

REPLAT OF LOTS 275-282, 289-296, 300-312 AND RESERVE "R" OF MADISON MEADOWS SECTION 4

2026-2973
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
06/16/2026 10:49:35 AM
PLAT #43.60
Total Pages: 1 B 609

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	15°36'57"	20.00'	5.45'	S43°11'48"W	5.43'
C2	71°40'49"	20.00'	25.02'	S86°50'42"W	23.42'

(A) $\Delta=90^{\circ}00'00''$ R=20.00'
Arc=31.42'
ChBrg=S78°04'16"W
Ch=28.28'

(B) $\Delta=90^{\circ}00'00''$ R=20.00'
Arc=31.42'
ChBrg=S11°55'44"E
Ch=28.28'

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 34' Esmt
P.B. B, P. 457
E.E.3 = Existing Esmt
P.B. B, P. 457
E.E.4 = Existing 20' D.E.
P.B. B, P. 576
E.E.5 = Existing 15' Esmt
P.B. B, P. 576
E.E.6 = Existing 7' Esmt
P.B. B, P. 576
E.E.7 = Existing Esmt
P.B. B, P. 576
E.E.8 = Existing 20' Esmt
P.B. B, P. 576
E.E.9 = Existing 5' Esmt
P.B. B, P. 576

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 Replat of Lots 275-282, 289-296, 300-312 and Reserve "R" 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: 1.807 Ac.
Acreage in lots: 1.591 Ac.
Acreage in Reserve "R1": 0.216 Ac.

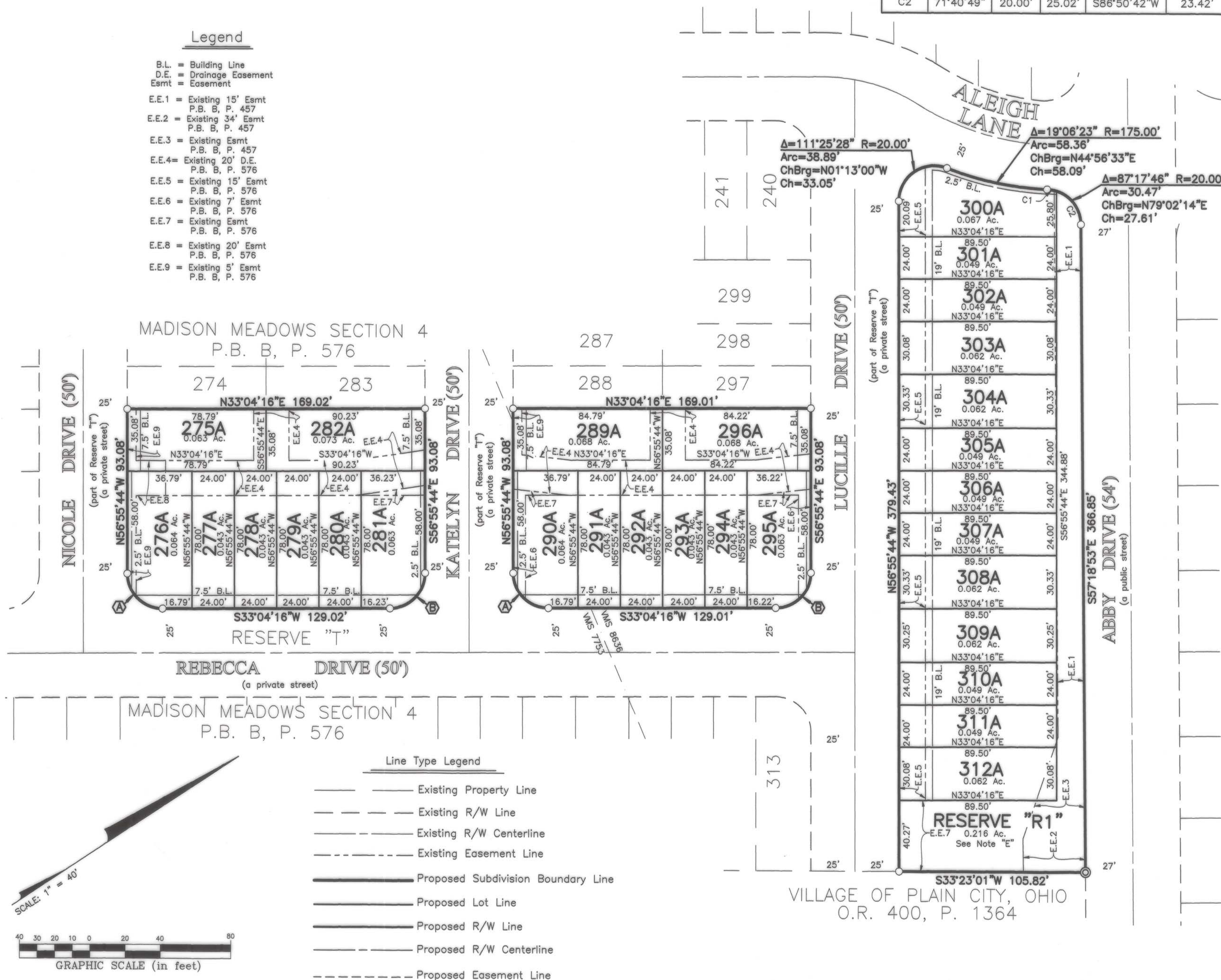
NOTE "D" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

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 "E" - RESERVE "R1": Reserve "R1", 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 "F" - ACREAGE BREAKDOWN: Replat of Lots 275-282, 289-296, 300-312 and Reserve "R" of Madison Meadows Section 4 is comprised of all of the following Madison County Parcel Numbers:

Parcel 35-00004.349 0.065 Ac.	Parcel 35-00004.350 0.063 Ac.
Parcel 35-00004.351 0.042 Ac.	Parcel 35-00004.352 0.042 Ac.
Parcel 35-00004.353 0.042 Ac.	Parcel 35-00004.354 0.042 Ac.
Parcel 35-00004.355 0.062 Ac.	Parcel 35-00004.356 0.075 Ac.
Parcel 35-00004.363 0.070 Ac.	Parcel 35-00004.364 0.063 Ac.
Parcel 35-00004.365 0.042 Ac.	Parcel 35-00004.366 0.042 Ac.
Parcel 35-00004.367 0.042 Ac.	Parcel 35-00004.368 0.042 Ac.
Parcel 35-00004.369 0.062 Ac.	Parcel 35-00004.370 0.070 Ac.
Parcel 35-00004.374 0.067 Ac.	Parcel 35-00004.375 0.049 Ac.
Parcel 35-00004.376 0.049 Ac.	Parcel 35-00004.377 0.061 Ac.
Parcel 35-00004.378 0.062 Ac.	Parcel 35-00004.379 0.049 Ac.
Parcel 35-00004.380 0.049 Ac.	Parcel 35-00004.381 0.049 Ac.
Parcel 35-00004.382 0.062 Ac.	Parcel 35-00004.383 0.062 Ac.
Parcel 35-00004.384 0.049 Ac.	Parcel 35-00004.385 0.049 Ac.
Parcel 35-00004.386 0.061 Ac.	Parcel 35-00004.416 0.219 Ac.



REPLAT OF LOTS 275-282, 289-296, 300-312 AND RESERVE "R" OF 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 2.242 acres of land, more or less, said 2.242 acres being a resubdivision of Lots 275 to 282, 289 to 296, 300 to 312, all inclusive, and Reserve "R" of the subdivision entitled "Madison Meadows Section 4", of record in Plat Book B, Page 576, said Lots and Reserve being 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 "REPLAT OF LOTS 275-282, 289-296, 300-312 AND RESERVE "R" OF MADISON MEADOWS SECTION 4", a subdivision containing Lots 275A to 282A, 289A to 296A, 300A to 312A, all inclusive, and an area designated as Reserve "R1", does hereby accept this plat of same, 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.

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.

In Witness Whereof, **VINCENT ROMANELLI**, Sole Member of **THE ROMANELLI COMPANY LLC**, has hereunto set his hand this 24th day of April, 2024.

Signed and Acknowledged
In the presence of

**THE ROMANELLI
COMPANY LLC**

By Vincent Romanelli
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 24th day of April, 2024.

My commission expires 2-2-2027

Denise J Gray
Notary Public, State of Ohio



DENISE J GRAY
Notary Public, State of Ohio
My Commission Expires 02-02-2027

Approved this 18 day of MAY,
20 26

Director,

Mid-Ohio Water and Sewer District

Approved this 19 day of MAY,
20 26

Village Planner, Village of Plain City, Ohio

Approved this 28 day of MAY,
20 26

Village Engineer, Village of Plain City, Ohio

Approved this 19 day of May,
20 26

Village Administrator,

Village of Plain City, Ohio

Transferred this 16th day of June,
20 26

Auditor,

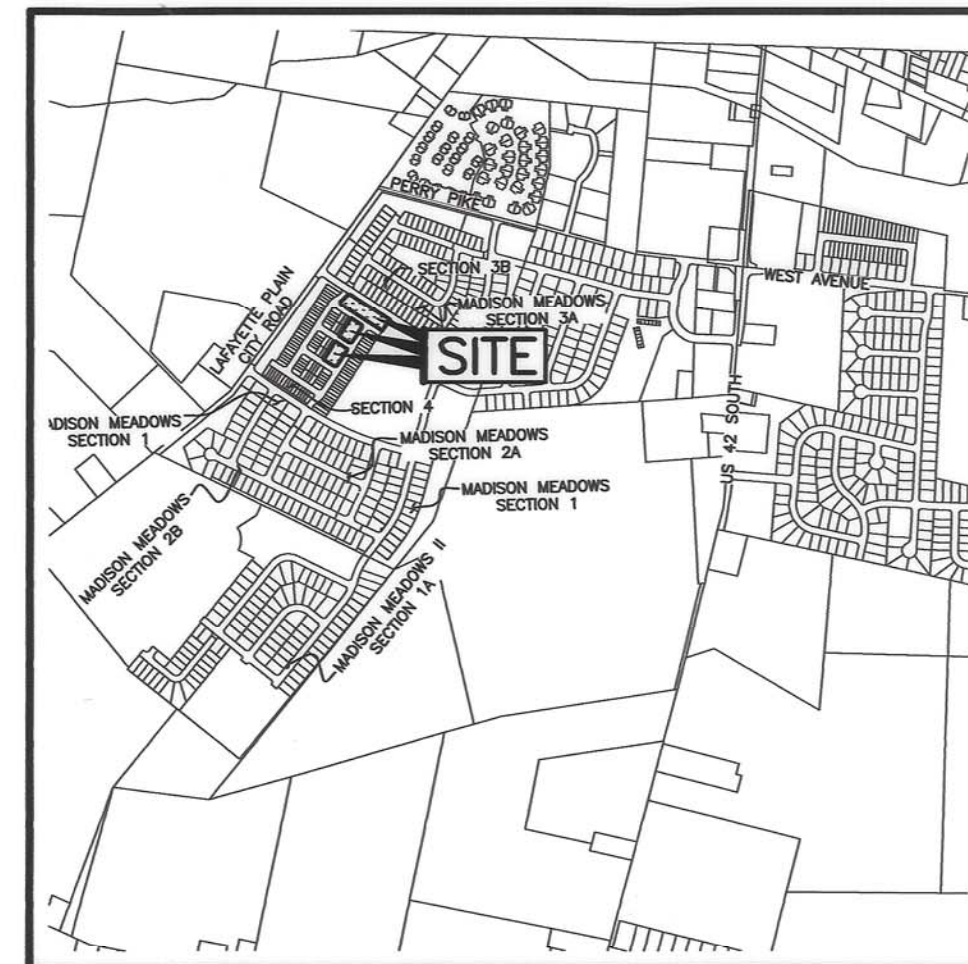
Madison County, Ohio

Recorded this 16th day of June, 20 26 Plat Book B, Page 608-609

Rachelle Fisher by Cindy Andrews, deputy
Recorder, Madison County, Ohio

2026-2972
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
06/16/2026 10:49:35 AM
PLAT #43.60
Total Pages: 1 B-608

Replat
DESCRIPTION: ACCEPTABLE MADISON COUNTY ENGINEER
DATE 6-16-26 BY VE
TOWNSHIP Plain City
ACREAGE 1.807 Madison Meadows Sec 4
lots 275A-282A
lots 289A-296A } 1.591
lots 300A-312A
Res R1 0.216



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

EMHT

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

16 April 26
Date