
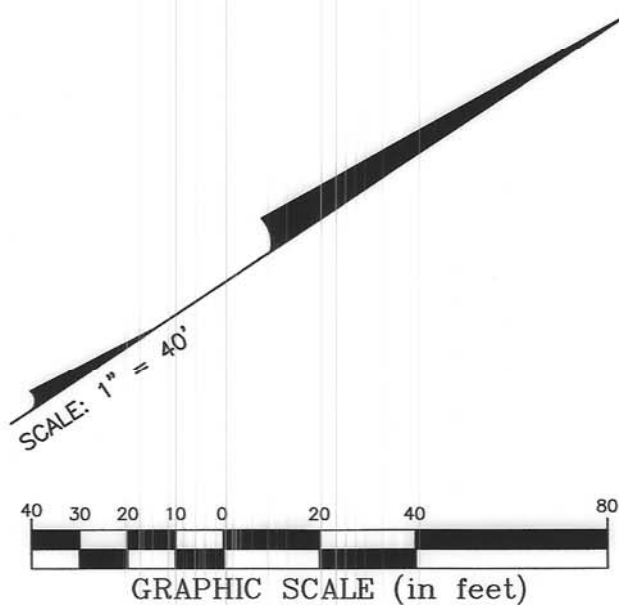


# MADISON MEADOWS SECTION 4








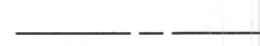

See Sheet 4

### Legend

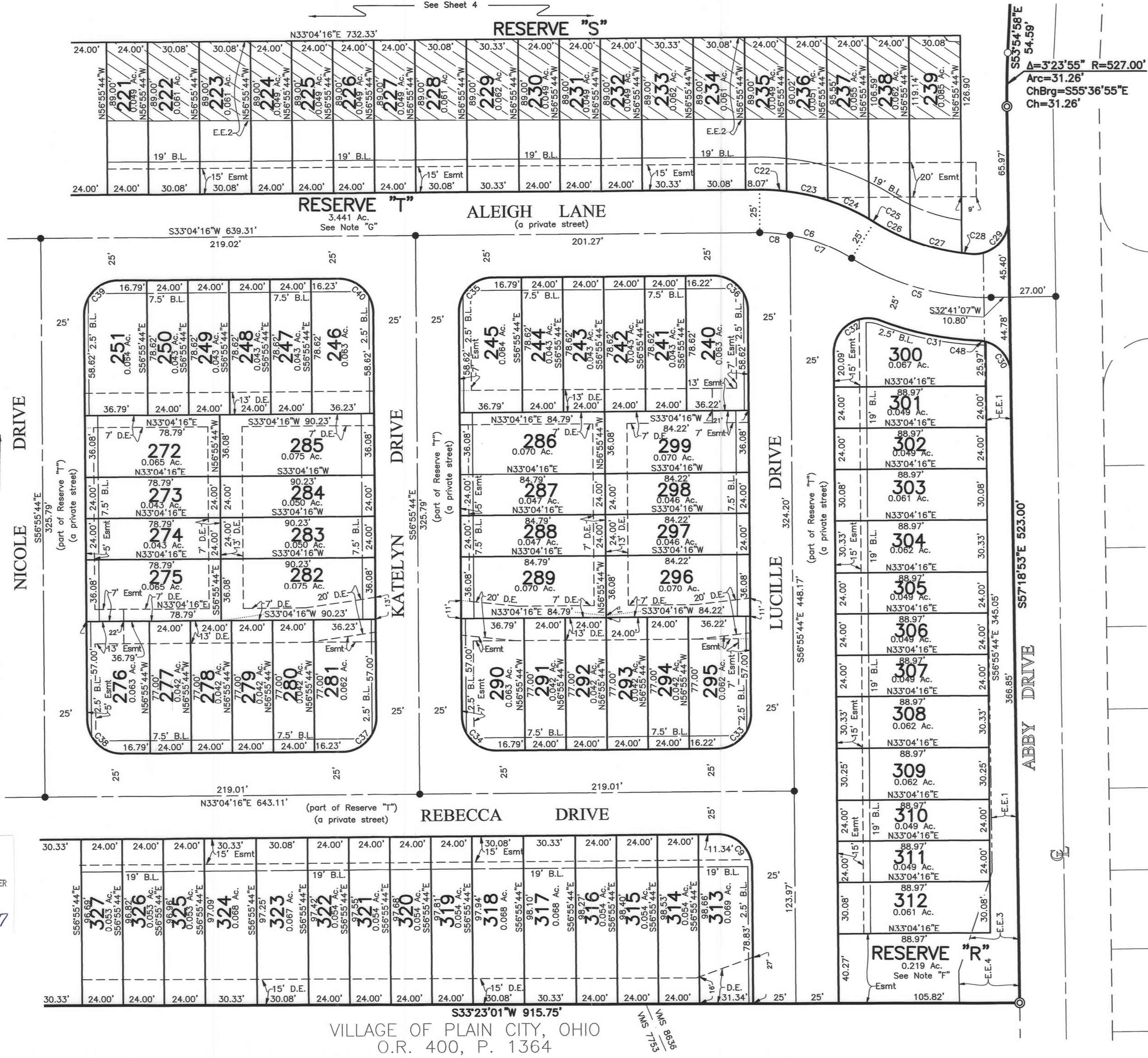
- B.L. = Building Line
- D.E. = Drainage Easement
- Esmt = Easement
- E.E.1 = Existing 15' Esmt  
P.B. B, P. 457
- E.E.2 = Existing D.E.  
P.B. B, P. 457
- E.E.3 = Existing Esmt  
P.B. B, P. 457
- E.E.4 = Existing 34' Esmt  
P.B. B, P. 457
- E.E.5 = Existing 20' Esmt  
P.B. B, P. 457
-  = Easement area to be released  
See Note "D"



### Line Type Legend

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

2025-5315  
 Filed for Record in  
 MADISON COUNTY, OH  
 RACHEL FISHER, COUNTY RECORDER  
 11/24/2025 10:13:45 AM  
 PLAT #43.60  
 Total Pages: 1 **B-577**



VILLAGE OF PLAIN CITY, OHIO  
 O.R. 400, P. 1364

U:\20240250\DWG\04SHEETS\PLAT\_20240250-VS-PLAT-01.DWG plotted by MASTON, JOHN on 10/27/2025 8:19:03 AM last saved by JIMASTON on 10/24/2025 1:27:20 PM  
 Xrefs: 20210024-VS-PLAT.DWG & 2025-03-12-20240250-ESMTS.DWG & 20240250-CS-REFR-N.DWG

# MADISON MEADOWS SECTION 4

CURVE TABLE

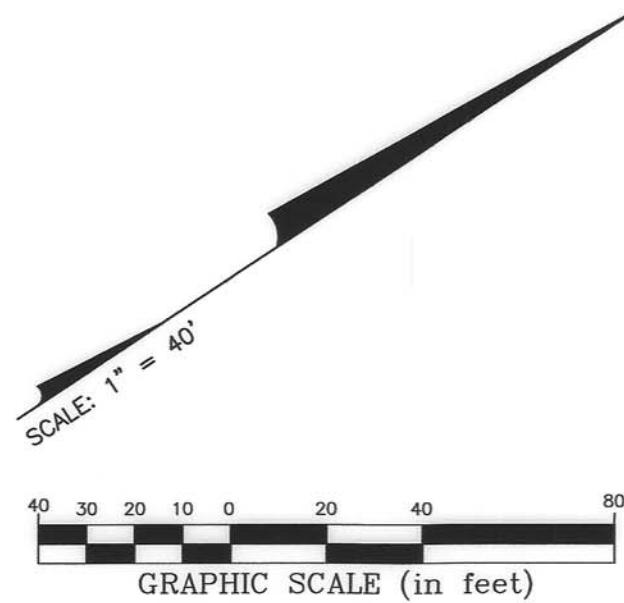
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	26°09'13"	150.00'	68.47'	N46°08'53"E	67.88'
C2	20°49'26"	150.00'	54.52'	N48°48'46"E	54.22'
C3	5°19'47"	150.00'	13.95'	N35°44'09"E	13.95'
C4	26°09'13"	150.00'	68.47'	N46°08'53"E	67.88'
C5	32°47'21"	150.00'	85.84'	S49°04'47"W	84.68'
C6	32°24'12"	100.00'	56.55'	S49°16'22"W	55.80'
C7	22°11'05"	100.00'	38.72'	S54°22'55"W	38.48'
C8	10°13'07"	100.00'	17.83'	S38°10'49"W	17.81'
C9	90°00'00"	20.00'	31.42'	S78°04'16"W	28.28'
C10	4°47'41"	175.00'	14.64'	N35°28'07"E	14.64'
C11	7°57'26"	175.00'	24.30'	N41°50'40"E	24.28'
C12	8°13'04"	175.00'	25.10'	N49°55'55"E	25.08'
C13	5°11'03"	175.00'	15.83'	N56°37'58"E	15.83'
C14	4°45'19"	125.00'	10.37'	S56°50'50"W	10.37'
C15	14°15'53"	125.00'	31.12'	S47°20'13"W	31.04'
C16	3°01'22"	125.00'	6.59'	S38°41'36"W	6.59'
C17	94°16'42"	20.00'	32.91'	S09°51'29"E	29.32'
C18	80°49'21"	20.00'	28.21'	N82°39'36"E	25.93'
C19	19°52'43"	175.00'	60.72'	S45°12'43"W	60.41'
C20	112°04'48"	20.00'	39.12'	N00°53'20"W	33.18'
C21	90°00'00"	20.00'	31.42'	N78°04'16"E	28.28'
C22	7°19'39"	125.00'	15.99'	S36°44'05"W	15.98'
C23	11°18'28"	125.00'	24.67'	S46°03'09"W	24.63'
C24	12°07'53"	125.00'	26.47'	S57°46'19"W	26.42'
C25	1°38'13"	125.00'	3.57'	S64°39'22"W	3.57'
C26	10°47'53"	125.00'	23.56'	N60°04'32"E	23.52'
C27	14°16'39"	125.00'	31.15'	N47°32'15"E	31.07'
C28	2°41'15"	125.00'	5.86'	N39°03'18"E	5.86'
C29	95°01'34"	20.00'	33.17'	N09°48'06"W	29.50'
C30	73°16'00"	20.00'	25.57'	S86°03'07"W	23.87'
C31	19°06'23"	175.00'	58.36'	N44°56'33"E	58.09'
C32	111°25'28"	20.00'	38.89'	S01°13'00"E	33.05'
C33	90°00'00"	20.00'	31.42'	N11°55'44"W	28.28'
C34	90°00'00"	20.00'	31.42'	N78°04'16"E	28.28'
C35	90°00'00"	20.00'	31.42'	S11°55'44"E	28.28'
C36	90°00'00"	20.00'	31.42'	S78°04'16"W	28.28'
C37	90°00'00"	20.00'	31.42'	N11°55'44"W	28.28'
C38	90°00'00"	20.00'	31.42'	N78°04'16"E	28.28'
C39	90°00'00"	20.00'	31.42'	S11°55'44"E	28.28'
C40	90°00'00"	20.00'	31.42'	S78°04'16"W	28.28'
C41	90°00'00"	20.00'	31.42'	N11°55'44"W	28.28'
C42	90°00'00"	20.00'	31.42'	N78°04'16"E	28.28'
C43	90°00'00"	20.00'	31.42'	S11°55'44"E	28.28'
C44	90°00'00"	20.00'	31.42'	S78°04'16"W	28.28'
C45	0°04'06"	1973.00'	2.35'	S56°57'47"E	2.35'
C46	3°03'14"	1973.00'	105.17'	S58°31'27"E	105.15'
C47	6°58'34"	20.00'	2.44'	N38°45'38"E	2.43'
C48	14°01'47"	20.00'	4.90'	S42°24'14"W	4.89'

Line Type Legend

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

Legend

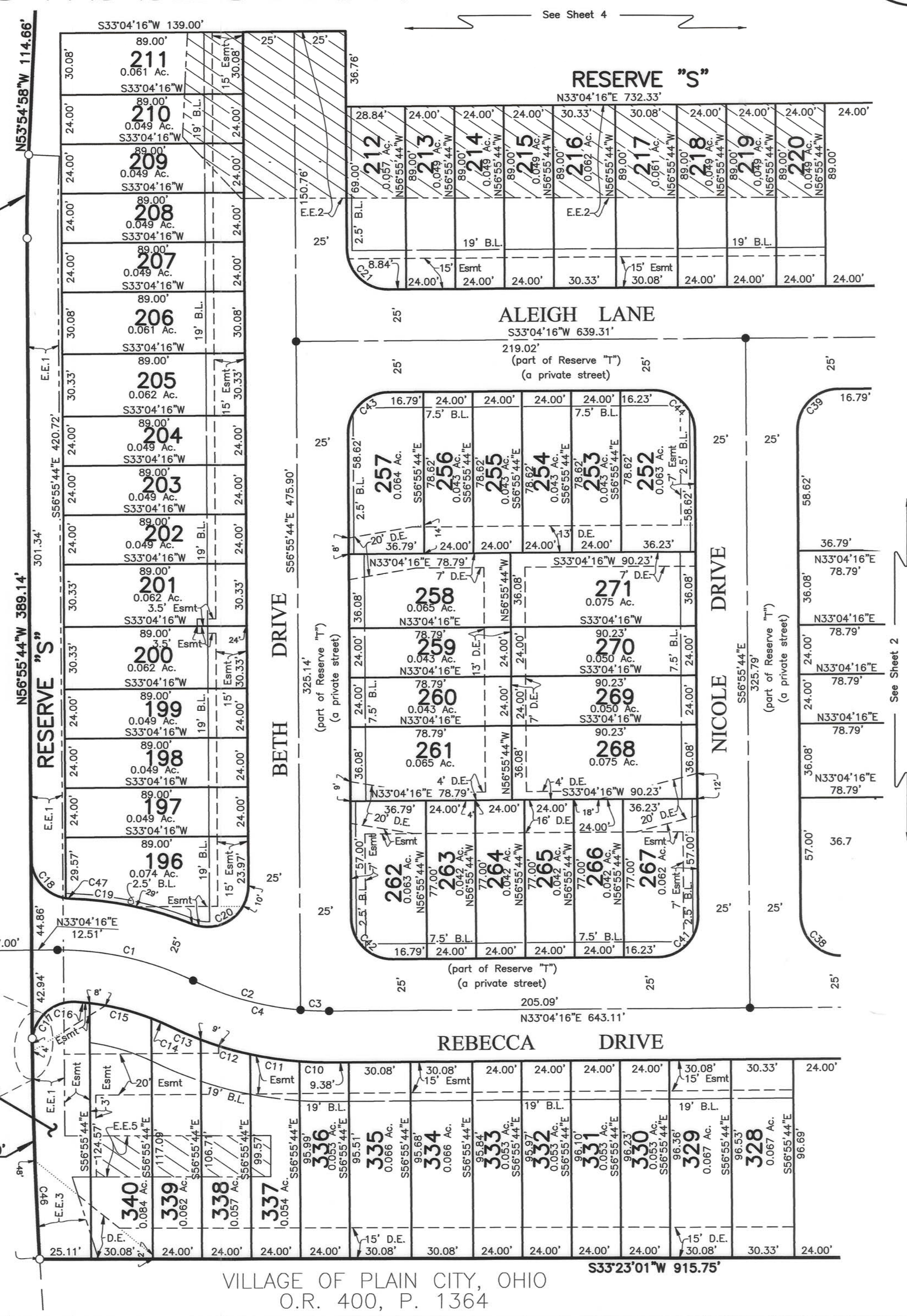
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P.B. B, P. 457
- E.E.3 = Existing Esmt  
P.B. B, P. 457
- E.E.4 = Existing 34' Esmt  
P.B. B, P. 457
- E.E.5 = Existing 20' Esmt  
P.B. B, P. 457
- = Easement area to be released  
See Note "D"



2025-5316  
 Filed for Record in  
 MADISON COUNTY, OH  
 RACHEL FISHER, COUNTY RECORDER  
 11/24/2025 10:13:45 AM  
 PLAT #43.60  
 Total Pages: 1  
 B-578

$\Delta=3°00'46"$   $R=773.00'$   
 $Arc=40.65'$   
 $ChBrg=S55°25'21"E$   
 $Ch=40.64'$

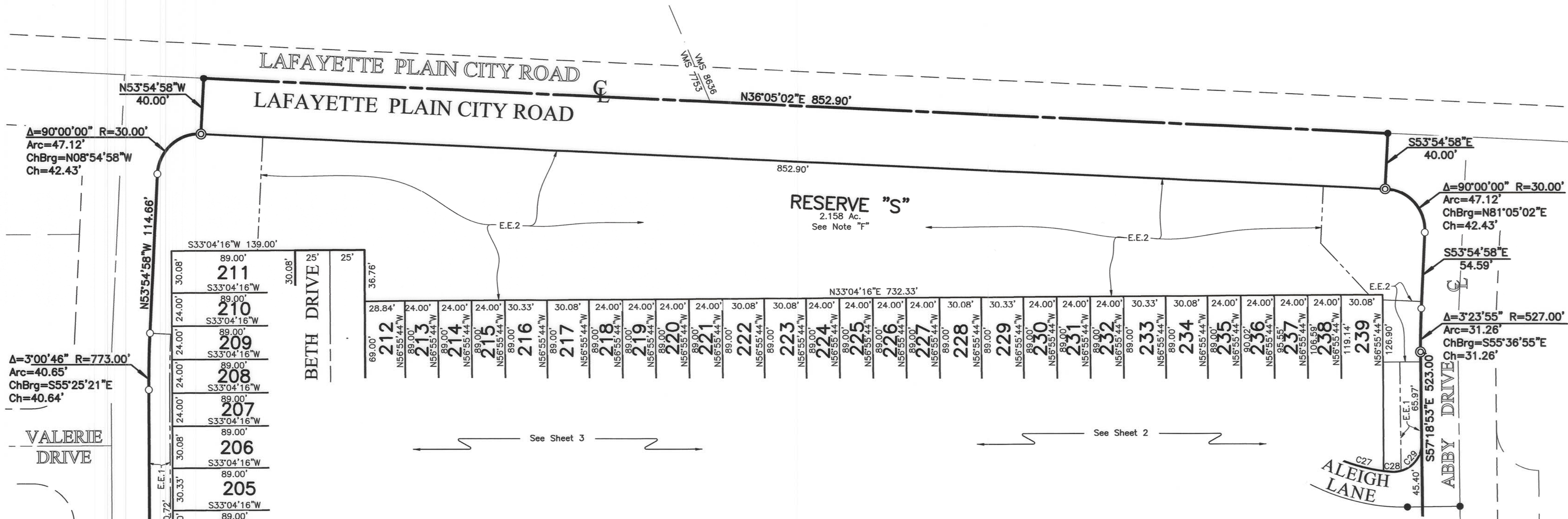
$\Delta=3°07'20"$   $R=1973.00'$   
 $Arc=107.52'$   
 $ChBrg=N58°29'24"W$   
 $Ch=107.50'$



VILLAGE OF PLAIN CITY, OHIO  
 O.R. 400, P. 1364

J:\20240250\DWG\04SHEETS\PLAT\_20240250-VS-PLAT-01.DWG plotted by MASTON, JOHN on 10/27/2025 8:19:38 AM last saved by MASTON, JOHN on 10/24/2025 1:27:20 PM  
 Xrefs: 20210024-VS-PLAT.DWG & 2025-03-12-20240250-ESMTS.DWG & 20240250-CS-REFR-N.DWG

# MADISON MEADOWS SECTION 4



$\Delta=90^{\circ}00'00''$  R=30.00'  
Arc=47.12'  
ChBrg=N08°54'58"W  
Ch=42.43'

$\Delta=3^{\circ}00'46''$  R=773.00'  
Arc=40.65'  
ChBrg=S55°25'21"E  
Ch=40.64'

$\Delta=90^{\circ}00'00''$  R=30.00'  
Arc=47.12'  
ChBrg=N81°05'02"E  
Ch=42.43'

$\Delta=3^{\circ}23'55''$  R=527.00'  
Arc=31.26'  
ChBrg=S55°36'55"E  
Ch=31.26'

**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 4 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:	14.660 Ac.
Acreage in right-of-way:	0.783 Ac.
Acreage in lots:	7.983 Ac.
Acreage in Reserve "Q", Reserve "R" and Reserve "S":	2.453 Ac.
Acreage in Reserve "T" (Private right-of-way)	3.441 Ac.

**NOTE "D" - RELEASE OF CERTAIN EASEMENTS:** All rights and easements granted to the Village of Plain City, Ohio by the subdivision plat entitled "Madison Meadows Section 1", of record in Plat Book B, Page 457 in, over and under the areas indicated hereon by hatching, are hereby released and rendered null and void.

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

- Front: 19 feet
- Rear: 25 feet, patios and decks can encroach up to 10 feet (yard setback)
- Side: 6 feet or 12 feet between buildings

**NOTE "F" - RESERVES "Q", "R" AND "S":** Reserves "Q", "R" and "S", 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 "G" - RESERVE "T":** Reserve "T", as designated and delineated hereon, shall be owned and maintained by the Madison Meadows subdivisions for the purpose of private right-of-way.

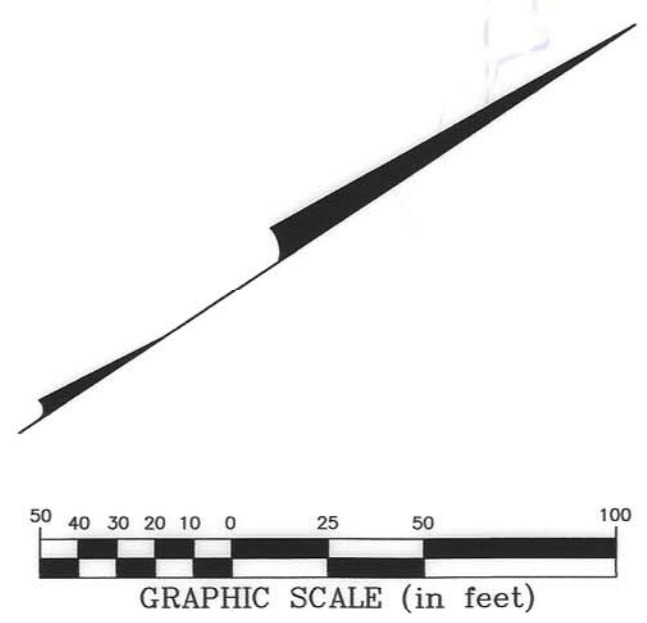
**NOTE "H" - ACREAGE BREAKDOWN:** Madison Meadows Section 4 is out of the following Madison County Parcel Number:

- Parcel Number 35-00004.002 14.660 Ac.

**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.

See Sheet 3

See Sheet 2



- Legend**
- B.L. = Building Line
  - D.E. = Drainage Easement
  - Esmt = Easement
  - E.E.1 = Existing 15' Esmt P.B. B, P. 457
  - E.E.2 = Existing D.E. P.B. B, P. 457
  - E.E.3 = Existing Esmt P.B. B, P. 457
  - E.E.4 = Existing 34' Esmt P.B. B, P. 457
  - E.E.5 = Existing 20' Esmt P.B. B, P. 457
  - [Hatched Box] = Easement area to be released See Note "D"

- Line Type Legend**
- [Solid Line] Existing Property Line
  - [Dashed Line] Existing R/W Line
  - [Dotted Line] Existing R/W Centerline
  - [Dash-dot Line] Existing Easement Line
  - [Thick Solid Line] Proposed Subdivision Boundary Line
  - [Thin Solid Line] Proposed Lot Line
  - [Dashed Line] Proposed R/W Line
  - [Dotted Line] Proposed R/W Centerline
  - [Dash-dot Line] Proposed Easement Line

2025-5317  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/24/2025 10:13:45 AM  
PLAT #43.60  
Total Pages: 1 B-579

J:\20240250\JWC\04SHEETS\PLAT\_20240250-VS-PLAT-01.DWG plotted by MASTON, JOHN on 8/18/2025 12:46:31 PM last saved by JMASTON on 8/18/2025 12:26:04 PM Xref: 20210024-VS-PLAT.DWG & 2025-03-12-20240250-ESMTS.DWG & 20240250-CS-REFR-NDWG

# MADISON MEADOWS SECTION 4

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Numbers 8636 and 7753, containing 14.660 acres of land, more or less, said 14.660 acres being part of that tract of land conveyed to **THE ROMANELLI COMPANY LLC** by deed of record in Official Record 430, Page 2307, Recorder's Office, Madison County, Ohio.

The undersigned, **THE ROMANELLI COMPANY LLC**, an Ohio limited liability company, by **VINCENT ROMANELLI**, Sole Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**MADISON MEADOWS SECTION 4**", a subdivision containing Lots numbered 196 to 340, both inclusive, and areas designated as Reserve "Q", Reserve "R", Reserve "S" and Reserve "T", does hereby accept this plat of same and dedicates to public use, as such, all of Lafayette Plain City Road shown hereon and not heretofore dedicated, and do 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", "Drainage Easement" or Reserve "T". 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 196 to 340, both inclusive, and areas designated as Reserve "Q", Reserve "R", Reserve "S" and Reserve "T", 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 "T" to be shared with the owners of the fee simple titles to each other of said Lots 196 to 340, both inclusive, and areas designated as Reserve "Q", Reserve "R", Reserve "S" and Reserve "T".

In Witness Whereof, **VINCENT ROMANELLI**, Sole Member of **THE ROMANELLI COMPANY LLC**, has hereunto set his hand this 23<sup>rd</sup> day of October 2025.

Signed and Acknowledged  
In the presence of

**THE ROMANELLI  
COMPANY LLC**

*[Signature]*  
*[Signature]*

By *[Signature]*  
**VINCENT ROMANELLI,  
Sole Member**

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT ROMANELLI**, Sole Member of **THE ROMANELLI COMPANY LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **THE ROMANELLI COMPANY LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 23<sup>rd</sup> day of October, 2025.

My commission expires February 6, 2027  
*[Signature]*  
Notary Public, State of Ohio

Approved this 3 day of November  
2025

*[Signature]*  
Director,  
Mid-Ohio Water and Sewer District

Approved this 4 day of NOV,  
2025

*[Signature]*  
Village Planner, Village of Plain City, Ohio

Approved this 11 day of Nov.,  
2025

*[Signature]*  
Village Engineer, Village of Plain City, Ohio

Approved this 4 day of NOV,  
2025

*[Signature]*  
Village Administrator,  
Village of Plain City, Ohio

*[Signature]*  
Mayor,  
Village of Plain City, Ohio

*[Signature]*  
Fiscal Officer, Village of Plain City, Ohio

Transferred this 24<sup>th</sup> day of November  
2025

*[Signature]*  
Auditor,  
Madison County, Ohio  
by *[Signature]*

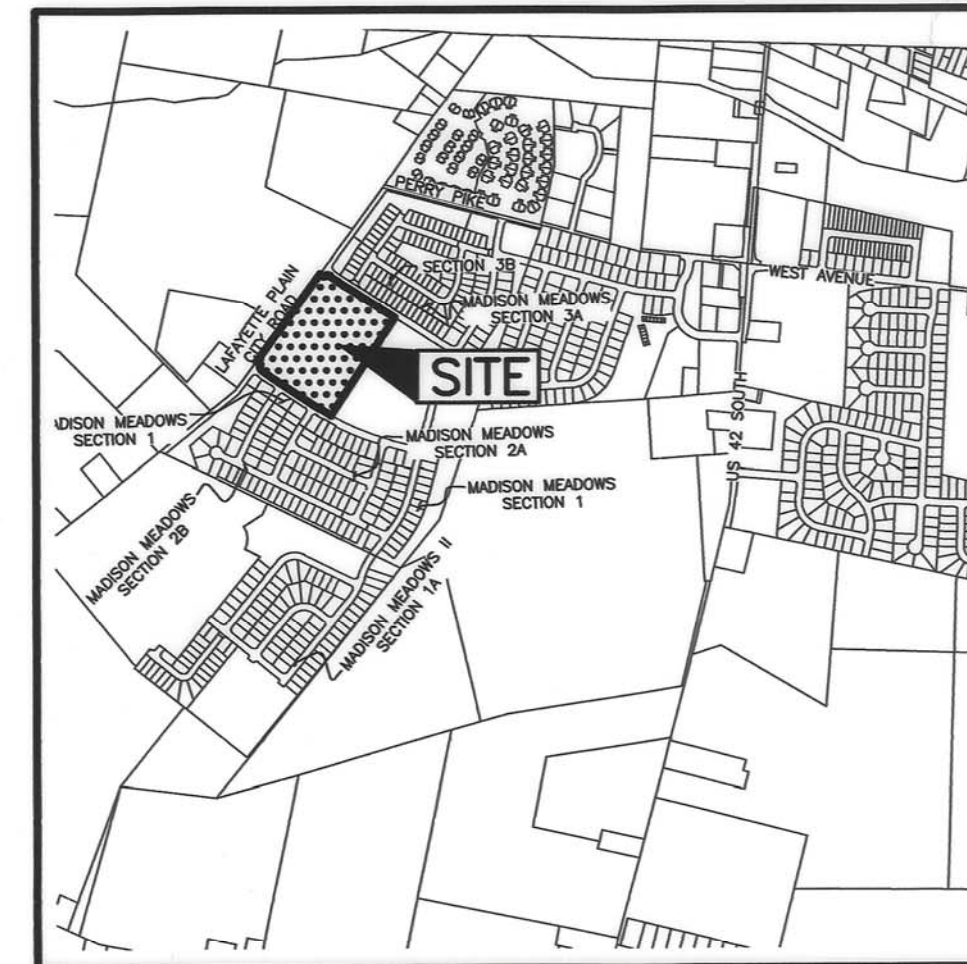
Recorded this 24<sup>th</sup> day of November, 2025 Plat Book B, Page 576-579

*[Signature]*  
Recorder, Madison County, Ohio

2025-5314  
Filed for Record in  
MADISON COUNTY, OH  
RACHEL FISHER, COUNTY RECORDER  
11/24/2025 10:13:45 AM  
PLAT #43.60  
Total Pages: 1  
B-576

*[Signature]*  
**DENISE J GRAY**  
Notary Public, State of Ohio  
My Commission Expires 02-06-2027

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE 11/24/25 BY gk  
TOWNSHIP PLAIN CITY  
ACREAGE LOTS 196-340 madison meadows 4 7.983  
Dedicated Row .783  
Res Q .076  
Res R .219  
Res S 2.158  
Res T 3.441



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 & Tillon, 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 *[Signature]* 21 Oct 25  
Professional Surveyor No. 7865

Date