

Parcel No. 530-156610, Parcel 1 (4.378 acres) & Parcel 2 (6.294 acres) and Part of Parcel No. 530-156576 (1.348 acres) split and combined with Parcel No. 530-156610.

Situated in the State of Ohio, County of Franklin, City of Columbus, being known as part of the Northwest Quarter of Section 7, Township 11N, Range 21W, Mathews Survey of Congress Lands, being further known as Parcel No. 530-156610, Parcel 1 & Parcel 2 as conveyed to MARONDA HOMES, INC. OF OHIO, as recorded in Instrument No. 200503110045245 & Part of Parcel No. 530-156576 split and combined with Parcel No. 530-156610 as conveyed to MARONDA HOMES, INC. OF OHIO, as recorded in Instrument No. 200503110045246 of the Franklin County Recorder's Office, and being more fully bounded and described as follows:

Beginning for reference at Franklin County Monument No. 4470 at the centerline intersection of Spangler Road (Variable R/W) with Watkins Road (a 60-foot dedicated road);

Thence S 04°08'43" W along the centerline of said Spangler Road a distance of 255.82-feet to a point located on said centerline, said point also being located on the southwesterly corner of a parcel of land now or formerly owned by Richard J. Eilfein Jr. and Joan Eilfein, as recorded in Instrument No. 201403240035756 of the Franklin County Recorder's Office and the true point of beginning;

Thence continuing S 04°08'43" W along the centerline of said Spangler Road a distance of 220.88-feet to a point being located on said centerline, said point also being located on the northeasterly corner of a parcel of land now or formerly owned by Duncan S. Campbell, as recorded in Instrument No. 200502090024721 of the Franklin County Recorder's Office;

Thence N 85°38'14" W along the northerly line of said Campbell Parcel a distance of 527.69-feet to an iron pin set on the northwesterly corner of said Campbell Parcel;

Thence S 04°29'02" W along the westerly line of said Campbell Parcel a distance of 164.32-feet to a bent 5/8-inch rebar found at the southwesterly corner of said Campbell Parcel, said rebar also being located on the northerly line of Lot 9 of Timbercreek Village, as recorded in Plat Book 69, Page 3 of the Franklin County Recorder's Office;

Thence N 85°39'12" W continuing along said northerly line, and the northerly lines of Green Meadows Street (50' R/W), Lot 8, and Lot 10 of said Timbercreek Village, passing over 5/8 inch rebars (capped Pomeroy) at distances of 82.04-feet and 132.04-feet, therefrom a total distance of 587.04-feet to an iron pin set at the northwesterly corner of said Lot 10, said iron pin set also being located on the easterly line of a parcel of land now or formerly owned by JAL Realty Co., as recorded in Instrument No. 199709110091847 of the Franklin County Recorder's Office;

Thence N 04°16'26" E along the easterly line of said JAL Realty Co. Parcel a distance of 323.77-feet to an iron pin set at an angle point in said easterly line;

Thence N 04°07'56" E and continuing along said east line of the JAL Realty Co. Parcel a distance of 314.76-feet to an iron pin set at an angle point in said JAL Realty Co. Parcel;

Thence S 85°46'52" E along the southerly line of said JAL Realty Co. Parcel, the southerly line of a parcel of land now or formerly owned by Randy R. Jackson and Myrtle E. Hays, as recorded in Instrument No. 200704130065149 of the Franklin County Recorder's Office, and the southerly line of a parcel of land now or formerly owned by Mary Lou Leonard, as recorded in Instrument No. 199805190122210 of the Franklin County Recorder's Office, a distance of 588.44-feet to a 3/4 inch iron pin found at the northwesterly corner of a parcel of land now or formerly owned by Joan Eilfein and Richard J. Eilfein, Jr., as recorded in Instrument No. 200906020078497 of the Franklin County Recorder's Office;

Thence S 04°27'33" W along the westerly line of said Eilfein Parcel a distance of 82.50-feet to an iron pin set at the southwesterly corner Eilfein Parcel;

Thence S 85°52'17" E along the southerly line of said Eilfein Parcel a distance of 186.78-feet to a 3/4-inch iron pin found (capped Haines) on said southerly line, said iron pin also being located at the northwesterly corner of foresaid Eilfein Jr. Parcel;

Thence S 04°19'48" W along the westerly line of foresaid Eilfein Jr. Parcel a distance of 173.57-feet to an iron pin set at the southwesterly corner of foresaid Eilfein Jr. Parcel;

Thence S 85°45'52" E along the southerly line of foresaid Eilfein Jr. Parcel a distance of 340.83-feet to a point on the southeasterly corner of said Eilfein Jr. Parcel and the true point of beginning and containing therein 12.033 acres (524,144.51 Sq. Ft.) of land to be the same more or less, however subject to all legal highways, rights-of-way, easements, exceptions, reservations, and agreements.

Bearings as called are used to denote angles only and are relative to this description.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), from GPS-VRS observations on existing monuments.

City of Columbus STORMWATER CONTROL PRACTICE (SCP) EASEMENT For Plats

Areas designated as Stormwater Control Practice (SCP) Easements are hereby granted to the CITY OF COLUMBUS, OHIO, for the purposes of providing easement rights in, over, under, across and through the real property including the right of reasonable access thereto, but without any obligation whatsoever, to access, reconstruct, replace, remove, repair, maintain, control, and operate water and sewer drainage facilities, including but not limited to ditches, pipes, channels, culverts, sewer utility lines, temporary sediment settling ponds and sediment traps, detention and retention facilities, post-construction stormwater control practices, and their appurtenances ("Improvement"), for accepting, transporting, detaining, and releasing water courses.

The Owner shall be solely responsible for maintaining the Improvement in strict compliance with the approved and executed Post-Construction Stormwater Control Practices Inspection and Maintenance Agreement, on file with the Department of Public Utilities, and all storm water inspection, operation and maintenance responsibilities provided in the agreement, including, but not limited to, keeping all inlets and outlets free and clear of debris, repairing any damaged structures, maintaining sediment accumulation in any detention basin(s), temporary sediment settling ponds and post-construction stormwater control practices, repairing undercut or eroded areas, maintaining any hardscape surfaces, lawn care maintenance, and repairing any damaged landscape areas.

In the event the Improvement includes, or is located within a parking lot as approved by Grantee in the above-referenced Plan File Number, which will serve as a detention/retention improvement, Grantee may install standard or typical parking lot features as shown on the approved above-referenced Plan File Number at Grantor's sole risk and Grantee and Grantee's employees, agents, representatives, and contractors shall not be liable for any damage or destruction of such parking lot features during Grantee's good faith exercise of Grantee's rights in this Easement.

The City shall have the right, at any time, to inspect the Improvement, including the detention basin, temporary sediment settling ponds and post-construction practices, to ascertain whether the Improvement and appurtenant facilities are functioning in accordance with any approved plans, the Post-Construction Stormwater Control Practices Inspection and Maintenance Agreement, requirements of the then-current City of Columbus Stormwater Drainage Manual and generally accepted engineering standards. In the event the Improvement is not constructed in accordance with approved plans, the Owner upon notice from the City, or otherwise, shall complete construction of the Improvement in a timely manner. The Owner shall use all commercially reasonable efforts to timely complete construction of the Improvement, but except for events of force majeure, under no circumstances shall the time exceed ninety (90) days unless otherwise agreed in writing by the City. If the property owner fails to diligently complete the construction of the Improvement, City shall have the right, but no obligation whatsoever, to enter upon the property and perform the construction. In the event the City performs such construction as provided herein, the Owner shall fully and immediately reimburse City for any costs incurred by City and City shall have the right to call upon any Stormwater Control Practice Construction Bond agreement.

In the event the Improvement is not functioning properly and requires repair, Owner upon notice from the City, or otherwise, shall commence such repairs as needed in a timely manner. The Owner shall use all commercially reasonable efforts to timely perform the repairs, but except for events of force majeure, under no circumstances shall the time exceed ninety (90) days unless otherwise agreed in writing by the City. If Owner fails to maintain and diligently complete repairs to the Improvement, City shall have the right, but no obligation whatsoever, to enter upon the property and perform the repair. In the event the City performs such repair as provided herein, Owner shall fully and immediately reimburse City for the actual cost of the repair upon receipt of an invoice itemizing the cost. In the event the Owner fails to pay said costs to City within thirty (30) days of demand by City, Owner shall also be responsible for all additional costs incurred by City in collecting said reimbursement, including, but not limited to, interest at the highest rate allowed by law, all court fees and costs, and attorney's fees and/or may be subject to assessment.

Upon the City's entry into the SCP Easement area to exercise any of its rights, City will restore the easement area to its former condition as is reasonably practicable, but subject to the completion of the Improvement contemplated herein. Owner understands and agrees any restoration of Owner's property is specifically limited to reasonably restoring the grade and surface to their former condition, except utility service lines, asphalt-paved parking areas, and sidewalks that do not, in any manner, impair or interfere with the Improvements or City's rights, will be restored. City's restoration will not include repair, replacement, or compensation of or for any improvements, including but not limited to, fences, trees, vegetation, and/or landscaping.

Owner shall forever indemnify and hold harmless the City and all of its agents, employees and representatives from and against all claims, damages, losses, suits, and actions, including attorney's fees, arising or resulting, in any manner, from Owner, its successors and assigns, actions or inactions associated in any manner with the use of the Improvement.

SPANGLER FARMS PLAT OF SUBDIVISION PART OF SECTION 7, TOWNSHIP 11N, RANGE 21W MATHEWS SURVEY OF CONGRESS LANDS CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

The undersigned, Todd Lipschutz, Division President for said Maronda Homes, LLC of Ohio, an Ohio Corporation, owner of the lands plotted herein, duly authorized in the premises, does hereby certify that his plat correctly represents its "Spangler Farms", a subdivision containing lots numbered 1 through 109, Reserve A, Reserve B1 and Reserve B2, inclusive, and does hereby accept this plat of same and dedicates to public use, as such, all or parts of Spangler Farms shown hereon and not here to fore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "easement" or "drainage easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation, and maintenance of the service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "drainage easement", and 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 grade structures, dams or other obstructions to the flow of stormwater 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, Todd Lipschutz has caused this plat to be duly executed by this duly authorized office.

This day of May 03, 2024 signed and acknowledged in the presence of by this duly authorized office. 2024

Witness: Gandy Browning, Vice President, Maronda Homes, LLC of Ohio

State of Ohio

County of Franklin

Before me, a notary public in and for said state, personally appeared Todd Lipschutz, Division President for said Maronda Homes, LLC of Ohio, an Ohio Corporation who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of Maronda Homes, LLC of Ohio for the uses and purposes expressed therein.

In witness thereof, I have hereunto set my hand and affixed my official seal this 3 Day of May, 2024

My Commission expires Sept 7 2024

Approved this 7th Day of May, 2024 Scott S. Messer/ASB Director, Department of Building and Zoning Services, Columbus Ohio

Approved this 7th Day of May, 2024 [Signature] City Engineer, Administrator Division of Design & Construction, Columbus Ohio

Approved this Day of Kelly B. Seaco of Smith Director, Department of Public Service, Columbus Ohio

Approved and accepted this Day of 20, By ordinance no.

Wherein a portion of Spangler Road 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

Filed for record this Day of 20, At Fee, Recorder Franklin County Ohio

At Fee, Deputy Recorder, Franklin County Ohio

File no. Ohio

Plat Book, Page

Source of Data: The sources of recorded survey data referenced in the plat and text of this plat are the records of the recorder's office, Franklin County, Ohio

Iron Pins: Where indicated hereon unless otherwise noted, are to be set and will follow State of Ohio Minimum Standards and have a plastic cap inscribed "LSSE, INC."

Permanent Markers: Where indicated hereon unless otherwise noted are to be set and are solid iron pins, 1" diameter, 30" long with a plastic cap inscribed "LSSE, INC."

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 thereof. Dimensions shown along curves are chord measurements.

WATERLINE EASEMENT NOTE: This Plat of Subdivision amends a portion of the waterline easement recorded in I.N. 202311220122222. See shaded areas on sheet 3 of 4 for amended portions.

PERPETUAL EASEMENT NOTE: The "Declaration of Easements and Restrictions," as recorded in Instrument No. 201111040143134 "created perpetual, non-exclusive easements upon, across, and over all entranceways, roadways, sidewalks and paths now or hereafter located on either the association property or the Maronda property for ingress and egress to, from, between and over each of the association property and the Maronda Property and from each to all neighboring public roads."

Table with 2 columns: SITE STATS, Values. Includes Total Acreage (12.0327 AC), Number of Lots (109), Zoning Designation (L-AR-12, LIMITED APARTMENT RESIDENTIAL DISTRICT), Zoning Case File No. (Z03-033A and CV05-068)

Table with 2 columns: PROJECT DATUM, Values. Includes Horizontal (North American Datum [NAD 83 (2011)] Ohio State Plane South Zone Coordinate System), Vertical (North American Vertical Datum of 1988 (NAVD 88))

Bearings are based on Ohio State Plane Coordinate System - South Zone, NAD 83 (2011), from GPS-VRS observations on existing monuments. Bearings as called are used to denote angles only and are relative to this subdivision.

SURVEYOR CERTIFICATION: I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE SURVEY IT REPRESENTS TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT WAS PERFORMED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - STANDARDS FOR BOUNDARY SURVEYS.

BRAD L. GOODBALLET REGISTERED SURVEYOR NO. S-7705



Table with 4 columns: No., Date, Description, By. For recording details.

RECORD OWNER

MARONDA HOMES, LLC OF OHIO Todd Lipschutz Division President Ohio / Kentucky 5900 Wilcox Place Dublin, OH 43016 614-659-1546

SUBDIVIDER/LAND DEVELOPER

MARONDA HOMES, LLC OF OHIO Todd Lipschutz Division President Ohio / Kentucky 5900 Wilcox Place Dublin, OH 43016 614-659-1546



Location Map N.T.S.

AGRICULTURAL RECOURPMENT

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.

RESERVE NOTE

Reserve "A" containing 2.512 acres is to be owned and maintained by the Spangler Farms Condominium Association for the use and maintenance of the following private streets: Mchery Drive, Mackinac Drive, Squadron Drive, Regiment Lane, Stripes Drive and Meigs Drive. Until such time as said association is formed, the developer will be responsible for the maintenance of said reserve.

FLOODPLAIN NOTE

Spangler Farms Plat of Subdivision is within Zone X, areas determined to be outside the 0.2% annual chance floodplain as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas map number 39049C0343K with Effective Date of Revision of 6/17/2008.

WETLAND NOTE

No determination has been made by the Development Department, Building Services Division, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the final plat of Spangler Farms Plat of Subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

DEPRESSED DRIVE NOTE

The pavement and storm sewer plan together with the master grading plan for Spangler Farms Plat of Subdivision show a design that would prohibit any lots from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

ZONING NOTE

At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance # 1994-2006, passed (date) 10-4-2006 (Zoning File number) Z03-033A and CV05-068. This ordinance, and any 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.

FIRE NOTE

Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove/ tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The developer, and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sole and specific purpose of enforcement of parking restrictions. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan."

PRIVATE STREETS NOTE

Reserve "A", 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 Spangler Farms Plat of Subdivision. The street and lanes constructed within said Reserve "A" will be private streets and lanes which will be dedicated to the Spangler Farms Condominium Association and the City of Columbus will not be responsible for the maintenance of said streets.

ACCESS EASEMENT (ON PRIVATE STREETS)

Within said Reserve "A", a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and lands adjacent to said Reserve "A".

TITLE SHEET Spangler Farms Plat of Subdivision Section 7, T-11N, R-21W Mathews Survey of Congress Lands City of Columbus, County of Franklin, State of Ohio. Includes drawing info, scale, date, and LSSE logo.

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