

THE MEADOWS AT SHANNON LAKES SECTION 4

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 11, Township 11, Range 21, Congress Lands, containing 11.151 acres of land more or less, said 11.151 acres being part of that tract of land conveyed to **MARONDA HOMES, LLC OF OHIO** by deed of record in Instrument Number 200206110144708, Recorder's Office, Franklin County, Ohio.

The undersigned **MARONDA HOMES, LLC OF OHIO**, an Ohio limited liability company, by **TODD LIPSCHUTZ**, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE MEADOWS AT SHANNON LAKES SECTION 4"**, a subdivision containing Lots numbered 299 to 375, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Coble Meadows Lane, Portwatch Drive and Town Hill Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage 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.

In Witness Whereof, **TODD LIPSCHUTZ**, Vice President of **MARONDA HOMES, LLC OF OHIO**, has hereunto set his hand this 18 day of Jan, 2022.

Signed and Acknowledged
In the presence of:

MARONDA HOMES, LLC OF OHIO

[Signature]
[Signature]

By [Signature]
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, LLC 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, LLC 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 January, 2022.

My commission expires Apr 2, 2024
Notary Public, State of Ohio



Approved this 25th day of JANUARY, 2022.
[Signature]
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 26th day of January, 2022.
[Signature]
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 26th day of January, 2022.
[Signature]
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of Coble Meadows Lane, Portwatch Drive and Town Hill 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

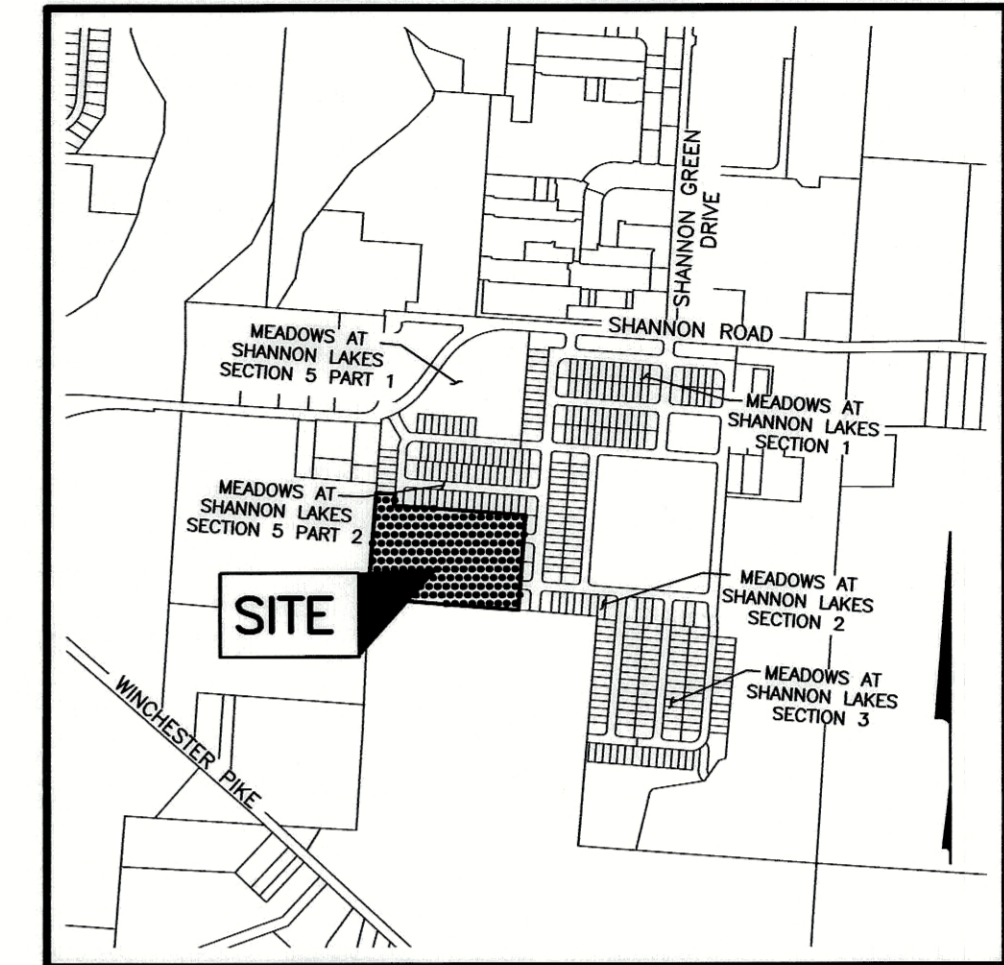
Deputy Auditor, Franklin County, Ohio

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 (NSRS 2007). Control for bearings was from the centerline of Brice Road and coordinates of monuments FCGS 2251 and FCGS 8861, having a bearing of North 04° 03'12" East between said monuments, as established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

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



Evans, Mechwart, Hambleton & Tiron, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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
Professional Surveyor No. 7865

13 JAN 22
Date



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