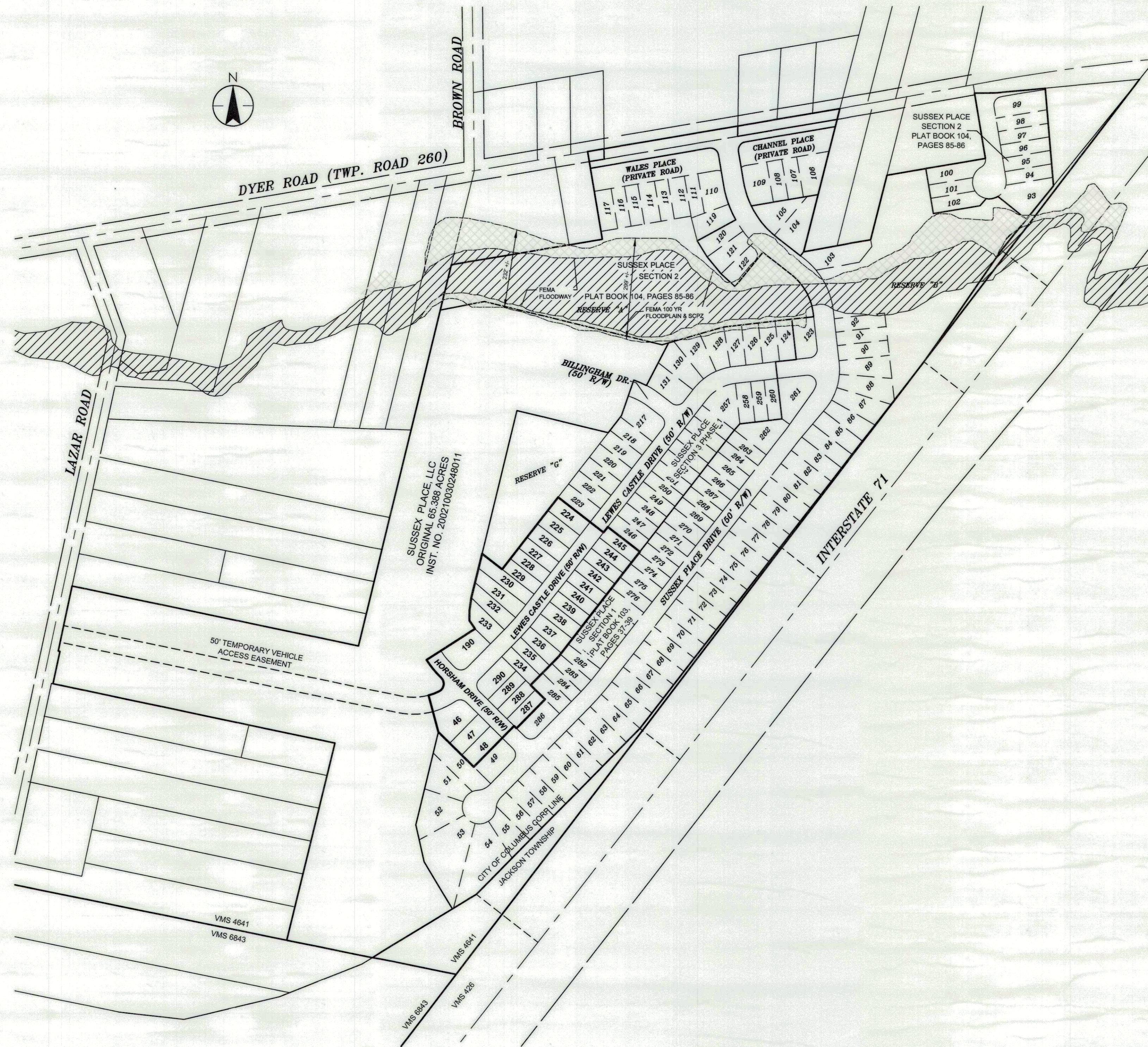


VICINITY MAP  
NOT TO SCALE

# SUSSEX PLACE SECTION 3 PHASE 2



- NOTES:**
- THE SUBJECT PROPERTY LINES ARE LOCATED PRIMARILY IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE X (AREA IN 0.2% FLOOD HAZARD) FROM THE FLOOD INSURANCE RATE MAP (FIRM), WITH PORTIONS OF SUSSEX PLACE SECTION 3 PART 1, LOTS 124-129 LIE WITHIN ZONE AE, NUMBER 380490318 K WITH AN EFFECTIVE DATE OF JUNE 17, 2008. LOMAR 09-05-1743P WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2009.
  - NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING AND 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 CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. THE CITY OF COLUMBUS APPROVAL OF THE PLAT OF SUSSEX PLACE SECTION 3 PHASE 2, DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.
  - AT THE TIME THIS PLAT IS RECORDED, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE 1349-02, PASSED SEPTEMBER 9, 2002 (Z01-042A). 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 THIS PLAT IS RECORDED, 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 INFORMATION PURPOSES ONLY.
  - THE CITY OF COLUMBUS, OHIO IS GRANTED A NONEXCLUSIVE EASEMENT FOR VEHICULAR USE FOR ACCESS BY EMERGENCY SERVICES ONLY IN AND OVER THE AREA OF LAND DESIGNATED "50 FT. TEMPORARY VEHICLE ACCESS EASEMENT" AT THE SOUTHERLY TERMINUS OF LEWES CASTLE DRIVE ON THE PROPERTY OWNED BY MARONDA HOMES, INC. OF OHIO AS SHOWN HEREON. THE 50 FT. TEMPORARY VEHICLE ACCESS EASEMENT SHALL BE OF NO FORCE AT SUCH TIME AS THE EASEMENT IS REMOVED AND THE STREET IS EXTENDED BY DEDICATED RIGHT-OF-WAY IN A MANNER ACCEPTABLE TO THE CITY OF COLUMBUS.
  - THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF RESERVES. IF THE OWNER OF THE RESERVES FAILS TO PERFORM ITS MAINTENANCE OBLIGATIONS HEREUNDER, AND IF IT BECOMES NECESSARY FOR THE CITY OF COLUMBUS TO PERFORM MAINTENANCE WORK TO THE RESERVES, THE OWNER OF RECORD OF THE RESERVE AREAS OR ANY PORTION THEREOF, UPON WHICH SUCH WORK MAY BE PERFORMED, SHALL REIMBURSE THE CITY OF COLUMBUS FOR THE ACTUAL COST OF SUCH WORK.

**BASIS OF BEARING:**  
THE BEARINGS AS SHOWN HEREIN ARE BASED UPON THE BEARING N 80°26'34" E, FOR THE CENTERLINE OF DYER ROAD BETWEEN FCGS 1233 AND FCGS 6114 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED BY R.D. ZANDE AND ASSOCIATES, INC. IN AUGUST, 2002, (OHIO STATE COORDINATED SYSTEM, SOUTH ZONE, NAD 83, 1986 ADJUSTMENT).

**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. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN RUNNING THROUGH CONCRETE AT LEAST SIX INCHES IN DIAMETER AND THIRTY INCHES LONG)
- ⊕ = IRON PIN SET-5/8 REBAR SET WITH STANTEC CAP
- ⊖ = IRON PIN FOUND-3/4 IRON PIPE WITH STANTEC CAP
- ⊙ = MAG NAIL SET

**STANTEC CONSULTING SERVICES INC.**  
  
MICHAEL P. PEECOCK  
PROFESSIONAL SURVEYOR NO. S-8711  
DATE: 09/09/2020

**PREPARED BY:**  
  
1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-340-2743  
FAX (614) 486-4387

**ACREAGE BREAKDOWN:**

TOTAL ACREAGE	5.121 ACRES
ACREAGE IN LOTS	3.970 ACRES
ACREAGE IN PUBLIC RIGHT-OF-WAY	1.151 ACRES
ACREAGE IN RESERVE AREA	0.0 ACRES
TOTAL NUMBER OF LOTS	30 LOTS

**PARCEL NUMBER BREAKDOWN:**  
SECTION 3 PHASE 2 IS OUT OF PARCEL NUMBER 570-111408

**DEVELOPER:**  
MARONDA HOMES, INC. OF OHIO  
3148 BROADWAY  
GROVE CITY, OHIO 43123  
(614) 274-5775

**BUILDING SETBACKS:**  
MIN. FRONT YARD 25 FT.  
MIN. SIDE YARD 5 FT.  
MIN. REAR YARD 25%

**BACKGROUND MAP**  
SCALE: 1"=200'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY DISTRICT, SURVEY NUMBER 4641, CONTAINING 5.121 ACRES, MORE OR LESS, INCLUDING 1.151 ACRES OF RIGHT-OF-WAY, SAID 5.121 ACRES BEING OUT OF THE ORIGINAL 65.388 ACRE TRACT CONVEYED TO SUSSEX PLACE, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 200210030248011, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, SUSSEX PLACE, LLC, SOLE MEMBER OF MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, BY TODD LIPSCHUTZ, DIVISION MANAGER, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "SUSSEX PLACE SECTION 3 PHASE 2", A SUBDIVISION OF LOT NUMBERS 46 THROUGH 48, 190, 224 THROUGH 245 AND 287 THROUGH 290 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF LEWES CASTLE DRIVE AND HORSHAM DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED AND THAT THE PROPERTY WITHIN SAID PLAT IS NOT SUBJECT TO ANY LIENS.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT". THE DESIGNATED EASEMENTS PERMIT 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 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 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.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SUSSEX PLACE, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 3123.09(C) (8) OF THE COLUMBUS CITY CODES, 1959, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE T.V. INDUSTRY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF T.V. CABLE AND EQUIPMENT.

GRANTOR, BEING 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 RESULTS FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

IN WITNESS WHEREOF, TODD LIPSCHUTZ, DIVISION MANAGER FOR MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, SOLE MEMBER OF SAID SUSSEX PLACE, LLC, HAS SET HIS HAND THIS 14 DAY OF September, 2020.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:  
  
PRINTED: Kelly Downey  
  
PRINTED: Denise Brock  
STATE OF OHIO SS

MARONDA HOMES, INC. OF OHIO,  
AN OHIO CORPORATION  
BY:   
TODD LIPSCHUTZ  
DIVISION MANAGER

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF September, 2020 BY TODD LIPSCHUTZ, DIVISION MANAGER, FOR MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, SOLE MEMBER OF SAID SUSSEX PLACE, LLC, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14 DAY OF September, 2020.  
MY COMMISSION EXPIRES Sept 7 2024  
  
Aisha R. Lewis  
NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS 13<sup>th</sup> DAY OF October, 2020  
  
Scott S. Meyer  
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES COLUMBUS, OHIO

APPROVED THIS 14<sup>th</sup> DAY OF October, 2020  
  
Michael J. Adams  
CITY ENGINEER / ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS, OHIO

APPROVED THIS 14<sup>th</sup> DAY OF October, 2020  
  
Jennifer L. Walsh  
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS \_\_\_ DAY OF \_\_\_, 2020 BY ORDINANCE NO. \_\_\_ WHEREIN THE DRIVES AND EASEMENTS AS DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THIS \_\_\_ DAY OF \_\_\_, 2020.

\_\_\_\_\_  
CITY CLERK, COLUMBUS, OHIO

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_, 2020 AT \_\_\_ M

FEE \_\_\_ FILE NO. \_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS \_\_\_ DAY OF \_\_\_, 2020 PLAT BOOK \_\_\_ PAGES \_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

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