

MADISON MEADOWS

SECTION 2B

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 Madison Meadows Section 2B 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 39097C0075D, with an effective date of June 18, 2010.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	15.136 Ac.
Acreage in right-of-way:	2.311 Ac.
Acreage in lots:	9.959 Ac.
Acreage in reserves:	2.866 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Madison Meadows Section 2B is out of the following Madison County Parcel Number:

Parcel Number 35-00004.001	15.136 Ac.
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NOTE "E" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

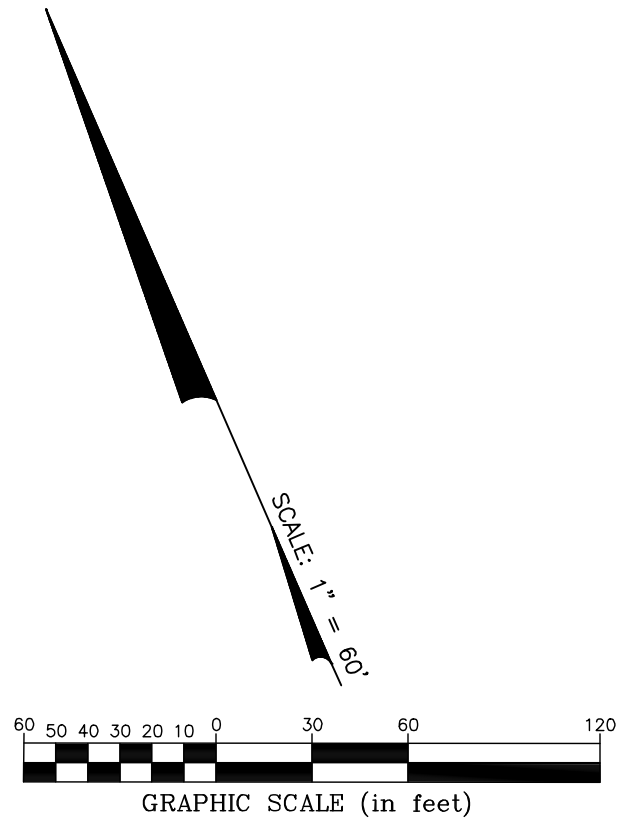
Front: 25 feet (Building Line)
 Rear: 25 feet each side (Decks, screened porches and patios shall be permitted to encroach a maximum of 10 feet into the minimum rear yard setback)
 Side: 6 feet each side (Stoops, steps, air conditioning units, egress windows, chimneys and bay windows shall be permitted to encroach a maximum of 3 feet into the minimum side yard setback)

NOTE "F" - RESERVES "I" AND "J": Reserves "I" and "J", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Madison Meadows subdivisions for the purpose of open space.

- Legend**
- Esmt = Easement
 - D.E. = Drainage Easement
 - B.L. = Building Line
 - E.E.1 = Existing 15' D.E.
 - P.B. = P.
 - E.E.2 = Existing 10' Esmt
 - P.B. = P.
 - E.E.3 = Existing 15' Esmt
 - P.B. = P.
 - E.E.4 = Existing 5' Esmt
 - P.B. = P.
 - E.E.5 = Existing 5' D.E.
 - P.B. = P.
 - E.E.6 = Existing 6' D.E.
 - P.B. = P.
 - E.E.7 = Existing 14' D.E.
 - P.B. = P.
 - E.E.8 = Existing 15' Esmt
 - P.B. B, P. 457
 - E.E.9 = Existing 14' D.E.
 - P.B. B, P. 457
 - E.E.10 = Existing Esmt
 - P.B. B, P. 457

- ⊕ Δ=0°30'59" R=1705.00'
Arc=15.37'
ChBrg=S26°19'20"W
Ch=15.37'
- ⊕ S26°03'50"W
60.40'
- ⊕ S63°56'10"E
635.05'

- Line Type Legend**
- Existing Property Line
 - - - Existing R/W Line
 - - - Existing R/W Centerline
 - - - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - - - Easement Line



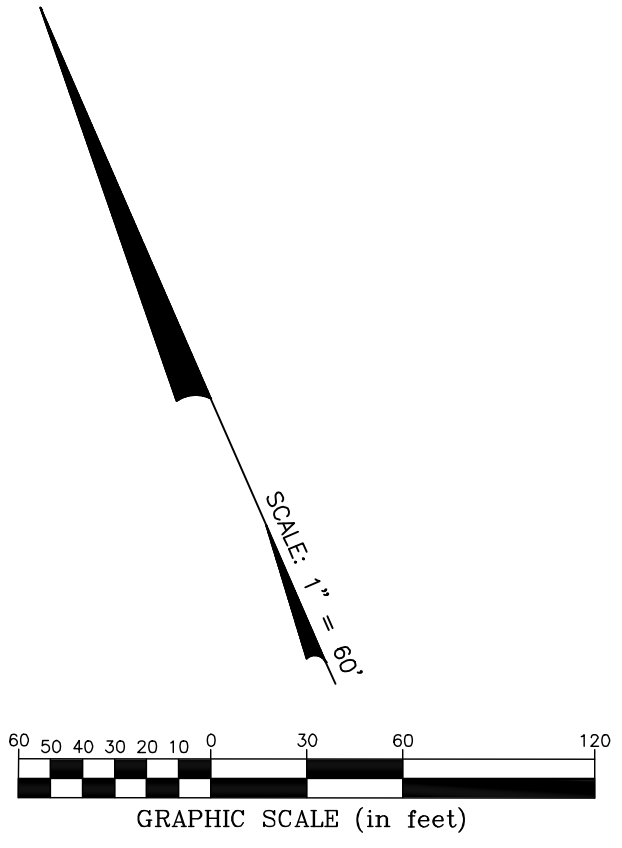
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	7°00'26"	1984.00'	242.64'	S 29°34'03" W	242.49'
C2	0°40'33"	1957.00'	23.09'	S 32°43'59" W	23.09'
C3	1°53'20"	1957.00'	64.51'	S 31°27'03" W	64.51'
C4	1°53'20"	1957.00'	64.51'	S 29°33'43" W	64.51'
C5	1°53'20"	1957.00'	64.51'	S 27°40'24" W	64.51'
C6	0°39'54"	1957.00'	22.71'	S 26°23'47" W	22.71'
C7	90°00'00"	30.00'	47.12'	S 18°56'10" E	42.43'
C8	90°00'00"	30.00'	47.12'	N 71°03'50" E	42.43'
C9	90°00'00"	30.00'	47.12'	S 18°56'10" E	42.43'
C10	44°33'41"	30.00'	23.33'	N 86°13'00" W	22.75'
C11	39°42'46"	50.00'	34.66'	S 88°38'27" E	33.97'
C12	56°08'42"	50.00'	49.00'	S 40°42'43" E	47.06'
C13	56°08'42"	50.00'	49.00'	S 15°25'59" W	47.06'
C14	56°08'42"	50.00'	49.00'	S 71°34'41" W	47.06'
C15	60°58'30"	50.00'	53.21'	N 49°51'44" W	50.73'
C16	90°00'00"	30.00'	47.12'	N 71°03'50" E	42.43'
C17	0°46'18"	2011.00'	27.08'	S 26°26'59" W	27.08'
C18	1°49'10"	2011.00'	63.86'	S 27°44'43" W	63.86'
C19	1°49'10"	2011.00'	63.86'	S 29°33'53" W	63.86'
C20	1°49'10"	2011.00'	63.86'	S 31°23'04" W	63.86'
C21	0°46'37"	2011.00'	27.27'	S 32°40'57" W	27.27'
C22	2°52'29"	1827.69'	91.70'	S 27°30'43" W	91.69'
C23	44°33'41"	30.00'	23.33'	S 41°39'19" E	22.75'

I:\2020\12\25\DWG\CASHIETS\PLAT\20201225-VS-PLAT-2B.DWG, titled by MASTON, JOHN on 11/29/2021 11:25:54 AM, last saved by JMASTON on 11/29/2021 9:30:56 AM
 Xrefs: 20201225-CS-REFR-INDWG & 20201225-CS-REFR-EDWG

See Sheet 3

MADISON MEADOWS

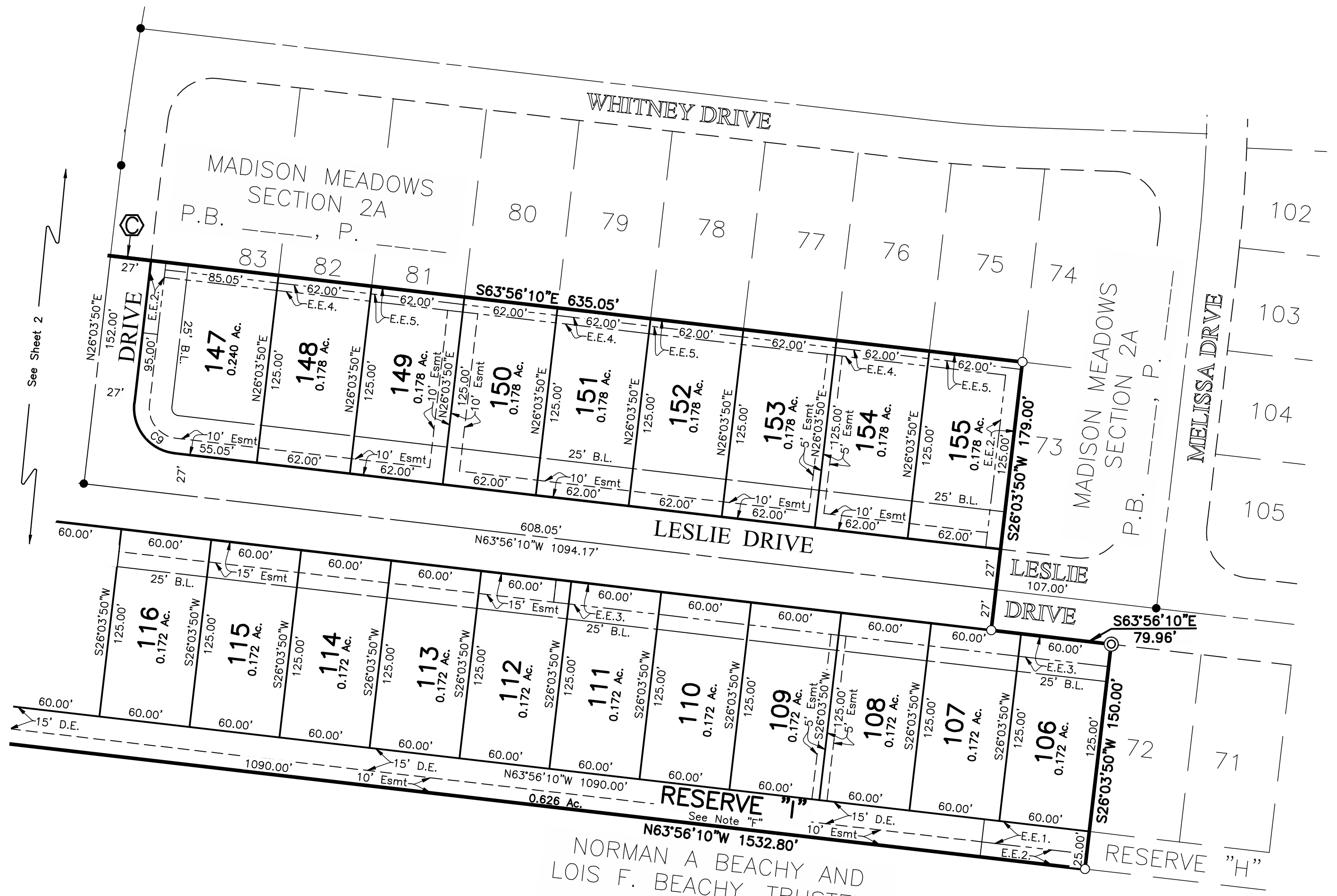
SECTION 2B



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NORMAN A BEACHY AND
LOIS F. BEACHY, TRUSTEES
O.R. 313, P. 7

I:\2020\1275\DWG\CASHIETS\PLAT\20201275-VS-PLAT-2B.DWG, titled by MASTON, JOHN on 11/29/2021 11:24:43 AM last saved by JMASTON on 11/29/2021 9:30:56 AM
 Xrefs: 20201275-CS-REFR-INDWG & 20201275-CS-REFR-EDWG

MADISON MEADOWS

SECTION 2B

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Number 7753, containing 15.136 acres of land, more or less, said 15.136 acres being part of the tract of land conveyed to D.R. HORTON - INDIANA, LLC by deed of record in Official Record 382, Page 2555, Recorder's Office, Madison County, Ohio.

The undersigned, D.R. HORTON - INDIANA, LLC, an Delaware limited liability company, by D.R. HORTON, INC. - MIDWEST, a California corporation, Sole Member, by JACK MAUTINO, Division President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "MADISON MEADOWS SECTION 2B", a subdivision containing Lots numbered 106 to 155, both inclusive, and areas designated as Reserve "I" and Reserve "J", does hereby accept this plat of same and dedicates to public use, as such, all of Florence Drive, Leslie Drive, and Valerie Drive 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, JACK MAUTINO, Division President of D.R. HORTON, INC. - MIDWEST, Sole Member of D.R. HORTON - INDIANA, LLC, has hereunto set his hand this 22nd day of Nov., 2021.

Signed and Acknowledged
In the presence of:

D.R. HORTON, - INDIANA, LLC
By D.R. HORTON, INC. MIDWEST,
Sole Member

DAVID DOZER
DAVID DOZER
ROBERT LITTLE
ROBERT LITTLE

By *JACK MAUTINO*
JACK MAUTINO,
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JACK MAUTINO, Division President of D.R. HORTON - MIDWEST, Sole Member of D.R. HORTON - INDIANA, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said D.R. HORTON - INDIANA, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of November, 2021.

My commission expires 4/19/25

Kimberly Byers
Notary Public, State of Ohio

Kimberly Byers
Notary Public, State of Ohio
My Commission Expires 04-19-25

Approved this 23 day of NOV,
20 21

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

Approved this 23 day of Nov,
20 21

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

Approved this 18 day of NOV,
20 22

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

Approved this 23 day of NOV,
20 21

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

[Signature]
Mayor, Village of Plain City, Ohio

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

Transferred this 6th day of December,
20 22

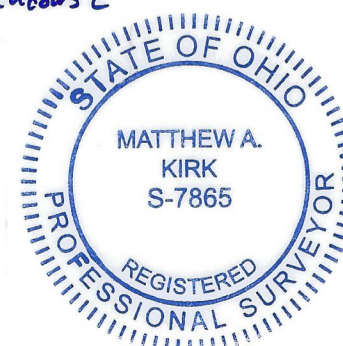
[Signature]
Auditor, Madison County, Ohio
[Signature]
Chief Deputy

Recorded this 6th day of Dec., 20 22 Plat Book B, Page 489-491

[Signature]
Recorder, Madison County, Ohio

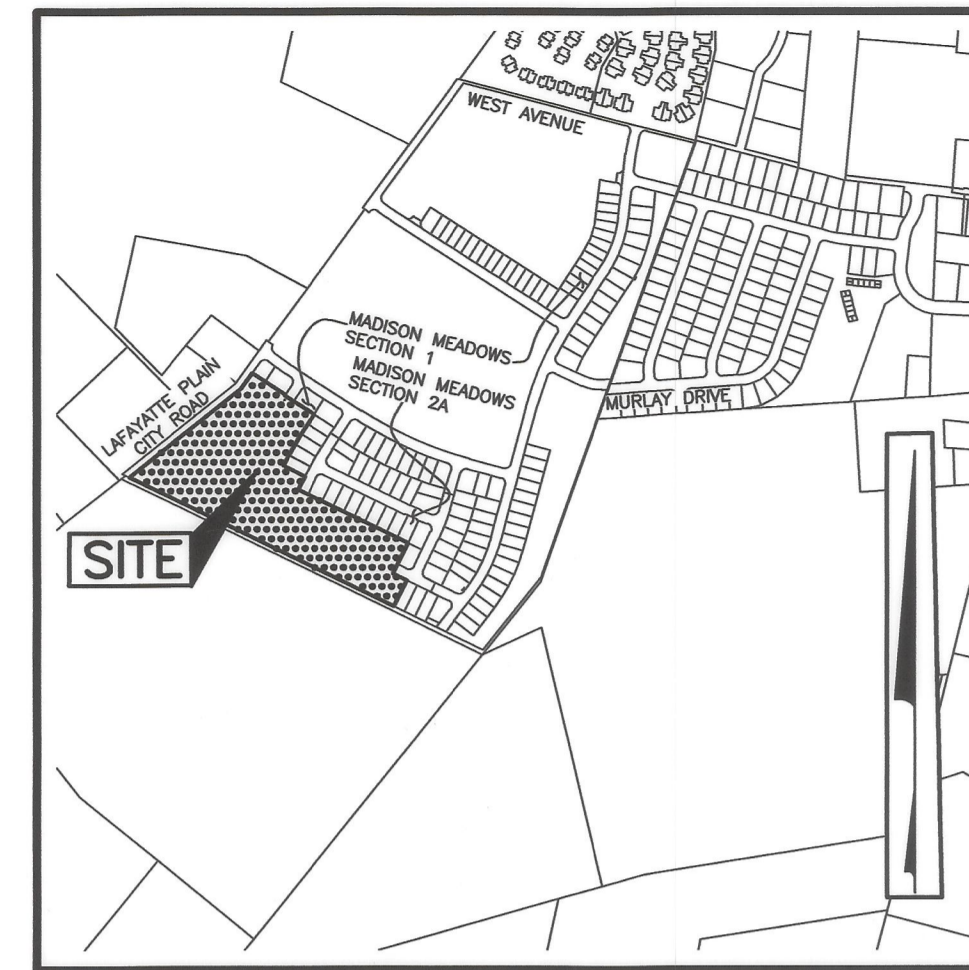
PLAIN CITY
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 12/6/22 BY *[Signature]*
ACREAGE 2.311 acs Dedicated ROW
RESIDUAL 12.824
acreage 2.24 acs Reserve J
residual 10.584
acreage .626 acs Reserve I
residual 9.958
acreage 9.958 acs LOTS 106-155 madison meadows 2

202200006059
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
12-06-2022 At 03:08 pm.
PLAT 3-489 43.60



By *[Signature]*
Professional Surveyor No. 7865

18 NOV 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 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
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)