

LINE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL	1	267.51'	85.88'	43.31'	85.51'	S05°42'44"W	18°23'39"
CL	2	267.51'	85.88'	43.31'	85.51'	S05°42'44"W	18°23'41"
CL	3	100.00'	130.90'	76.74'	121.76'	S37°35'20"E	75°00'00"
64	4	292.51'	63.99'	32.12'	63.86'	S08°40'02"W	12°32'01"
63	5	292.51'	30.05'	15.04'	30.03'	S00°32'32"E	5°53'08"
63	6	242.51'	43.19'	21.65'	43.13'	S01°37'01"W	10°12'14"
62	7	242.51'	34.67'	17.36'	34.64'	S10°48'51"W	8°11'27"
65	8	242.51'	73.30'	36.93'	73.02'	S06°13'15"W	17°19'01"
66	9	242.51'	4.43'	2.22'	4.43'	S02°57'41"E	1°02'51"
66	10	242.51'	47.65'	23.88'	47.60'	S01°10'56"W	9°20'03"
66	11	25.00'	35.32'	21.33'	32.45'	S34°37'14"E	80°56'23"
106	12	25.00'	39.27'	25.00'	35.36'	N59°54'35"E	90°00'00"
82	13	125.00'	6.48'	3.24'	6.48'	S73°36'15"E	2°58'20"
83	14	125.00'	55.14'	28.03'	54.69'	S59°28'52"E	25°16'28"
84	15	125.00'	55.45'	28.19'	55.00'	S34°08'05"E	25°25'05"
85	16	125.00'	46.55'	23.55'	46.28'	S10°45'24"E	21°20'18"
89	17	75.00'	98.18'	57.55'	91.32'	S37°35'20"E	75°00'10"
87	18	150.00'	55.99'	28.32'	55.66'	S10°36'18"W	21°23'05"
88	19	150.00'	67.37'	34.26'	66.80'	S34°09'49"W	25°43'57"

NOTES :

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FROM MONUMENTATION AND PUBLISHED VALUES AS PROVIDED BY NATIONAL GEODETIC SURVEY. THE CENTERLINE OF STATE ROUTE 207 BEARING NORTH 12°12'29" EAST AND ALL OTHER BEARINGS DERIVED FROM THIS MERIDIAN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM" COMMUNITY PANEL NO. 390970409D, EFFECTIVE DATE JUNE 18, 2010. THIS TRACT OF LAND IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN HAZARD AREA.

NOTE: SET BACK REQUIREMENTS AS PER CHAPTER 1251 (R-3) SINGLE/TWO FAMILY RESIDENTIAL DISTRICT

1251.05.01 MIN. LOT SIZE - 7,500 SF/PER DWELLING UNIT

1251.05.02 MIN. LOT WIDTH - 65 FEET

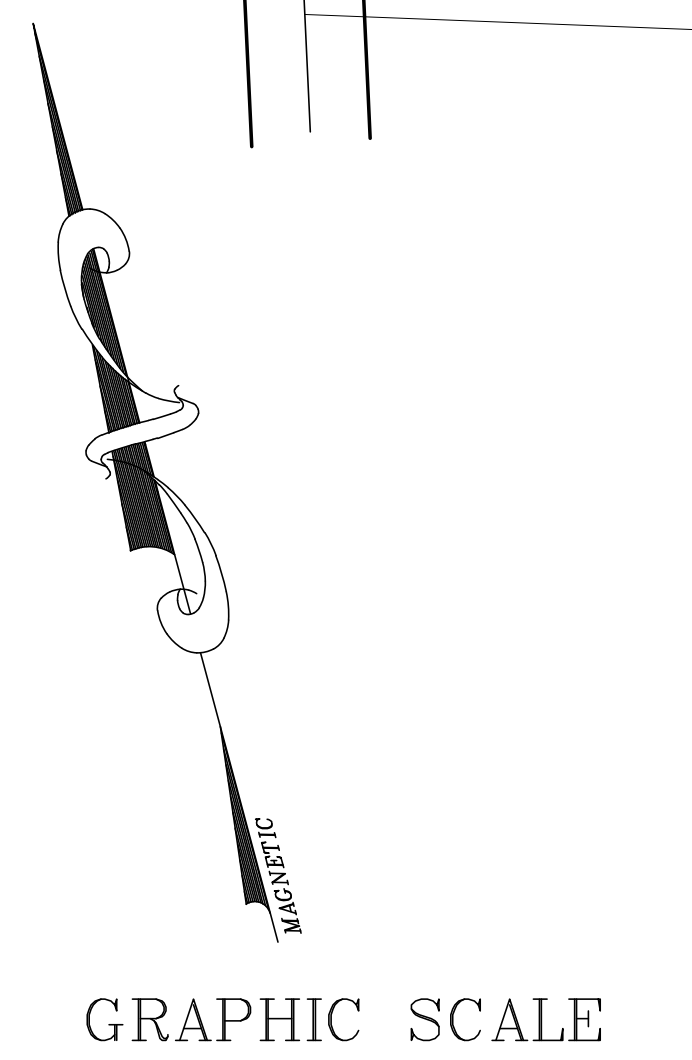
1251.05.03 MIN. FRONT YARD DEPTH - 25 FEET

1251.05.04 MIN. SIDE YARD WIDTH - 7.5 FEET

1251.05.06 MIN. REAR YARD DEPTH - 10 FEET

1251.05.07 MAX. BUILDING HEIGHT - 35 FEET

1251.05.08 MIN. HABITABLE SF - 1200 SF/SINGLE FAMILY DETACHED DWELLINGS  
800 SF/TWO-FAMILY DWELLINGS



DEER CREEK RUN  
SECTION 2

# DEER CREEK RUN SECTION 2

MT STERLING  
 DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
 DATE 8/2/21 BY gml  
 ACREAGE 12.943  
 .005  
 .027  
 combine and is 12.875 DeerCreek Run sec 2

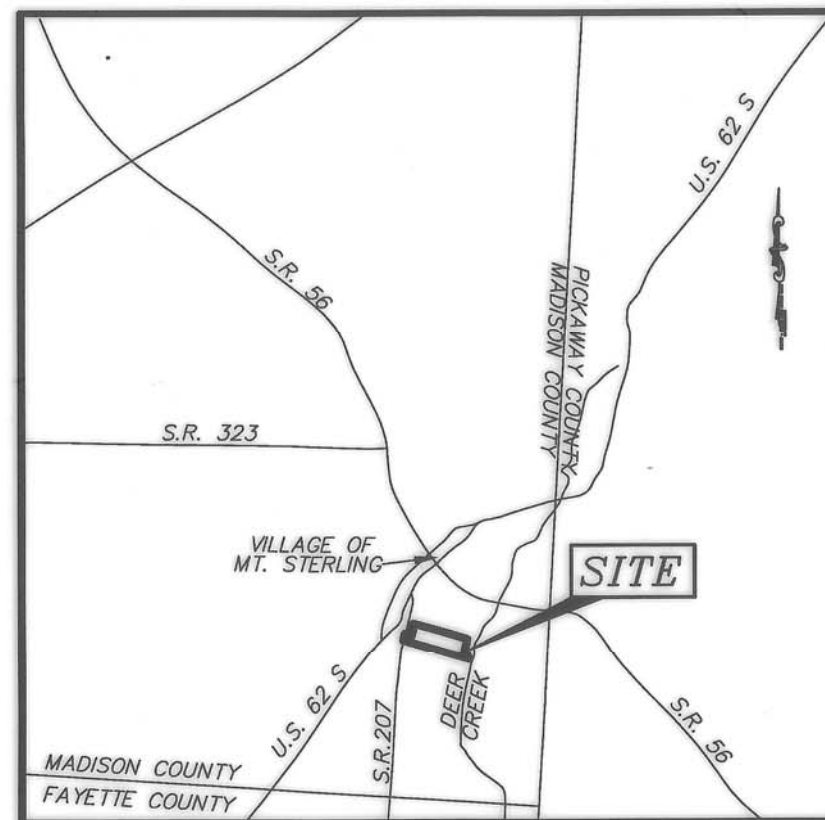
SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF MT. STERLING, IN PART OF VIRGINIA MILITARY SURVEYS 12140, 12595/12596 AND 874 BEING 12.875 ACRES OF LAND OUT OF THE LAND CONVEYED TO PJG HOLDINGS, LLC, INC. IN OFFICIAL RECORD VOLUME 383, PAGE 551 AND OFFICIAL RECORD VOLUME 387, PAGE 635 IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

THE UNDERSIGNED PJG HOLDINGS, LLC, BY PAUL J. GROSS, MANAGING MEMBER DULY AUTHORIZED IN THE PREMISES DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS DEER CREEK RUN SECTION 2 A SUBDIVISION OF LOTS 80 THROUGH 106 INCLUSIVE AND DOES HEREBY DEDICATE TO PUBLIC USE AS SUCH ALL THE STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

"WE THE UNDERSIGNED, BEING ALL THE OWNERS AND HOLDERS OF THE LANDS HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREET RIGHTS-OF-WAY TO THE PUBLIC AND EASEMENTS TO THE PUBLIC USE FOREVER AS SHOWN ON THE PLAT. EASEMENTS SHOWN ON THE WITHIN PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF UTILITIES AND FOR PROVIDING INGRESS AND EGRESS FROM THE PREMISES FOR SAID PURPOSE AND ARE TO BE MAINTAINED AS SUCH FOREVER."

GRANTOR(S) BEING THE DULY AUTHORIZED REPRESENTATIVES OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREE THAT GRANTOR(S) WILL INDEMNIFY THE VILLAGE OF MT. STERLING FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENT ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTOR(S) CONVERSION OF THE PROPERTY FROM AGRICULTURE USE.

NO DETERMINATION HAS BEEN MADE BY THE VILLAGE OF MT. STERLING AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. THE VILLAGE OF MT. STERLING APPROVAL OF THE FINAL PLAT "DEER CREEK RUN SECTION 2" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.



VICINITY MAP  
 -NOT TO SCALE-

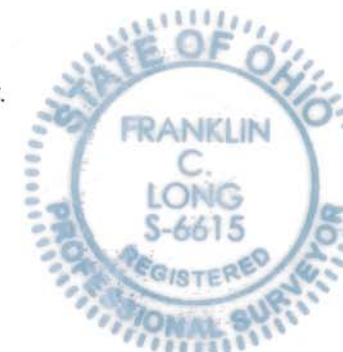
### LEGEND

- PERMANENT MARKER TO BE SET UPON COMPLETION OF CONSTRUCTION AND CONSISTS OF A SOLID IRON PIN 1 INCH IN DIAMETER, 30 INCHES LONG WITH A BRASS CAP BEARING THE NAME "HOCKADEN".
- IRON PIN TO BE SET UPON THE COMPLETION OF CONSTRUCTION AND BEING 3/4" ID PIPE 30 INCHES LONG WITH A PLASTIC PLUG BEARING THE NAME "HOCKADEN".
- EXISTING 3/4" ID PIPE (TYPICAL)
- ① — CURVE DATA

PREPARED BY  
**HOCKADEN AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 883 N. CASSADY AVENUE  
 COLUMBUS, OHIO 43219  
 (614) 252-0993  
 FAX 252-0444

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES SHOWN HEREON, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

*Frank C. Long* 30 July 2021  
 FRANK C. LONG  
 PROFESSIONAL SURVEYOR No. 6615



APPROVED THIS 30<sup>th</sup> DAY OF July 2021

*Mari Darlingford*  
 MAYOR, VILLAGE OF MT. STERLING

APPROVED THIS 30<sup>th</sup> DAY OF July 2021

N/A  
 VILLAGE ADMINISTRATOR

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 30<sup>th</sup> DAY OF July 2021.

*Courtney Becker*  
 VILLAGE CLERK VILLAGE OF MT. STERLING

TRANSFERRED THIS 8<sup>th</sup> DAY OF August 2021.

*Jonathan S. Hunter*  
 AUDITOR MADISON COUNTY, OHIO  
*By: G. Crawford*  
 -deputy

FILED FOR RECORD THIS 2<sup>nd</sup> DAY OF Aug 2021 AT 11:03 AM. FEE: \$7.20 FILE NO. \_\_\_\_\_

*Charles E. Reed by*  
 RECORDER MADISON COUNTY, OHIO  
*Cindy Andrews, deputy*

RECORDED THIS 2<sup>nd</sup> DAY OF August, 2021  
 PLAT BOOK B, PAGE 455 + 456

202100004881  
 Filed for Record in  
 MADISON COUNTY, OHIO  
 CHARLES E REED, RECORDER  
 08-02-2021 At 11:03 am.  
 PLAT 43.60

B455

### NOTES :

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IN WITNESS WHEREOF, PJG HOLDINGS, LLC BY PAUL J. GROSS, MANAGING MEMBER HAS HEREUNTO SET HIS HAND THIS 2<sup>nd</sup> DAY OF August, 2021.

SIGNED AND ACKNOWLEDGE  
 IN THE PRESENCE OF:

PJG HOLDINGS, LLC  
 BY: PAUL J. GROSS

WITNESS

*[Signature]*  
 PAUL J. GROSS

STATE OF OHIO: SS *County of Madison*

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL J. GROSS OF PJG HOLDINGS, LLC AND ACKNOWLEDGES THE SIGNING OF THIS INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 2<sup>nd</sup> DAY OF August, 2021.

MY COMMISSION EXPIRES *NA*

*[Signature]*  
 NOTARY PUBLIC, STATE OF OHIO



AARON P. MILLER Attorney at Law  
 Notary Public, State of Ohio  
 My Commission has no expiration date  
 Section 147.03 R.C.

DEER CREEK RUN  
 SECTION 2