

MADISON MEADOWS SECTION 3A

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 3A 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": 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: | 9.667 Ac. |
| Acreage in lots: | 6.319 Ac. |
| Acreage in reserves: | 1.478 Ac. |
| Acreage in Reserve "M" (Private Streets): | 1.870 Ac. |

NOTE "E" - ACREAGE BREAKDOWN: Madison Meadows Section 3A is comprised out of the following Madison County Parcel Number:

| | |
|----------------------------|-----------|
| Parcel Number 35-00004.000 | 9.667 Ac. |
|----------------------------|-----------|

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

Legend

- B.L. = Building Line
- D.E. = Drainage Easement
- Esmt = Easement
- E.E.1 = Existing 10' Easement P.B. B, P. 457
- E.E.2 = Existing 14' Easement P.B. B, P. 457
- E.E.3 = Existing Easement P.B. B, P. 457
- E.E.4 = Existing 20' Easement P.B. B, P. 457
- E.E.5 = Existing 10' D.E. P.B. B, P. 457
- E.E.6 = Existing 15' D.E. P.B. B, P. 457

NOTE "F" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

SUB AREA C- AGE TARGETED ATTACHED AND DETACHED HOUSING: (Lots 156A thru 180B)

| Minimum Setbacks for Buildings | | |
|--|--|--|
| Perry Road | | 90 feet from ROW |
| Lafayette-Plain City Road | | 70 feet from ROW |
| Front Yard from Internal Private Streets | | 20 feet from face of garage to edge of pavement or back of sidewalk. 15 feet from side of building to edge of pavement |

Minimum Building Separation 12 feet (minimum 0 foot side yard setback)

NOTE "G" - RESERVES "K" & "L": Reserves "K" and "L", 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.

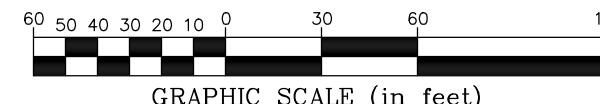
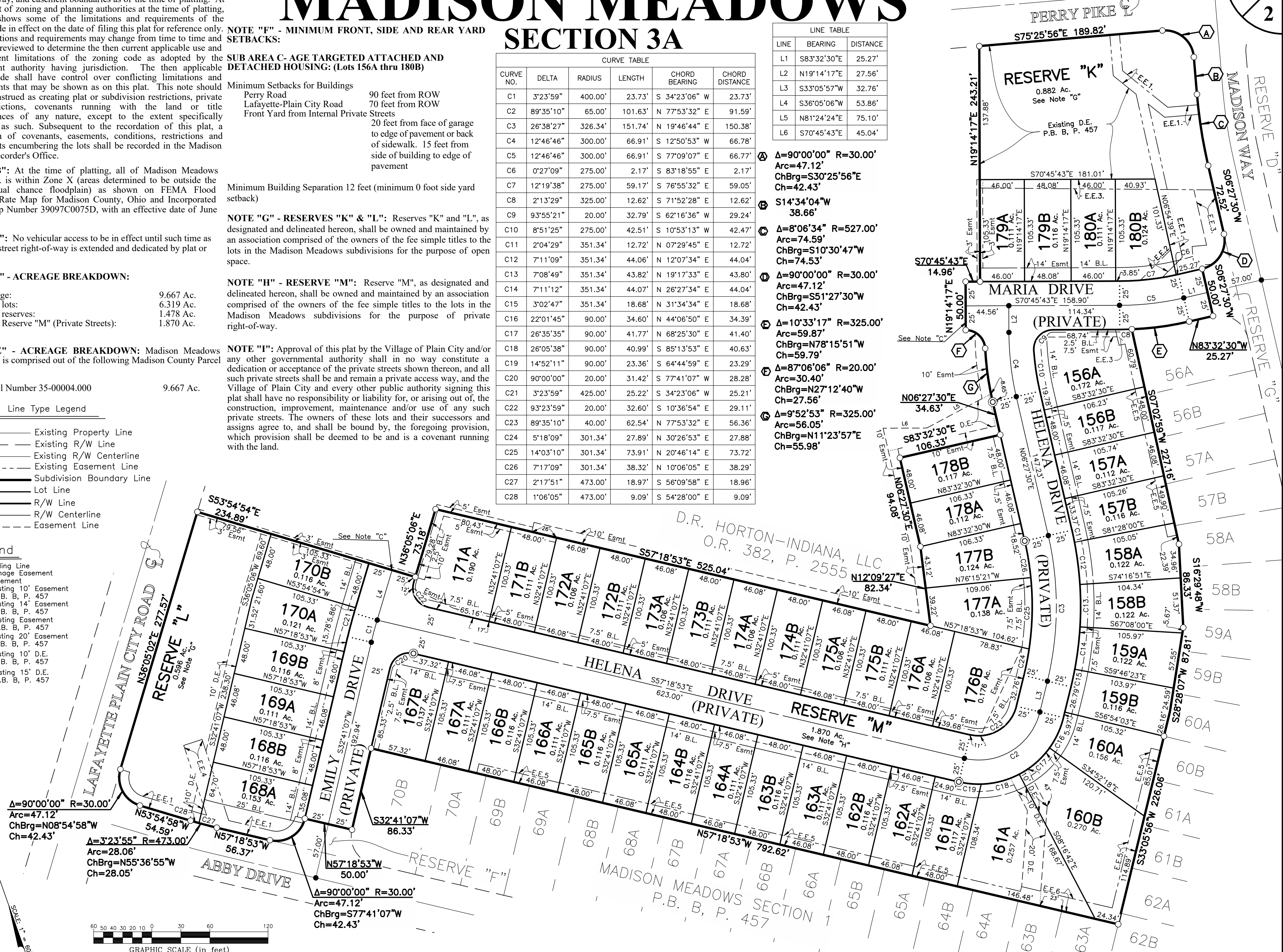
NOTE "H" - RESERVE "M": Reserve "M", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Madison Meadows subdivisions for the purpose of private right-of-way.

NOTE "I": Approval of this plat by the Village of Plain City and/or any other governmental authority shall in no way constitute a dedication or acceptance of the private streets shown thereon, and all such private streets shall be and remain a private access way, and the Village of Plain City and every other public authority signing this plat shall have no responsibility or liability for, or arising out of, the construction, improvement, maintenance and/or use of any such private streets. The owners of these lots and their successors and assigns agree to, and shall be bound by, the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.

| CURVE TABLE | | | | | |
|-------------|-----------|---------|---------|---------------|----------------|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1 | 3°23'59" | 400.00' | 23.73' | S 34°23'06" W | 23.73' |
| C2 | 89°35'10" | 65.00' | 101.63' | N 77°53'32" E | 91.59' |
| C3 | 26°38'27" | 326.34' | 151.74' | N 19°46'44" E | 150.38' |
| C4 | 12°46'46" | 300.00' | 66.91' | S 12°50'53" W | 66.78' |
| C5 | 12°46'46" | 300.00' | 66.91' | S 77°09'07" E | 66.77' |
| C6 | 0°27'09" | 275.00' | 2.17' | S 83°18'55" E | 2.17' |
| C7 | 12°19'38" | 275.00' | 59.17' | S 76°55'32" E | 59.05' |
| C8 | 2°13'29" | 325.00' | 12.62' | S 71°52'28" E | 12.62' |
| C9 | 93°55'21" | 20.00' | 32.79' | S 62°16'36" W | 29.24' |
| C10 | 8°51'25" | 275.00' | 42.51' | S 10°53'13" W | 42.47' |
| C11 | 2°04'29" | 351.34' | 12.72' | N 07°29'45" E | 12.72' |
| C12 | 7°11'09" | 351.34' | 44.06' | N 12°07'34" E | 44.04' |
| C13 | 7°08'49" | 351.34' | 43.82' | N 19°17'33" E | 43.80' |
| C14 | 7°11'12" | 351.34' | 44.07' | N 26°27'34" E | 44.04' |
| C15 | 3°02'47" | 351.34' | 18.68' | N 31°34'34" E | 18.68' |
| C16 | 22°01'45" | 90.00' | 34.60' | N 44°06'50" E | 34.39' |
| C17 | 26°35'35" | 90.00' | 41.77' | N 68°25'30" E | 41.40' |
| C18 | 26°05'38" | 90.00' | 40.99' | S 85°13'53" E | 40.63' |
| C19 | 14°52'11" | 90.00' | 23.36' | S 64°44'59" E | 23.29' |
| C20 | 90°00'00" | 20.00' | 31.42' | S 77°41'07" W | 28.28' |
| C21 | 3°23'59" | 425.00' | 25.22' | S 34°23'06" W | 25.21' |
| C22 | 93°23'59" | 20.00' | 32.60' | S 10°36'54" E | 29.11' |
| C23 | 89°35'10" | 40.00' | 62.54' | N 77°53'32" E | 56.36' |
| C24 | 5°18'09" | 301.34' | 27.89' | N 30°26'53" E | 27.88' |
| C25 | 14°03'10" | 301.34' | 73.91' | N 20°46'14" E | 73.72' |
| C26 | 7°17'09" | 301.34' | 38.32' | N 10°06'05" E | 38.29' |
| C27 | 2°17'51" | 473.00' | 18.97' | S 56°09'58" E | 18.96' |
| C28 | 1°06'05" | 473.00' | 9.09' | S 54°28'00" E | 9.09' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S83°32'30"E | 25.27' |
| L2 | N19°14'17"E | 27.56' |
| L3 | S33°05'57"W | 32.76' |
| L4 | S36°05'06"W | 53.86' |
| L5 | N81°24'24"E | 75.10' |
| L6 | S70°45'43"E | 45.04' |

- Ⓐ Δ=90°00'00" R=30.00'
Arc=47.12'
ChBrg=S30°25'56"E
Ch=42.43'
- Ⓑ S14°34'04"W
38.66'
- Ⓒ Δ=8°06'34" R=527.00'
Arc=74.59'
ChBrg=S10°30'47"W
Ch=74.53'
- Ⓓ Δ=90°00'00" R=30.00'
Arc=47.12'
ChBrg=S51°27'30"W
Ch=42.43'
- Ⓔ Δ=10°33'17" R=325.00'
Arc=59.87'
ChBrg=N78°15'51"W
Ch=59.79'
- Ⓕ Δ=87°06'06" R=20.00'
Arc=30.40'
ChBrg=N27°12'40"W
Ch=27.56'
- Ⓖ Δ=9°52'53" R=325.00'
Arc=56.05'
ChBrg=N11°23'57"E
Ch=55.98'



J:\2021\276\DWG\045HEETS\PLAT\20210276-VS-PLAT-3A.DWG plotted by KIRK, MATTHEW on 12/23/2021 1:32:53 PM last saved by MKIRK on 12/23/2021 12:00:53 PM Xrefs: 20210276-VS-PLAT.DWG

MADISON MEADOWS

SECTION 3A

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Number 7753, containing 9.667 acres of land, more or less, said 9.667 acres being part of that tract of land conveyed to **D.R. HORTON, 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 3A**", a subdivision containing Lots numbered 156A to 180B, both inclusive, and areas designated as Reserve "K", Reserve "L" and Reserve "M", does hereby accept this plat of same, 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 be private streets and will not be accepted for public use (See Note "H").

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or Reserve "M". 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.

The owners of the fee simple titles to Lots 156A to 180B, both inclusive, and areas designated as Reserve "K", Reserve "L" and Reserve "M", shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "M" to be shared with the owners of the fee simple titles to each other of said lots 156A to 180B, both inclusive, and areas designated as Reserve "K", Reserve "L" and Reserve "M".

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 21st day of NOV 2021.

Signed and Acknowledged
In the presence of:

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

DAVE DOZAR
DAVE DOZAR
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 22nd day of November 2021.

My commission expires 9/19/25

Kim Byers
Notary Public, State of Ohio



Approved this 23 day of Nov,
20 21

Jay
Zoning Inspector, Village of Plain City, Ohio

Approved this 23 day of Nov,
20 21

Dustin
Chairman, Planning and Zoning
Commission, Village of Plain City, Ohio

Approved this 18 day of NOV,
20 22

Paul
Village Engineer, Village of Plain City, Ohio

Approved this 23 day of Nov,
20 21

Haley
Village Administrator,
Village of Plain City, Ohio

Jody
Mayor, Village of Plain City, Ohio

Renee
Fiscal Officer, Village of Plain City, Ohio

Transferred this 6th day of December,
20 22

Shirley S. Hunter by Billy J. Crawford
Auditor, Madison County, Ohio
Chief Deputy

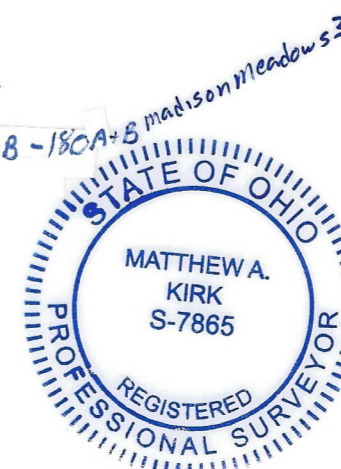
Recorded this 6th day of Dec, 20 22 Plat Book B, Page 492-493

Charles E. Reed by Cindy Andrews, deputy
Recorder, Madison County, Ohio

PLAIN CITY
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 12/6/22 BY gwl
ACREAGE .882 ac is Reserve K
RESIDUAL 17.206
acreage .596 ac is Reserve L
residual 16.61
acreage 1.87 ac is Reserve M
residual 14.74
acreage 6.319 ac is Lots 156-180B - 180A+B Madison Meadows 3
residual 8.421

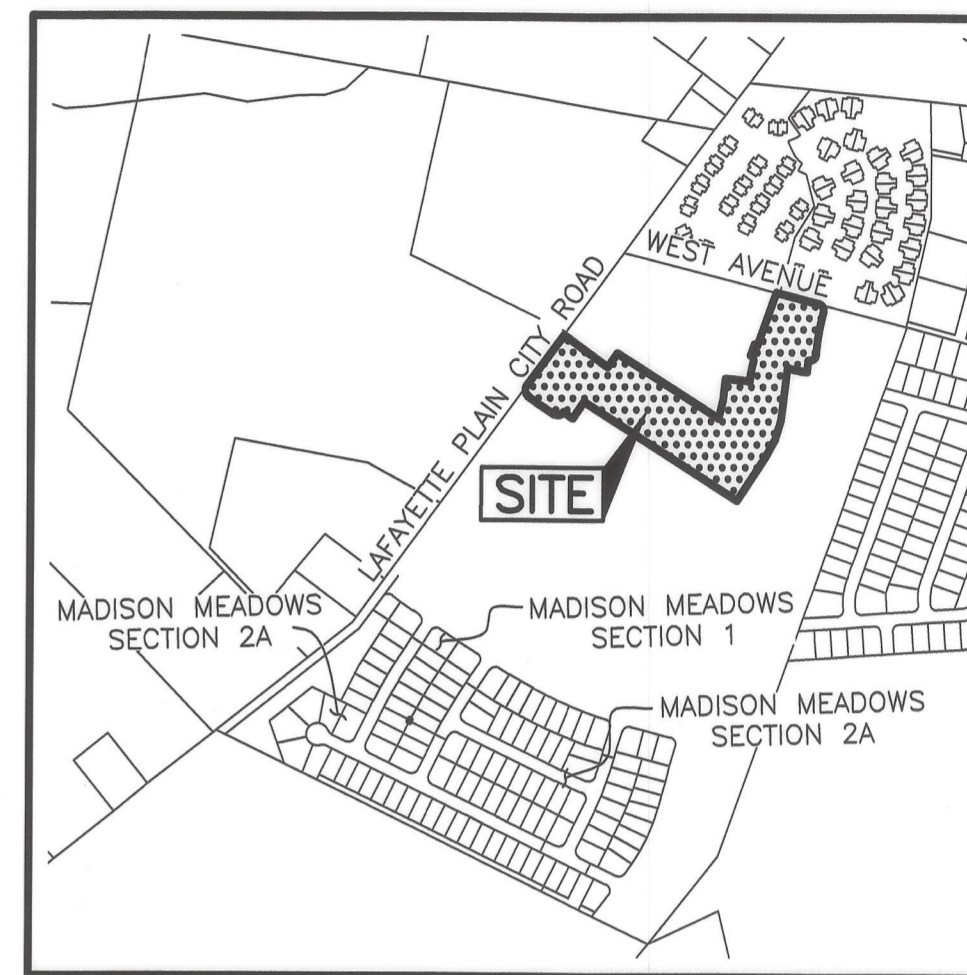
202200006062
Filed for Record in
MADISON COUNTY, OHIO
CHARLES E REED, RECORDER
12-06-2022 At 03:08 pm.
PLAT 43.60

B 492



By Matthew A. Kirk
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)