunk
Madison County Board of Health

COUNTY AUDITOR: Transferred on this 18 day of Aug, 1997.

By D. Duffey County Auditor Jim Williamson
Deputy

COUNTY RECORDER:

Received on this 18 day of August, 1997 at 2:00 P.M.

Recorded on this ___ day of _____, 1997 at ___ M.

Recorded in plat book no. B, Page B-72. Fee 21.80
B-73 21.80 Casey Butler

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.

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 required, to observed proper sediment pollution control practices.

Reserve "H" is intended to be private common open space to be owned and maintained by a homeowner's association, an association comprised of owner's of fee simple titles to lots in the Hidden Creek at the Darby subdivision". The Reserves will be used for aesthetic and recreational purposes.

"Utility" easement 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.

"Recreation" easements are granted to an association comprised of owner's of fee simple titles to lots in the Hidden Creek at the Darby subdivision" 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.

"Entrance" easements are granted to an association comprised of owner's of fee simple titles to lots in the Hidden Creek at the Darby subdivision" for 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.

"Drainage" easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement" for the purpose of constructing, operating and maintaining storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water are permitted within Drainage Easement areas as delineated on this plat unless approved by the Madison County Engineer.

AREA TABULATION

RESERVE H	0.073	Acres
LOTS	42.657	Acres
RIGHT-OF-WAY	3.138	Acres
TOTAL	45.868	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 2
Jefferson Township
Madison County, Ohio

FINAL PLAT

Date:

CEA FP5543TI-100

1 of 2

HIDDEN CREEK AT THE DARBY PHASE 2

Situated in the State of Ohio, County of Madison, Township of Jefferson, and in Virginia Military Survey Numbers 2836 and 2445, containing 88.866 acres of land, more or less, said 88.866 acres being part of that tract of land conveyed to HIDDEN CREEK, LIMITED, by deed of record in Official Record 15, Page 400, Recorder's Office, Madison, County, Ohio.

Declaration of Covenants, Conditions, Restrictions, Reservations, Easements, and Rights are on file with Madison County and recorded in Official Record 41, Pages 1 through 44, Recorder's Office, Madison County, Ohio.

The undersigned, HIDDEN CREEK, LIMITED, an Ohio limited liability company, by ROBIN W. GREEN, Manager, owner of the land platted herein and STATE OF OHIO, acting through the OHIO ENVIRONMENTAL PROTECTION AGENCY by Sanat K. Barua, its Asst. Chief, and through the OHIO WATER DEVELOPMENT AUTHORITY by Ron Shankman, its Controller, lien holder on the land being platted herein, duly authorized, do hereby certify that this plat correctly represents "HIDDEN CREEK AT THE DARBY PHASE 2", a subdivision containing lots numbered 40 through 67, both inclusive and areas designated "Reserve H", "Reserve I", "Reserve J" and "Reserve K", do hereby accept this plat of the same and dedicate to the public use, as such, all or parts of the Drives and Road shown hereon and heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands, for storm water drainage and for the express privilege of removing any and all trees or other obstructions to the free use of said easement areas. Within those areas designated "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 storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Madison County Engineer.

In Witness Whereof, ROBIN W. GREEN, as Manager of said HIDDEN CREEK, LIMITED has hereunto set her hand this 5th day of August, 1997.

Signed and acknowledged in the presence of: HIDDEN CREEK, LIMITED

Hazel Jean Cade By Robin W. Green
ROBIN W. GREEN Manager

M. Donita Wassier

STATE OF OHIO COUNTY OF Franklin ss:

Before me, a Notary Public in and for said State, personally appeared ROBIN W. GREEN, as Manager of said HIDDEN CREEK, LIMITED, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary corporate act and deed of said HIDDEN CREEK, LIMITED, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 5th day of August, 1997.

My commission expires May 29, 2002 Hazel Jean Cade Notary Public, State of Ohio



HAZEL JEAN CADE
Notary Public, State of Ohio
My Commission Expires
May 29, 2002

In Witness Whereof, Sanat K. Barua, as Asst. Chief, DEFA of said OHIO ENVIRONMENTAL PROTECTION AGENCY, acting on behalf of the STATE OF OHIO, has hereunto set his hand this 5th day of Aug, 1997.

Signed and acknowledged in the presence of: STATE OF OHIO Acting through the OHIO ENVIRONMENTAL PROTECTION AGENCY

By Sanat K. Barua Title Asst. Chief, DEFA, EPA

STATE OF OHIO COUNTY OF Franklin ss:

Before me, a Notary Public in and for said State, personally appeared Sanat K. Barua, as Asst. Chief, DEFA of said OHIO ENVIRONMENTAL PROTECTION AGENCY, acting on behalf of the STATE OF OHIO, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said OHIO ENVIRONMENTAL PROTECTION AGENCY and the STATE OF OHIO, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 5th day of August, 1997.

My commission expires 12/27/2000 Notary Public, State of Ohio WILLIAM W. RIZBT



In Witness Whereof, Ronald Shankman, as Controller of said OHIO WATER DEVELOPMENT AUTHORITY, acting on behalf of the STATE OF OHIO, has hereunto set his hand this 5th day of August, 1997.

Signed and acknowledged in the presence of: STATE OF OHIO Acting through the OHIO WATER DEVELOPMENT AUTHORITY

Hazel Jean Cade By Ronald M. Shankman Title CONTROLLER

M. Donita Wassier

STATE OF OHIO COUNTY OF Franklin ss:

Before me, a Notary Public in and for said State, personally appeared Ronald Shankman, as Controller of said OHIO WATER DEVELOPMENT AUTHORITY, acting on behalf of the STATE OF OHIO, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said OHIO WATER DEVELOPMENT AUTHORITY and the STATE OF OHIO, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 5th day of August, 1997.

My commission expires May 29, 2002 Hazel Jean Cade Notary Public, State of Ohio



HAZEL JEAN CADE
Notary Public, State of Ohio
My Commission Expires
May 29, 2002

MADISON COUNTY REGIONAL PLANNING COMMISSION: This plat was approved by the Madison County Regional Planning Commission on this 12th day of August, 1997

Robert Adams Chairman

MADISON COUNTY ZONING COMMISSION: The Madison County Zoning Commission, does hereby approve and accept this plat on the 12 day of Aug., 1997

Dwight Hughes Zoning Inspector

COUNTY ENGINEER: I hereby approve this plat on this 15 day of Aug., 1997.

Madison County Engineer

MADISON COUNTY BOARD OF HEALTH: I hereby approve this plat on this 18th day of August, 1997.

Michael G. Smith Madison County Board of Health

We the Board of County Commissioners of Madison County, do hereby approve this plat on the 18th day of August, 1997.

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.

Commissioners

COUNTY AUDITOR: Transferred on this 18 day of August, 1997

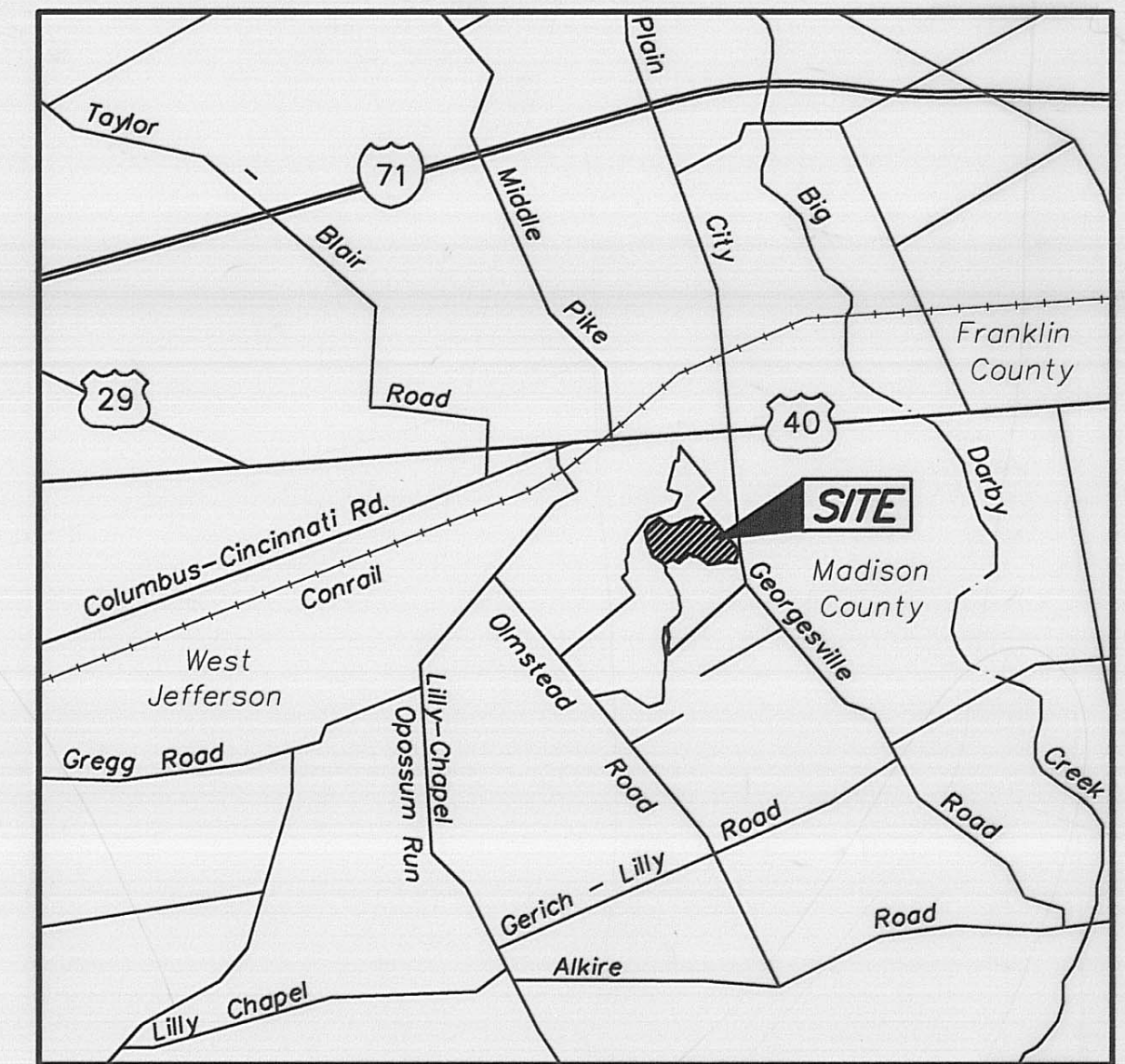
By D. Duffey Deputy County Auditor Jim Williamson

COUNTY RECORDER:

Received on this 16 day of August, 1997 at 2:55 p.m.

Received on this day of , 1997 at M.

Recorded in Cabinet B Slides B-70- B-71 Fee 21.80 31.80 Ashli Butin



LOCATION MAP AND BACKGROUND DRAWING SCALE: 1"=10000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the same meridian as the bearings shown on the subdivision plat entitled "Hidden Creek At The Darby Phase 1", Cabinet B, Slides 10 - 12, Recorder's Office, Madison County, Ohio.

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.

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 plug placed in the top end bearing the initials E.M.H.T. INC.

PERMANENT MARKERS, where indicated, unless otherwise noted, are to be set and are iron pipes, one inch inside diameter, thirty inches long, with a plastic plug placed in the top end bearing the initials E.M.H.&T., INC.



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

● = P.K. Nail to be set Metric Conversion 1ft.=0.3048m
○ = Iron Pin (See Survey Data) ⊙ = Permanent Marker (See Survey Data)

By E. E. Maddy Professional Surveyor No. 4965 Date 4 Aug 97