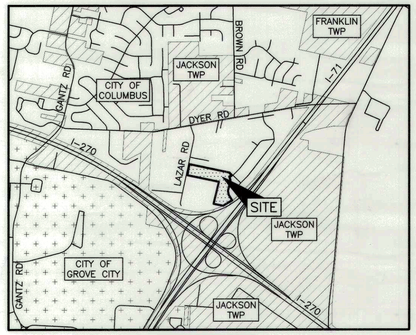
FINAL PLAT
SUSSEX PLACE
SECTION 4, PHASE 1
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 4641



LOCATION MAP
N.T.S.

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 4641, containing 12.249 acres of land, more or less, said 12.249 acres being part of the remainder of that 65.388 acre tract of land as described in deed to **SUSSEX PLACE, LLC**, an Ohio limited liability company, of record in Instrument No. 200210030248011, Recorder's office, Franklin County, Ohio.

The undersigned, **SUSSEX PLACE, LLC**, sole member of Maronda Homes, LLC of Ohio, an Ohio corporation, by Todd Lipschutz, division manager, being the owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SUSSEX PLACE SECTION 4 PHASE 1"**, a subdivision containing lots numbered 1–45,169–189, and 191–193 inclusive, does hereby accept this plat of same and dedicates to public Right–of–Way all of Lewes Castle Drive, Branoch Drive, and Lazar Road not heretofore dedicated.

Easements are hereby reserved in, over, and under areas designated on this plat as "EASEMENT", the aforementioned designated easement 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 granted and publicly dedicated to the City of Columbus for the purpose of operating, repairing, maintaining, and replacing major storm water drainage facilities within the DRAINAGE EASEMENT areas. Notwithstanding the foregoing, developer shall install and construct said major storm water drainage facilities within the DRAINAGE EASMENT areas. No above ground structures, dams, or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless otherwise approved by the City of Columbus, Division of Sewerage and Drainage. Pursuant to re–zoning file Z01–042A (Ordinance No. 2668–2003) and the Development Plan for Sussex Place as signed and dated November 3, 2003, a 10 foot wide "LANDSCAPE BUFFER" shall have a mixture of deciduous trees and white pines spaced at a minimum of 10 feet on center. Existing trees within areas designated as "LANDSCAPE BUFFER" shall remain. Notwithstanding that the "LANDSCAPE BUFFER" overlap areas designated "DRAINAGE EASEMENT", the City of Columbus shall not bear the cost of, or liability for, replacement of any improvements, deciduous trees or white pines, shrubs, other plantings or landscaping, in the areas designated as DRAINAGE EASEMENT (including, but not limited to, the LANDSCAPE BUFFER), due to the City of Columbus's activities in the operation, repair, maintenance, or replacement of any major storm water drainage facilities within the areas of the DRAINAGE EASEMENT. As set forth in Ordinance No, 2668–2003, diseased or damaged trees and brush shall be removed from areas designated as "LANDSCAPE BUFFER" and replaced with deciduous trees and white pines, and their replacement shall be the sole cost of, and responsibility of, the applicable property owner. For the avoidance of all doubt, the "LANDSCAPE BUFFER" shall be owned and maintained by the applicable property owner. Areas shown hereon outside of the platted area are within land owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

In witness whereof, **MARONDA HOMES, LLC OF OHIO**, an Ohio corporation, Todd Lipschutz, Division Manager, sole member of said Sussex Place, LLC., has hereunto set his hand this 2 day of May, 2022

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: Jody Brannon

Jennifer Copley

MARONDA HOMES, LLC OF OHIO
AN OHIO CORPORATION

Todd Lipschutz
Division Manager

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299–2999
(614) 299–2992 (FAX)
www.EPFERRIS.com

STATE OF OHIO
COUNTY OF FRANKLIN

Before me a Notary Public in and for said county personally came Todd Lipschutz, Division Manager, of MARONDA HOMES, LLC. OF OHIO, an Ohio corporation, sole member of SUSSEX PLACE, LLC., who acknowledged the signing of the fore going instrument to be their voluntary act and deed for uses and purposes therin expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this

2 day of May, 2022

My commission expires Sept 7 2024

Notary Public, State of Ohio

ARTHUR R. BROWNING · NOTARY PUBLIC · STATE OF OHIO · MY COMMISSION EXPIRES SEPT. 7, 2024

Approved this 6TH day of MAY, 2022

Scott S Messer /KBS
Director, Department of Building and Zoning Services, Columbus Ohio

Approved this 6th day of MAY, 2022

City Engineer/Administrator, Division of Design & Construction, Columbus Ohio

Approved this 9th day of May, 2022

Jennifer L. Gallagher /KBS
Director, Department of Public Service, Columbus Ohio

Approved and Accepted this _____ Day of _____ 20__, by ordinance No. _____ wherein Lewes Castle Drive, Branoch Drive, and Lazar Road are hereby dedicated and accepted as such by the council of The City of Columbus Ohio.

In witness thereof I have hereunto set my hand and affixed my seal this _____ Day of _____, 20__

City Clerk, Columbus Ohio

Transferred this _____ day of _____, 20___

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 20___
at ___:___, M. Fee _____

Recorder, Franklin County, Ohio

at ___:___, M. Fee _____
File No. _____

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Page _____

OWNER/DEVELOPER:
Maronda Homes, LLC. of Ohio
5900 Wilcox Place
Dublin, Ohio 43016

Primary Contact: Todd Lipschutz
Phone: 614–659–1546
Email: tlipschutz@maronda.com

MONUMENTS:
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 1" rebar, 30" long with aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

SOURCE DATA:
The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

BASIS OF BEARINGS:
Bearings as shown herein are based on a portion of the centerline of Lewes Castle Drive as shown on Sussex Place Section 3, PHASE 1, of record in Plat Book 129, Page 79–81, as being North 37°47'50" East.

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, dimensions shown along curves are chord measurements.

STATE OF OHIO · MATTHEW LEE SLOAT · S-8342 · REGISTERED · PROFESSIONAL SURVEYOR

Matthew Lee Sloat 5/2/22
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY EKO CHK BY MJA DATE 03/04/2022

PROJECT 1146.006

Drawing: M:\1146006_SussexPlaceSection4\DWG\Plats\Final Plat\1146006_SussexPlaceSection4_Ph1_FinalPlat.dwg Saved on: 03-04-22 09:58 Revised by: eadonnell