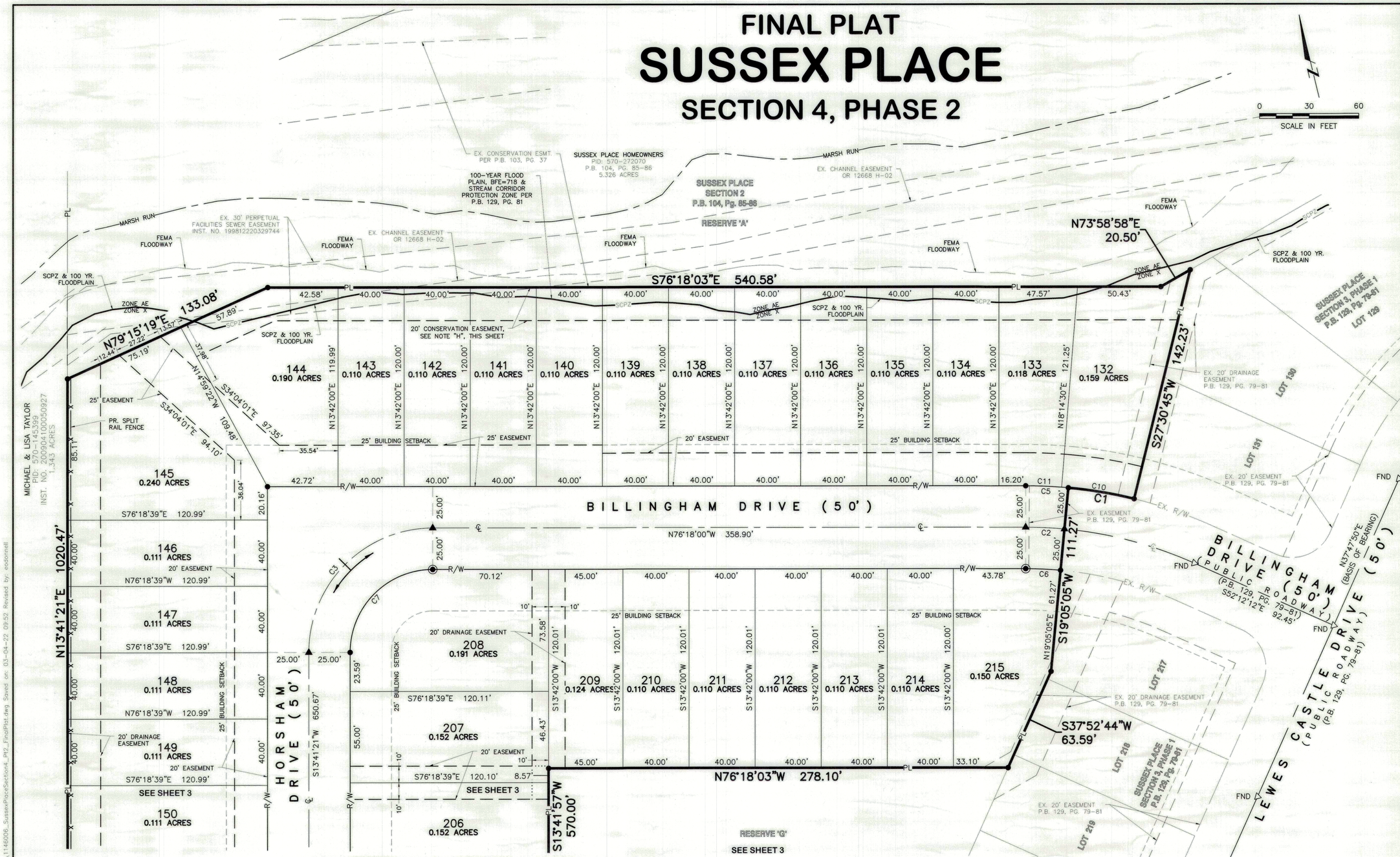
FINAL PLAT
SUSSEX PLACE
SECTION 4, PHASE 2



NOTE "H" – CONSERVATION EASEMENT:
Within those areas designated "Conservation Easement" on this plat (hereinafter Conservation Easement Premises), Maronda Homes LLC, of Ohio, and Sussex Place Homeowners' Association hereby grants unto the City of Columbus, Ohio the perpetual right and easement to hold and protect, for open space and conservation purposes, as permanent woodland and open green space for the protection of unspoiled natural beauty in, over and upon the Conservation Easement Premises, subject, however, to all easements of previous record and subject to the conditions hereinafter set forth.

1. The scenic easement herein granted shall run with the land in perpetuity so that Conservation Easement Premises shall forever be restricted from development with commercial or residential buildings, structures, and uses, and it is the intent and purpose of both parties to this easement to restrict and forbid any activity or use which would, as a natural consequence of such, impede or make more difficult the accomplishment of the purpose for wlrich the easement is granted as outlined herein.
2. No dumping or burning of refuse shall be permitted on the Conservation Easement Premises.
3. No hunting or trapping shall be permitted on the Conservation Easement Premises.
4. The natural resources of the Conservation Easement Premises shall remain undisturbed and no topsoil, sand, gravel, rock or minerals shall be excavated or removed therefrom, and nothing shall be permitted to occur on the Conservation Easement Premises which would contribute to the erosion of the land and no commercial lumbering operations shall be permitted on the Conservation Easement Premises, and no trees shall be cut or removed, except for the removal of such dead, diseased or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety as determined by the City Service Director. It is the intent of this easement that no private encroachment shall be permitted, such as, but not limited to, cutting or clearing of any plant material, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or convenience.
5. No roadway, nor any facility of any public utility other than existing roadways and public utility facilities shall be permitted to be constructed or installed on the Conservation Easement Premises, and no existing roadway or public utility facility shall be enlarged or extended on the Conservation Easement Premises.
6. Grantor accepts no liability for accidents or damages resulting from such public use of the Conservation Easement Premises as may result from the City's ownership of the easement created herein.
7. This conservation easement, however, is not intended to interfere with or detract from the use of the Conservation Easement Premises by the Grantor and its successors and assigns for all purposes, present and future, not inconsistent with this grant, including such forest management practices envisaged by and consistent with the provisions of Ohio Revised Code Section 5713.22 et seq.
8. This conservation easement, however, is not intended to interfere with Maronda Homes LLC, of Ohio or Sussex Place Homeowners' Association from maintaining said conservation easement area, including, but not limited to, mowing and removal of noxious weeds.

SEE SHEET 3 FOR CURVE TABLE

Legend

℄	Centerline
R/W	Right-of-Way
○	Iron Pin Found (IPF)
●	Iron Pin Set
△	Mag Nail Found
▲	Mag Nail Set
◉	Permanent Marker Set
100	Lot Number

NOTE "A" All of "Sussex Place Section 4 PHASE 2" shown hereon is located in zone "X" (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood) as shown on the flood insurance rate map of the county of Franklin, Ohio community panel 39049C0318K with a revised Dated: February 27, 2009.

The Stream Corridor Protection Limit, as shown hereon, is an approximate location of the Stream Corridor Protection Zone of Marsh Run as delineated from the City of Columbus Storm Water Drainage Manual (August 2012) by STANTEC INC., at the time of platting of Sussex Place Section 3 PHASE 1, P.B. 129, PG. 81.

NOTE "B" No determination has been made by the Department of Building & Zoning Services, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as wetlands by the Army Corp. of Engineers. It is the developer's responsibility to determine whether wetlands exist on the site. City of Columbus approval of the final plat of "Sussex Place Section 4 PHASE 2" does not imply any approval for the development of the site as it may pertain to wetlands.

NOTE "C"

Acreage in Lots	7.630 Acres
Acreage in R/W	1.604 Acres
Total Acreage	9.234 Acres

"Sussex Place Section 4 PHASE 2" is comprised of 9.234 acres in Auditor's Parcel 570-111408.

NOTE "D" At the time of platting, electric, cable and telephone service providers have not issued information for required easement areas, in addition to those shown hereon, deemed necessary by said providers for the installation and maintenance of their mainline and service facilities.

NOTE "E" Grantor being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees that grantor will indemnify the City of Columbus for and hold it harmless from any agricultural recoupments assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

NOTE "F" At the time of platting, the land indicated hereon is subject to requirements of the City of Columbus zoning ordinance #704-02 (Z01-034) passed on December 19, 2001. This ordinance and amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current, applicable use and development limitations or requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "G" The pavement and storm sewer plan together with the master grading plan for "Sussex Place Section 4 PHASE 2", shows a design that would prohibit all of the lots in "Sussex Place Section 4 PHASE 2", from having a depressed driveway according to Columbus City code section 4123.43 unless otherwise approved by the Columbus Inspector.

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

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

PROJECT 1146.006

Drawing: M:\1146006_SussexPlaceSection4\DWG\Plats\Final Plat\1146006_SussexPlaceSection4_PT2_FinalPlat.dwg Saved on: 03-04-22 09:52 Revised by: eodonnell