

# LEHMAN ESTATES SECTION 5

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 18, Township 15, Range 20, Congress Lands, containing 18.133 acres of land, more or less, said 18.133 acres being part of that tract of land conveyed to MARONDA HOMES, INC. OF OHIO by deed of record in Instrument Number 193908180210152, Recorder's Office, Franklin County, Ohio

The undersigned, MARONDA HOMES, INC. OF OHIO, an Ohio corporation, by JAMES F. BAUER, Executive Vice President, owner of the land plotted herein does hereby certify that this plat correctly represents its "LEHMAN ESTATES SECTION 5", a subdivision containing Lots numbered 283 to 339, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Corn House Drive, Effy Lane, Kramer Mills Run, Laurel Boat Lane and Storm Boat Lane shown hereon and not heretofore 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, use 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 grade structures, dikes or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Furthermore, in accordance with the laws and regulations of Section 3123.08(c)(8) of the Columbus City Codes, 1950, there is hereby offered an easement to the Cable T.V. Industry for the installation, operation and maintenance of T.V. cable and equipment.

In Witness Whereof, JAMES F. BAUER, Executive Vice President of MARONDA HOMES, INC. OF OHIO has herunto set his hand this 21<sup>st</sup> day of May, 2003.

Signed and acknowledged in the presence of: MARONDA HOMES, INC. OF OHIO  
Dorothy Keisison by James F. Bauer, Executive Vice President

James F. Bauer  
James F. Bauer  
Executive Vice President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JAMES F. BAUER, Executive Vice President of MARONDA HOMES, INC. OF OHIO, who acknowledged the signing of the foregoing instrument to be his, free and voluntary act and deed and the free and voluntary act and deed of said MARONDA HOMES, INC. OF OHIO for the uses and purposes expressed therein.

In Witness Whereof, I have herunto set my hand and affixed my official seal this 24<sup>th</sup> day of May, 2003.

My commission expires 3-5-06  
Dorothy Keisison  
Notary Public

Approved this 3<sup>rd</sup> day of September 2003  
Cheryl Ann...  
Development Director, Columbus, Ohio

Approved this 4<sup>th</sup> day of September 2003  
[Signature]  
City Engineer, Columbus, Ohio

Approved this 5<sup>th</sup> day of September 2003  
[Signature]  
Director of Public Service, Columbus, Ohio

Approved and accepted this \_\_\_ day of \_\_\_ 2003, by Ordinance No. \_\_\_ wherein all of Corn House Drive, Effy Lane, Kramer Mills Run, Laurel Boat Lane and Storm Boat Lane hereby dedicated are accepted as such by the Council for the City of Columbus, Ohio.

In Witness Whereof, I have herunto set my hand and affixed my seal this \_\_\_ day of \_\_\_ 2003  
City Clerk, Columbus, Ohio

Transferred this \_\_\_ day of \_\_\_ 2003  
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_ day of \_\_\_ 2003 at \_\_\_ M. Fee \$ \_\_\_  
Recorder, Franklin County, Ohio

Recorded this \_\_\_ day of \_\_\_ 2003  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_ Pages \_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
SCALE 1"=100'

**SURVEY DATA:**  
**BASIS OF BEARINGS:** The bearings shown on this plot were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including F.C.G.S. monument numbers 8932 and 8968 and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83.

**SOURCE OF DATA:** The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

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

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, 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 and 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-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top and 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.



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. Given under my hand and seal of office on this \_\_\_ day of \_\_\_ 2003.  
Map Nail to be set Metric Conversion 111.0-30480n  
on/iron Pin (See Survey Data) Permanent Marker (See Survey Data)

[Signature]  
Surveyor No. 7211  
5-27-03

# LEHMAN ESTATES SECTION 5

**NOTE "A" - AGRICULTURAL REQUIREMENT:** 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 requirements assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

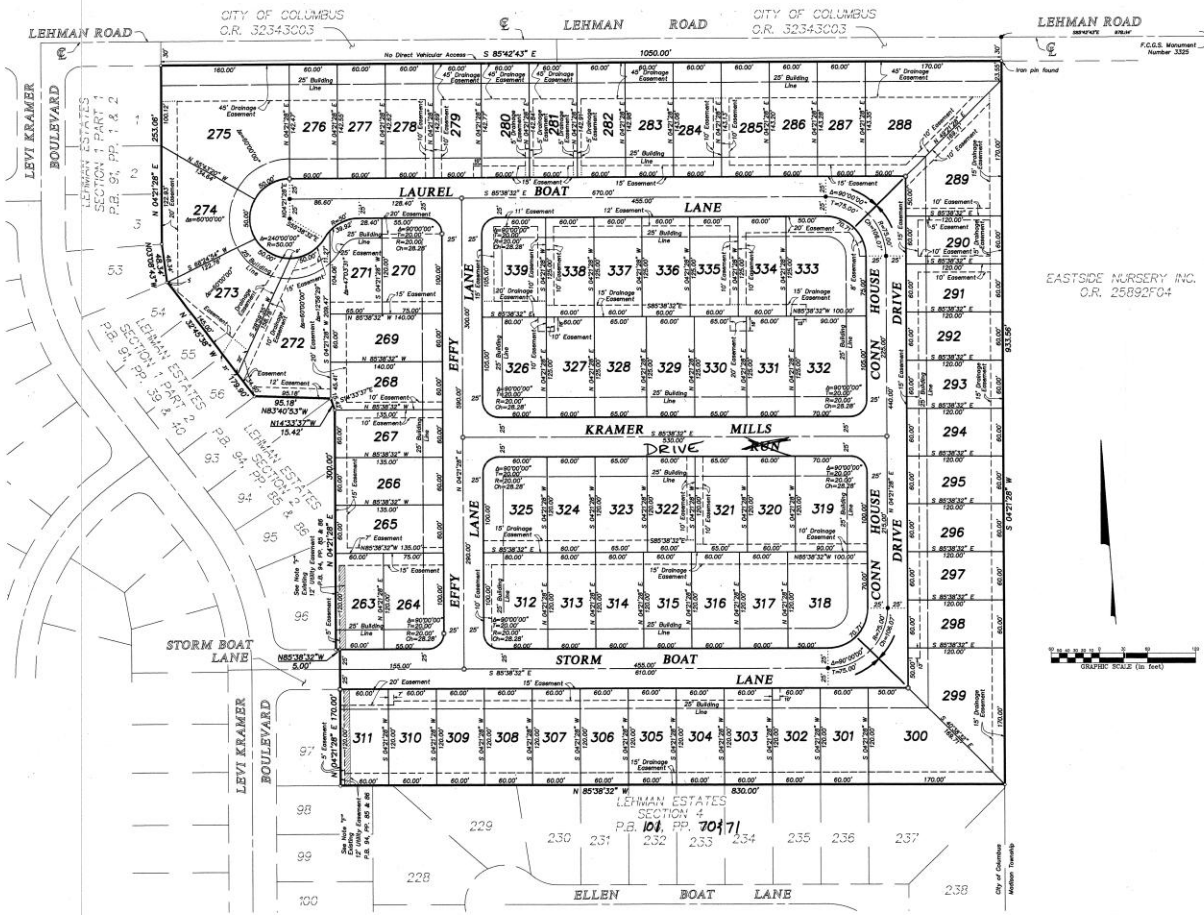
**NOTE "B" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for Lehman Estates Section 5 show a design that would prohibit all of the lots in Lehman Estates Section 5 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

**NOTE "C":** All of Lehman Estates Section 5 is within Zone "X" (Areas determined to be outside 500-year floodplains) as delineated on the FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas area number 39048C0377 G, with effective date of July 16, 1997.

**NOTE "D":** 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 areas 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 Lehman Estates Section 5 subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "E":** At the time of platting, the land indicated herein is subject to requirements of City of Columbus Zoning Ordinance 1280-96 passed June 10, 1996 (233-010) and City of Columbus Zoning Ordinance 1612-99 passed July 26, 1999 (233-0108). These ordinances, and any amendments thereto passed subsequent to the date of platting, 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 requirements 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.

**NOTE "F":** The areas of land indicated herein by hatching are parts of utility easements granted to The City of Columbus, Ohio as part of the subdivision entitled Lehman Estates Section 2, of record in Plat Book 94, Pages 85 and 86, Recorder's Office, Franklin County, Ohio. The easements held by The City of Columbus, Ohio, by virtue of said plat, within said areas shown by hatching, are hereby released.



EASTSIDE NURSERY INC.  
O.R. 25892F04

