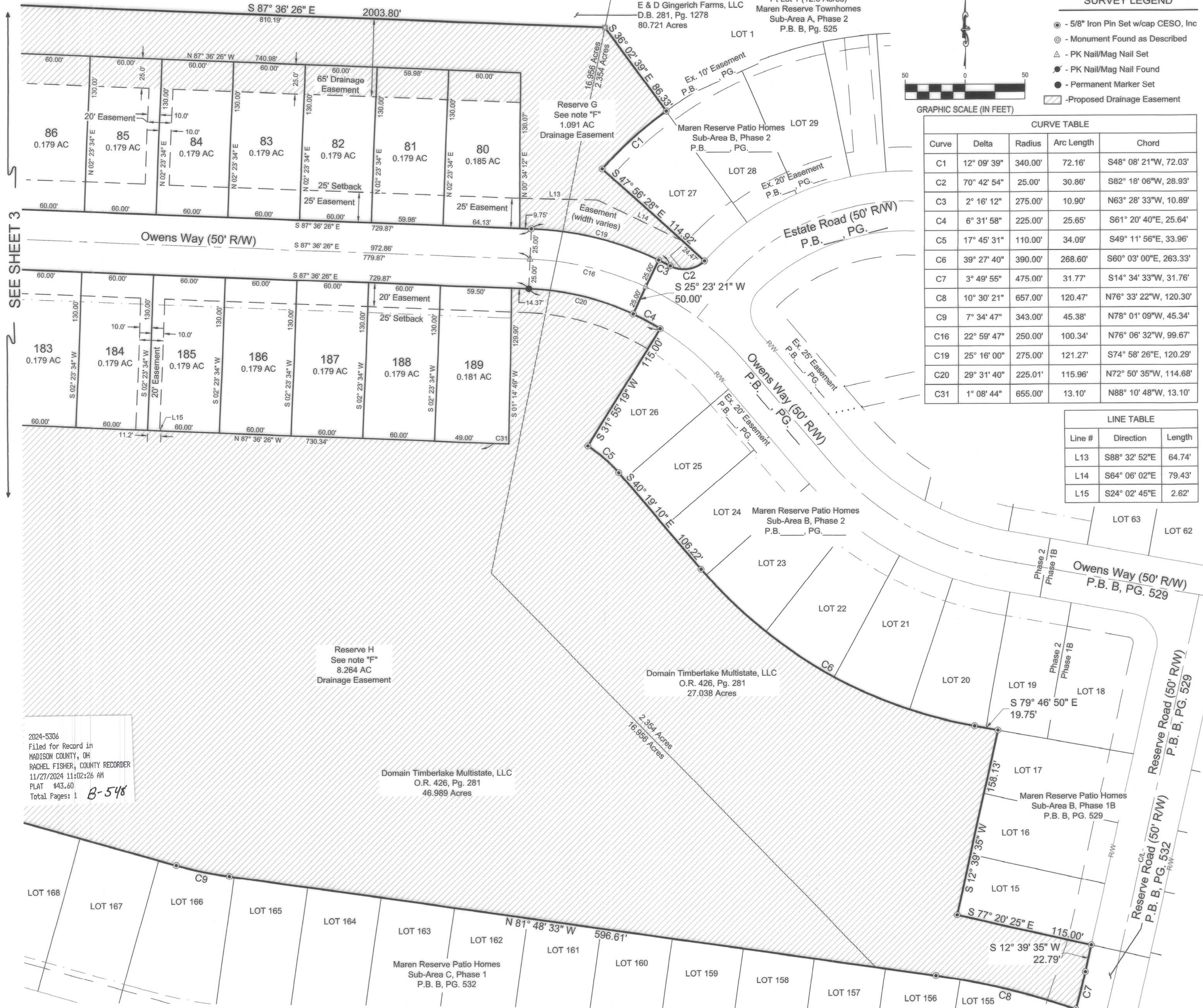


\\cesoinc.local\root\data\PROJECTS\KIMLEY_HORN\762281-01_Troyer-Blosser (Maren Reserve)\04-SURVEY\DWG\762281_KH_MAREN RESERVE SUBAREA C PH2.dwg - 11/25/2024 - Andreas Chevalier



SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- △ - PK Nail/Mag Nail Set
- - PK Nail/Mag Nail Found
- - Permanent Marker Set
- ▨ - Proposed Drainage Easement



CURVE TABLE

Curve	Delta	Radius	Arc Length	Chord
C1	12° 09' 39"	340.00'	72.16'	S48° 08' 21"W, 72.03'
C2	70° 42' 54"	25.00'	30.86'	S82° 18' 06"W, 28.93'
C3	2° 16' 12"	275.00'	10.90'	N63° 28' 33"W, 10.89'
C4	6° 31' 58"	225.00'	25.65'	S61° 20' 40"E, 25.64'
C5	17° 45' 31"	110.00'	34.09'	S49° 11' 56"E, 33.96'
C6	39° 27' 40"	390.00'	268.60'	S60° 03' 00"E, 263.33'
C7	3° 49' 55"	475.00'	31.77'	S14° 34' 33"W, 31.76'
C8	10° 30' 21"	657.00'	120.47'	N76° 33' 22"W, 120.30'
C9	7° 34' 47"	343.00'	45.38'	N78° 01' 09"W, 45.34'
C16	22° 59' 47"	250.00'	100.34'	N76° 06' 32"W, 99.67'
C19	25° 16' 00"	275.00'	121.27'	S74° 58' 26"E, 120.29'
C20	29° 31' 40"	225.01'	115.96'	N72° 50' 35"W, 114.68'
C31	1° 08' 44"	655.00'	13.10'	N88° 10' 48"W, 13.10'

LINE TABLE

Line #	Direction	Length
L13	S88° 32' 52"E	64.74'
L14	S64° 06' 02"E	79.43'
L15	S24° 02' 45"E	2.62'



MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY, VIRGINIA MILITARY SURVEY NUMBERS 7751, 7774, 12014

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.
 Project Number: 762281
 Scale: 1" = 50'
 Drawn By: RSL
 Checked By: ALB/JKH
 Date: 9/13/2024
 Issue: N/A

2024-5306
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 PLAT #43.60
 Total Pages: 1 **B-548**

Reserve H
 See note "F"
 8.264 AC
 Drainage Easement

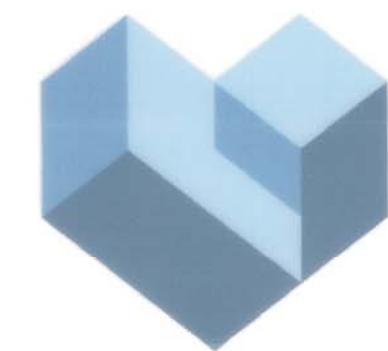
Domain Timberlake Multistate, LLC
 O.R. 426, Pg. 281
 46.989 Acres

Domain Timberlake Multistate, LLC
 O.R. 426, Pg. 281
 27.038 Acres

E & D Gingerich Farms, LLC
 D.B. 281, Pg. 1278
 80.721 Acres

Pt Lot 1 (12.6 Acres)
 Maren Reserve Townhomes
 Sub-Area A, Phase 2
 P.B. B, Pg. 525

Reserve G
 See note "F"
 1.091 AC
 Drainage Easement



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY,
VIRGINIA MILITARY SURVEY NUMBERS 7751, 7774, 12014

Revisions / Submissions

ID Description Date

© 2024 CESO, INC.

Project Number: 762281

Scale: 1" = 50'

Drawn By: RSL

Checked By: ALB/JKH

Date: 9/13/2024

Issue: N/A

Drawing Title:

Plat

3 of 4



Curve	Delta	Radius	Arc Length	Chord
C10	6° 14' 06"	775.00'	84.34'	N12° 39' 11"E, 84.30'
C11	4° 26' 50"	905.00'	70.25'	N7° 18' 43"E, 70.23'
C12	2° 41' 44"	775.00'	36.46'	N3° 44' 26"E, 36.46'
C15	13° 22' 40"	930.00'	217.14'	S9° 04' 54"W, 216.65'
C17	90° 00' 00"	25.00'	39.27'	S47° 23' 34"W, 35.36'
C18	90° 00' 00"	25.00'	39.27'	N42° 36' 26"W, 35.36'
C21	90° 00' 00"	25.00'	39.27'	N47° 23' 34"E, 35.36'
C22	1° 31' 38"	955.00'	25.46'	N3° 09' 23"E, 25.46'
C23	3° 26' 30"	955.00'	57.37'	S5° 38' 27"W, 57.36'
C24	3° 30' 03"	955.00'	58.35'	N9° 06' 44"E, 58.34'
C25	3° 30' 03"	955.00'	58.35'	N12° 36' 47"E, 58.34'
C26	1° 24' 26"	955.00'	23.46'	N15° 04' 01"E, 23.46'
C27	1° 47' 16"	905.00'	28.24'	S14° 52' 36"W, 28.24'
C28	4° 26' 50"	905.00'	70.25'	S11° 45' 33"W, 70.23'
C29	2° 41' 44"	905.00'	42.58'	S3° 44' 26"W, 42.57'
C30	90° 00' 00"	25.00'	39.27'	S42° 36' 26"E, 35.36'
C32	3° 30' 03"	1087.00'	66.42'	S9° 06' 44"W, 66.41'
C33	3° 30' 03"	1087.00'	66.42'	S12° 36' 47"W, 66.41'
C34	1° 24' 26"	1087.00'	26.70'	S15° 04' 01"W, 26.70'
C35	8° 24' 32"	1087.00'	159.53'	S11° 33' 59"W, 159.39'
C36	1° 47' 16"	775.00'	24.18'	N14° 52' 36"E, 24.18'
C37	4° 26' 50"	775.00'	60.16'	N11° 45' 33"E, 60.14'
C38	2° 41' 44"	775.00'	36.46'	N3° 44' 26"E, 36.46'
C39	13° 22' 40"	905.00'	211.31'	N9° 04' 54"E, 210.83'
C40	13° 22' 40"	955.00'	222.98'	S9° 04' 54"W, 222.48'

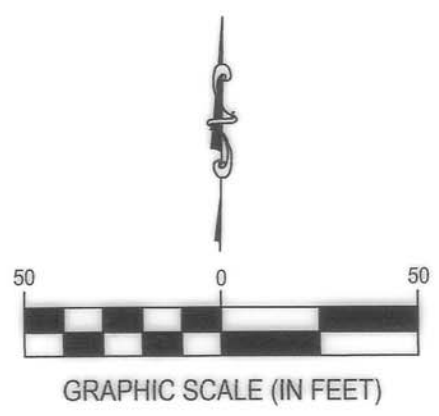
SEE SHEET 4

SEE SHEET 2

2024-5307
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Total Pages: 1 **B-549**

V.M.S. 7751 & 7774
V.M.S. 12014

- SURVEY LEGEND**
- - 5/8" Iron Pin Set w/cap CESO, Inc
 - ⊙ - Monument Found as Described
 - △ - PK Nail/Mag Nail Set
 - ⦿ - PK Nail/Mag Nail Found
 - - Permanent Marker Set
 - ▨ - Proposed Drainage Easement



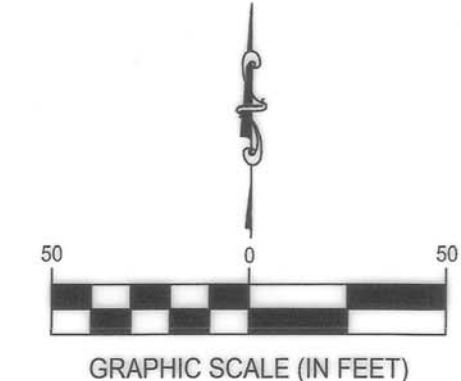
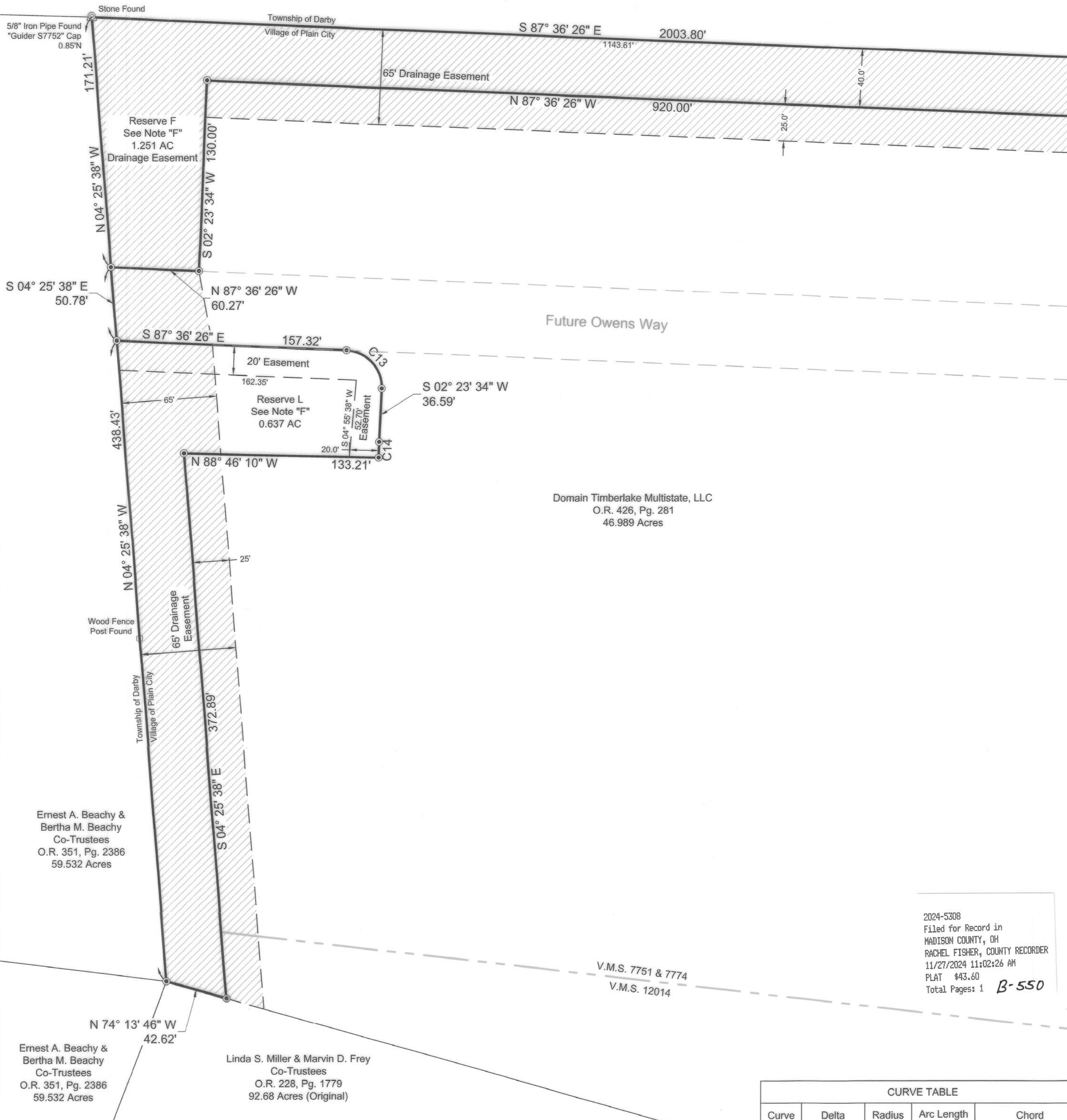
Line #	Direction	Length
L1	S15° 46' 14"W	35.88'
L2	N02° 06' 57"W	132.71'
L3	N78° 56' 42"W	121.73'
L4	S78° 56' 42"E	121.52'

Line #	Direction	Length
L5	N11° 29' 33"E	170.85'
L6	N19° 52' 10"E	141.38'
L7	N74° 13' 46"W	20.13'
L8	S19° 52' 10"W	141.34'

Line #	Direction	Length
L9	S11° 29' 17"W	178.18'
L10	N02° 06' 57"W	140.97'
L11	S25° 37' 26"W	61.81'
L12	N87° 36' 26"W	406.62'

Line #	Direction	Length
L16	S42° 28' 52"E	5.83'
L17	N83° 23' 14"E	54.56'

E & D Gingerich Farms, LLC
 D.B. 281, Pg. 1278
 80.721 Acres



NOTES

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 RECORDERS OFFICE.

NOTE "B": AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2. IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39097C0075D, WITH EFFECTIVE DATE, OF JUNE 18, 2010.

NOTE "C":

ACREAGE BREAKDOWN	
ACREAGE IN RIGHT-OF-WAY:	1.849 ACRES
ACREAGE IN LOTS 80-93, 175-189, AND 211-214:	6.218 ACRES
ACREAGE IN RESERVE "F":	1.251 ACRES
ACREAGE IN RESERVE "G":	1.091 ACRES
ACREAGE IN RESERVE "H":	8.264 ACRES
ACREAGE IN RESERVE "L":	0.637 ACRES
TOTAL ACREAGE:	19.310 ACRES

NOTE "D": MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2 IS OUT OF THE FOLLOWING MADISON COUNTY PARCEL NUMBERS:

PARCEL NUMBER 35-00007.000:	2.354 ACRES
ACREAGE IN RIGHT-OF-WAY:	0.090 ACRES
ACREAGE IN RESERVE "G":	0.202 ACRES
ACREAGE IN RESERVE "H":	2.062 ACRES
PARCEL NUMBER 35-00010.000:	16.956 ACRES
ACREAGE IN RIGHT-OF-WAY:	1.759 ACRES
ACREAGE IN RESERVE "F":	1.251 ACRES
ACREAGE IN RESERVE "G":	0.889 ACRES
ACREAGE IN RESERVE "H":	6.202 ACRES
ACREAGE IN RESERVE "L":	0.637 ACRES

NOTE "E": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

FRONT: 25 FEET
 REAR: 25 FEET

NOTE "F": RESERVE "F", RESERVE "G", RESERVE "H", AND RESERVE "L" AS DESIGNATED AND DELINEATED HEREON ARE TO BE OWNED & MAINTAINED BY ARBOR HOMES FOR THE PURPOSE OF STORM WATER CONTROL, MAINTENANCE AND OPEN SPACE PURPOSES. ALL OF RESERVE "F", RESERVE "G" AND RESERVE "H" IS A DRAINAGE EASEMENT. THE VILLAGE OF PLAIN CITY HAS ACCESS TO RESERVE "F", RESERVE "G", RESERVE "H", AND RESERVE "L" FOR EMERGENCY PURPOSES.

NOTE "G": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- △ - PK Nail/Mag Nail Set
- - PK Nail/Mag Nail Found
- - Permanent Marker Set
- ▨ - Proposed Drainage Easement

CURVE TABLE				
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C13	90° 00' 00"	25.00'	39.27'	S42° 36' 26"E, 35.36'
C14	1° 09' 44"	525.00'	10.65'	S1° 48' 42"W, 10.65'

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V.M.S. 7751 & 7774
 V.M.S. 12014

SEE SHEET 3



MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2
 STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY, VIRGINIA MILITARY SURVEY NUMBERS 7751, 7774, 12014

Revisions / Submissions

ID	Description	Date

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Project Number: 762281
 Scale: 1" = 50'
 Drawn By: RSL
 Checked By: ALB/JKH
 Date: 9/13/2024
 Issue: N/A

Drawing Title:
Plat

