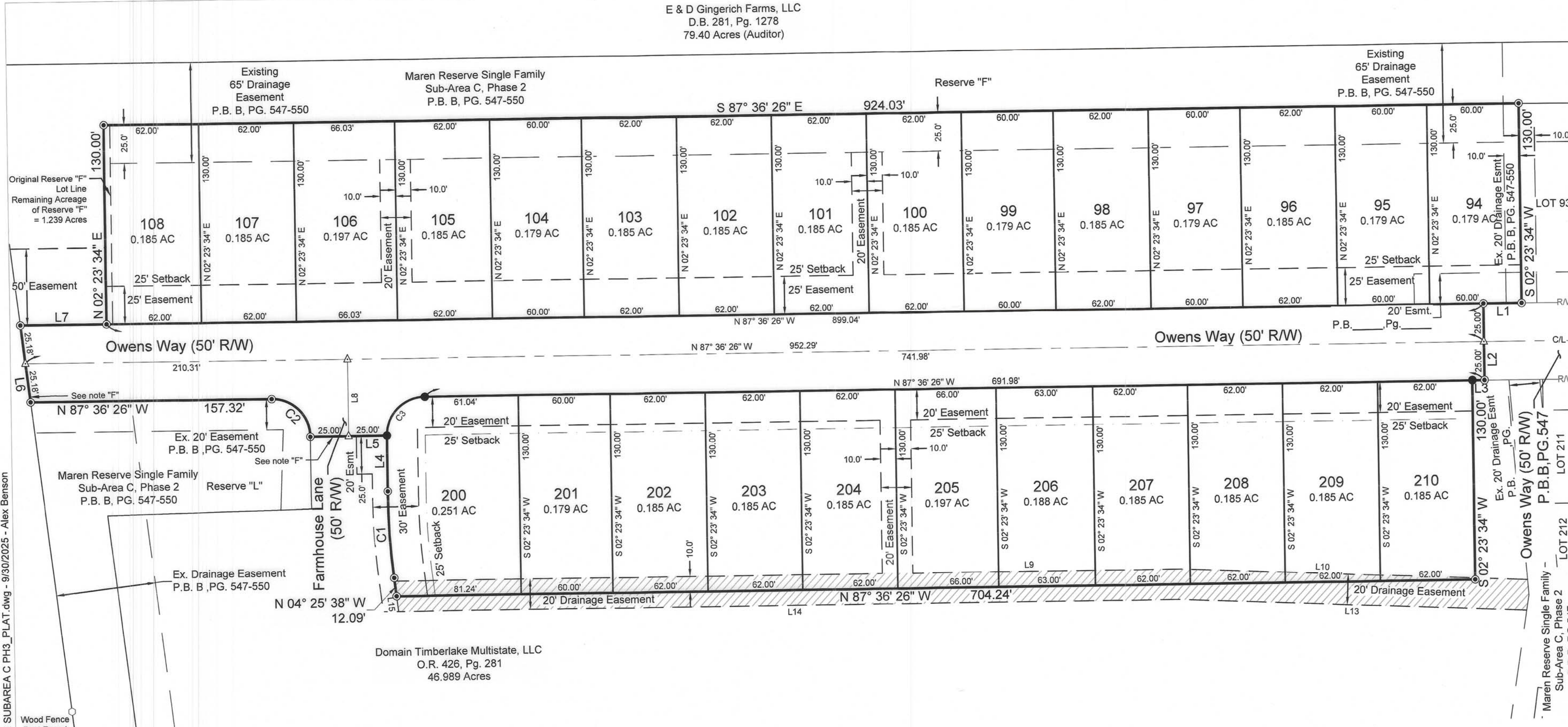


CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 937.435.8584



**MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 3
AND A RESUBDIVISION OF A PORTION OF RESERVE F OF
MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2**
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY,
VIRGINIA MILITARY SURVEY NUMBERS 7751 & 7774

C:\DCI\ACC\Docs\CESOKH Troyer Blosser Plain City OHP\Project Files_CESO\05-SURVEY\DWG\762281_KH_MAREN RESERVE SUBAREA C PH3_PLAT.dwg - 9/30/2025 - Alex Benson

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 RECORDERS OFFICE.

NOTE "B": AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 3 AND A RESUBDIVISION OF A PORTION OF RESERVE F OF MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2". IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39097C0075D, WITH EFFECTIVE DATE, OF JUNE 18, 2010.

NOTE "C": ACREAGE BREAKDOWN
ACREAGE IN RIGHT-OF-WAY: 1.129 ACRES
ACREAGE IN LOTS 94-108 & 200-210: 4.867 ACRES
TOTAL ACREAGE: 5.996 ACRES

NOTE "D": MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 3 AND A RESUBDIVISION OF A PORTION OF RESERVE F OF MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2 IS OUT OF THE FOLLOWING MADISON COUNTY PARCEL NUMBER:
PARCEL NUMBER 35-00010.000: 5.984 ACRES
PARCEL NUMBER 35-00010.045: 0.012 ACRES

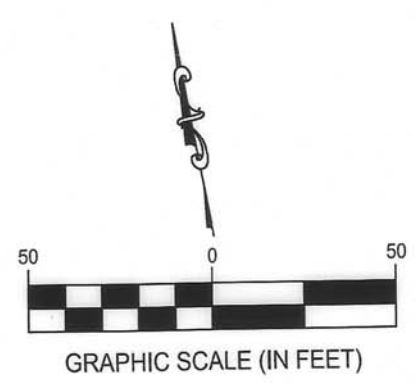
NOTE "E": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.
FRONT: 25 FEET
REAR: 25 FEET

NOTE "F": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

LINE TABLE		
Line #	Direction	Length
L1	N87° 36' 26"W	24.99'
L2	S02° 23' 34"W	50.00'
L3	N87° 36' 26"W	7.94'
L4	N02° 23' 34"E	36.59'
L5	N87° 36' 26"W	50.00'
L6	N04° 25' 38"W	50.36'
L7	S87° 36' 26"E	56.24'
L8	S02° 23' 34"W	50.00'

LINE TABLE		
Line #	Direction	Length
L9	S87° 36' 26"E	174.23'
L10	S84° 57' 48"E	227.23'
L11	S02° 06' 57"E	10.08'
L12	S11° 29' 17"W	10.06'
L13	N84° 57' 48"W	226.89'
L14	N87° 36' 26"W	509.81'
L15	N04° 25' 38"W	10.07'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	6° 49' 12"	475.00'	56.54'	N1° 01' 02"W, 56.51'
C2	90° 00' 00"	25.00'	39.27'	N42° 36' 26"W, 35.36'
C3	90° 00' 00"	25.00'	39.27'	S47° 23' 34"W, 35.36'



- 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

2026-511
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
02/03/2026 11:39:06 AM
PLAT #43.60
Total Pages: 2 **B-599**

Revisions / Submissions

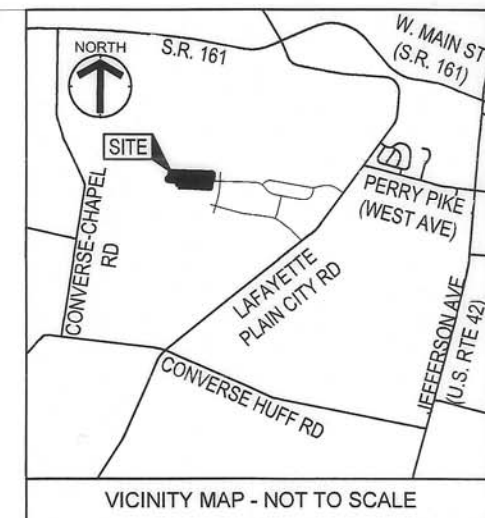
ID	Description	Date

© 2024 CESO, INC.
Project Number: 762281
Scale: 1" = 50'
Drawn By: RSL
Checked By: ALB/JKH
Date: 9/30/2025
Issue: N/A

Drawing Title:
Plat

2 of 2

**MAREN RESERVE SINGLE FAMILY
SUB-AREA C PHASE 3
AND A RESUBDIVISION OF A PORTION OF RESERVE F OF MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2**
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY,
VIRGINIA MILITARY SURVEY NUMBERS 7751 & 7774



3601 Rigby Rd., Suite 300
Mansfield, OH 44842
Phone: 937.435.8584 Fax: 888.208.4828

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY, VIRGINIA MILITARY SURVEY NUMBERS 7751 & 7774 BEING 5.984 ACRES OF LAND OUT OF THAT 46.989 ACRE TRACT AS CONVEYED TO DOMAIN TIMBERLAKE MULTISTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 426, PAGE 281 AND 0.012 ACRES OUT OF RESERVE "F" OF THAT PLAT ENTITLED "MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2", OF RECORD IN PLAT BOOK B, PAGE 547, BEING OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

APPROVED THIS 23 DAY OF DEC 2025

[Signature]
ZONING INSPECTOR
VILLAGE OF PLAIN CITY, 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 SINGLE FAMILY SUB-AREA C PHASE 3 AND A RESUBDIVISION OF A PORTION OF RESERVE F OF MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2", A SUBDIVISION CONTAINING LOT NUMBERS 94-108 AND 200-210, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF FARMHOUSE LANE 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.

APPROVED THIS _____ DAY OF _____ 20____

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

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.

APPROVED THIS 8 DAY OF Jan 2026

[Signature]
VILLAGE ENGINEER
VILLAGE OF PLAIN CITY, OHIO

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.

APPROVED THIS 23 DAY OF DEC 2025

[Signature]
VILLAGE ADMINISTRATOR
VILLAGE OF PLAIN CITY, OHIO

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.

APPROVED THIS 6 DAY OF Jan 2026

[Signature]
MAYOR
VILLAGE OF PLAIN CITY, OHIO

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

THIS 10th DAY OF Dec, 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

APPROVED THIS 23 DAY OF DEC 2025

[Signature]
FISCAL OFFICER
VILLAGE OF PLAIN CITY, OHIO

APPROVED THIS 3 DAY OF Feb 2026

[Signature]
DIRECTOR OF MID-OHIO WATER & SEWER DISTRICT

STATE OF N.Y.

COUNTY OF N.Y.

TRANSFERRED THIS 3rd DAY OF Feb 2026 *[Signature]*
AUDITOR, MADISON COUNTY, OHIO

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 10th DAY OF Dec, 2025

MY COMMISSION EXPIRES 7-5-2028

[Signature]
JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01C10026551
Qualified in Nassau County
My Commission Expires 7-5-2028

RECORDED THIS 3rd DAY OF FEB. 2026
PLAT BOOK B, PAGE 549-549

[Signature]
RECORDER, MADISON COUNTY, OHIO

2026-510
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
02/03/2026 11:39:06 AM
PLAT #43.60
Total Pages: 2 B-548



[Signature]
SEAN BROOKS, P.S.
OHIO P.S. NO. 8828

12-7-2025
DATE:

BASIS OF BEARING

BEARINGS BASED ON THE NORTH BOUNDARY LINE OF SUB-AREA C, PHASE 1 BEING NORTH 81°48'33" WEST.

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.

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER:

DATE	<u>2/3/26</u>	BY	<u>SM</u>
TOWNSHIP	<u>PLAIN CITY</u>		
ACREAGE	<u>Dedicated ROW 1.129 ac</u>		
	<u>LOTS 94-107 + 200-210 + PT LOT 108 4.855 ac</u>		
Residual	<u>9.109 ac</u>		
ACREAGE	<u>PT LOT 108 .012 ac</u>		
Residual	<u>1.239 ac</u>		

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

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.

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.

**MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 3
AND A RESUBDIVISION OF A PORTION OF RESERVE F OF
MAREN RESERVE SINGLE FAMILY SUB-AREA C PHASE 2**
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, VILLAGE OF PLAIN CITY,
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Revisions / Submissions

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Plat

C:\DC\ACC\Doc\CESOKH_Troyer Blosser\Plain City OH\Project Files\CESO\05-SURVEY\DWG\762281_KH_MAREN RESERVE SUB-AREA C PHASE 3_PLAT.dwg - 9/30/2025 - Alex Benson