

THE TRAILS AT CHATTERTON EAST SECTION 1 PART 3

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 2, Township 11, Range 21, Congress Lands, containing 21.400 acres of land, more or less, said 21.400 acres being part of that tract of land conveyed to **MARONDA HOMES, INC. OF OHIO** by deeds of record in Instrument Numbers 200506210120856, 200506210120859, 200506210120862, 200506210120866 and 200506210120869, Recorder's Office, Franklin County, Ohio.

The undersigned, **MARONDA HOMES, INC. OF OHIO**, an Ohio corporation, by **TODD LIPSCHUTZ**, Vice President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE TRAILS AT CHATTERTON EAST SECTION 1 PART 3", a subdivision containing Lots numbered 85 to 124, both inclusive, and an area designated as "Reserve 'E'" and "Reserve 'F'", does hereby accept this plat of same and dedicates to public use, as such, all of Autumn Oak Drive, Bears Run Road, Creek View Trail Court, and Creek View Trail Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Emergency Access Easement". Each of the aforementioned designated easements 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 above ground storm water drainage facilities. No above grade 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. Within those areas designated "Emergency Access Easement" on this plat, an additional easement is hereby reserved for the purpose of providing emergency ingress, egress, and passage over and upon the areas depicted hereon.

In Witness Whereof, **TODD LIPSCHUTZ**, Vice President of **MARONDA HOMES, INC. OF OHIO**, has hereunto set his hand this 23 day of April, 2021.

Signed and Acknowledged
In the presence of:

**MARONDA HOMES, INC.
OF OHIO**

Susan Stone
M. J. Ollive

By *Todd Lipschutz*
TODD LIPSCHUTZ
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TODD LIPSCHUTZ**, Vice President of **MARONDA HOMES, INC. OF OHIO**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **MARONDA HOMES, INC. OF OHIO**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of April, 2021.

My commission expires Sept 23 2024
Allen R. Barry
Notary Public, State of Ohio



Approved this 11th day of MAY, 2021.

Scott S. Meyer/PSB
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 12th day of MAY, 2021.

Samuel D. ...
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 13th day of May, 2021.

Curtis ...
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this ___ day of _____, 20___, by Ordinance No. _____ wherein all of Autumn Oak Drive, Bears Run Road, Creek View Trail Court, and Creek View Trail Drive, shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal the ___ 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 \$ _____

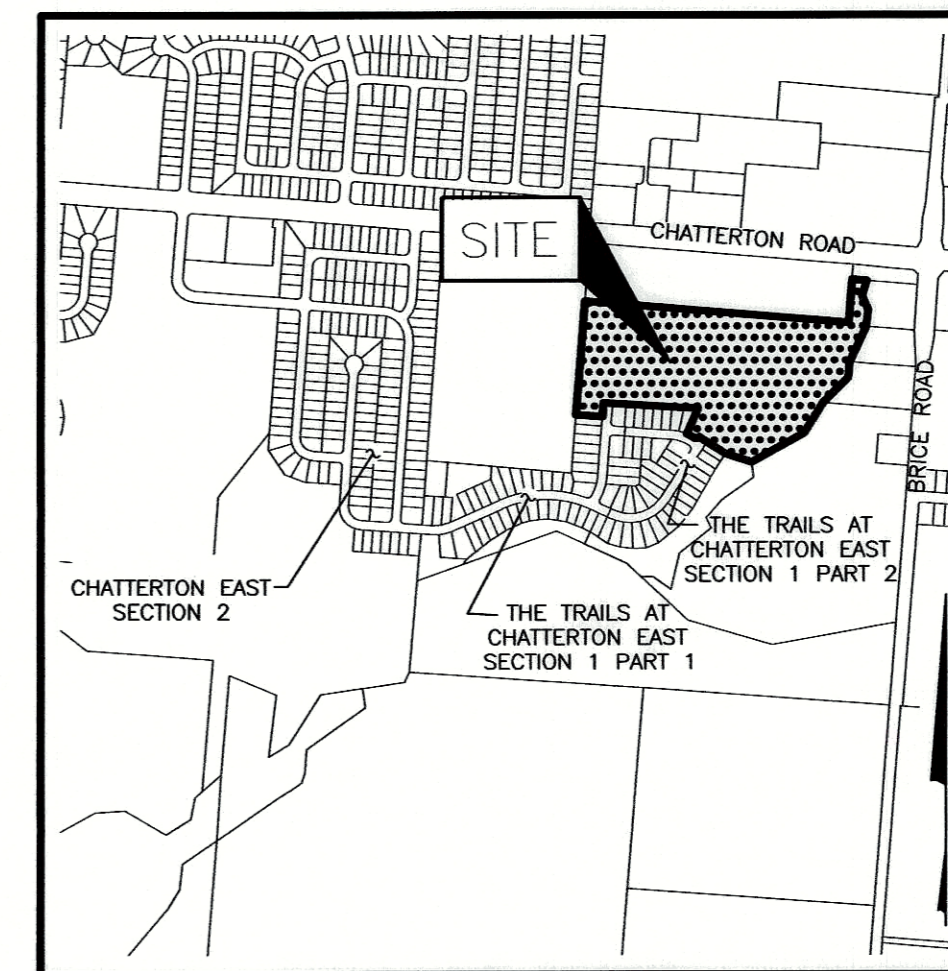
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20___.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

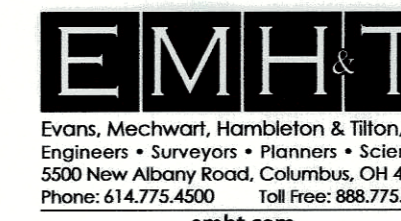
BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by observations of selected Franklin County Geodetic Survey monuments 9918 and 9939. A bearing of North 32° 40' 31" East was held for the centerline of Creek View Trail Drive and is designated as the basis of bearings for this plat.

SOURCE OF 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.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be 8-inch long mag spikes. Mag spikes are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement, and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)



By *Matthew A. Kirk* 21 April 2021
Professional Surveyor No. 7865 Date