

DARBY STATION

PHASE 1 PART 1

FINAL PLAT

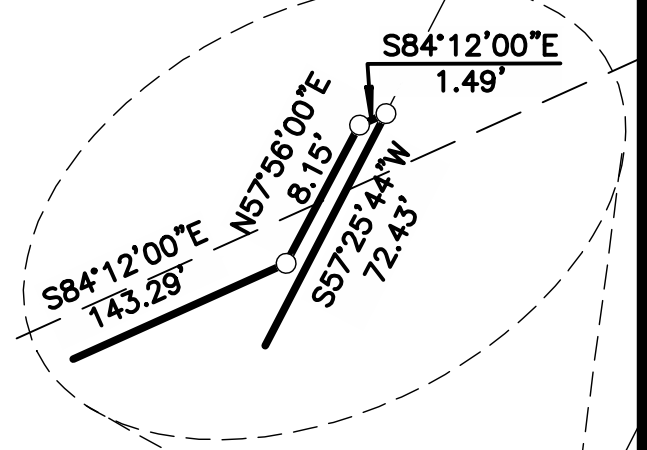
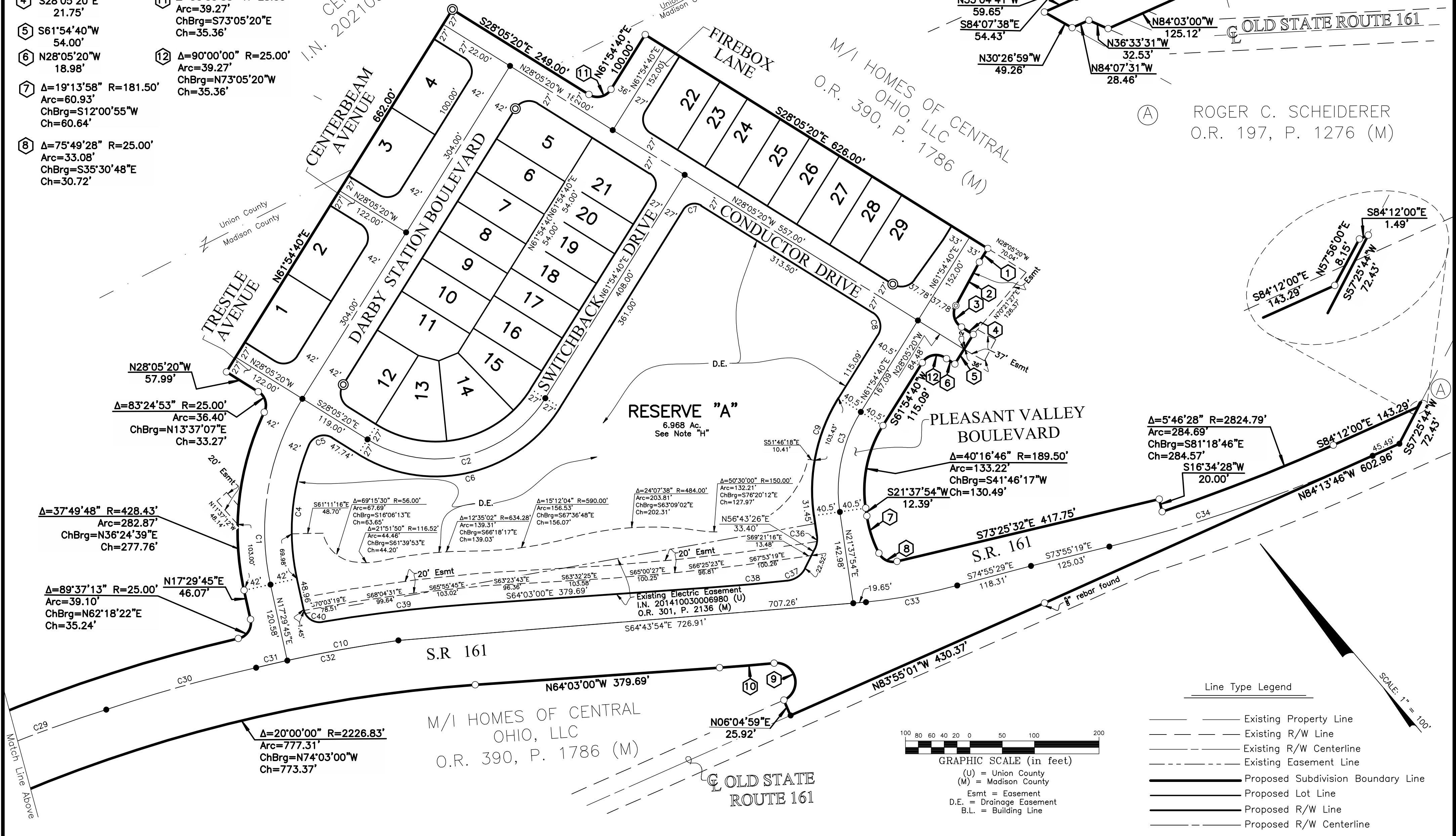
- ① S61°54'40"W
25.00'
- ② S58°20'12"W
76.70'
- ③ Δ=86°26'49" R=25.00'
Arc=37.72'
ChBrg=S15°08'05"W
Ch=34.24'
- ④ S28°05'20"E
21.75'
- ⑤ S61°54'40"W
54.00'
- ⑥ N28°05'20"W
18.98'
- ⑦ Δ=19°13'58" R=181.50'
Arc=60.93'
ChBrg=S12°00'55"W
Ch=60.64'
- ⑧ Δ=75°49'28" R=25.00'
Arc=33.08'
ChBrg=S35°30'48"E
Ch=30.72'
- ⑨ Δ=161°47'13" R=30.00'
Arc=84.71'
ChBrg=N15°10'57"E
Ch=59.24'
- ⑩ Δ=1°39'39" R=2929.79'
Arc=84.93'
ChBrg=N64°52'49"W
Ch=84.93'
- ⑪ Δ=90°00'00" R=25.00'
Arc=39.27'
ChBrg=S73°05'20"E
Ch=35.36'
- ⑫ Δ=90°00'00" R=25.00'
Arc=39.27'
ChBrg=N73°05'20"W
Ch=35.36'

M/I HOMES OF CENTRAL OHIO, LLC
O.R. 390, P. 1786 (M)
I.N. 202109280012870 (U)

M/I HOMES OF CENTRAL OHIO, LLC
O.R. 390, P. 1786 (M)
VILLAGE OF PLAIN CITY
O.R. 260 P. 1524

Δ=11°09'58" R=2351.83'
Arc=458.33'
ChBrg=S78°28'01"E
Ch=457.61'

Ⓐ ROGER C. SCHEIDERER
O.R. 197, P. 1276 (M)



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

GRAPHIC SCALE (in feet)
100 80 60 40 20 0 50 100 200

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

SCALE: 1" = 100'

U:\20201237\DWG\CASHHEETS\PLAT_20201237-VS-PLAT-PH1-DWG plotted by MASTON, JOHN on 10/11/2021 9:20:43 AM last saved by JMASTON on 10/11/2021 8:39:02 AM
 Xrefs: 20201237-CS-REFR-N.DWG

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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 1 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 39097C057D, 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:	24.115 Ac.
Acreage in right-of-way:	11.800 Ac.
	11.526 Ac. (M)
	0.274 Ac. (U)
Acreage in lots:	5.347 Ac.
Acreage in reserve:	6.968 Ac.

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

Parcel Number 04-00776.003	23.531 Ac.
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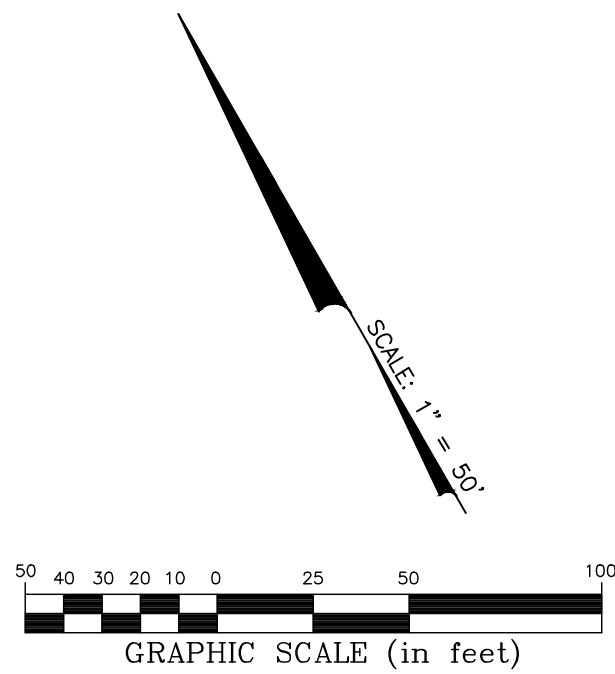
NOTE "F" - ACREAGE BREAKDOWN: Darby Station Phase 1 Part 1 is out of the following Union County Parcel Number:

Parcel Number 1800021700000	0.584 Ac.
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NOTE "G" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

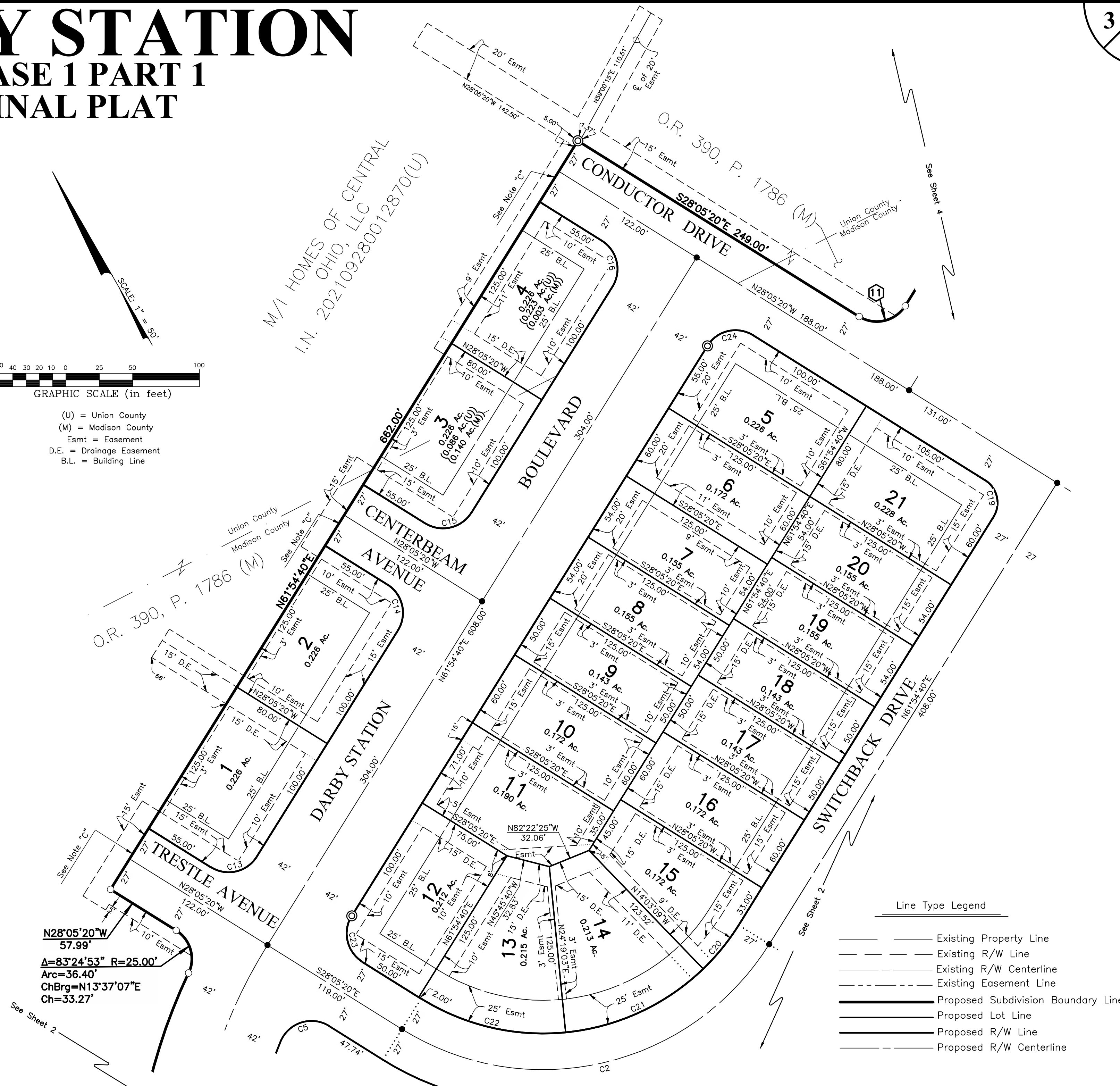
Front:	25 feet (Building Line)
Rear:	25 feet
Side:	5 feet (Total of 10 feet)

NOTE "H" - RESERVE "A": Reserve "A", 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. The reserve shall be owned and maintained in accordance with the provisions of the zoning text that applies to this project. The reserve delineated on this plat shall be accessible to the Village of Plain City, its successors and assigns, for drainage maintenance purposes.



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

U:\20201237\DWG\CASHSETS\PLAT_20201237-VS-PLAT--PHS1-DWG plotted by MASTON, JOHN on 10/20/2021 2:12:51 PM last saved by MKIRK on 10/18/2021 10:22:16 AM Xrefs: 20201237--CS--REFR-N.DWG



Line Type Legend

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	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

DARBY STATION

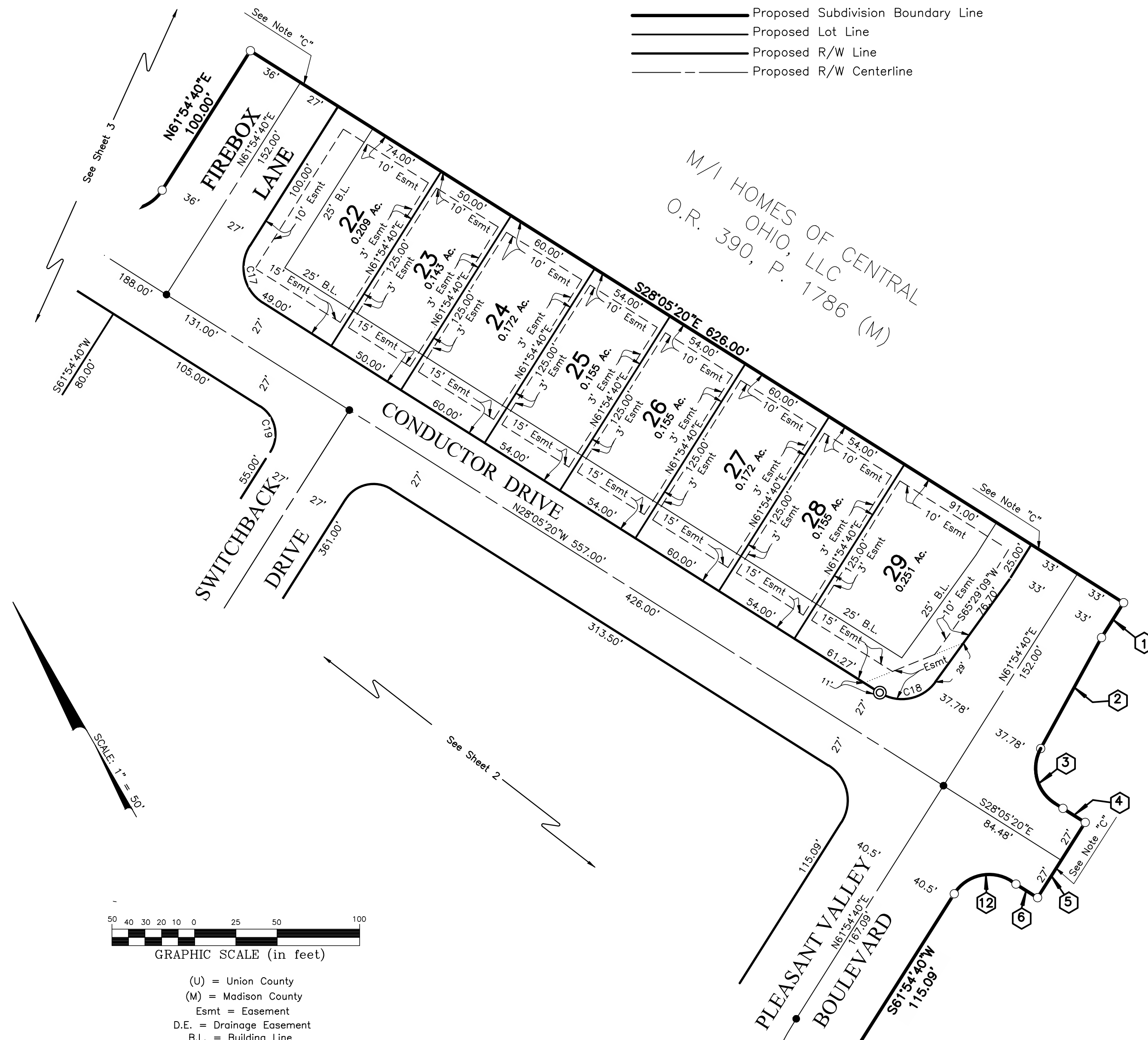
PHASE 1 PART 1

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CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	44°24'55"	386.43'	299.55'	S 39°42'13" W	292.11'
C2	90°00'00"	200.00'	314.16'	S 73°05'20" E	282.84'
C3	40°16'46"	230.00'	161.69'	S 41°46'17" W	158.38'
C4	35°02'47"	344.43'	210.68'	N 35°01'09" E	207.41'
C5	99°22'08"	25.00'	43.36'	S 77°46'24" E	38.12'
C6	90°00'00"	227.00'	356.57'	S 73°05'20" E	321.03'
C7	90°00'00"	20.00'	31.42'	S 73°05'20" E	28.28'
C8	90°00'00"	25.00'	39.27'	S 16°54'40" W	35.36'
C9	40°16'46"	270.50'	190.16'	S 41°46'17" W	186.27'
C10	4°26'00"	2263.05'	175.11'	N 70°17'14" W	175.07'
C13	90°00'00"	25.00'	39.27'	N 73°05'20" W	35.36'
C14	90°00'00"	25.00'	39.27'	S 16°54'40" W	35.36'
C15	90°00'00"	25.00'	39.27'	N 73°05'20" W	35.36'
C16	90°00'00"	25.00'	39.27'	S 16°54'40" W	35.36'
C17	90°00'00"	25.00'	39.27'	N 16°54'40" E	35.36'
C18	86°26'49"	25.00'	37.72'	N 71°18'44" W	34.24'
C19	90°00'00"	20.00'	31.42'	S 16°54'40" W	28.28'
C20	14°02'10"	173.00'	42.38'	S 68°55'46" W	42.28'
C21	38°22'12"	173.00'	115.85'	N 84°52'03" W	113.70'
C22	37°35'38"	173.00'	113.51'	N 46°53'09" W	111.49'
C23	90°00'00"	25.00'	39.27'	N 16°54'40" E	35.36'
C24	90°00'00"	25.00'	39.27'	S 73°05'20" E	35.36'
C29	5°14'10"	2262.17'	206.73'	N 80°14'26" W	206.66'
C30	6°07'31"	2266.50'	242.30'	N 75°40'52" W	242.18'
C31	1°15'17"	2263.05'	49.55'	N 73°07'53" W	49.55'
C32	5°41'17"	2263.05'	224.67'	N 70°54'53" W	224.57'
C33	9°03'37"	911.01'	144.06'	S 70°23'33" E	143.91'
C34	10°18'27"	2403.21'	432.34'	S 79°04'32" E	431.75'
C36	34°56'59"	35.00'	21.35'	S 39°14'57" W	21.02'
C37	56°53'18"	35.00'	34.75'	S 85°10'05" W	33.34'
C38	2°20'16"	2804.79'	114.44'	N 65°13'08" W	114.43'
C39	5°36'09"	2351.83'	229.97'	N 66°51'04" W	229.88'
C40	87°08'54"	25.00'	38.03'	N 26°04'42" W	34.46'



- ① S61°54'40"W 25.00'
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Arc=37.72'
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U:\20201237\DWG\CASHHEETS\PLAT_20201237-VS-PLAT-PH1-DWG.plotted by MASTON, JOHN on 10/8/2021 4:45:34 PM last saved by MKRK on 10/8/2021 12:22:22 PM
 Xrefs: 20201237-CS-REFR-N.DWG

DARBY STATION

PHASE 1 PART 1

FINAL PLAT

Situated in the State of Ohio, Counties of Madison and Union, Village of Plain City, and in Virginia Military Survey Number 3685, containing 24.115 acres of land, more or less, said 24.115 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 1**", a subdivision containing Lots numbered 1 to 29, both inclusive, and an area designated as Reserve "A", does hereby accept this plat of same and dedicates to public use, as such, all of Centerbeam Avenue, Conductor Drive, Darby Station Boulevard, Firebox Lane, Pleasant Valley Boulevard, Switchback Drive, Trestle Avenue and State Route 161 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]
[Signature]

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]
Notary Public, State of Ohio



Approved this 26th 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 VE
*ACREAGE Lots 1-29 (5.037) + Res A (0.968)
RESIDUAL 63.229 + Role (11.500) dedicated
*pt lot 3 (.140)
*pt lot 4 (0.003)

[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 11th day of JAN., 20 22 Plat Book B, Page 469-472

202200000244 B-469
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.

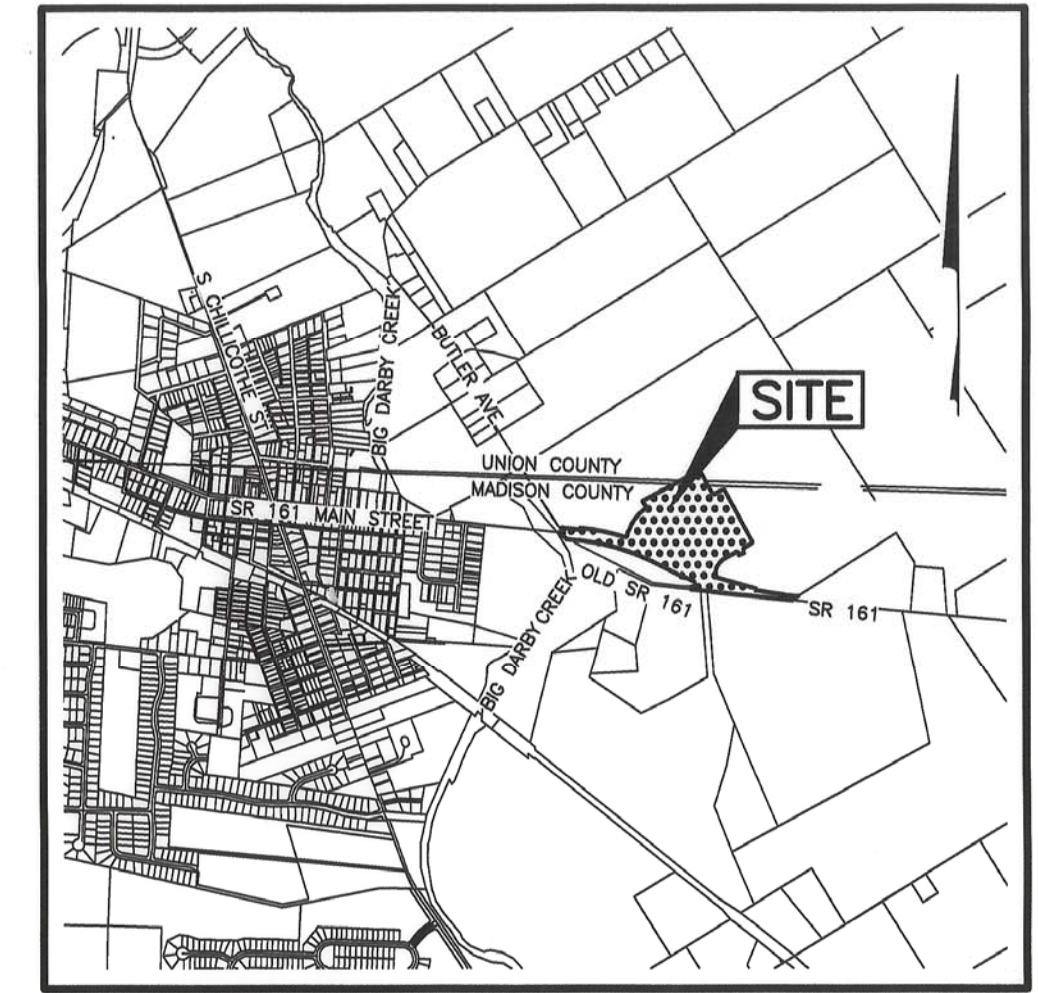
Union County Recorder

Fee \$



By [Signature]
Professional Surveyor No. 7865

10 MAY 21
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 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



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)