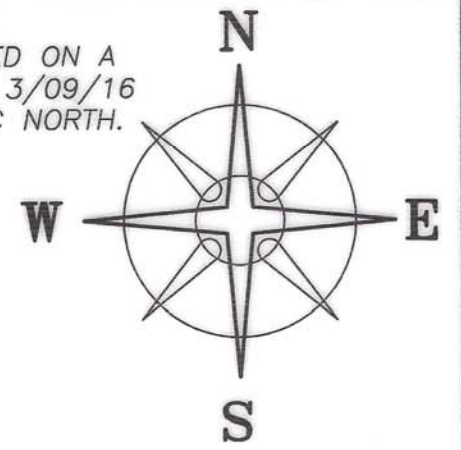


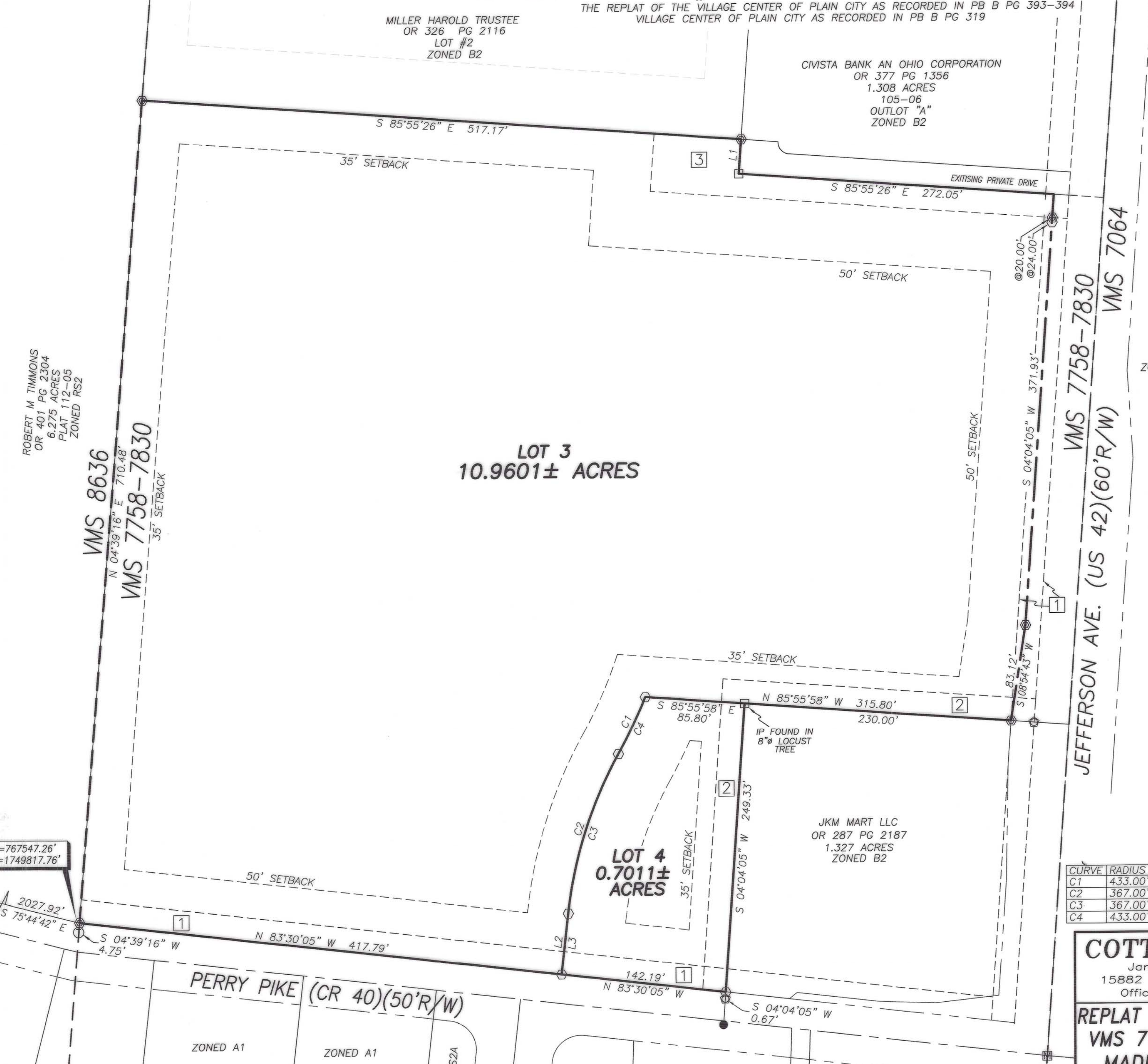
THE REPLAT OF LOT #1 OF THE VILLAGE CENTER OF PLAIN CITY

THE REPLAT OF THE VILLAGE CENTER OF PLAIN CITY AS RECORDED IN PB B PG 393-394
VILLAGE CENTER OF PLAIN CITY AS RECORDED IN PB B PG 319

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 3/09/16
WGS 1984 GEODETIC NORTH.



2025-4882
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
10/28/2025 03:04:49 PM
PLAT #43.60
Total Pages: 1 B-571



ZONED B2

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ CENTERLINE MONUMENT BOX (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - 5/8" Ø REBAR (FOUND)
 - △ MADISON COUNTY MONUMENT 05-029
 - RAILROAD SPIKE (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE 6140" (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LINE	BEARING	DISTANCE
L1	S 04°03'52" W	30.00'
L2	S 06°29'55" W	53.00'
L3	N 06°29'55" E	53.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	433.00'	54.40'	54.36'	S 25°30'18" W	7°11'52"
C2	367.00'	144.79'	143.86'	S 17°48'05" W	22°36'19"
C3	367.00'	144.79'	143.86'	N 17°48'05" E	22°36'19"
C4	433.00'	54.40'	54.36'	N 25°30'18" E	7°11'52"

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**REPLAT OF VILLAGE CENTER OF PLAIN CITY
VMS 7758-7830, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MAC CONSTRUCTION INC**

SCALE : 1" = 60'	JOB No. S240106	CREW: MW
60' 30' 0 60'	SURVEYED 11/2021	DWN BY: NC
	REVISED: 09/11/25	CHECK: RC

N=767547.26'
E=1749817.76'

**SHEET
2 of 2**

THE REPLAT OF LOT #1 OF THE VILLAGE CENTER OF PLAIN CITY

Situated in the State of Ohio, County of Madison, Village of Plain City and in Virginia Military Survey Number(s) 7758-7830, being all of Lot #1 (04-00777.000, 11.6613 acres) of the "REPLAT OF THE VILLAGE CENTER OF PLAIN CITY" as recorded in Plat Book "B" page 393-394, (being a part of the original subdivision "THE VILLAGE CENTER OF PLAIN CITY" as recorded in Plat Book "B" page 319) conveyed to Perry Pike Development, LLC by Official Record 392, Page 2476 in the Recorder's Office, Madison County, Ohio.

The undersigned, Perry Pike Development, LLC, owner(s) of the lands platted herein, duly authorized, do hereby certify that this plat correctly represents "THE REPLAT OF LOT #1 OF THE VILLAGE CENTER OF PLAIN CITY", a subdivision containing Lots numbered 3-4, as shown within, with Lot 4 being conveyed as an adjoining parcel transfer to JKM Mart LLC's 1.327 acre tract as recorded in Official Record 287 page 2187.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing zoning, platting, health or other lawful rules and regulations of the Village of Plain City, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

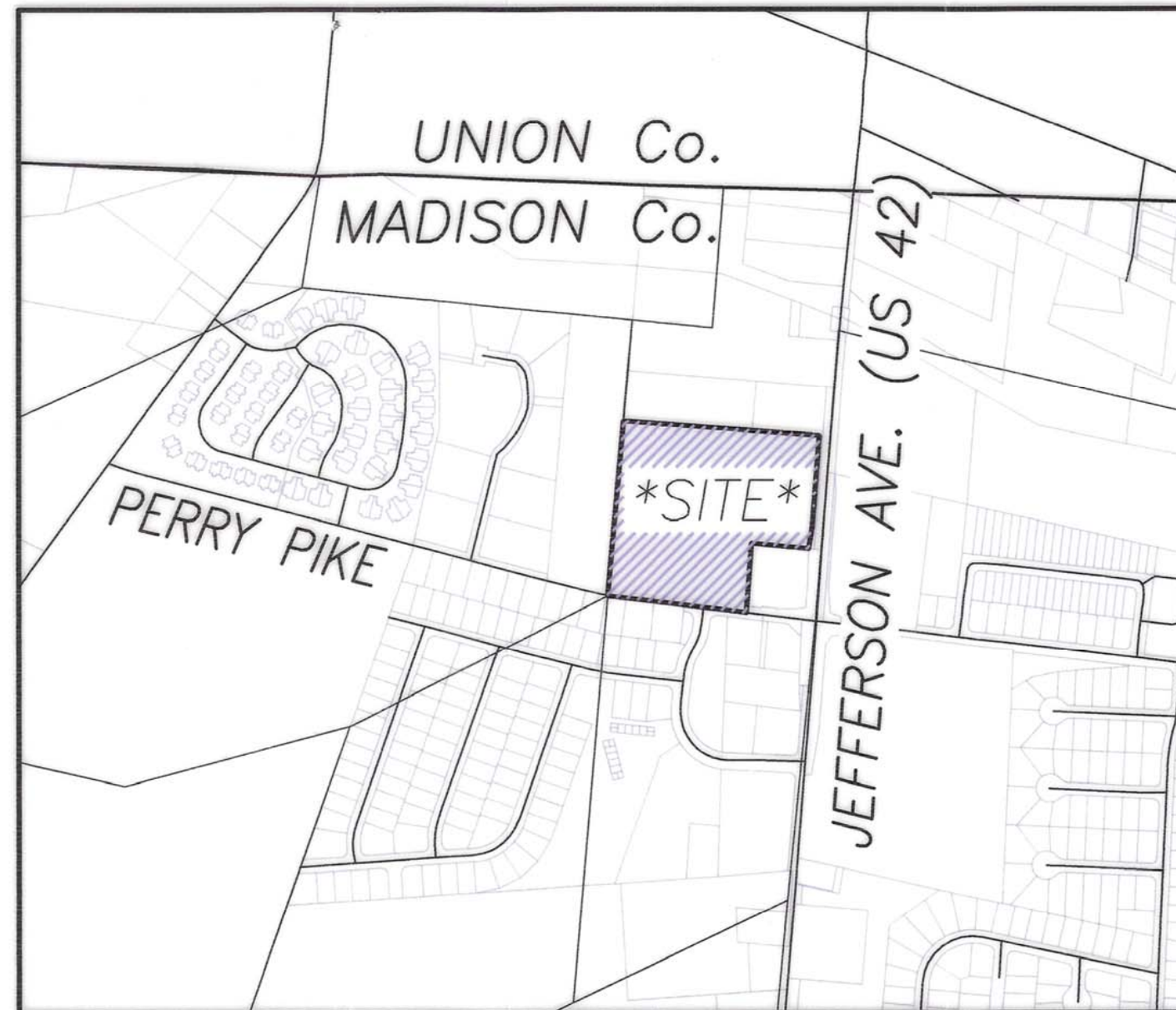
Easements are hereby reserved in, over and under areas designated on this plat as indicated. Any and all future private drives are subject to all other valid easements and restrictions of record is intended for ingress/egress and reserved for the construction, operation, and maintenance of public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation, and maintenance of service connections to all lots and lands, and for stormwater drainage. Structures are not permitted within easements.

Maintenance of the stipulated easement(s) are the responsibility of the parties set forth in the easement. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Easement areas as delineated on this plat unless approved by the Village of Plain City

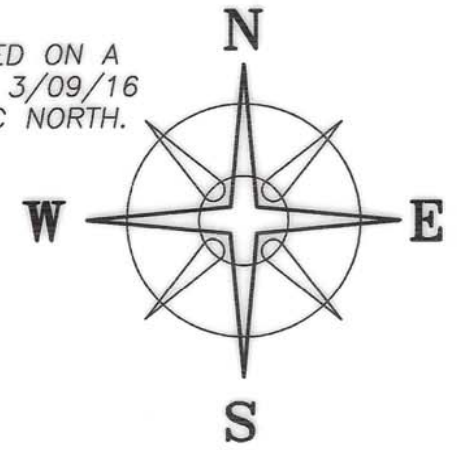
In Witness Whereof; Perry Pike Development, has hereunto set his hand this 23rd day of October, 2025.

By: Matthew McEnery
 PERRY PIKE DEVELOPMENT LLC
 NAME (Print)
General Partner
 TITLE

Witness: _____
 Witness: _____



BEARINGS ARE BASED ON A GPS OBSERVATION ON 3/09/16 WGS 1984 GEODETIC NORTH.



Approved this 23 day of OCT., 2025.

[Signature]
 Plain City Zoning Inspector

Approved this ___ day of ___, 2025.

N/A
 Chairman, Plain City Planning & Zoning Commission

Approved this 28 day of October, 2025.

[Signature]
 Village Engineer

This 23 day of OCTOBER, 2025, right-of-way for all roads, boulevards, ect., herein dedicated to public use are hereby approved and accepted as such for the Village of Plain City, Ohio.

Jody Carney
 Mayor, Village of Plain City

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.

Transferred this 28th day of October, 2025.

[Signature]
 County Auditor

Recorded this 28th day of October, 2025, in Plat Book 3 Page No. 570-571

[Signature]
 County Recorder

2025-4881
 Filed for Record in
 MADISON COUNTY, OH
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 10/28/2025 03:04:49 PM
 PLAT #43.60
 Total Pages: 1 B-570

10/28/25
PLAIN CITY
LOT #3 (10.9601)
LOT #4 (.7011)
replat of LOT #1 of the
Village Center of Plain City

BASIS OF BEARINGS: bearings are based on a GPS observation on March 9, 2016, WGS 1984 geodetic North.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Madison County, Ohio, Recorder.

IRON PINS SET: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins, 5/8 inch diameter, thirty inches long with a plastic cap stamped "Cottrill Surveying". Existing previously set and found monumentation is in good condition except where otherwise noted. Final monumentation for the interior lots shall be installed by Cottrill Surveying, Inc, within six months of the dedication of the Village Boulevard.

DEVELOPER: Perry Kap LLC. 1028 Proprietors Road, Worthington, Ohio 43085

CURRENT ZONING: Planned Commerical District.

2010 FEMA FLOOD ZONE: FIRM Map 39097C0057D ZONE "X"

STATE OF OHIO

Before me a Notary Public for said State personally came MATTHEW MCENERY who acknowledged the signing of the foregoing instrument to be their voluntary act and deed (and voluntary corporate on partnership act and deed) for uses and purposed therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 23rd day of OCTOBER, 2025.

[Signature]
 Notary Public



Surveyed and Platted by: COTTRILL SURVEYING, INC

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. The dimensions of the lots and streets are shown in feet and decimal parts thereof.

[Signature] DATE: 10/23/25

SHEET
 1 of 2

COTTRILL SURVEYING, INC

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THE REPLAT OF LOT #1 OF THE
 VILLAGE CENTER OF PLAIN CITY
 VMS 7758-7830,
 VILLAGE OF PLAIN CITY,
 MADISON COUNTY, STATE OF OHIO.

JOB No. S240106 | DRAWN 01/09/24 | REVISED: 09/11/25 | CHECK: JRC