

CARRIAGE ESTATES

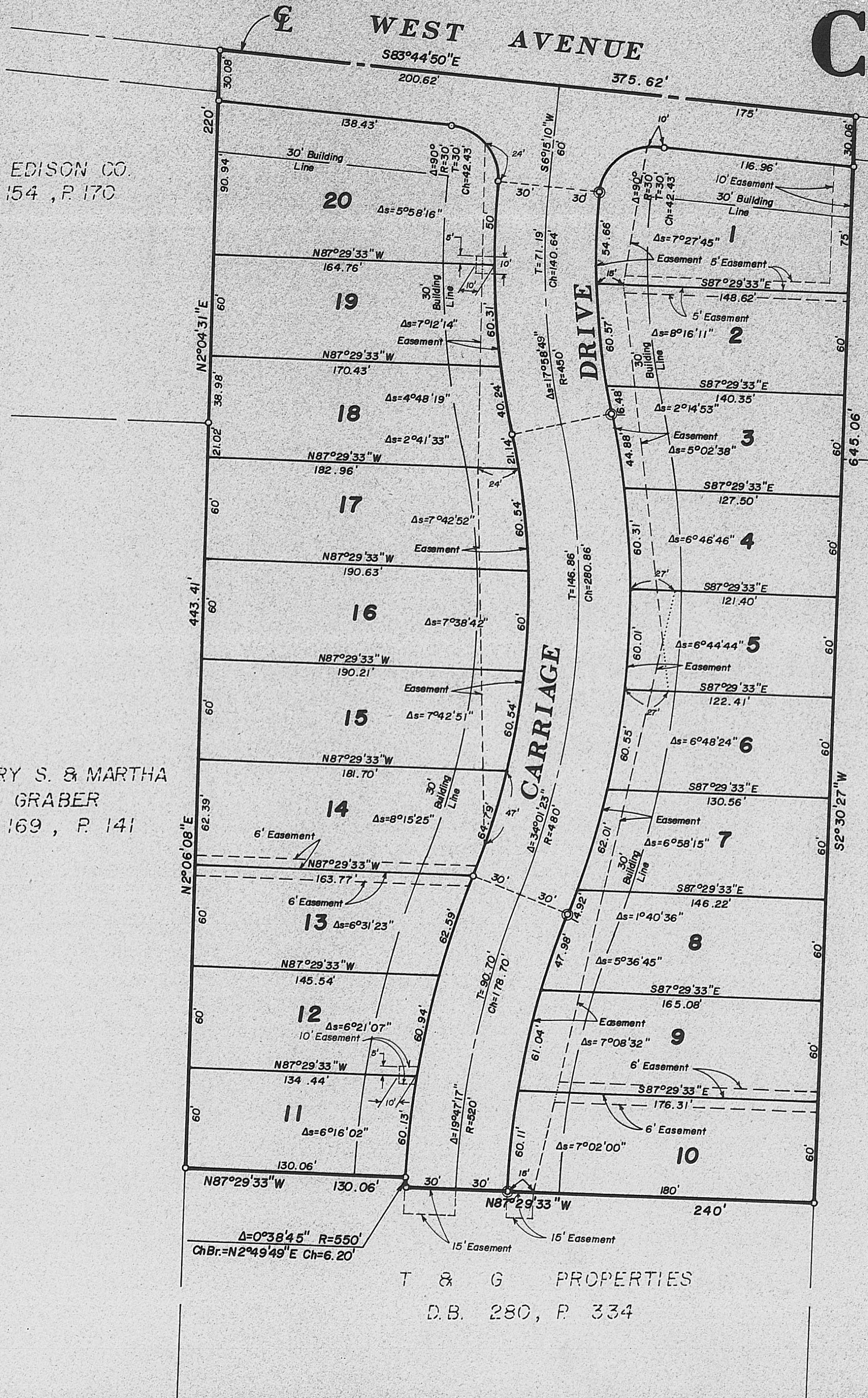
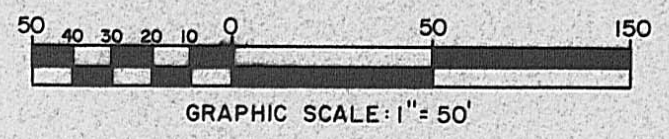
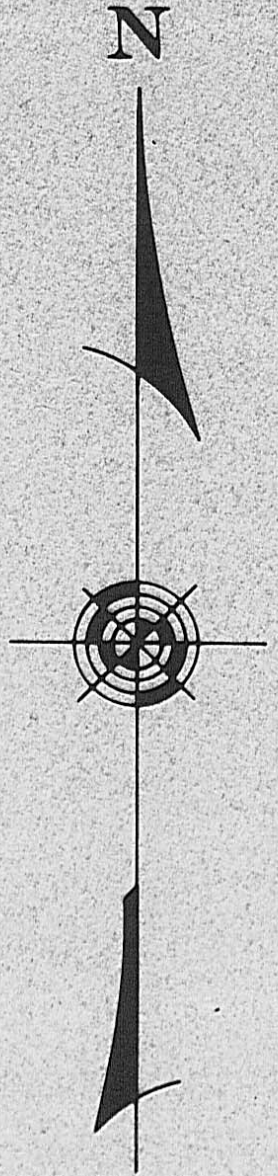
OHIO EDISON CO.
D.B. 154, P. 170

HENRY S. & MARTHA
GRABER
D.B. 169, P. 141

R. LEWIS & MARY
DEAN
D.B. 163, P. 44

PLAIN CITY SENIOR
CENTER
D.B. 250, P. 583

T & G PROPERTIES
D.B. 280, P. 334

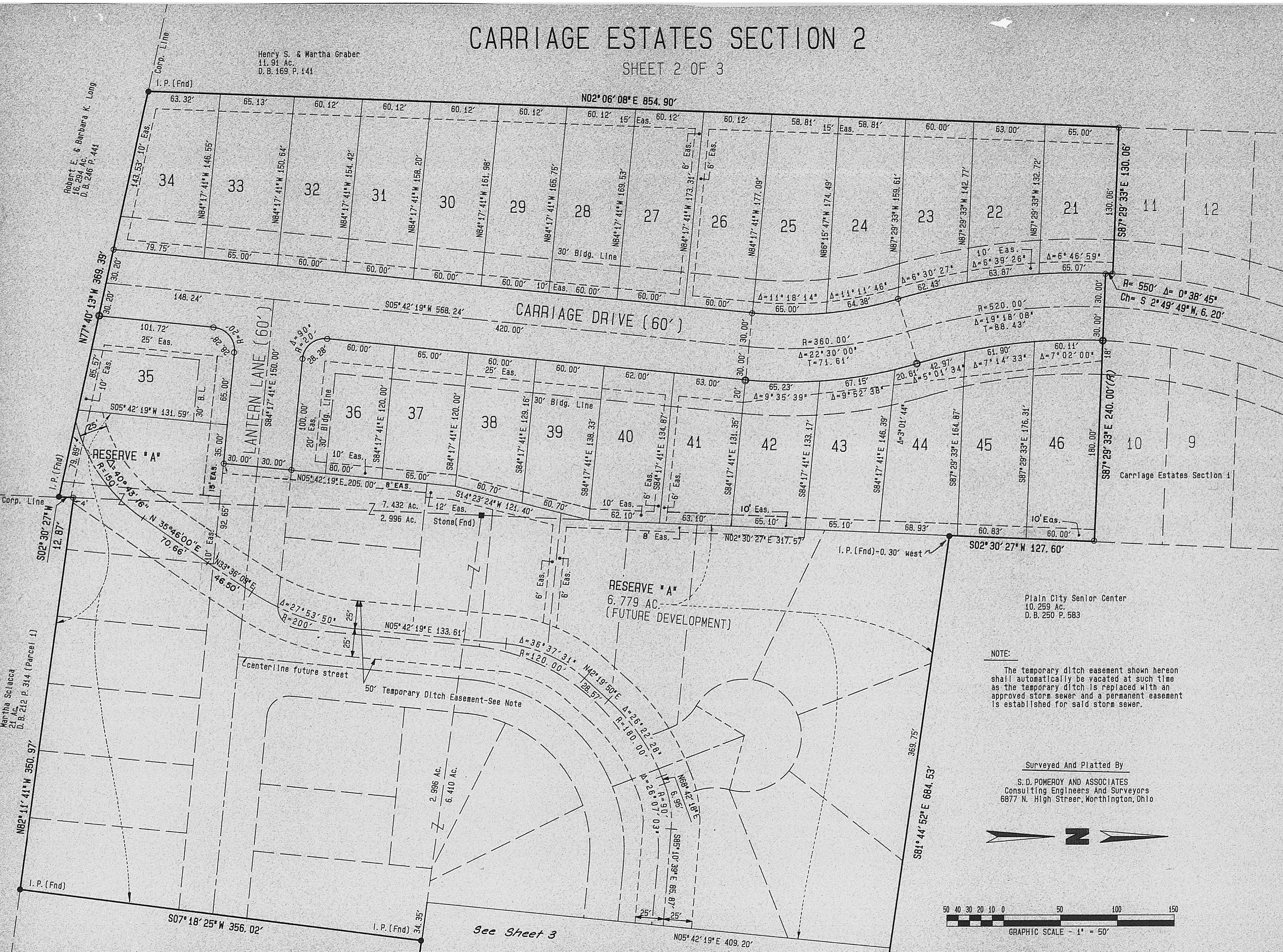


CARRIAGE ESTATES SECTION 2

SHEET 2 OF 3

Henry S. & Martha Graber
11.91 Ac.
D. B. 169 P. 141

Robert E. & Barbara K. Long
16.294 Ac.
D. B. 246 P. 441



R=550' Δ=0°38'45"
Ch=S 2°49'49" W, 6.20'

R=520.00'
Δ=19°18'08"
T=88.43'

R=360.00'
Δ=22°30'00"
T=71.61'

Δ=5°01'34"
Δ=7°14'33"
Δ=7°02'00"

Δ=27°53'50"
R=200'

Δ=36°37'31"
R=120.00'

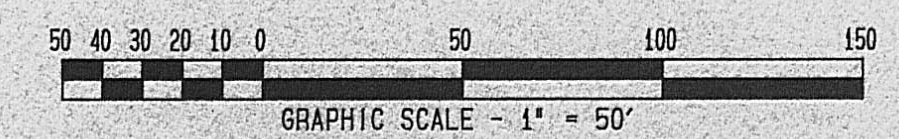
Δ=26°22'28"
R=180.00'

Δ=26°10'05"
R=105.95'

Δ=26°10'05"
R=105.95'

NOTE:
The temporary ditch easement shown hereon shall automatically be vacated at such time as the temporary ditch is replaced with an approved storm sewer and a permanent easement is established for said storm sewer.

Surveyed And Platted By
S. D. POMEROY AND ASSOCIATES
Consulting Engineers And Surveyors
6877 N. High Street, Worthington, Ohio



See Sheet 3

See Sheet 2

RESERVE "A"
6.779 AC.
(FUTURE DEVELOPMENT)

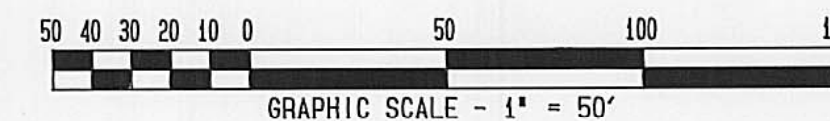
Plain City Senior Center
10.259 Ac.
D. B. 250 P. 583

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S. D. POMEROY AND ASSOCIATES
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6877 N. High Street, Worthington, Ohio



Martha Sciaccia
21 Ac.
D. B. 212 P. 314 (Parcel 1)

N82° 11' 41" W 350.97'

I. P. (Fnd)

S07° 18' 25" W 356.02'

I. P. (Fnd)

Leroy G. Hilbert
15.02 Ac.
D. B. 192 P. 257

N81° 59' 37" W 300.15'
334.50'

John Emil Houchar
12.19 Ac. (Orig)
D. B. 263 P. 10

S02° 56' 12" W 409.12'

I. P. (Fnd)

centerline future street

50' Temporary Ditch Easement-See Note

RESERVE "B"
3.042 AC.
(DETENTION BASIN AND DRAINAGE EASEMENT)

DRAINAGE EASEMENT NOTE

Where indicated on this plat, a non-exclusive drainage easement is hereby established for the purpose of constructing and operating a major storm drainage facility, underground utilities and appurtenant works in any part of said easement, including the right to clean, repair and care for said drainage facility and access to said easement for said purposes. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted in said drainage easement. The easement area shall be owned and maintained by T&G Properties or its successors. In the event said T&G Properties or its successors does not properly maintain said easement or obstructs the flow of storm drainage in any way, the Village of Plain City shall have the right to enter upon said easement area to correct such problems at the expense of T&G Properties or its successors.

In "Restrictive Covenants" see Book Record Vol. 289, pages 332 through 339.
Filed: Jan. 22, 1992 - Margaret S. Rife, Recorder - By: Naomi W. Green, Deputy

CARRIAGE ESTATES SECTION 2

CARRIAGE DRIVE (60')

LANTERN LANE (60')

BUGGY WHIP LANE (60')

SURREY COURT

CARRIAGE ESTATES SECTION 3

SHEET 2 OF 2

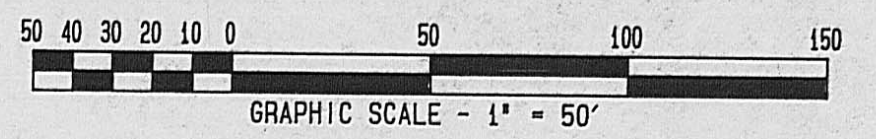
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Plain City Senior Center
10.259 Ac.
D. B. 250 P. 583

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6877 N. High Street, Worthington, Ohio



Owner
T & G PROPERTIES
4125 LONGHILL ROAD
COLUMBUS, OHIO 43220

Zoning is RS-3

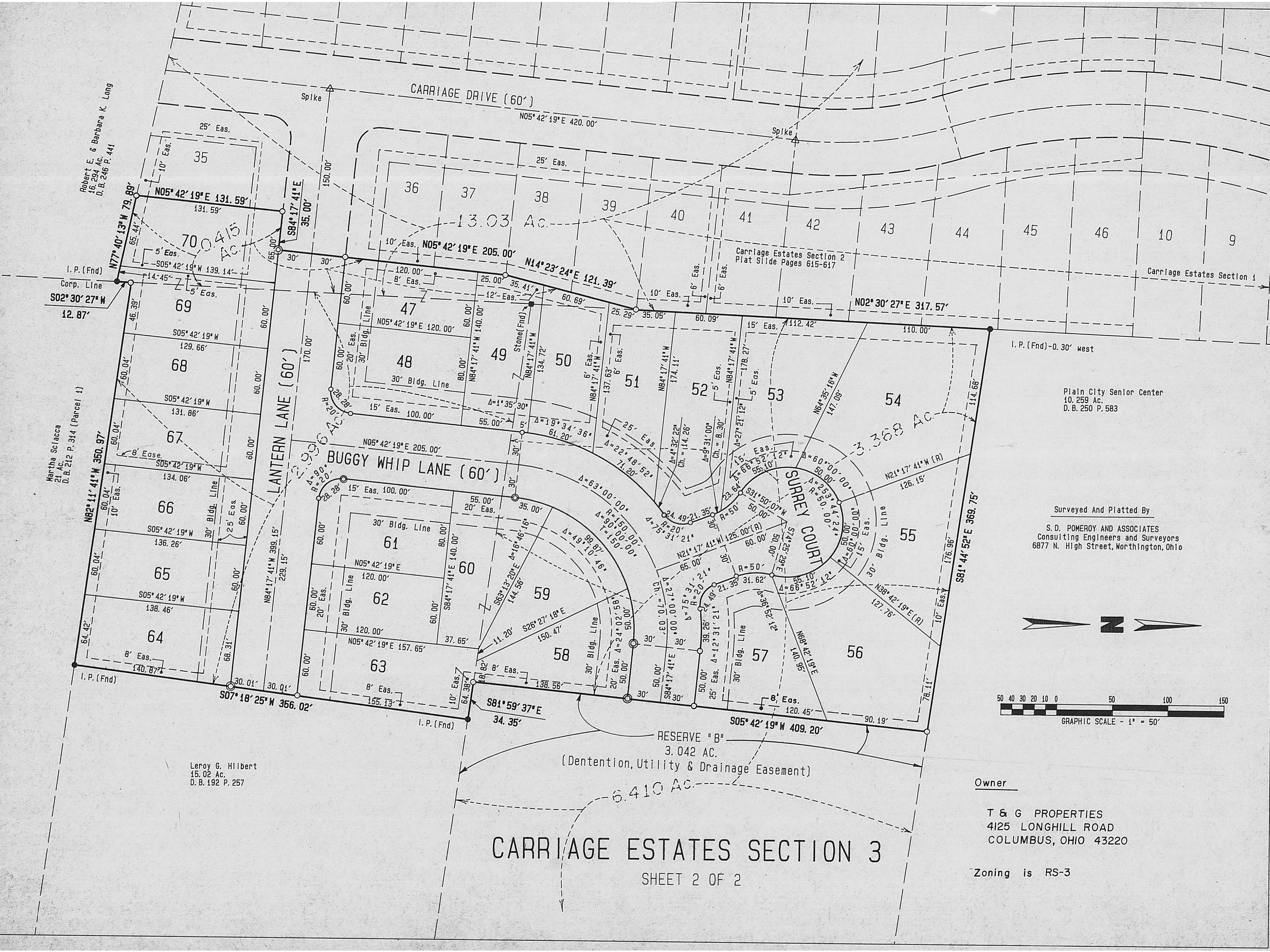
RESERVE "B"
3.042 AC.
(Dentention, Utility & Drainage Easement)

6.410 AC.

3.368 AC.

13.03 AC.

70.045 AC.



F. MILLER, ET. AL.
D.B. 230, P. 218

DARBY TOWNSHIP

L. G. HILBERT
D.B. 192, P. 10

M. SCIACCA
D.B. 212, P. 314

M. SCIACCA
D.B. 212, P. 314



LEGEND:
 IRON PIN FOUND
 IRON PIN SET
 SPIKE SET
 (NR) NON-RADIAL
 VACATED TEMPORARY DRAINAGE
 EASEMENT, D.R. 288, PG. 445

SURVEY NOTES:
 NOTE "A"
 NO VEHICULAR ACCESS UNTIL PUBLIC STREET
 RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.
 NOTE "B"
 ALL EASEMENTS SHOULD HAVE A MINIMUM OF 15'
 FEET IN WIDTH.
 NOTE "C"
 * VARIANCE GRANTED BY PLANNING AND ZONING
 COMMISSION NOVEMBER 9, 1994

R.R. FOUST
D.B. 154, P. 625

