

DARBY STATION

PHASE 1 PART 2

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 and Union County Recorder's Office.

NOTE "B": At the time of platting, all of Darby Station Phase 1 Part 2 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 Number 39097C0057D, 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:	26.997 Ac.
Acreage in right-of-way:	2.314 Ac.
Acreage in lots:	7.550 Ac.
Acreage in reserves:	17.133 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Darby Station Phase 1 Part 2 is out of the following Madison County Parcel Numbers:

Parcel Number 04-00776.003	24.925 Ac.
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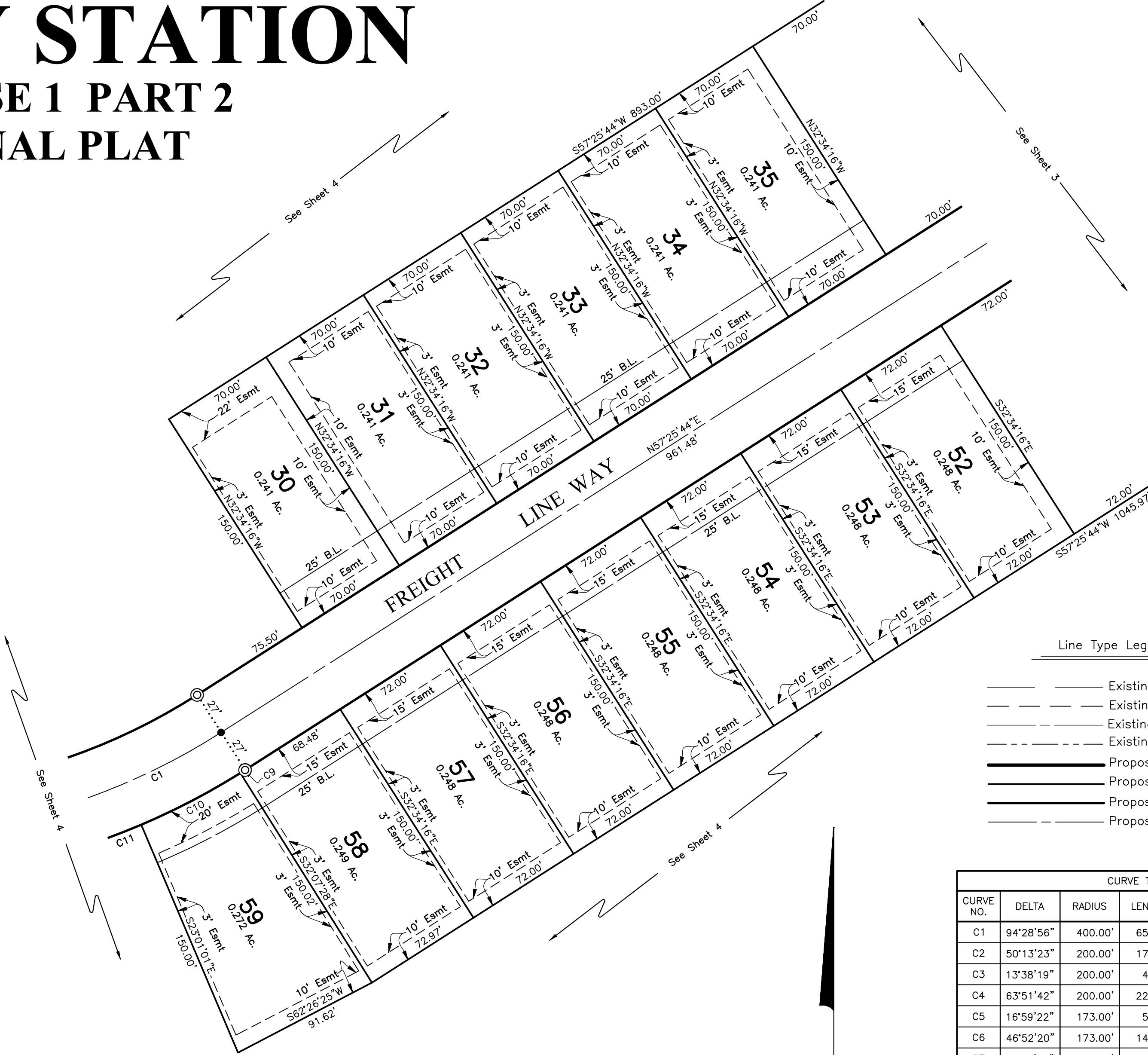
NOTE "F" - ACREAGE BREAKDOWN: Darby Station Phase 1 Part 2 is out of the following Union County Parcel Number:

Parcel Number 18-0002170.0000	2.072 Ac.
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NOTE "G" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Front:	25 feet (Building Line)
Rear:	25 feet
Side:	5 feet (Total of 10 feet)

NOTE "H" - RESERVES "B" AND "C": Reserves "B" and "C", 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 Station 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.



Line Type Legend

	Existing Property Line
	Existing R/W Line
	Existing R/W Centerline
	Existing Easement Line
	Proposed Subdivision Boundary Line
	Proposed Lot Line
	Proposed R/W Line
	Proposed R/W Centerline

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	94°28'56"	400.0'	659.61'	S 75°19'48" E	587.37'
C2	50°13'23"	200.0'	175.31'	N 32°19'03" E	169.75'
C3	13°38'19"	200.0'	47.61'	N 00°23'12" E	47.50'
C4	63°51'42"	200.0'	222.92'	N 25°29'53" E	211.56'
C5	16°59'22"	173.00'	51.30'	S 48°56'03" W	51.11'
C6	46°52'20"	173.00'	141.53'	S 17°00'12" W	137.61'
C7	16°12'28"	227.00'	64.21'	N 39°28'09" E	64.00'
C8	9°51'21"	227.00'	39.05'	N 52°30'04" E	39.00'
C9	0°26'48"	427.00'	3.33'	N 57°39'08" E	3.33'
C10	9°06'27"	427.00'	67.87'	N 62°25'46" E	67.80'
C11	84°55'41"	427.00'	632.93'	S 70°33'10" E	576.56'
C12	94°28'56"	373.00'	615.09'	S 75°19'48" E	547.73'
C13	69°50'25"	190.00'	231.60'	N 37°02'19" E	217.52'
C14	50°59'19"	185.00'	164.64'	N 46°27'52" E	159.26'
C15	50°59'19"	185.00'	164.64'	N 46°27'52" E	159.26'
C16	10°51'19"	300.00'	56.84'	N 26°23'52" E	56.75'
C17	3°20'48"	600.00'	35.05'	N 36°21'18" E	35.04'



(U) = Union County
(M) = Madison County
Esmt = Easement
D.E. = Drainage Easement
B.L. = Building Line

A:\2020\1237\DWG\045\JEFFETS\PLAT_20201237-VS-PLAT-PHS1-FRTZ.DWG plotted by KIRK, MATTHEW on 11/11/2021 3:33:52 PM lost saved by MKIRK on 11/11/2021 3:26:26 PM Xref: 20201237-SS-REFR-AL.DWG

DARBY STATION

PHASE 1 PART 2 FINAL PLAT

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- - - Proposed R/W Centerline

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 202109280012870(U)

ARLENE P. MCKITRICK,
CO-TRUSTEE
I.N. 202006030005200 (U)

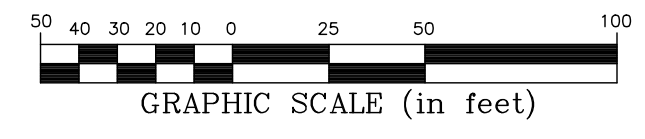
Union County
Madison County

Union County
Madison County



M/I HOMES OF CENTRAL OHIO, LLC
O.R. 390, P. 1786(M)

ARLENE P. MCKITRICK,
CO-TRUSTEE
O.R. 366 P. 1723 (M)



- (U) = Union County
- (M) = Madison County
- Esmt = Easement
- D.E. = Drainage Easement
- B.L. = Building Line

LINE	BEARING	DISTANCE
L1	N40°42'29"W	45.81'
L2	N07°12'21"E	20.00'
L3	S82°47'39"E	25.60'
L4	S40°42'29"E	24.59'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	94°28'56"	400.00'	659.61'	S 75°19'48" E	587.37'
C2	50°13'23"	200.00'	175.31'	N 32°19'03" E	169.75'
C3	13°38'19"	200.00'	47.61'	N 00°23'12" E	47.50'
C4	63°51'42"	200.00'	222.92'	N 25°29'53" E	211.56'
C5	16°59'22"	173.00'	51.30'	S 48°56'03" W	51.11'
C6	46°52'20"	173.00'	141.53'	S 17°00'12" W	137.61'
C7	16°12'28"	227.00'	64.21'	N 39°28'09" E	64.00'
C8	9°51'21"	227.00'	39.05'	N 52°30'04" E	39.00'
C9	0°26'48"	427.00'	3.33'	N 57°39'08" E	3.33'
C10	9°06'27"	427.00'	67.87'	N 62°25'46" E	67.80'
C11	84°55'41"	427.00'	632.93'	S 70°33'10" E	576.56'
C12	94°28'56"	373.00'	615.09'	S 75°19'48" E	547.73'
C13	69°50'25"	190.00'	231.60'	N 37°02'19" E	217.52'
C14	50°59'19"	185.00'	164.64'	N 46°27'52" E	159.26'
C15	50°59'19"	185.00'	164.64'	N 46°27'52" E	159.26'
C16	10°51'19"	300.00'	56.84'	N 26°23'52" E	56.75'
C17	3°20'48"	600.00'	35.05'	N 36°21'18" E	35.04'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C18	33°28'20"	250.00'	146.05'	N 21°17'33" E	143.98'
C19	33°28'20"	250.00'	146.05'	N 21°17'33" E	143.98'
C20	11°43'02"	229.00'	46.83'	N 30°53'09" E	46.75'
C21	5°15'05"	262.23'	24.03'	N 27°39'11" E	24.03'
C22	14°06'04"	262.23'	64.54'	N 42°36'34" E	64.38'
C23	38°05'11"	161.72'	107.50'	N 30°37'01" E	105.54'
C24	99°27'03"	51.00'	88.52'	S 33°01'14" E	77.82'
C25	9°48'18"	308.00'	52.71'	S 77°50'36" E	52.64'
C26	26°15'13"	177.28'	81.23'	S 77°42'46" E	80.52'
C27	5°15'37"	600.00'	55.09'	S 35°23'54" W	55.07'
C29	24°37'58"	262.23'	112.74'	S 37°20'37" W	111.87'
C30	37°30'15"	120.64'	78.97'	N 47°49'30" E	77.56'
C31	6°11'40"	200.00'	21.62'	N 09°31'48" W	21.61'
C32	15°09'38"	100.00'	26.46'	S 24°17'06" W	26.38'
C33	8°21'18"	993.20'	144.83'	S 68°45'48" E	144.71'
C34	6°47'22"	74.50'	8.83'	N 85°45'57" E	8.82'

U:\2020\1237\DWG\CASHSHEETS\PLAT\20201237-VS-PLAT-PH1-FRT2.DWG plotted by COFFMAN, TREVOR on 10/12/2021 11:53:55 AM last saved by COFFMAN, TREVOR on 10/12/2021 8:40:53 AM
 Xrefs: 20201237-CS-REFR-N.DWG

DARBY STATION

PHASE 1 PART 2

FINAL PLAT

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 202109280012870(U)

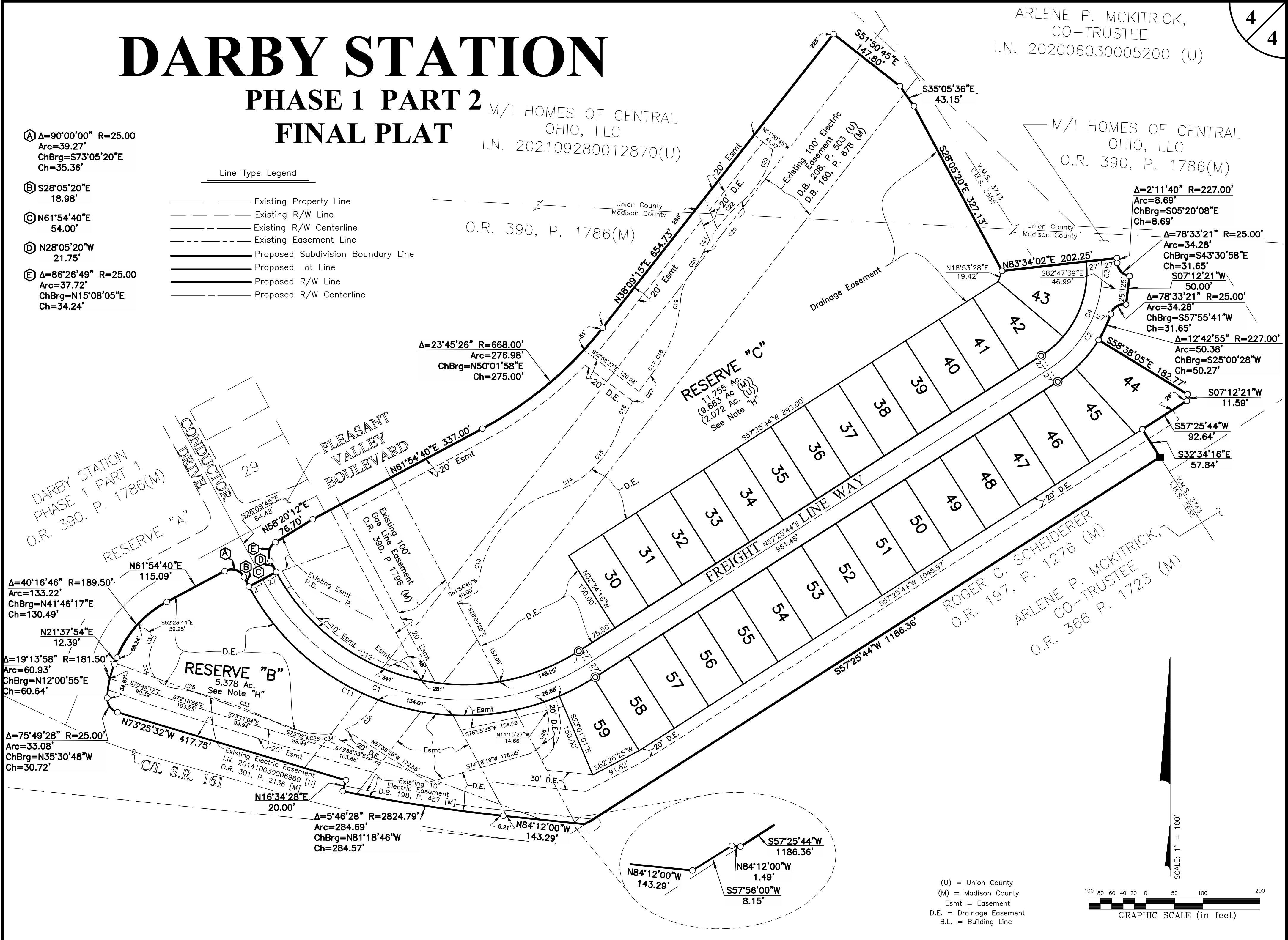
ARLENE P. MCKITRICK,
CO-TRUSTEE
I.N. 202006030005200 (U)

- A** Δ=90°00'00" R=25.00
Arc=39.27'
ChBrg=S73°05'20"E
Ch=35.36'
- B** S28°05'20"E
18.98'
- C** N61°54'40"E
54.00'
- D** N28°05'20"W
21.75'
- E** Δ=86°26'49" R=25.00
Arc=37.72'
ChBrg=N15°08'05"E
Ch=34.24'

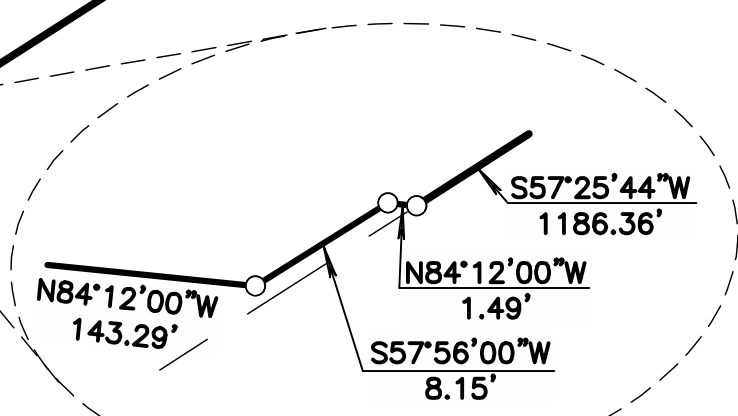
Line Type Legend

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	Existing Easement Line
	Proposed Subdivision Boundary Line
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	Proposed R/W Line
	Proposed R/W Centerline

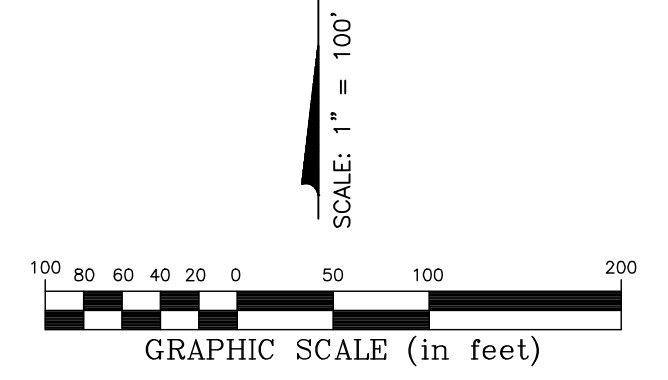
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 Xrefs: 20201237-CS-REFR-N.DWG



ROGER C. SCHEIDERER
O.R. 197, P. 1276 (M)
ARLENE P. MCKITRICK,
CO-TRUSTEE
O.R. 366 P. 1723 (M)



(U) = Union County
(M) = Madison County
Esmt = Easement
D.E. = Drainage Easement
B.L. = Building Line



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FINAL PLAT

Situated in the State of Ohio, Counties of Madison and Union, Village of Plain City, and in Virginia Military Survey Numbers 3743 and 3685, containing 26.997 acres of land, more or less, said 26.997 acres being part of that tract of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deeds of record Official Record 390, Page 1786, Recorder's Office, Madison County, Ohio, and Instrument Number 202109280012870, Recorder's Office, Union 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 STATION PHASE 1 PART 2", a subdivision containing Lots numbered 30 to 59, both inclusive, and areas designated as Reserve "B" and Reserve "C", does hereby accept this plat of same and dedicates to public use, as such, all of Freight Line Way 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 14th day of May, 2021.

Signed and Acknowledged
In the presence of:

M/I HOMES
OF CENTRAL OHIO, LLC

[Signature]
Darlene W. Smith

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 14th day of May, 2021.

My commission expires 6/25/24

[Signature]
Darlene W. Smith
Notary Public, State of Ohio



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

Approved this 20 day of May,
20 21

[Signature]
Zoning Inspector, Village of Plain City, Ohio

Approved this 26th day of May,
20 21

[Signature]
Chairman, Planning and Zoning
Commission, Village of Plain City, Ohio

Approved this 16th day of June,
20 21

[Signature]
Village Engineer, Village of Plain City, Ohio

Approved this 28th day of June,
20 21

[Signature]
Village Administrator,
Village of Plain City, Ohio

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 1-11-2022 BY YE
ACREAGE Lots 30-59 (1,556) + Res B (5,378)
* Pt. Res C (9,683) + Row (2,314) dedicated
Residual 38,304

[Signature]
Mayor, Village of Plain City, Ohio

[Signature]
Fiscal Officer, Village of Plain City, Ohio

Transferred this 11th day of January,
2022

[Signature]
Auditor, Madison County, Ohio
[Signature]
Chief Deputy

Recorded this 14th day of JAN., 20 22 Plat Book B, Page 465-468

202200000240
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
01-11-2022 At 01:55 PM.
PLAT 43.60

[Signature]
Recorder, Madison County, Ohio

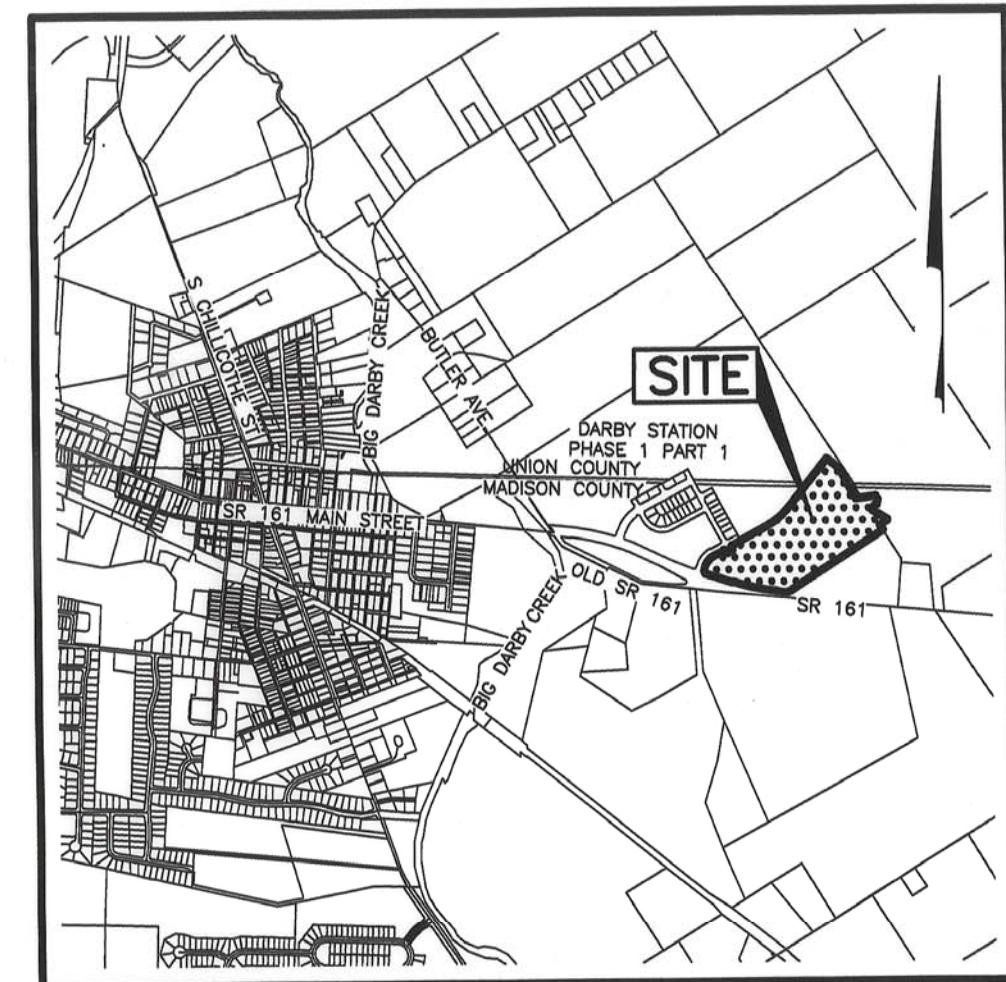
I hereby certify that the land
by this plat was transferred
on 20.

Union County Auditor

I hereby certify that this plat was filed
for recording on 20,
and that it was recorded on
20 in Plat Book , Pages
plat records of Union County, Ohio.

Union County Recorder

Fee \$ _____



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 and Union Counties, 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, Machwart, Hamblen & 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)
- = Concrete Post found

By [Signature]
Professional Surveyor No. 7865

10 May 21
Date

