

NICHOLS SUBDIVISION

DARBY TOWNSHIP, MADISON COUNTY, OHIO

V.M.S. 12270

ENGINEER:
CLAPSADDLE & ASSOCIATES
 19019 WEST DARBY ROAD
 MARYSVILLE, OHIO 43040
 PHONE: (937) 747-2599

OWNER and DEVELOPER:
GLADYS PAULINE NICHOLS
 8500 UNIONVILLE ROAD
 PLAIN CITY, OHIO 43064
 PHONE: (614) 873-4788

DESCRIPTION:

The following described tract of land is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 12270, being part of Gladys Pauline Nichols' original 56.47 acre tract described in Deed Volume 149, page 187, and being more particularly described as follows:

Beginning for reference at the intersection of the centerline of Debolt Road (T.R. #129, 40 feet wide) with the north line of Madison County;

thence South 06°11'59" West (assumed bearing) 2160.08 feet, following the centerline of Debolt Road, to a railroad spike found;

thence South 04°12'17" West 1087.01 feet, continuing along the centerline of Debolt Road, to a railroad spike found at the southwest corner of Kenneth S. and Mary J. Mallis's 2.007 acre tract described in Official Record 53, page 1141, and at the northwest corner of the remainder of said original 56.47 acre tract, said railroad spike marking the place of beginning;

thence North 84°00'22" East 442.58 feet, departing from the centerline of Debolt Road, following the south line of said 2.007 acre tract and the north line of the remainder of said original 56.47 acre tract, passing at 25.00 feet a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6140," to a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6140";

thence South 04°12'17" West 200.00 feet, entering the remainder of said original 56.47 acre tract, to an iron pin set;

thence South 84°00'22" West 442.58 feet, passing at 417.58 feet an iron pin set, to a railroad spike set in the centerline of Debolt Road and in the west line of the remainder of said original 56.47 acre tract;

thence North 04°12'17" East 200.00 feet, following the centerline of Debolt Road and the west line of the remainder of said original 56.47 acre tract, to the place of beginning, containing 2.000 acres, more or less, and subject to all valid easements and restrictions of record.

DRAINAGE STATEMENT, EASEMENTS AND 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 purposes 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 _____, page _____

Owners of lots shall share the costs for maintenance of the roadside ditches, sub-surface tiles, surface waterways, and culverts crossing under roadways.

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.

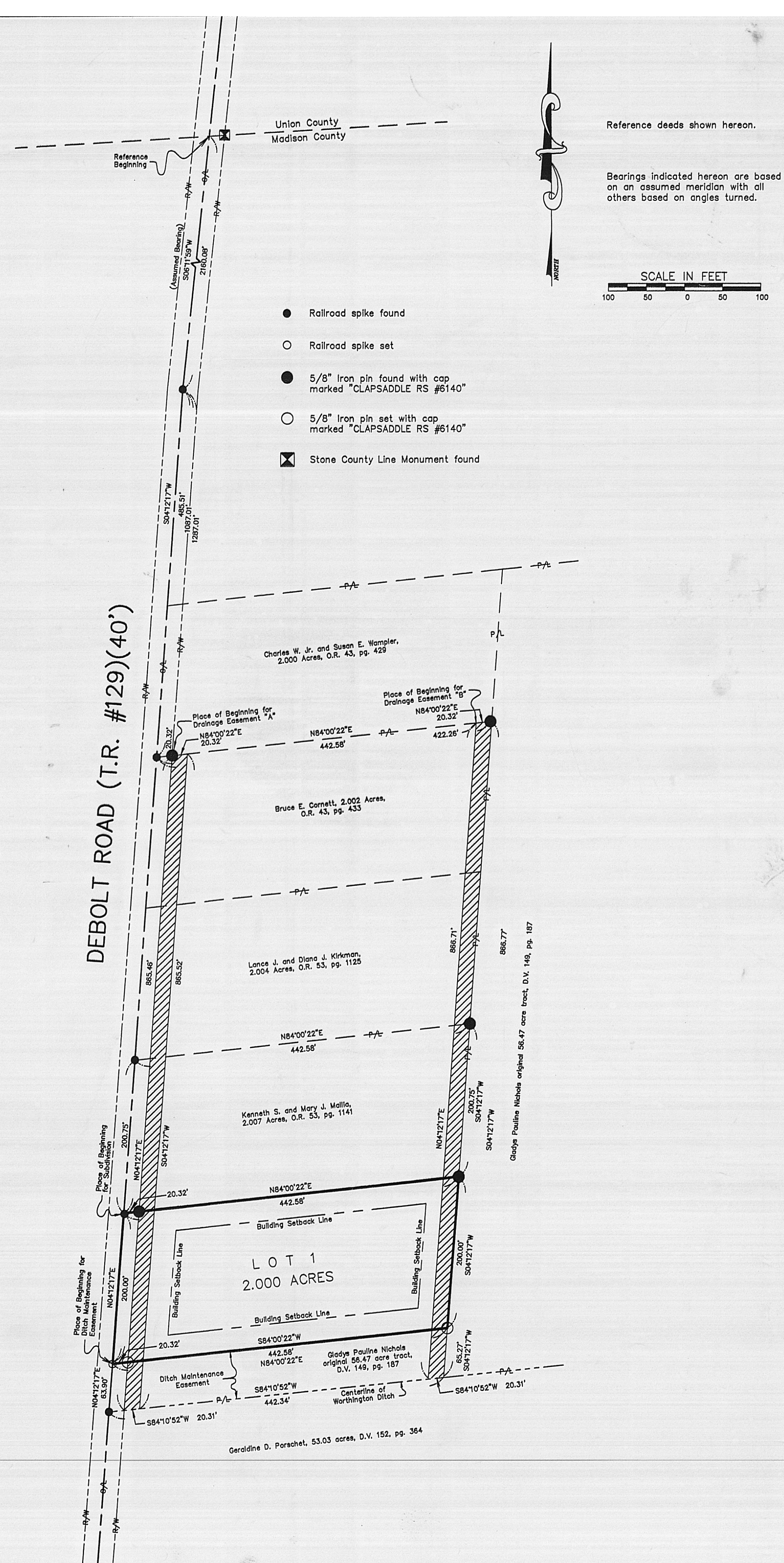
Construction plans for improvement are on file in the Madison County Engineer's Office. Further, the Madison County Engineer shall be requested by the lot owners to inspect, approve or disapprove all construction within easements, street right-of-way and natural waterways.

MISCELLANEOUS NOTES:

Building Setback Lines:
 Front: 50' from right of way
 Side: 30' from property line (each side)
 Rear: 40' from property line

No construction may begin or buildings started without the individual lot owner obtaining zoning, water well system, sewage system and driveway permits. Zoning permits are obtained from the Madison County Zoning Inspector. Water and sewage system permits are obtained from the Madison County Board of Health. Driveway permits are obtained from the Madison County Engineer.

Monuments shown hereon will be set at all lot corners and along the street right-of-way line on or before March 1, 1998, and so certified to the Madison County Engineer.



- Railroad spike found
- Railroad spike set
- 5/8" Iron pin found with cap marked "CLAPSADDLE RS #6140"
- 5/8" Iron pin set with cap marked "CLAPSADDLE RS #6140"
- ⊠ Stone County Line Monument found

Reference deeds shown hereon.

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.

SCALE IN FEET
 100 50 0 50 100

DEDICATION:

I, the undersigned, being the owner of the land herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate streets and public grounds 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.

Clapsaddle
 Witness

Gladys Pauline Nichols
 Gladys Pauline Nichols, Owner

Thomas A. Oberholser
 Witness

CERTIFICATE OF NOTARY PUBLIC:

State of Ohio, Madison County, S.S.

Be it remembered that on this 19 day of May, 1998, before me the undersigned a Notary Public in and for said County and State, personally came Gladys Pauline Nichols, Owner 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.

Richard J. McCoy
 Notary Public in and for Madison County, Ohio
 NOTARY PUBLIC - STATE OF OHIO
 MY COMMISSION EXPIRES APRIL 1, 2001

BOARD OF COUNTY COMMISSIONERS: We the Board of County Commissioners of Madison County, Ohio do hereby approve this plat on this 18 day of May, 1998.

Joe D. Yaker
 Commissioner

David Dume
 Commissioner

Kerr Workaly
 Commissioner

MADISON COUNTY BOARD OF HEALTH: I hereby approve this plat on this 19 day of May, 1998.

Michael A. Bealle
 Madison County Board of Health

COUNTY AUDITOR: Transferred on this 19 day of May, 1998.

John A. Harrison
 Deputy
 County Auditor

County Recorder

Received on this 19th day of May, 1998 at 10:18 A.M.
 Recorded on this 19th day of May, 1998 at 10:18 A.M.
 Recorded in plat book No. B-101, page _____ Fee \$21.80

Cindy Andrews Deputy Recorder
Sean Britton Recorder

CERTIFICATE OF SURVEYOR

I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
 Paul R. Clapsaddle, R.S. #6140
 REGISTERED SURVEYOR

MADISON COUNTY REGIONAL PLANNING COMMISSION: This plat was approved by the Madison County Regional Planning Commission on this 12 day of May, 1998.

Michael K. Boyer
 Chairman

MADISON COUNTY ZONING COMMISSION: We, the Madison County Zoning Commission, do hereby approve and accept this plat on this 12 day of May, 1998.

David J. Hayes
 Zoning Inspector

MADISON COUNTY ENGINEER: I hereby approve this plat and the construction drawings on this 13 day of May, 1998.

Paul R. Clapsaddle
 Madison County Engineer

Paul R. Clapsaddle and Associates
 REGISTERED ENGINEERS AND SURVEYORS
 19019 WEST DARBY ROAD, MARYSVILLE, OHIO 43040
 (513) 747-2599
 (800) 745-2599
 Paul R. Clapsaddle, P.E., P.S.