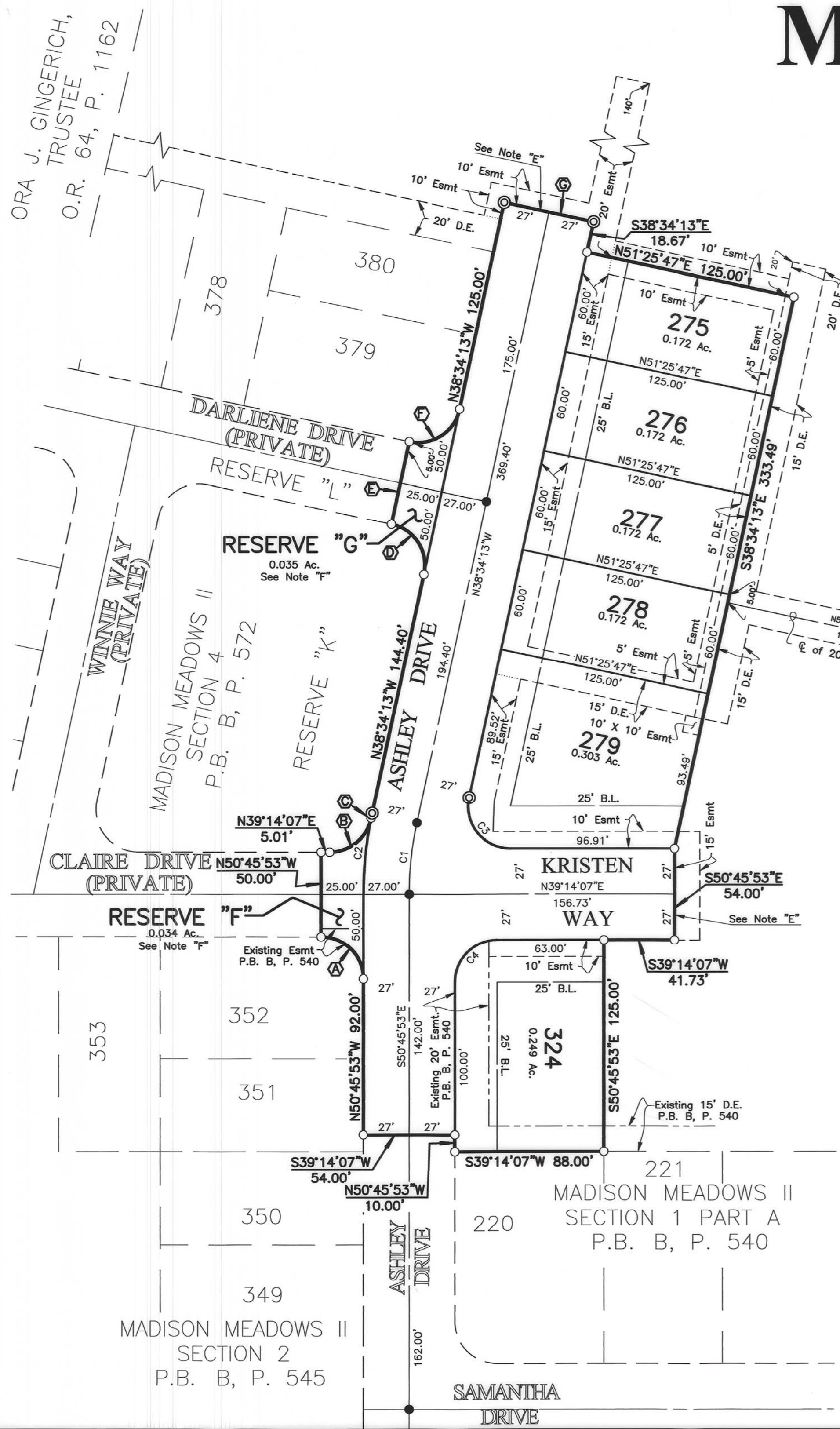


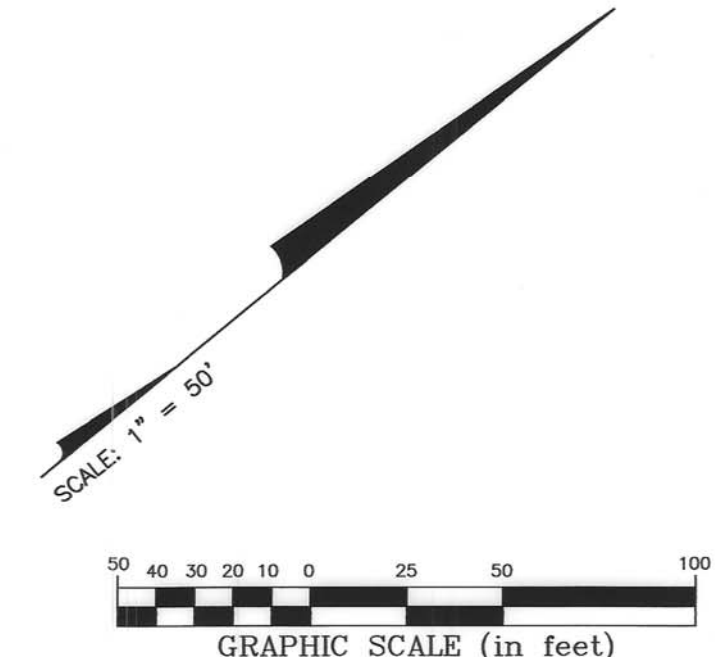
MADISON MEADOWS II SECTION 3 PART A



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

FORESTAR (USA) REAL ESTATE GROUP INC.
O.R. 420, P. 1687



Legend

- Esmt = Easement
- D.E. = Drainage Easement
- B.L. = Building Line

- A $\Delta=90^{\circ}00'00''$ R=25.00'
Arc=39.27'
ChBrg=S84°14'07"W
Ch=35.36'
- B $\Delta=78^{\circ}33'21''$ R=25.00'
Arc=34.28'
ChBrg=N00°02'34"W
Ch=31.65'
- C $\Delta=0^{\circ}45'01''$ R=227.00'
Arc=2.97'
ChBrg=N38°56'44"W
Ch=2.97'
- D $\Delta=90^{\circ}00'00''$ R=25.00'
Arc=39.27'
ChBrg=N83°34'13"W
Ch=35.36'
- E N38°34'13"W
50.00'
- F $\Delta=90^{\circ}00'00''$ R=25.00'
Arc=39.27'
ChBrg=N06°25'47"E
Ch=35.36'
- G N51°25'47"E
54.00'

NOTE "C" - ACREAGE BREAKDOWN:
Total acreage: 2.164 Ac.
Acreage in right-of-way: 0.855 Ac.
Acreage in lots: 1.240 Ac.
Acreage in reserves(private streets): 0.069 Ac.

NOTE "D" - 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)

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----------|------------|---------|--------|---------------|----------------|
| C1 | 12°11'40" | 200.00' | 42.57' | S 44°40'03" E | 42.49' |
| C2 | 11°26'39" | 227.00' | 45.34' | S 45°02'34" E | 45.27' |
| C3 | 102°11'40" | 25.00' | 44.59' | S 89°40'03" E | 38.91' |
| C4 | 90°00'00" | 25.00' | 39.27' | S 05°45'53" E | 35.36' |

2026-249
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
01/15/2026 10:04:23 AM
PLAT #43.60
Total Pages: 1 **B-597**

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 3 Part A 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 "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" - RESERVES "F" AND "G": Reserves "F" and "G", 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 private right-of-way.

NOTE "G" - ACREAGE BREAKDOWN: Madison Meadows II Section 3 Part A is out of the following Madison County Parcel Number:

Parcel Number 35-00006.000 2.164 Ac.

NOTE "H": 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.

J:\20230069\DWG\045HEETS\PLAT\20230069-VS-PLAT-SEC3-PRTA.DWG plotted by MASTON, JOHN on 11/4/2025 12:13:22 PM last saved by JMASTON on 10/7/2025 11:23:15 AM Xrefs: 2025-02-28-SEC3&B-ESMTDRAWING.DWG & 20230069-VS-PLAT-SEC1-PRTA.DWG

MADISON MEADOWS II SECTION 3 PART A

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Number 7753, containing 2.164 acres of land, more or less, said 2.164 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 3 PART A**", a subdivision containing Lots numbered 275 to 279, and 324, all inclusive, and areas designated as Reserve "F" and Reserve "G", does hereby accept this plat of same and dedicates to public use, as such, all of Ashley Drive and Kristen 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 (See Note "H").

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", Reserve "F" or Reserve "G". 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.

The owners of the fee simple titles to Lots 275 to 279 and 324, all inclusive, and areas designated as Reserve "F" and Reserve "G", 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 "F" and Reserve "G" to be shared with the owners of the fee simple titles to each other of said Lots 275 to 279 and 324, all inclusive, and areas designated as Reserve "F" and Reserve "G".

In Witness Whereof, **BRAD ROBBINS**, Director of Land Development of **FORESTAR (USA) REAL ESTATE GROUP INC.**, has hereunto set his hand this 20th day of November, 2025.

Signed and Acknowledged
In the presence of:

FORESTAR (USA) REAL ESTATE GROUP INC.

Matthew A. Kirk
David M. ...

By 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 20th day of November, 2025

My commission expires 10-29-2030

Michelle Carrie Brown
Notary Public, State of Ohio



Approved this 5th day of Jan,
20 26

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

Approved this 7 day of Jan,
20 26

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

Approved this 8 day of Jan,
20 26

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

Approved this 7 day of JAN,
20 26

[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 15th day of January,
20 26

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

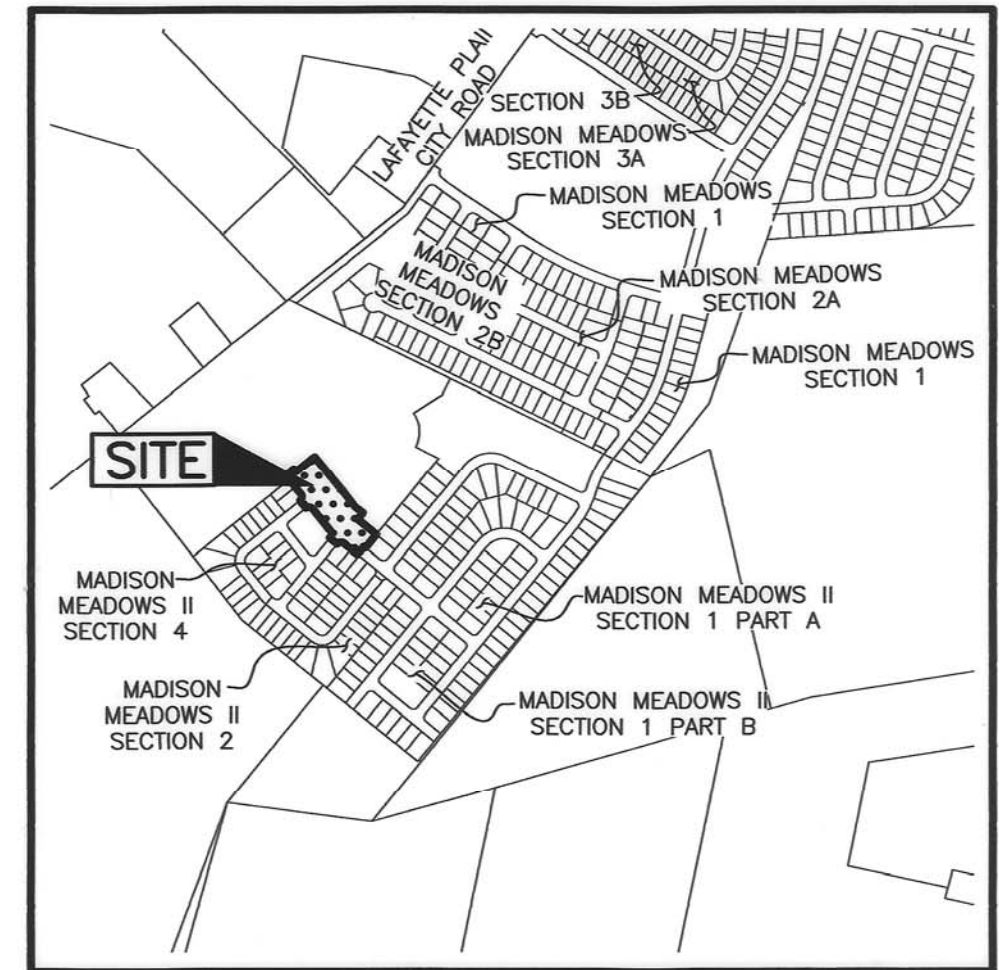
Recorded this 15th day of JANUARY, 20 26 Plat Book B, Page 596 + 597

[Signature] by [Signature], Deputy
Recorder, Madison County, Ohio

2026-248
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
01/15/2026 10:04:23 AM
PLAT #43.60
Total Pages: 1 B-596

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER

DATE 1/15/26 BY [Signature]
TOWNSHIP PLAIN CITY
ACREAGE LOTS 275-279, 324
Dedicated ROW 1.24ac
Res F .855ac
Res G .034
MADISON MEADOWS II Sec 3pt A .035
RESIDUAL 2.164ac



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: 888.775.3448
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

13 NOV 25
Date