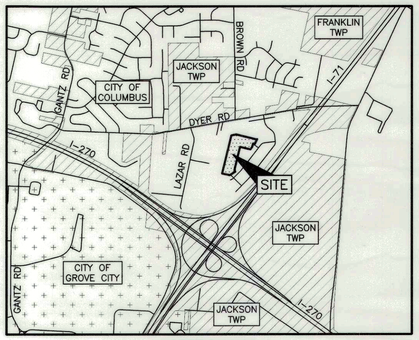
FINAL PLAT
SUSSEX PLACE
SECTION 4, PHASE 2
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 4641



LOCATION MAP
N.T.S.

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 4641, containing 9.234 acres of land, more or less, said 9.234 acres being all of that 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 2"**,a subdivision containing lots numbered 132–168 and 194–215 inclusive, does hereby accept this plat of same and dedicates to public Right–of–Way all of Horsham Drive and Billingham Drive 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 reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and or other storm water drainage facilities. 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 approved by the City of Columbus, Division of Sewerage and Drainage.

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:

MARONDA HOMES, LLC OF OHIO AN OHIO CORPORATION

BY: Jody Browning

Todd Lipschutz
Division Manager

Jennifer Copley

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 · MY COMMISSION EXPIRES SEPT. 7, 2024 · STATE OF OHIO

Approved this 6TH day of MAY, 2022

Scott S. Messer / AEB
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 Horsham Drive and Billingham Drive is 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: Richard J. Conie
Phone: 614–525–1785
Email: rich@rjc–company.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

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
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(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_Ph2_FinalPlat.dwg Saved on: 03-04-22 09:52 Revised by: eodonnell