

MADISON MEADOWS II SECTION 1 PART B

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 II Section 1 Part B 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: 8.774 Ac.
 Acreage in right-of-way: 1.822 Ac.
 Acreage in lots: 6.241 Ac.
 Acreage in reserve: 0.711 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Madison Meadows II Section 1 Part B is out of the following Madison County Parcel Number:

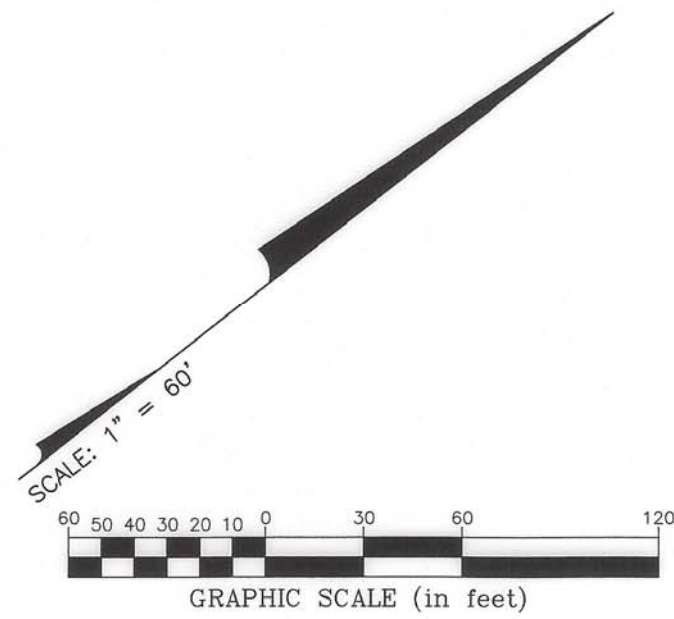
Parcel Number 35-00006.000 8.774 Ac.

NOTE "E": 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 "F" - 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 for 60' Lots
 7 feet each side for 70' Lots (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 "G" - RESERVE "D": Reserve "D", 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 II subdivisions for the purpose of open space.



Line Type Legend

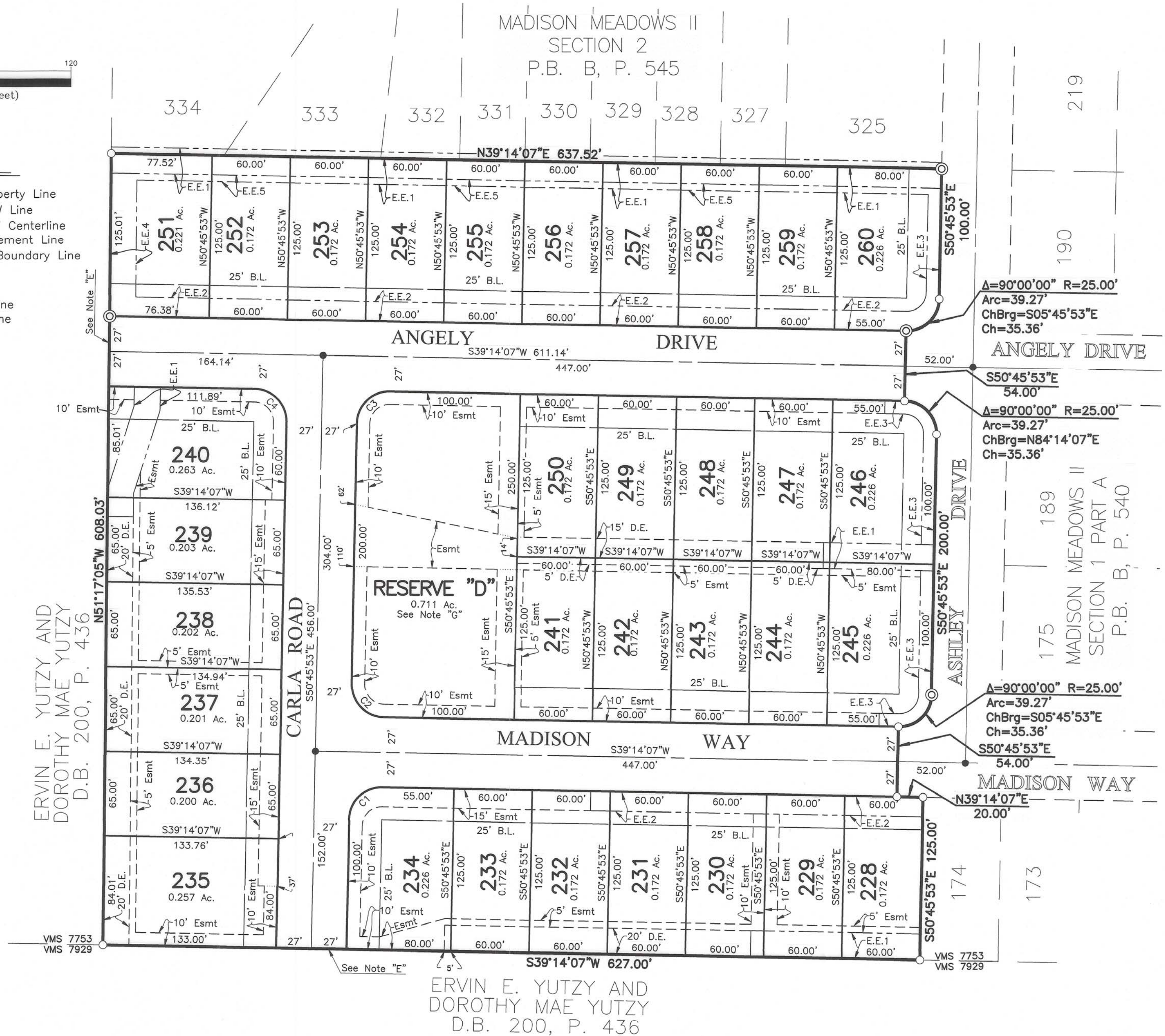
- Existing Property Line
- - - Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- - - R/W Centerline
- - - Easement Line

Legend

- Esmt = Easement
- D.E. = Drainage Easement
- B.L. = Building Line
- E.E.1 = Existing 20' D.E. P.B. B, P. 540
- E.E.2 = Existing 15' Esmt P.B. B, P. 540
- E.E.3 = Existing 10' Esmt P.B. B, P. 540
- E.E.4 = Existing 20' Esmt P.B. B, P. 540
- E.E.5 = Existing 5' Esmt P.B. B, P. 540

2025-4901
 Filed for Record in
 MADISON COUNTY, OH
 RACHEL FISHER, COUNTY RECORDER
 10/29/2025 10:49:57 AM
 PLAT #43,60
 Total Pages: 1 **B-575**

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	25.00'	39.27'	S 05°45'53" E	35.36'
C2	90°00'00"	25.00'	39.27'	N 84°14'07" E	35.36'
C3	90°00'00"	25.00'	39.27'	S 05°45'53" E	35.36'
C4	90°00'00"	25.00'	39.27'	S 84°14'07" W	35.36'



J:\20220930\DWG\04SHEETS\PLAT\20220930-VS-PLAT-SEC1-PRTB.DWG plotted by MASTON, JOHN on 10/1/2025 12:39:58 PM last saved by MKRRK on 9/25/2025 1:24:11 PM Xrefs: 2023-08-22-ESMT.DWG & 20220930-VS-PLAT-SEC2.DWG

MADISON MEADOWS II SECTION 1 PART B

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Number 7753, containing 8.774 acres of land, more or less, said 8.774 acres being part of that tract of land conveyed to **FORESTAR (USA) REAL ESTATE GROUP INC.** by deed of record in Official Record 420, Page 1687, Recorder's Office, Madison County, Ohio.

The undersigned, **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation, by **BRAD ROBBINS**, Director of Land Development, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**MADISON MEADOWS II SECTION 1 PART B**", a subdivision containing Lots numbered 228 to 260, all inclusive, and an area designated Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all of Angely Drive, Carla Road, and Madison 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" 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. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **BRAD ROBBINS**, Director of Land Development of **FORESTAR (USA) REAL ESTATE GROUP INC.**, has hereunto set his hand this day of Oct, 2025

Signed and Acknowledged
In the presence of:

FORESTAR (USA) REAL ESTATE GROUP INC.

Matthew A. Kirk
Perick Masley

By Brad Robbins
BRAD ROBBINS,
Director of Land Development



STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRAD ROBBINS**, Director of Land Development of **FORESTAR (USA) REAL ESTATE GROUP INC.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **FORESTAR (USA) REAL ESTATE GROUP INC.**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of October, 2025

My commission expires 10/29/2025
Michelle Carrie Brown
Notary Public, State of Ohio

Approved this 14th day of October, 2025

Tom Taylor
Director,
Mid-Ohio Water and Sewer District

Approved this 15 day of OCT., 2025

D. S. Hill
Village Planner, Village of Plain City, Ohio

Approved this 21 day of October, 2025

Thott Ray
Village Engineer, Village of Plain City, Ohio

Approved this 10 day of oct, 2025

Haley Lyden
Village Administrator,
Village of Plain City, Ohio

Jody Carney
Mayor, Village of Plain City, Ohio

Renee Sonnett
Fiscal Officer, Village of Plain City, Ohio

Transferred this 29th day of October, 2025

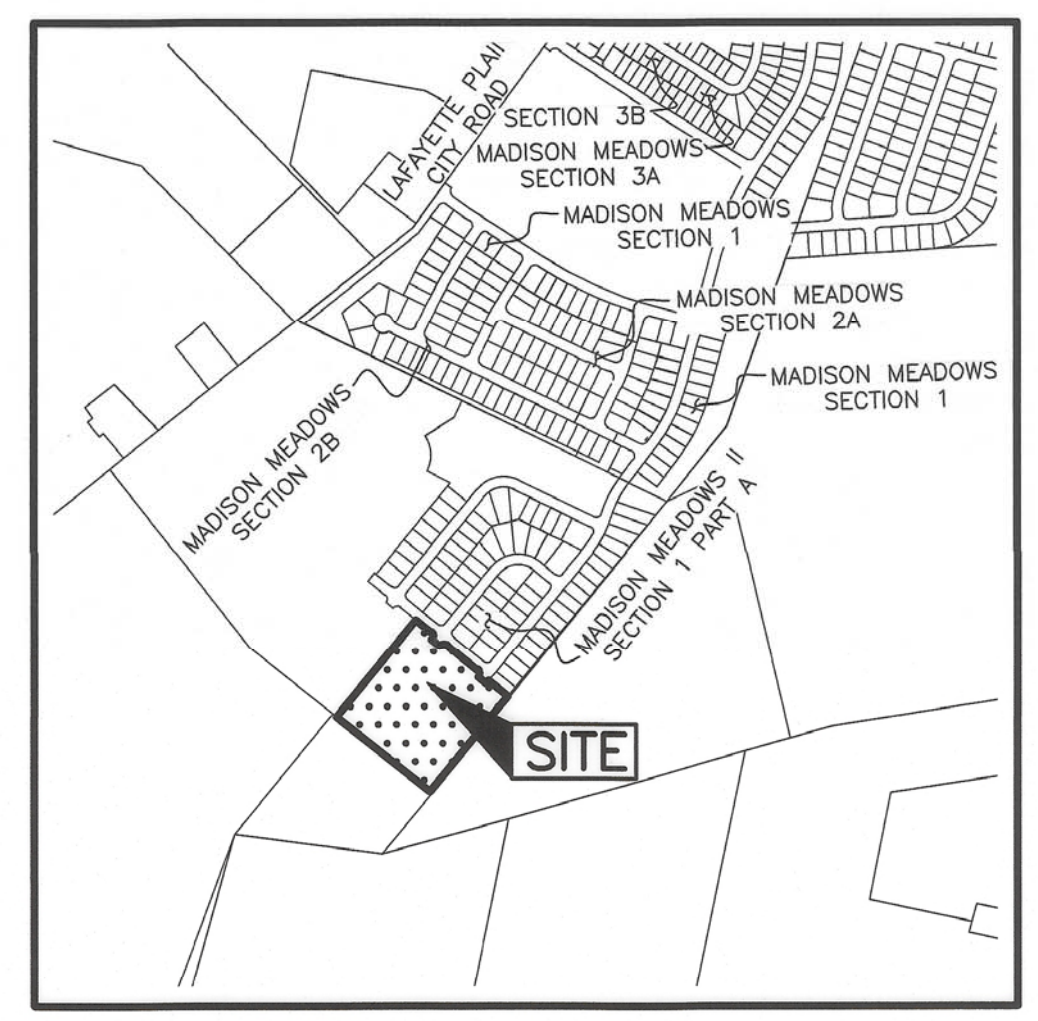
Jennifer S. Hunter
Auditor, Madison County, Ohio

Recorded this 29th day of Oct., 2025 Plat Book B, Page 574+575

Rachel Fisher by Andy Andrews, deputy
Recorder, Madison County, Ohio

2025-4900
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
10/29/2025 10:49:57 AM
PLAT #43.60
Total Pages: 1
B-574

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 10/29/25 BY gwl
TOWNSHIP PLAIN CITY
ACREAGE LOTS 228 - 260 MADISON MEADOWS SEC 1 PT B 6.241ac
Res D .711ac
Dedicated ROW 1.822ac
Residual 31.608ac



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)

By Matthew A. Kirk
Professional Surveyor No. 7865

6 OCT 25
Date

U:\20220930\DWG\04SHEETS\PLAT\20220930-VS-PLAT-SEC1-PRTB.DWG plotted by KIRK, MATTHEW on 9/25/2025 1:19:16 PM last saved by MKIRK on 9/10/2025 2:52:11 PM Xref: 20201275-VS-PLAT-2A.DWG & 20201275-VS-PLAT-2B.DWG & 2023-08-22-ESMT.DWG