

LINETYPE LEGEND

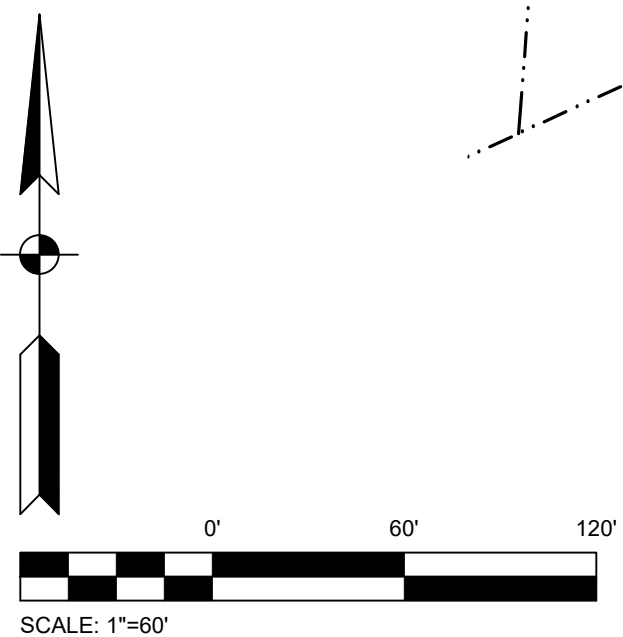
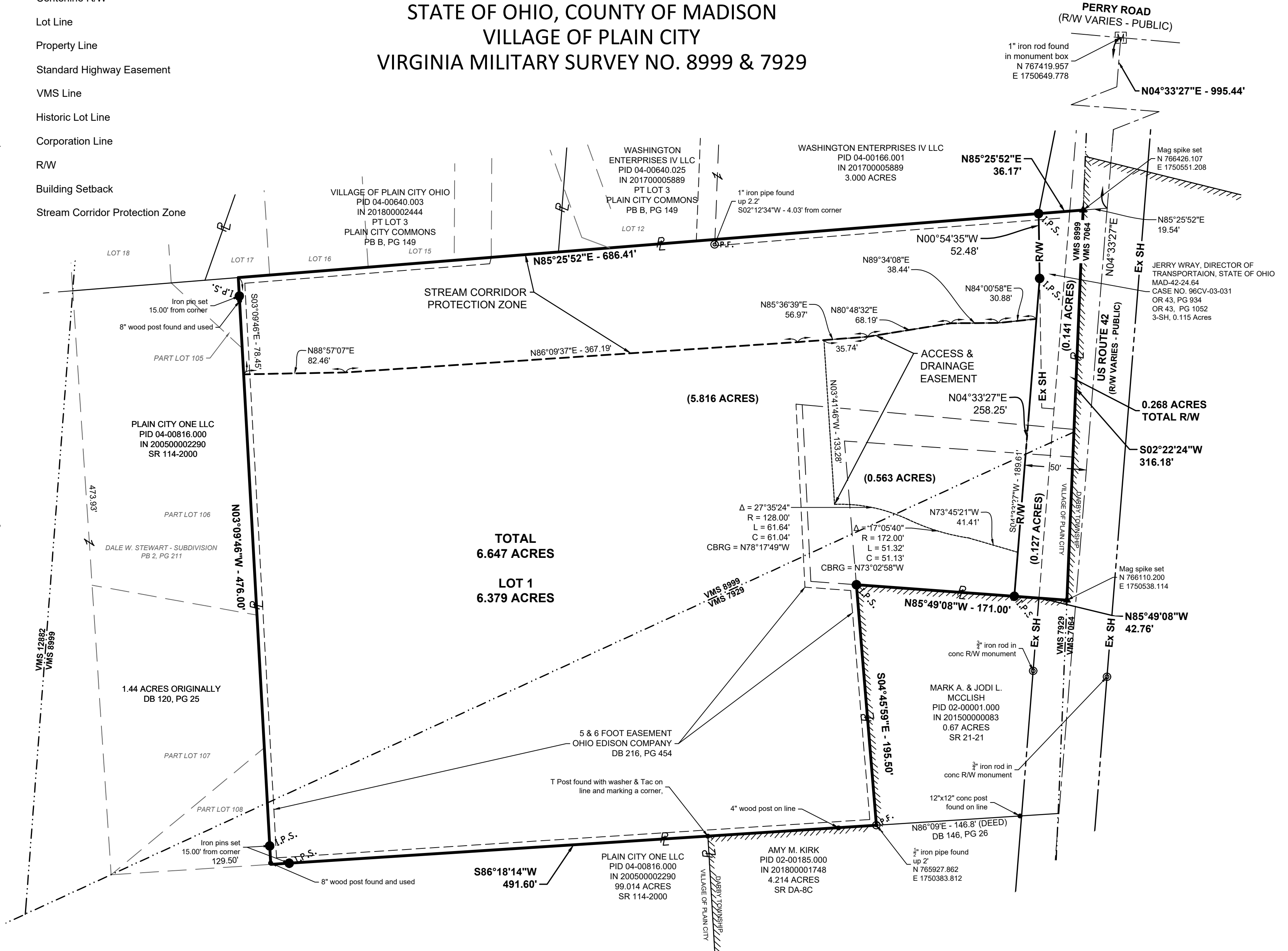
	Plat Boundary
	Existing Easement
	Centerline R/W
	Lot Line
	Property Line
	Standard Highway Easement
	VMS Line
	Historic Lot Line
	Corporation Line
	R/W
	Building Setback
	Stream Corridor Protection Zone

SYMBOL LEGEND

	Concrete Monument Found
	Monument Box Found
	Iron Pin & Cap Found
	Iron Pin Found
	Iron Pipe Found
	Post Found
	Iron Pin Set w/ cap "ASI PS 8759"
	Mag spike set

JEFFERSON VILLAGE

STATE OF OHIO, COUNTY OF MADISON
 VILLAGE OF PLAIN CITY
 VIRGINIA MILITARY SURVEY NO. 8999 & 7929



JEFFERSON VILLAGE

PLOT SCALE: 1"=60' DATE: 10/20/11 10:21:40 AM EDITED BY: ALPHEAN DRAWING FILE: \\C:\ESR\PROJECTS\2010\04\JEFFERSON VILLAGE\2010\04\JEFFERSON VILLAGE.DWG

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF PLAIN CITY, BEING LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 8999 & 7929, AND BEING PART OF LOTS 12, 13, 14, 110, 109, 108, 107, 106 & 105 AND THAT PORTION OF STEWART ROAD, AS NUMBERED AND DELINEATED ON DALE W. STEWART'S - SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 211, SAID LOTS AND ROAD BEING VACATED IN VACATION OF A PORTION OF DALE W. STEWART'S - SUBDIVISION, OF RECORD IN PLAT BOOK _____, PAGE _____, BEING ALL OF MADISON COUNTY AUDITOR PARCEL NUMBER 04-00640.000 AND BEING ALL OF THAT 0.6886 ACRE TRACT KNOWN AS "EXHIBIT B", BEING ALL OF MADISON COUNTY AUDITOR PARCEL NUMBER 35-00005.000 AS DESCRIBED IN A DEED TO **HOMWOOD CORPORATION, AN OHIO FOR-PROFIT CORPORATION**, OF RECORD IN **OFFICIAL RECORD VOLUME 365, PAGE 1987**, ALL RECORDS REFERENCED HEREON ARE ON FILE AT THE OFFICE OF THE RECORDER FOR MADISON COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "JEFFERSON VILLAGE", A SUBDIVISION OF LOT 1, AND DO HEREBY DEDICATE TO THE PUBLIC USE AS SUCH US 42 AS SHOWN HEREON AND NOT HERETOFORE DEDICATED AND EASEMENTS AS SHOWN HEREON.

EASEMENTS DESIGNATED "ACCESS & DRAINAGE", EASEMENTS ARE GRANTED TO THE VILLAGE OF PLAIN CITY FOR THE PURPOSE OF ACCESSING PROPOSED DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENTS" ARE DEDICATED ON THIS PLAT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER FACILITIES, DRAINAGE EASEMENTS SHALL CONTAIN NO ABOVE GRADE STRUCTURES, FENCES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE VILLAGE OF PLAIN CITY ENGINEER, THE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

AREAS DESIGNATED "STREAM CORRIDOR PROTECTION ZONE" ARE RESERVED WHERE INDICATED ON THE PLAT AS NO BUILD ZONES.

IN WITNESS THEREOF, **JAMES LIPNOS, PRESIDENT FOR HOMWOOD CORPORATION**

HAS HEREUNTO SET HIS HAND THIS 15th DAY OF July, 2021.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: [Signature] BY: [Signature]
HOMWOOD CORPORATION
JAMES LIPNOS, PRESIDENT

WITNESS: [Signature]

STATE OF OHIO:
FRANKLIN COUNTY:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED **JAMES LIPNOS, PRESIDENT OF HOMWOOD CORPORATION**, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY COMPANY ACT AND DEED OF SAID **HOMWOOD CORPORATION**, FOR THE USE AND PURPOSES HEREIN EXPRESSED.

IN WITNESS THERE OF, I HAVE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 15th DAY OF July, 2021

BY: [Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____
SCOTT KLOPFER
 Notary Public, State of Ohio
 My Commission Expires 12-14-2023



SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. THE DEMINSIONS OF THE LOTS AND STREETS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF. THE SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: [Signature] 7-19-2021
ANDREW T. JORDAN DATE
 REGISTERED PROFESSIONAL SURVEYOR NO. 8759



JEFFERSON VILLAGE

STATE OF OHIO, COUNTY OF MADISON
 VILLAGE OF PLAIN CITY
 VIRGINIA MILITARY SURVEY NO. 8999 & 7929

APPROVED THIS 9 DAY OF MARCH, 2021

[Signature]
 PLAIN CITY ZONING INSPECTOR

APPROVED THIS 10th DAY OF March, 2021

[Signature]
 CHAIRMAN, PLAIN CITY PLANNING & ZONING COMMISSION

APPROVED THIS 16th DAY OF June, 2021

[Signature]
 VILLAGE ENGINEER

THIS 9th DAY OF March, 2021, ALL OF US 42 SHOWN HEREON AND NOT HERETOFORE DEDICATED AND EASEMENTS HEREON ARE TO BE DEDICATED FOR PUBLIC USE AND HEREBY ACCEPTED AS SUCH BY THE VILLAGE OF PLAIN CITY, OHIO.

[Signature]
 MAYOR, VILLAGE OF PLAIN CITY

[Signature]
 FISCAL OFFICER, VILLAGE OF PLAIN CITY

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS 26th DAY OF July, 2021

[Signature]
 COUNTY AUDITOR

FILED FOR RECORD THIS 27th DAY OF July, 2021, RECORDED THIS 27th DAY OF

July, 2021

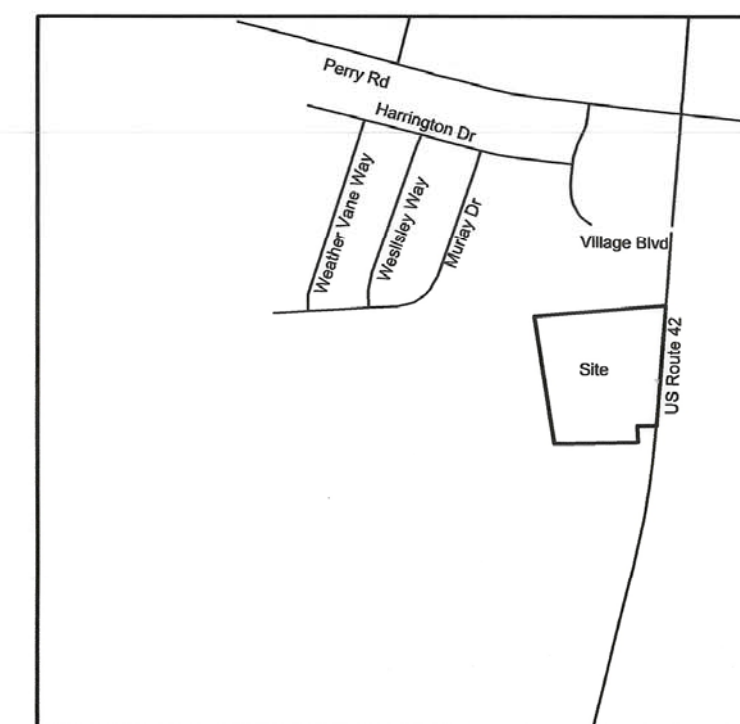
IN PLAT BOOK B, PAGE NO. 453 + 454

[Signature]
 COUNTY RECORDER

[Signature]
 DEPUTY RECORDER

202100004787
 Filed for Record in
 MADISON COUNTY, OHIO
 CHARLES E REED, RECORDER
 07-27-2021 At 02:52 PM.
 PLAT 43.60

B 453



VICINITY MAP
 NO SCALE

SURVEY DATA:

BASIS OF BEARINGS: BEARINGS DESCRIBED HEREIN ARE BASED ON NORTH 04 DEGREES 33 MINUTES 27 SECONDS EAST FOR THE CENTERLINE OF UNITED STATES ROUTE 42, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

SOURCE OF DATA: THE SOURCE OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE OF MADISON COUNTY, OHIO. IN ADDITION, THE FOLLOWING SURVEYS AND DEEDS ON FILE AT THE MADISON COUNTY ENGINEER'S OFFICE, OHIO DEPARTMENT OF TRANSPORTATION, AND MADISON COUNTY RECORDER'S OFFICE WERE USED:

SURVEY PLATS, 9-15, 28-00, 40-90, 59-00, 80-94, 96-99, 105-99, 112-99, 114-00, DA-3F, DA-8C, DA-34A, RIGHT-OF-WAY PLAN SETS SH-241-SEC.A, MAD-42-25.08, MAD-42-24.78, MAD-42-24.64, AND THE FOLLOWING DEED REFERENCED; DB 120 - PG 23, DB 137 - PG 489, DB 153 - PG 439, DB 294 - PG 223, OR 237 - PG 1872, DB 294 - PG 223, DB 292 - PG 116, OR 304 - PG 1159, OR 237 - PG 1871, OR 21 - PG 121, DB 252 - PG 372, DB 99 - PG 335, DB 100 - PG 55, DB 100 - PG 225, DB 120 - PG 23, DB 120 - PG 25, DB 143 - PG 697, DB 146 - PG 26, DB 154 - PG 91, DB 199 - PG 471, DB 200 - PG 506, DB 212 - PG 99, DB 216 - PG 454, DB 243 - PG 215, DB 247 - PG 799, DB 258 - PG 551, DB 272 - PG 318, DB 158 - PG 450, DB 216 - PG 454, OR 43 - PG 395, OR 43 - PG 1053, OR 105 - PG 2124, OR 128 - PG 2149, OR 144 - PG 2, OR 199 - PG 318, OR 200 - PG 508, OR 336 - PG 784, OR 339 - PG 1512, OR 340 - PG 2475, OR 365 - PG 1987, OR 43 - PG 934, OR 43 - PG 1052, PLAIN CITY COMMONS PB B - PG 149, IN 201800002444, IN 2017000058889, IN 201500000083, IN 201800001748, AND IN 200500002290

IRON PINS: IRON PINS, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID REBAR, 3/8 INCH DIAMETER, 30 INCHES LONG WITH A CAP INSCRIBED "ASI PS 8759".

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
 DATE 7-26-21 BY YE
 ACREAGE 0.141 - Road right of way
 RESIDUAL 6.831

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
 DATE 7-26-21 BY YE
 ACREAGE 0.127 - Road right of way
 RESIDUAL 0.562

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
 DATE 7-26-21 BY YE
 ACREAGE 6.831 and is 5.816

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
 DATE 7-26-21 BY YE
 ACREAGE 0.962 and is 0.563

SURVEYED AND PLATTED BY

**AMERICAN
 STRUCTUREPOINT**
 INC.

2550 CORPORATE EXCHANGE DR
 SUITE 300
 COLUMBUS, OHIO 43231-7659
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

JEFFERSON VILLAGE

ACREAGE BREAKDOWN - THE PLAT OF JEFFERSON VILLAGE IS COMPRISED OF THE FOLLOWING MADISON COUNTY AUDITOR'S PARCEL NUMBERS WITH THE FOLLOWING ACREAGE BEING PLATTED OUT AS FOLLOWS.

PARCEL NUMBER 35-00005.000 ----- 0.690 Ac.
 PARCEL NUMBER 04-00640.000 ----- 5.957 Ac.
TOTAL PLAT ACREAGE ----- 6.647 Ac.
 ACREAGE IN LOTS ----- 6.111 Ac.
 ACREAGE IN R/W ----- 0.268 Ac.

PLOT SCALE: 1" = 100' DATE: 07/01/2021 7:04 AM EDITED BY: ASD/DMH DRAWING FILE: C:\COURT\PROJECTS\2021\00004787\2021-06-24\PLAT.DWG