

**CESO**  
WWW.CESOINC.COM  
3601 Rigby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937.435.8584 Fax: 938.208.4826

SEE SHEET 2

LINE TABLE		
Line #	Direction	Length
L1	N25° 23' 21"E	50.00'
L2	S79° 55' 41"E	70.90'
L3	N79° 46' 50"W	10.21'
L4	S10° 13' 10"W	50.00'
L5	S79° 46' 50"E	25.00'
L6	S10° 13' 10"W	59.00'
L7	N79° 46' 50"W	31.43'
L8	S10° 13' 10"W	50.00'
L9	S79° 46' 50"E	26.47'
L10	N79° 46' 50"W	61.67'
L11	N79° 46' 50"W	35.20'
L12	S38° 49' 41"W	28.25'
L13	S39° 27' 06"E	14.90'
L14	S51° 21' 53"W	15.74'
L15	S04° 39' 31"E	95.28'
L16	N04° 39' 31"W	95.00'
L17	S79° 46' 50"E	128.88'
L18	N78° 21' 18"E	100.23'
L19	S01° 15' 24"W	112.00'
L20	S78° 21' 18"W	105.14'
L21	S01° 15' 24"W	108.32'
L22	N79° 46' 50"W	122.39'
L23	N21° 41' 35"E	20.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	6° 31' 58"	225.00'	25.65'	N61° 20' 40"W, 25.64'
C2	2° 16' 12"	275.00'	10.90'	S63° 28' 33"E, 10.89'
C3	70° 42' 54"	25.00'	30.86'	N82° 18' 06"E, 28.93'
C4	56° 16' 57"	340.00'	333.99'	N70° 12' 00"E, 320.72'
C5	90° 00' 00"	58.00'	91.11'	S55° 13' 10"W, 82.02'
C6	39° 27' 40"	390.00'	268.60'	N60° 03' 00"W, 263.33'
C7	17° 45' 31"	110.00'	34.09'	N49° 11' 56"W, 33.96'
C8	24° 17' 26"	250.00'	105.99'	N52° 27' 54"W, 105.20'
C9	61° 23' 29"	200.00'	214.30'	S69° 31' 26"W, 204.19'
C10	12° 49' 55"	250.00'	55.99'	S46° 44' 08"E, 55.87'
C11	39° 27' 40"	250.00'	172.18'	N60° 03' 00"W, 168.80'
C12	4° 23' 51"	25.00'	1.92'	S44° 44' 44"W, 1.92'
C13	11° 40' 22"	225.00'	45.84'	S48° 22' 59"W, 45.76'
C14	12° 09' 39"	225.00'	47.76'	S60° 18' 00"W, 47.67'
C15	12° 09' 39"	225.00'	47.76'	S72° 27' 38"W, 47.67'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C16	7° 38' 22"	225.00'	30.00'	S82° 21' 39"W, 29.98'
C17	14° 02' 20"	225.00'	55.13'	N86° 48' 00"W, 54.99'
C18	54° 02' 24"	175.00'	165.06'	N73° 11' 58"E, 159.01'
C19	86° 29' 56"	25.00'	37.74'	N2° 55' 48"E, 34.26'
C20	20° 21' 52"	225.00'	79.97'	N50° 30' 06"W, 79.55'
C21	19° 05' 48"	225.00'	74.99'	N70° 13' 56"W, 74.65'
C22	8° 13' 21"	275.00'	39.46'	N75° 40' 10"W, 39.43'
C23	10° 05' 59"	275.00'	48.47'	N66° 30' 30"W, 48.41'
C24	10° 05' 59"	275.00'	48.47'	N56° 24' 32"W, 48.41'
C25	10° 05' 59"	275.00'	48.47'	N46° 18' 33"W, 48.41'
C26	0° 56' 23"	275.00'	4.51'	N40° 47' 22"W, 4.51'
C27	17° 45' 31"	225.00'	69.74'	N49° 11' 56"W, 69.46'
C28	12° 09' 39"	340.00'	72.16'	S48° 08' 21"W, 72.03'
C29	12° 09' 39"	340.00'	72.16'	S60° 18' 00"W, 72.03'
C30	12° 09' 39"	340.00'	72.16'	S72° 27' 38"W, 72.03'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C31	7° 38' 22"	340.00'	45.33'	S82° 21' 39"W, 45.30'
C32	12° 09' 39"	340.00'	72.16'	N87° 44' 21"W, 72.03'
C33	8° 13' 21"	390.00'	55.97'	S75° 40' 10"E, 55.92'
C34	10° 05' 59"	390.00'	68.75'	S66° 30' 30"E, 68.66'
C35	10° 05' 59"	390.00'	68.75'	S56° 24' 32"E, 68.66'
C36	10° 05' 59"	390.00'	68.75'	S46° 18' 33"E, 68.66'
C37	0° 56' 23"	390.00'	6.40'	S40° 47' 22"E, 6.40'
C38	3° 41' 47"	225.00'	14.52'	N66° 27' 32"W, 14.51'
C39	3° 41' 47"	245.00'	15.81'	S66° 27' 32"E, 15.80'
C40	25° 55' 06"	245.00'	110.83'	S67° 10' 43"W, 109.89'
C41	15° 23' 50"	245.00'	65.84'	N87° 28' 45"W, 65.64'
C42	11° 27' 31"	250.00'	50.00'	S58° 52' 51"E, 49.91'

**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

2025-3568  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
08/18/2025 01:36:00 PM  
PLAT #43.60  
Total Pages: 1

**MAREN RESERVE PATIO HOMES  
SUB-AREA B  
PHASE 2**

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY,  
VIRGINIA MILITARY SURVEY NUMBERS 7751, 7774, AND 8636

Revisions / Submissions

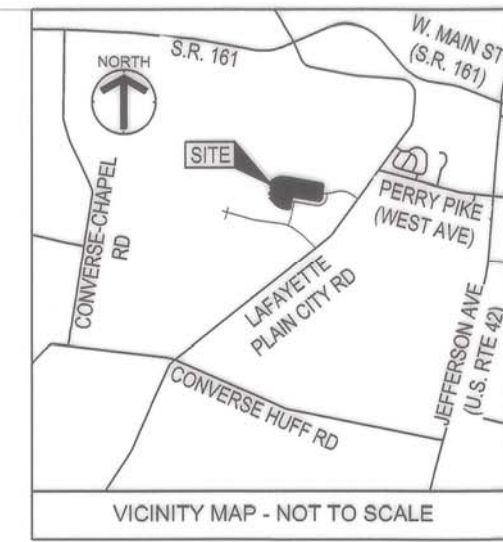
ID	Description	Date
L19	S01° 15' 24"W	112.00'
L20	S78° 21' 18"W	105.14'
L21	S01° 15' 24"W	108.32'
L22	N79° 46' 50"W	122.39'
L23	N21° 41' 35"E	20.00'

© 2025 CESO, INC.  
Project Number: 762281  
Scale: 1" = 50'  
Drawn By: RSL  
Checked By: ALB  
Date: 7/10/2025  
Issue: N/A

Drawing Title:  
**Plat**

**MAREN RESERVE PATIO HOMES  
SUB-AREA B  
PHASE 2**

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY,  
VIRGINIA MILITARY SURVEY NUMBERS 7751, 7774, AND 8636



SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY, VIRGINIA MILITARY SURVEY NUMBERS 7774, 7754, AND 8636 BEING 8.567 ACRES OF LAND OUT OF THAT 27.038 ACRE TRACT AS CONVEYED TO DOMAIN TIMBERLAKE MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 426, PAGE 281 BEING OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

THE UNDERSIGNED, DOMAIN TIMBERLAKE MULTISTATE, LLC, BY HOUDIN HONARVAR, AUTHORIZED SIGNATORY, REPRESENTATIVE OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "MAREN RESERVE PATIO HOMES SUB-AREA B PHASE 2", A SUBDIVISION CONTAINING LOT NUMBERS 19-29, 31-45, 64-65, 67-79, RESERVE "D", AND RESERVE "E" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF ESTATE ROAD AND OWENS 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" AND "DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" OR "EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO OHIO EDISON COMPANY, 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 OF LAND DESIGNATED AS "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 EASEMENTS 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 FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF, HOUDIN HONARVAR AUTHORIZED SIGNATORY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 30<sup>th</sup> DAY OF July, 2025.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

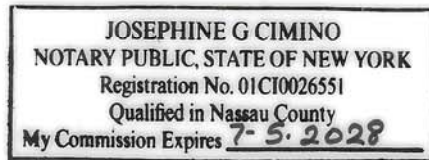
DOMAIN TIMBERLAKE MULTISTATE,  
LLC, A DELAWARE LIMITED LIABILITY  
COMPANY

BY: [Signature]  
[Signature]

[Signature]  
HOUDIN HONARVAR,  
AUTHORIZED SIGNATORY

STATE OF New York

COUNTY OF New York



BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HOUDIN HONARVAR, AUTHORIZED SIGNATORY OF SAID DOMAIN TIMBERLAKE MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DOMAIN TIMBERLAKE MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

30<sup>th</sup> DAY OF July, 2025

MY COMMISSION EXPIRES 7-5-2028

[Signature]  
Josephine G. Cimino

APPROVED THIS 7 DAY OF Aug, 2025

[Signature]  
ZONING INSPECTOR  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

N/A  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 12<sup>th</sup> DAY OF August, 2025

[Signature]  
VILLAGE ENGINEER  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 6 DAY OF Aug, 2025

[Signature]  
VILLAGE ADMINISTRATOR  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 6 DAY OF August, 2025

[Signature]  
FOR  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 7<sup>th</sup> DAY OF Aug, 2025

[Signature]  
FISCAL OFFICER  
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 18 DAY OF Aug, 2025

[Signature]  
DIRECTOR  
MID-OHIO WATER & SEWER DISTRICT

TRANSFERRED THIS 18<sup>th</sup> DAY OF Aug, 2025

[Signature]  
AUDITOR, MADISON COUNTY, OHIO

RECORDED THIS 18<sup>th</sup> DAY OF Aug, 2025

PLAT BOOK B, PAGE 564, 565, 566

[Signature]  
RECORDER, MADISON COUNTY, OHIO

Instrument Page 1 of 1  
2025-3566

Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
08/18/2025 01:36:00 PM  
PLAT \$ 43.88  
Total Pages: 1

**BASIS OF BEARING**

BEARINGS BASED ON THE CENTERLINE OF LAFAYETTE-PLAIN CITY ROAD BEING SOUTH 36°05'08" WEST PER GPS OBSERVATIONS, NAD 83 (2011), OHIO SOUTH.

**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**

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

**PERMANENT MARKERS**

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

**CERTIFICATION**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. FIELD WORK WAS COMPLETED IN NOVEMBER 2023.

**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
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**MAREN RESERVE PATIO HOMES  
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VIRGINIA MILITARY SURVEY NUMBERS 7751, 7774, AND 8636

Revisions / Submissions

ID	Description	Date

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Project Number:	762281
Scale:	N/A
Drawn By:	RSL
Checked By:	ALB
Date:	7/10/2025
Issue:	N/A

Drawing Title:

**Plat**

I CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, AS DESCRIBED IN 4733-37 OF THE OHIO ADMINISTRATIVE CODE. FIELD WORK WAS COMPLETED IN NOVEMBER OF 2023.

[Signature]

SEAN BROOKS, P.S.  
OHIO P.S. NO. 8828

