

REPLAT OF LOTS 261-268 OF MADISON MEADOWS SECTION 4 20240250

J:\20240250\DWG\04SHEETS\PLAT\20240250-VS-PLAT-RPLT-PHS2.DWG plotted by MASTON, JOHN on 6/8/2026 12:24:12 PM last saved by JMASTON on 6/8/2026 11:07:31 AM
refs: 20210024-VS-PLAT.DWG & 2025-03-12-20240250-ESMTS.DWG & 20240250-CS-REFR-N.DWG & 20240250-VS-COOR-01.DWG

REPLAT OF LOTS 261-268 OF MADISON MEADOWS SECTION 4

1
2

Situated in the State of Ohio, County of Madison, Village of Plain City, and in Virginia Military Survey Number 7753, containing 0.435 acre of land, more or less, said 0.435 acre being a resubdivision of Lots 261 to 268, both inclusive, of the subdivision entitled "Madison Meadows Section 4", of record in Plat Book B, Page 576, said Lots 261 to 267 being conveyed to **D.R. HORTON-INDIANA, LLC** by deed of record in Official Record 450, Page 2647 and Lot 268 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, **D.R. HORTON-INDIANA, LLC**, a Delaware limited liability company, by **D.R. HORTON, INC. - MIDWEST**, a California corporation, Sole Member, by **DAVE DOZER**, Division Vice President, and **THE ROMANELLI COMPANY LLC**, an Ohio limited liability company, by **VINCENT ROMANELLI**, Sole Member, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "REPLAT OF LOTS 261-268 OF MADISON MEADOWS SECTION 4", a subdivision containing Lots numbered 261A to 268A, both inclusive, do hereby accept this plat of same, 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.

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, **DAVE DOZER**, Division Vice President of **D.R. HORTON, INC. - MIDWEST**, Sole Member of **D.R. HORTON - INDIANA, LLC**, has hereunto set his hand this 16th day of April, 2026.

Signed and Acknowledged
In the presence of

D.R. HORTON - INDIANA, LLC
By **D.R. HORTON, INC. - MIDWEST**,
Sole Member

Kimberly A. Byers
Kimberly A. Byers

Raymond J. Fox
Raymond J. Fox

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DAVE DOZER**, Division Vice President of **D.R. HORTON, INC. - MIDWEST**, Sole Member of **D.R. HORTON - INDIANA, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **D.R. HORTON - INDIANA, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 16 day of April, 2026.

My commission expires 8-24-2030 Bryan McDonagh
Notary Public, State of Ohio



BRYAN McDONAGH
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires Aug. 24, 2030

Replat
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
DATE 6-16-26 BY VE
TOWNSHIP Plain City
ACREAGE 0.435 Madison meadows Sec 4
(lots 261A-268A)

In Witness Whereof, **VINCENT ROMANELLI**, Sole Member of **THE ROMANELLI COMPANY LLC**, has hereunto set his hand this 28th day of April, 2026.

Signed and Acknowledged
In the presence of

**THE ROMANELLI
COMPANY LLC**

[Signature]
Denise J. Gray

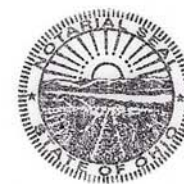
By Vincent Romanelli
VINCENT ROMANELLI,
Sole Member

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 28th day of April, 2026.

My commission expires February 6, 2027 Denise J. Gray
Notary Public, State of Ohio



DENISE J. GRAY
Notary Public, State of Ohio
My Commission Expires 02-06-2027
Approved this 19 day of May,
2026

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

Approved this 19 day of May,
2026

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

Approved this 28 day of May,
2026

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

Approved this 19 day of May,
2026

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

[Signature]
Mayor,
Village of Plain City, Ohio

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

[Signature]
Auditor,
Madison County, Ohio
[Signature]
Chief Deputy

Transferred this 16th day of June,
2026

Recorded this 16th day of June, 2026 Plat Book B, Page 610-611

2026-2974
Filed for Record in
MADISON COUNTY, OH
RACHEL FISHER, COUNTY RECORDER
06/16/2026 10:52:22 AM
PLAT #43.60
Total Pages: 1 **B-610**



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



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