

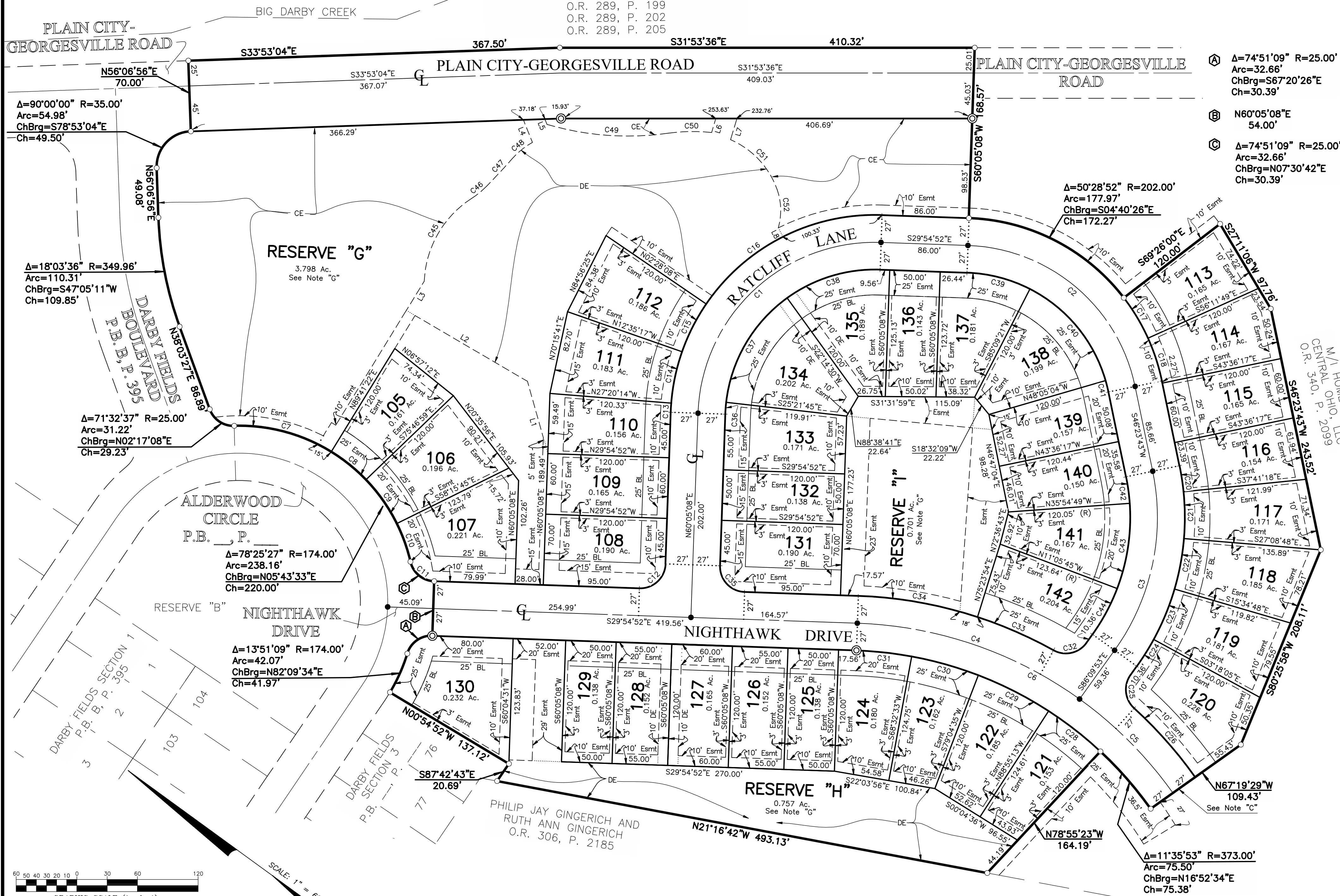
# DARBY FIELDS SECTION 4

## FINAL PLAT

BRUCE A. RATCLIFF AND MARILYN G. RATCLIFF  
 O.R. 289, P. 199  
 O.R. 289, P. 202  
 O.R. 289, P. 205

Esmt = Easement  
 BL = Building Line  
 DE = Drainage Easement  
 CE = Conservation Easement  
 See Note "H"

3  
3



$\Delta=90^{\circ}00'00''$  R=35.00'  
 Arc=54.98'  
 ChBrg=S78°53'04"E  
 Ch=49.50'

$\Delta=18^{\circ}03'36''$  R=349.96'  
 Arc=110.31'  
 ChBrg=S47°05'11"W  
 Ch=109.85'

$\Delta=71^{\circ}32'37''$  R=25.00'  
 Arc=31.22'  
 ChBrg=N02°17'08"E  
 Ch=29.23'

$\Delta=78^{\circ}25'27''$  R=174.00'  
 Arc=238.16'  
 ChBrg=N05°43'33"E  
 Ch=220.00'

$\Delta=13^{\circ}51'09''$  R=174.00'  
 Arc=42.07'  
 ChBrg=N82°09'34"E  
 Ch=41.97'

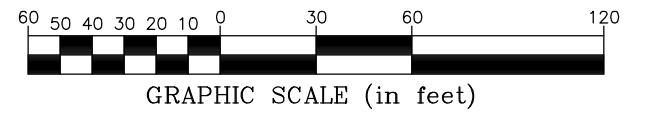
$\Delta=74^{\circ}51'09''$  R=25.00'  
 Arc=32.66'  
 ChBrg=S67°20'26"E  
 Ch=30.39'

N60°05'08"E  
 54.00'

$\Delta=74^{\circ}51'09''$  R=25.00'  
 Arc=32.66'  
 ChBrg=N07°30'42"E  
 Ch=30.39'

$\Delta=50^{\circ}28'52''$  R=202.00'  
 Arc=177.97'  
 ChBrg=S04°40'26"E  
 Ch=172.27'

$\Delta=11^{\circ}35'53''$  R=373.00'  
 Arc=75.50'  
 ChBrg=N16°52'34"E  
 Ch=75.38'



SCALE: 1" = 60'

# DARBY FIELDS SECTION 4 FINAL PLAT

**NOTE "A":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such. Subsequent to the recordation of this plat, a declaration of covenants, easements, conditions, restrictions and assessments encumbering the lots shall be recorded in the Madison County Recorder's Office.

**NOTE "B":** At the time of platting, all of Darby Fields Section 4 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Madison County, Ohio and Incorporated Areas Map Numbers 39097C0057D and 39097C0059D, both with an effective date of June 18, 2010.

**NOTE "C":** No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "D" - ACREAGE BREAKDOWN:**

Total acreage:	15.438 Ac.
Acreage in right-of-way:	3.562 Ac.
Acreage in lots:	6.620 Ac.
Acreage in reserves:	5.256 Ac.

**NOTE "E" - ACREAGE BREAKDOWN:** Darby Fields Section 4 is out of the following Madison County Parcel Numbers:

Parcel Number 04-00824.001	0.420 Ac.
Parcel Number 04-00824.000	15.018 Ac.

**NOTE "F" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:**

Front:	25 feet (Building Line)
Rear:	25 feet each side (Decks, screened porches and patios shall be permitted to encroach a maximum of 10 feet into the minimum rear yard setback)
Side:	5 feet each side (Stoops, steps, air conditioning units, egress windows, chimneys and bay windows shall be permitted to encroach a maximum of 3 feet into the minimum side yard setback)

**NOTE "G" - RESERVES "G", "H" AND "I" :** Reserves "G", "H" and "I", as designated and delineated hereon, will be owned and maintained by the developer and/or an association comprised of the owners to the fee simple titles to the lots in the Darby Fields subdivisions, said association being a planned community owners association under O.R.C. 5312, until such time as the last certificate of occupancy is issued in this subdivision. Reserves shall be owned and maintained in accordance with the provisions of the zoning text that applies to this project. All Reserves delineated on this plat shall be accessible to the Village of Plain City, its successors and assigns, for drainage maintenance purposes.

**NOTE "H" - CONSERVATION EASEMENT:** Subsequent to the recording of this plat, M/I Homes of Central Ohio, LLC shall record in the office of the Madison County Recorder a Conservation Easement, the location of which is designated and delineated on this plat. Information regarding the terms and conditions of said Conservation Easement can be found in the recorded document.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	175.00'	274.89'	N 74°54'52" W	247.49'
C2	76°18'35"	175.00'	233.07'	N 08°14'26" E	216.23'
C3	47°26'24"	225.00'	186.30'	N 70°06'55" E	181.02'
C4	33°44'58"	400.00'	235.62'	S 13°02'23" E	232.22'
C5	18°50'24"	400.00'	131.53'	S 13°15'19" W	130.94'
C6	52°35'22"	400.00'	367.14'	S 03°37'11" E	354.39'
C7	33°10'33"	174.00'	100.75'	N 16°53'54" W	99.35'
C8	14°31'39"	174.00'	44.12'	N 06°57'12" E	44.00'
C9	17°31'13"	174.00'	53.21'	N 22°58'38" E	53.00'
C10	13°12'02"	174.00'	40.09'	N 38°20'16" E	40.00'
C11	74°51'09"	25.00'	32.66'	N 07°30'42" E	30.39'
C12	90°00'00"	25.00'	39.27'	N 74°54'52" W	35.36'
C13	2°34'38"	202.00'	9.09'	S 61°22'27" W	9.09'
C14	14°44'57"	202.00'	52.00'	S 70°02'14" W	51.86'
C15	15°03'25"	202.00'	53.08'	S 84°56'25" W	52.93'
C16	57°37'00"	202.00'	203.13'	N 58°43'22" W	194.68'
C17	13°14'10"	202.00'	46.67'	N 27°11'06" E	46.56'
C18	12°35'32"	202.00'	44.39'	N 40°05'57" E	44.31'
C20	5°54'59"	252.00'	26.02'	N 49°21'13" E	26.01'
C21	10°32'30"	252.00'	46.36'	N 57°34'57" E	46.30'
C22	11°34'00"	252.00'	50.87'	N 68°38'12" E	50.79'
C23	12°16'43"	252.00'	54.00'	N 80°33'33" E	53.90'
C24	7°08'12"	252.00'	31.39'	S 89°43'59" E	31.37'
C25	83°23'38"	25.00'	36.39'	N 52°08'18" E	33.26'
C26	12°14'02"	427.00'	91.17'	N 16°33'30" E	91.00'
C28	9°59'50"	373.00'	65.08'	S 06°04'42" W	65.00'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C29	12°00'12"	373.00'	78.14'	S 04°55'19" E	78.00'
C30	10°32'02"	373.00'	68.58'	S 16°11'26" E	68.48'
C31	8°27'25"	373.00'	55.06'	S 25°41'09" E	55.01'
C32	83°23'38"	25.00'	36.39'	N 44°28'05" W	33.26'
C33	11°01'12"	427.00'	82.13'	N 08°16'52" W	82.00'
C34	16°07'24"	427.00'	120.16'	N 21°51'10" W	119.76'
C35	90°00'00"	25.00'	39.27'	N 15°05'08" E	35.36'
C36	4°33'06"	148.00'	11.76'	N 62°21'41" E	11.75'
C37	47°36'16"	148.00'	122.97'	N 88°26'22" E	119.46'
C38	37°50'38"	148.00'	97.75'	S 48°50'11" E	95.99'
C39	25°04'13"	148.00'	64.76'	S 17°22'45" E	64.24'
C40	46°45'35"	148.00'	120.78'	S 18°32'09" W	117.46'
C41	4°28'47"	148.00'	11.57'	S 44°09'20" W	11.57'
C42	7°41'28"	198.00'	26.58'	S 50°14'27" W	26.56'
C43	24°49'04"	198.00'	85.76'	S 66°29'43" W	85.10'
C44	14°55'51"	198.00'	51.60'	S 86°22'11" W	51.45'
C45	54°55'53"	102.00'	97.79'	S 87°48'46" W	94.09'
C46	12°40'10"	88.00'	19.46'	S 71°03'23" E	19.42'
C47	3°07'58"	673.04'	36.80'	S 78°57'27" E	36.79'
C48	19°24'36"	77.00'	26.09'	N 70°49'07" W	25.96'
C49	24°28'35"	283.47'	121.10'	S 27°42'10" E	120.18'
C50	14°09'45"	174.09'	43.03'	N 32°51'36" W	42.92'
C51	47°23'45"	84.40'	69.82'	N 15°14'48" E	67.84'
C52	35°14'24"	62.00'	38.13'	N 56°33'44" E	37.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N42°19'45"E	74.23'
L2	N01°32'59"W	138.77'
L3	S89°41'22"W	33.88'
L4	N36°20'54"E	24.01'
L5	N36°20'54"E	5.59'
L6	S74°45'41"W	14.40'
L7	S74°45'41"W	21.78'
L8	N31°19'41"E	10.00'

# DARBY FIELDS SECTION 4

## FINAL PLAT

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Number 5125, containing 15.438 acres of land, more or less, said 15.438 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deeds of record in Official Record 329, Page 2327 and Official Record 340, Page 2099, Recorder's Office, Madison County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**DARBY FIELDS SECTION 4**", a subdivision containing Lots numbered 105 to 142, both inclusive, and areas designated as Reserve "G", Reserve "H" and Reserve "I", does hereby accept this plat of same and dedicates to public use, as such, all of Nighthawk Drive, Plain City-Georgesville Road and Ratcliff Lane shown hereon and not heretofore dedicated, and does hereby certify, per review and approval of the Village of Plain City, that this plat is in compliance, to the best of our knowledge and understanding, with the applicable parts of the Village of Plain City Subdivision Regulations and Zoning Regulations that apply to this plat. All streets shown hereon will not be accepted for public use until such time as construction is complete and said streets are formally accepted as such by the Village of Plain City.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath and on the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. 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 above ground 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 Village of Plain City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this 20 day of Aug, 2018

Signed and Acknowledged  
In the presence of:

**M/I HOMES OF CENTRAL OHIO, LLC**

Julie Coker  
Vicki Coker

By TIMOTHY C. HALL JR.  
Area President

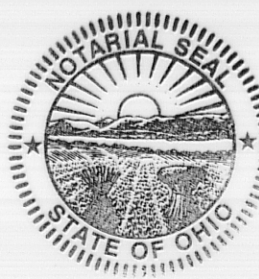
STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 20<sup>th</sup> day of August, 2018.

My commission expires 6/25/19

Darlene W. Smith  
Notary Public, State of Ohio



Approved this 28<sup>th</sup> day of Aug, 2018

Matthew A. Kirk  
Zoning Inspector, Village of Plain City, Ohio

Approved this 28<sup>th</sup> day of Aug, 2018

Robert M. ...  
Chairman, Planning and Zoning Commission, Village of Plain City, Ohio

Approved this 28<sup>th</sup> day of Aug, 2018

Vacant  
Village Engineer, Village of Plain City, Ohio

Approved this 28<sup>th</sup> day of Aug, 2018

Matthew A. Kirk  
Village Administrator, Village of Plain City, Ohio

Approved and accepted this 20 day of Aug, 2018 by Ordinance Number ... wherein all of the "Darby Fields Section 4" rights-of-way as shown hereon and easements reserved hereon for maintenance of public utilities and accepted as such by the Council for the Village of Plain City, Ohio.

Darwin Lauer  
Mayor, Village of Plain City, Ohio

Renee Sonnett  
Clerk of Council, Village of Plain City, Ohio

Transferred this 5<sup>th</sup> day of September, 2018 by Jennifer S. Hunter Auditor, Madison County, Ohio

Recorded this 5<sup>th</sup> day of September, 2018 Plat Book B-412, B-413, B-414, Page ...

PLAIN CITY  
OBSOLETE FRANKLIN COUNTY ENGINEER  
DATE 9/5/18 BY ...  
ACRABASE 15.018  
RESIDUAL 3.189 04-00824.083

OBSOLETE FRANKLIN COUNTY ENGINEER  
DATE 9/5/18 BY ...  
ACRABASE .419 04-00824.001  
RESIDUAL ...

COMBINE 15.437 of 15.438  
ROW 3.562  
Lots 105-142 6.62  
Res G 3.798  
Res H .757  
Res I .701

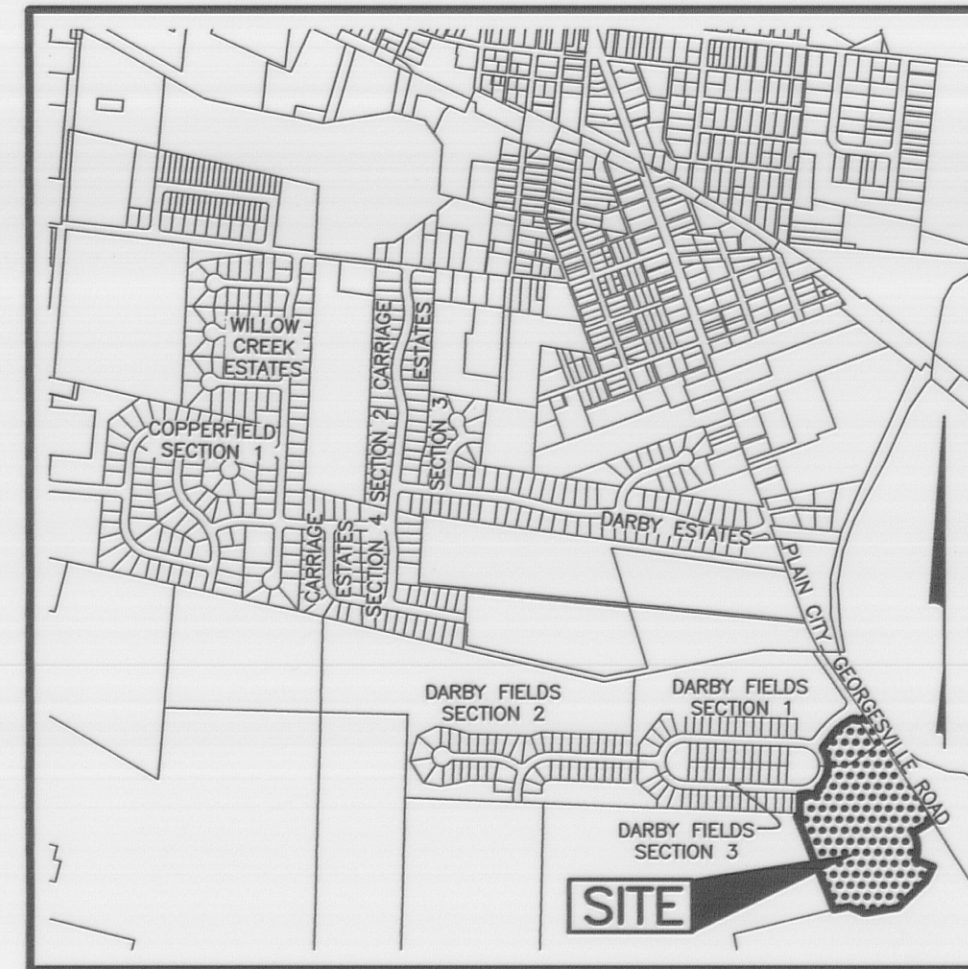
Charles E. Reed by Rachel Kimble, Deputy Recorder, Madison County, Ohio

201800004151  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E REED, RECORDER  
09-05-2018 At 01:30 PM.  
PLAT 43.60



By Matthew A. Kirk  
Professional Surveyor No. 7865

17 AUG 18  
Date



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Madison County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, 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 EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648  
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct and conforms to the requirements of Section 1121.03 FINAL PLAT REQUIREMENTS of the Codified Ordinances of Plain City, Ohio, excepting therefrom Items (a), (3), (5), (6), (16), (21) and (26). All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)