

DARBY FIELDS SECTION 6

FINAL PLAT

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	54°33'05"	265.00'	252.31'	S 33°20'06" E	242.88'
C2	49°02'16"	265.00'	226.81'	S 85°07'46" E	219.95'
C3	103°35'21"	265.00'	479.11'	S 57°51'14" E	416.47'
C4	90°00'00"	350.00'	549.78'	N 64°38'54" W	494.97'
C5	137°17'32"	210.00'	503.20'	N 01°42'20" E	391.17'
C6	132°42'28"	210.00'	486.40'	S 46°42'20" W	384.74'
C7	40°58'07"	175.00'	125.13'	N 49°52'25" E	122.48'
C8	98°16'01"	175.00'	300.14'	S 60°30'31" E	264.68'
C9	18°24'35"	175.00'	56.23'	S 02°10'13" E	55.99'
C10	20°53'36"	238.00'	86.79'	N 15°45'42" W	86.31'
C11	18°48'30"	238.00'	78.13'	N 35°36'45" W	77.78'
C12	20°42'33"	238.00'	86.02'	N 55°22'16" W	85.56'
C13	18°51'46"	238.00'	78.35'	N 75°09'25" W	78.00'
C14	18°54'42"	238.00'	78.56'	S 85°57'21" W	78.20'
C15	96°08'54"	25.00'	41.95'	S 28°25'33" W	37.20'
C16	14°18'02"	237.00'	59.15'	S 12°29'53" E	59.00'
C17	13°39'33"	237.00'	56.50'	S 01°28'54" W	56.37'
C18	11°54'31"	237.00'	49.26'	S 14°15'56" W	49.17'
C19	11°59'02"	237.00'	49.57'	S 26°12'43" W	49.48'
C20	10°59'59"	237.00'	45.50'	S 37°42'13" W	45.43'
C21	10°59'59"	237.00'	45.50'	S 48°42'13" W	45.43'
C22	12°52'02"	237.00'	53.22'	S 60°38'13" W	53.11'
C23	12°57'57"	237.00'	53.63'	S 73°33'13" W	53.52'
C24	13°03'51"	237.00'	54.04'	S 86°34'06" W	53.92'
C25	10°59'59"	237.00'	45.50'	N 81°23'58" W	45.43'
C26	8°57'33"	237.00'	37.06'	N 71°25'12" W	37.02'
C27	137°17'32"	237.00'	567.90'	N 01°42'20" E	441.46'
C28	90°00'00"	25.00'	39.27'	N 25°21'06" E	35.36'
C29	90°00'00"	35.00'	54.98'	N 64°38'54" W	49.50'
C30	90°00'00"	35.00'	54.98'	S 25°21'06" W	49.50'
C31	1°59'19"	317.00'	11.00'	S 20°38'34" E	11.00'
C32	5°10'31"	317.00'	28.63'	S 24°13'29" E	28.62'
C33	13°47'44"	323.00'	77.77'	S 41°04'36" E	77.58'
C34	35°24'03"	323.00'	199.57'	S 65°40'29" E	196.41'
C35	14°17'58"	323.00'	80.61'	N 89°28'30" E	80.40'
C36	11°58'25"	323.00'	67.50'	N 76°20'18" E	67.38'
C37	1°23'39"	292.00'	7.10'	N 71°02'55" E	7.10'
C38	9°01'07"	292.00'	45.96'	N 76°15'18" E	45.91'
C39	9°54'58"	292.00'	50.54'	N 85°43'20" E	50.47'
C40	10°48'45"	292.00'	55.10'	S 83°54'48" E	55.02'
C41	8°27'19"	292.00'	43.09'	S 74°16'47" E	43.05'
C42	80°33'31"	25.00'	35.15'	S 69°40'07" W	32.33'
C43	12°28'49"	202.00'	44.00'	N 35°37'46" E	43.91'
C44	15°03'25"	202.00'	53.08'	N 49°23'53" E	52.93'
C45	13°25'53"	202.00'	47.35'	N 63°38'33" E	47.24'
C46	4°04'37"	202.00'	14.37'	N 72°23'47" E	14.37'
C47	15°02'51"	202.00'	53.05'	N 81°57'31" E	52.90'
C48	15°02'47"	202.00'	53.05'	S 82°59'40" E	52.89'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C49	12°37'20"	202.00'	44.50'	S 69°09'37" E	44.41'
C50	15°03'02"	202.00'	53.06'	S 55°19'26" E	52.91'
C51	13°45'05"	202.00'	48.48'	S 40°55'23" E	48.37'
C52	12°37'19"	202.00'	44.50'	S 27°44'11" E	44.41'
C53	10°03'01"	202.00'	35.43'	S 16°24'01" E	35.39'
C54	8°43'01"	202.00'	30.73'	S 07°01'00" E	30.70'
C55	13°45'45"	202.00'	48.52'	S 04°13'23" W	48.40'
C56	8°43'26"	148.00'	22.53'	S 33°45'05" W	22.51'
C57	32°14'41"	148.00'	83.29'	S 54°14'08" W	82.20'
C58	16°28'41"	148.00'	42.56'	S 78°35'49" W	42.42'
C59	51°50'05"	148.00'	133.89'	N 67°14'48" W	129.37'
C60	29°57'16"	148.00'	77.37'	N 26°21'08" W	76.50'
C61	18°24'35"	148.00'	47.55'	N 02°10'13" W	47.35'
C62	10°19'17"	292.00'	52.60'	S 11°13'12" E	52.53'
C63	10°19'17"	292.00'	52.60'	S 21°32'29" E	52.53'
C64	10°41'55"	292.00'	54.52'	S 32°03'06" E	54.45'
C65	13°46'06"	292.00'	70.17'	S 44°17'06" E	70.00'
C66	80°33'31"	25.00'	35.15'	S 10°53'24" E	32.33'
C67	7°33'39"	183.00'	24.15'	N 15°52'05" W	24.13'
C68	29°33'33"	183.00'	94.41'	N 02°41'32" E	93.37'
C69	29°33'33"	183.00'	94.41'	N 32°15'05" E	93.37'
C70	32°57'11"	183.00'	105.25'	N 63°30'27" E	103.81'
C71	33°04'32"	183.00'	105.64'	S 83°28'42" E	104.18'
C72	30°42'13"	183.00'	98.07'	S 51°35'19" E	96.90'
C73	33°30'03"	183.00'	107.00'	S 19°29'12" E	105.48'
C74	32°35'37"	183.00'	104.10'	S 13°33'38" W	102.70'
C75	31°07'30"	183.00'	99.41'	S 45°25'11" W	98.19'
C76	9°22'10"	183.00'	29.93'	S 65°40'01" W	29.89'
C77	82°50'10"	25.00'	36.14'	S 68°13'49" E	33.08'
C78	6°03'26"	377.00'	39.86'	N 37°12'27" W	39.84'
C79	7°49'36"	377.00'	51.50'	N 44°08'58" W	51.46'
C80	7°08'35"	377.00'	47.00'	N 51°38'04" W	46.97'
C81	7°08'35"	377.00'	47.00'	N 58°46'38" W	46.97'
C82	9°08'27"	377.00'	60.15'	N 66°55'09" W	60.08'
C83	7°08'35"	377.00'	47.00'	N 75°03'40" W	46.97'
C84	7°08'35"	377.00'	47.00'	N 82°12'15" W	46.97'
C85	7°49'36"	377.00'	51.50'	N 89°41'21" W	51.46'
C86	12°47'34"	377.00'	84.17'	S 80°00'04" W	84.00'
C87	86°44'48"	25.00'	37.85'	N 63°01'18" W	34.34'
C88	18°16'57"	114.83'	36.64'	N 20°13'43" W	36.49'
C89	61°21'29"	114.83'	122.97'	N 19°35'30" E	117.18'
C90	38°09'17"	98.00'	65.26'	S 00°01'19" E	64.06'
C91	78°31'54"	136.99'	187.76'	N 35°09'47" E	173.41'
C92	69°03'17"	175.00'	210.92'	S 41°33'43" W	198.38'
C93	30°39'18"	265.00'	141.78'	S 17°17'23" W	140.10'
C94	20°08'56"	238.00'	83.70'	S 16°08'02" E	83.27'
C95	9°41'34"	202.00'	34.17'	S 02°11'17" W	34.13'

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 6 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 effective date of June 18, 2010.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	34.496 Ac.
Acreage in reserves:	13.934 Ac.
Acreage in right-of-way:	6.021 Ac.
Acreage in lots:	14.541 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Darby Fields Section 6 is out of the following Madison County Parcel Numbers:

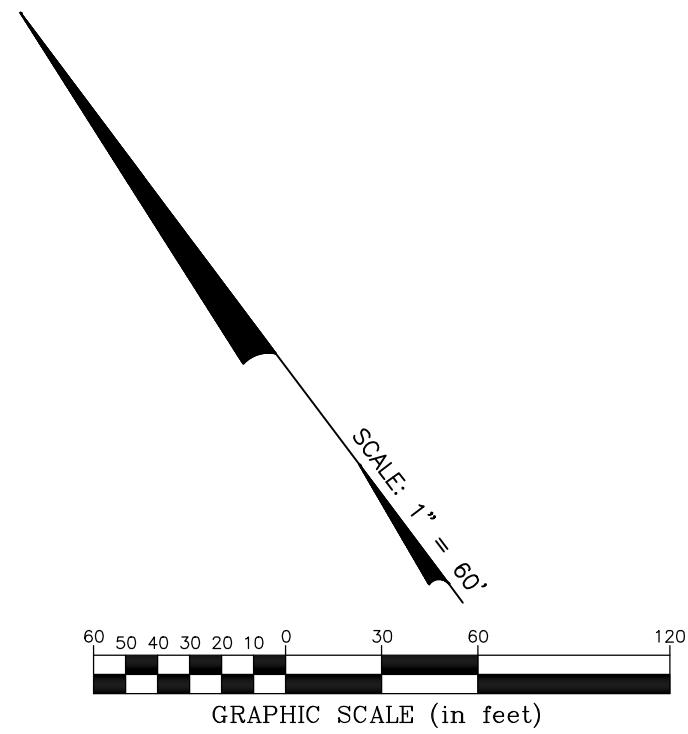
Parcel Number 04-00824.083	2.758 Ac.
Parcel Number 04-00824.154	31.738 Ac.

NOTE "E" - RESERVES "L" AND "M": Reserves "L" and "M", 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 "F" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Front:	25 feet (Building Line)
Rear:	25 feet (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)

DARBY FIELDS SECTION 6 FINAL PLAT

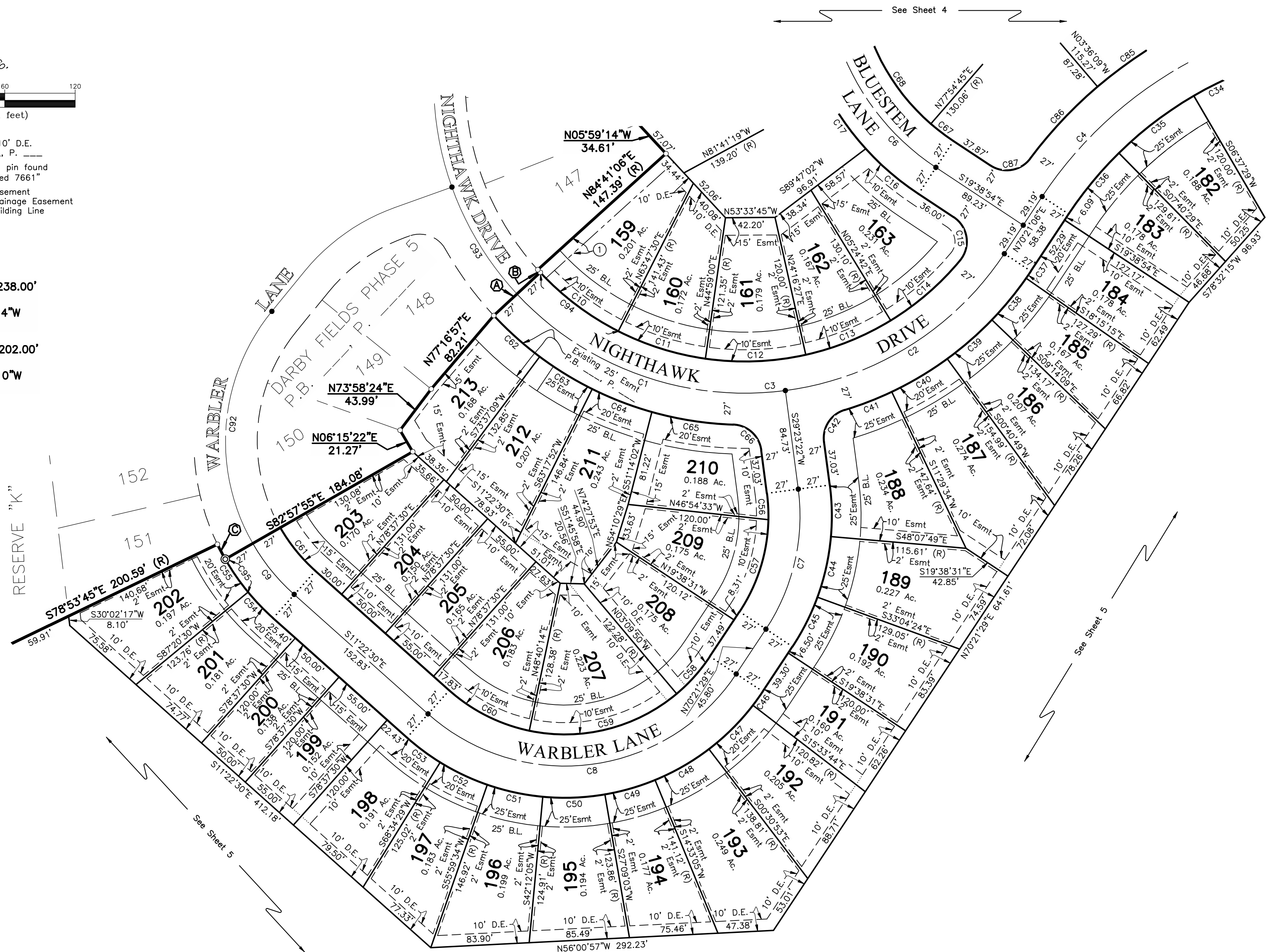


- ① Existing 10' D.E.
P.B. ———, P. ———
 - ② 3/4" iron pin found
"Advanced 7661"
- Esmt = Easement
D.E. = Drainage Easement
B.L. = Building Line

Ⓐ N83°56'26"E
54.00'

Ⓑ Δ=0°44'40" R=238.00'
Arc=3.09'
ChBrg=N05°41'14"W
Ch=3.09'

Ⓒ Δ=4°04'11" R=202.00'
Arc=14.35'
ChBrg=S09°04'10"W
Ch=14.34'



See Sheet 4

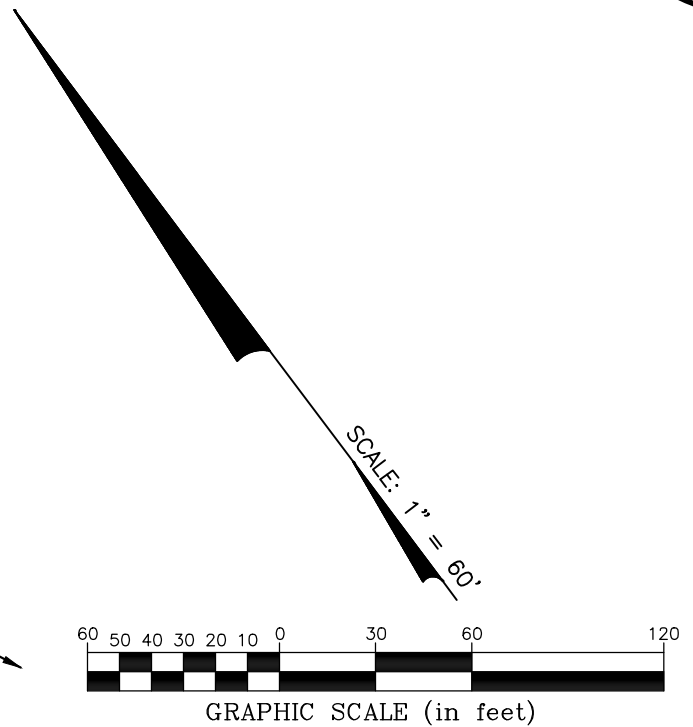
See Sheet 5

See Sheet 5

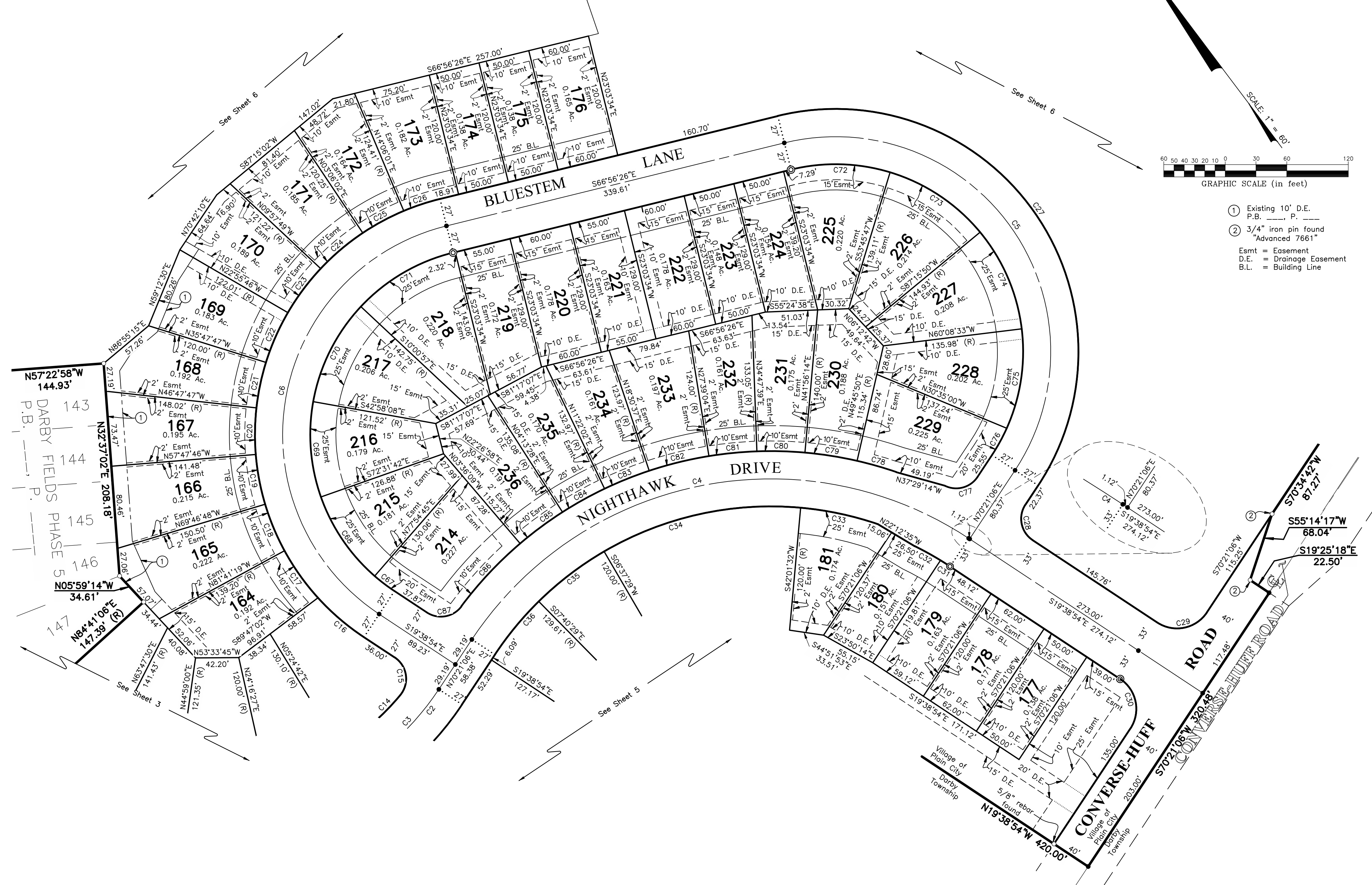
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DARBY FIELDS SECTION 6

FINAL PLAT



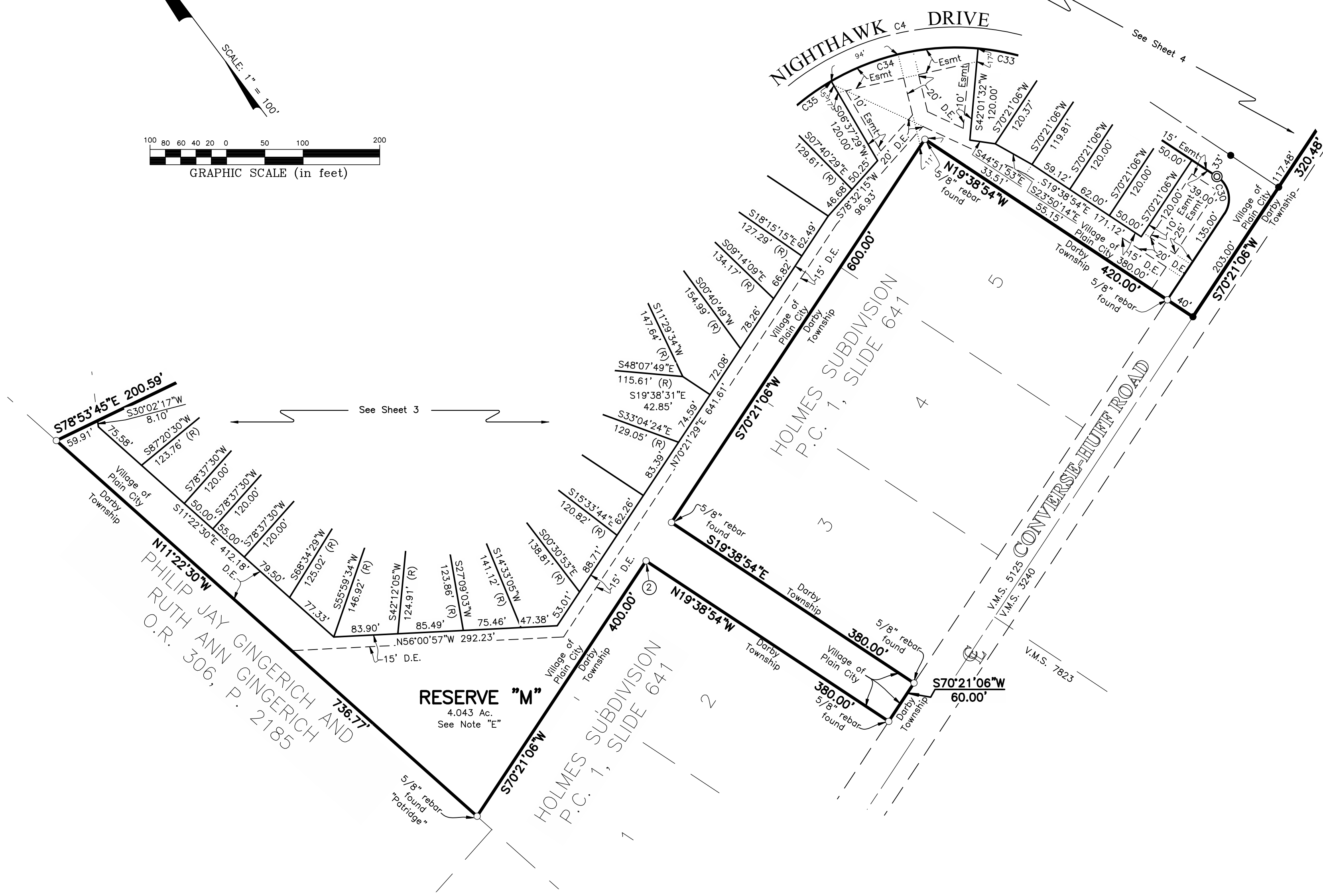
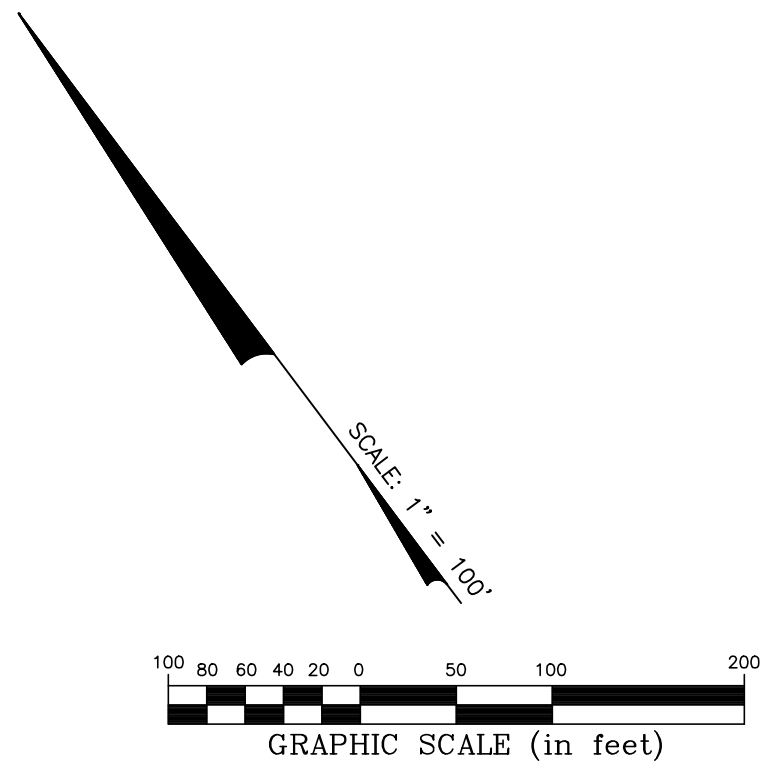
- ① Existing 10' D.E.
P.B. — P. —
 - ② 3/4" iron pin found
"Advanced 7661"
- Esmt = Easement
D.E. = Drainage Easement
B.L. = Building Line



A:\20180546\DWG\045\JEFFETS\PLAT\20180546-VS-PLAT-SEC6.DWG plotted by JMASTON on 5/14/2019 11:29:45 AM
 Xrefs: 20180546-VS-COOR-SEC6.DWG

DARBY FIELDS SECTION 6

FINAL PLAT



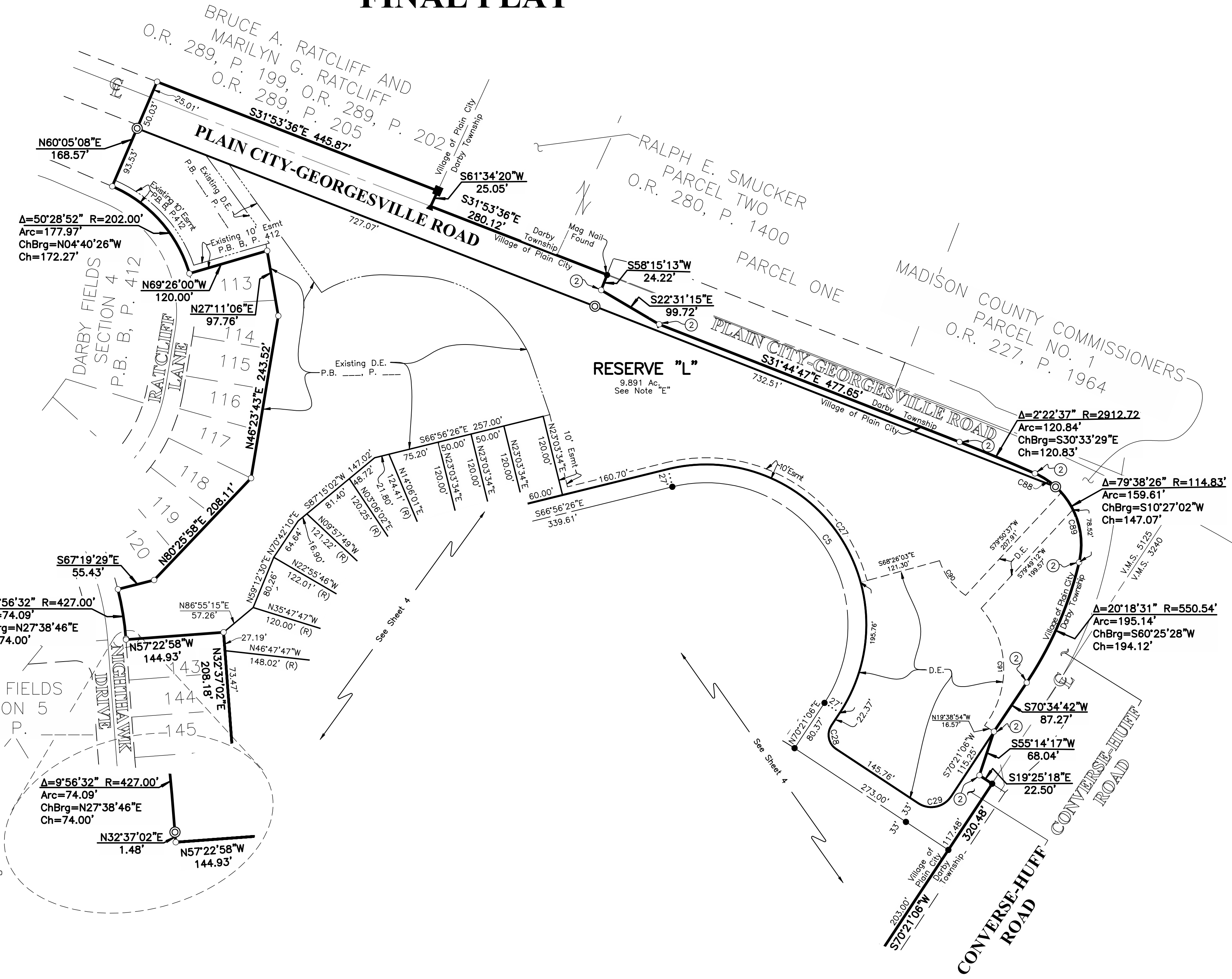
- ① Existing 10' D.E.
P.B. —, P. —
- ② 3/4" iron pin found
"Advanced 7661"
- Esmt = Easement
D.E. = Drainage Easement
B.L. = Building Line

- Ⓐ N83°56'26"E
54.00'
- Ⓑ Δ=0°44'40" R=238.00'
Arc=3.09'
ChBrg=N05°41'14"W
Ch=3.09'
- Ⓒ Δ=4°04'11" R=202.00'
Arc=14.35'
ChBrg=S09°04'10"W
Ch=14.34'

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 Xrefs: 20180546-VS-COOR-SEC6.DWG

DARBY FIELDS SECTION 6

FINAL PLAT



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

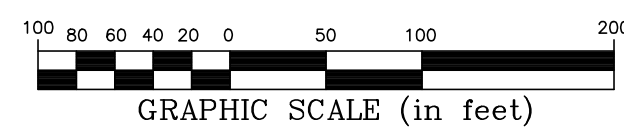
RALPH E. SMUCKER
PARCEL TWO
O.R. 280, P. 1400

MADISON COUNTY COMMISSIONERS
PARCEL NO. 1
O.R. 227, P. 1964

RESERVE "L"
9.891 AC_±
See Note "E"

DARBY FIELDS SECTION 5
P.B. ---, P. ---

- ① Existing 10' D.E.
P.B. ---, P. ---
- ② 3/4" iron pin found
"Advanced 7661"
- Esmt = Easement
- D.E. = Drainage Easement
- B.L. = Building Line



$\Delta=9^{\circ}56'32''$ R=427.00'
Arc=74.09'
ChBrg=N27°38'46"E
Ch=74.00'

$\Delta=50^{\circ}28'52''$ R=202.00'
Arc=177.97'
ChBrg=N04°40'26"W
Ch=172.27'

$\Delta=2^{\circ}22'37''$ R=2912.72
Arc=120.84'
ChBrg=S30°33'29"E
Ch=120.83'

$\Delta=79^{\circ}38'26''$ R=114.83'
Arc=159.61'
ChBrg=S10°27'02"W
Ch=147.07'

$\Delta=20^{\circ}18'31''$ R=550.54'
Arc=195.14'
ChBrg=S60°25'28"W
Ch=194.12'

I:\20180546\DWG\045\FEETS\PLAT_20180546-VS-PLAT-SEC6.DWG plotted by MASTON, JOHN on 5/14/2019 11:36:23 AM last saved by JMASTON on 5/14/2019 11:29:45 AM
 Xrefs: 20180546-VS-COOR-SEC6.DWG

DARBY FIELDS SECTION 6

FINAL PLAT

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Number 5125, containing 34.496 acres of land, more or less, said 34.496 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 340, Page 2099 and Official Record 349, Page 2011, 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 6", a subdivision containing Lots numbered 159 to 236, both inclusive, and areas designated as Reserve "L" and Reserve "M", does hereby accept this plat of same and dedicates to public use, as such, all of Bluestem Lane, Converse-Huff Road, Nighthawk Drive, Plain City-Georgesville Road and Warbler 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.

In Witness Whereof, TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this 11th day of July, 2019.

Signed and Acknowledged
In the presence of:

M/I HOMES
OF CENTRAL OHIO, LLC

Josh R. West
Josh R. West

Josh Barkan
Josh Barkan

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 11th day of July, 2019.
My commission expires 6/25/24

Darlene W. Smith
Darlene W. Smith
Notary Public, State of Ohio



Darlene W. Smith
Notary Public, State of Ohio
My Commission Expires 06-25-2024

Approved this 26th day of July, 2019

Jack Hould
Zoning Inspector, Village of Plain City, Ohio
Mark Cahill on Behalf of the Chair

Approved this 16th day of Aug, 2019

Mark E Cahill
Chairman, Planning and Zoning
Commission, Village of Plain City, Ohio

Approved this 31st day of July, 2019

Jack Hould
Village Engineer, Village of Plain City, Ohio

Approved this 26th day of July, 2019

Mark E Cahill
Village Administrator,
Village of Plain City, Ohio

Darrin Lane
Mayor,
Village of Plain City, Ohio

Renee Sonnett
Fiscal Officer, Village of Plain City, Ohio

Transferred this 19th day of Aug, 2019.

Jennifer S. Hunter / By Jammaya Strauss
Auditor,
Madison County, Ohio

Recorded this 19 day of Aug, 2019 Plat Book B, Page 485, 426, 427, 428, 429, 430

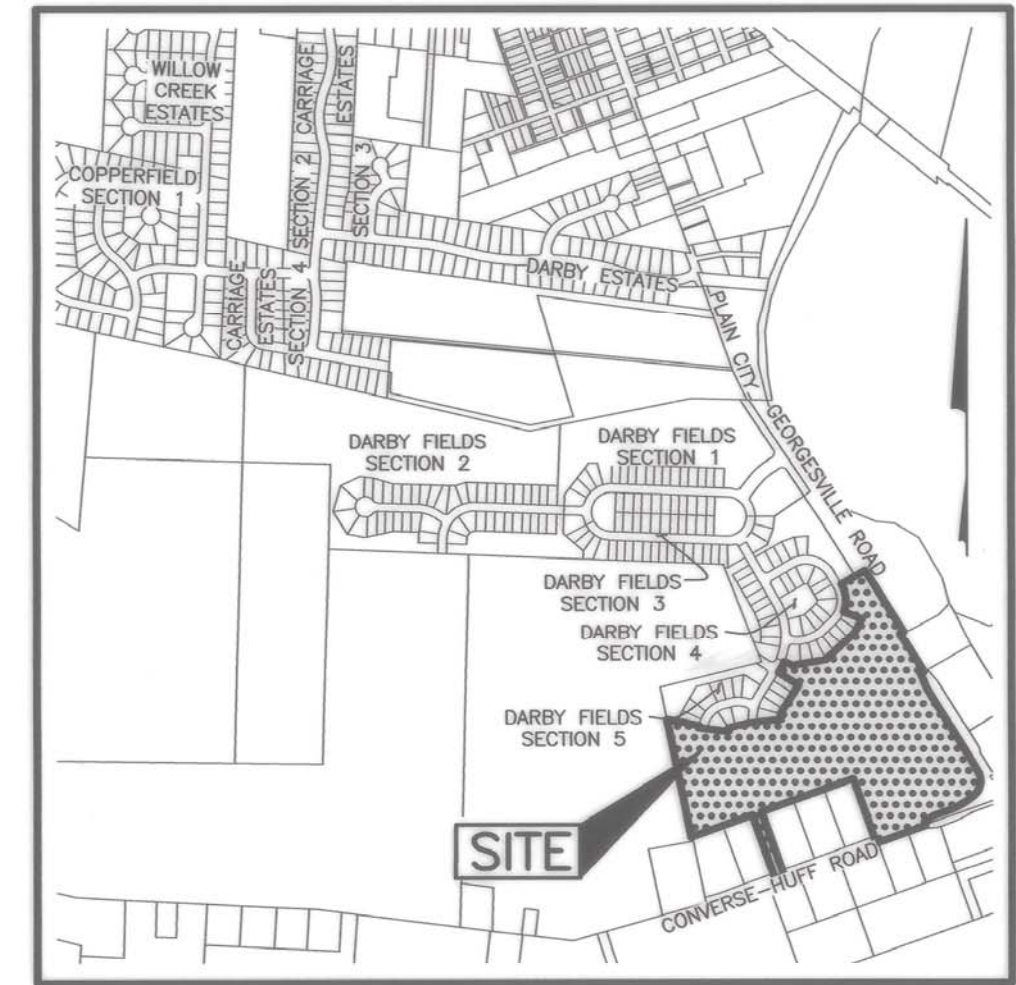
Charles E. Reed by Cindy Andrews Deputy
Recorder, Madison County, Ohio

Plain City
8/19/19 by PJD
31.738
0.054 04-00824.154
-A crage 2.76 AND IS 2.358 per plat

B-425

20190003693
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E. REED, RECORDER
08-19-2019 At 01:02 PM.
PLAT 43.60

combine to 34.496 ac {
6.021 ac Ded. Row
9.891 ac Reserve L
4.043 ac Reserve M
14.541 ac lots 159-236
Darby Fields Section 6



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
5900 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)
- ▲ = Railroad Spike Found
- = 12" X 12" concrete post w/ chiseled square on top



By *Matthew A. Kirk*
Professional Surveyor No. 7865
Date 9 July 19