

LSSE POINT #100
N:693855.45
E:1849405.76
EL:759.63
IN PIN & CAP

JAL REALTY CO.
PID: 530-156597-00
I.N. 1997091100918473
+/-50.617 AC.
ZONING: LM2

RANDY R. JACKSON AND
MYRTLE E. HAYES
PID: 530-156623-00
I.N. 200704130065149
+/-1.562 AC.
ZONING: R1

MARY LOU LEONARD
PID: 530-156624-00
I.N. 199805190122210
+/-8.748 AC.
ZONING: R1

REFERENCE POINT
OF BEGINNING

JOAN ELFLEIN AND
RICHARD J. ELFLEIN, JR.
PID: 530-156612-00
I.N. 200906020078497
+/-1.000 AC.
ZONING: R1

RICHARD J. ELFLEIN JR.
AND JOAN ELFLEIN
PID: 530-156576-00
I.N. 201403240035756
+/-0.8431 AC.
ZONING: R1

JAL REALTY CO.
PID: 530-156597-00
I.N. 199709110091847
+/-50.617 AC.
ZONING: LM2

LSSE POINT #103
N:693464.75
E:1849312.77
EL:755.61
IN PIN & CAP

DUNCAN S. CAMPBELL
PID: 530-156569-00
I.N. 200502090024721
+/-2.000 AC.
ZONING: R1

NEW TIMBERCREEK, LLC
PID: 530-212621-00
I.N. 201907190089396
+/-4.288 AC.
ZONING: ARLD

TIMBERCREEK VILLAGE
P.B. 69, PG. 3

NEW TIMBERCREEK, LLC
PID: 530-212619-00
I.N. 201907190089396
+/-0.1999 AC.
ZONING: R2F

NEW TIMBERCREEK, LLC
PID: 530-212620-00
I.N. 201907190089396
+/-3.425 AC.
ZONING: ARLD

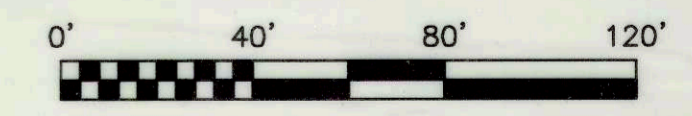
WATERLINE EASEMENT NOTE:
THE SHADED AREAS ON THIS SHEET AMEND A PORTION OF THE
WATERLINE THE WATERLINE EASEMENT RECORDED IN I.N. 20231122012222.

NOTES:
S.B. = Setback
** No Vehicular Access Permitted until extended by Plat or Deed.
*** Ex 25' Sanitary Easement Instr. No. 200505270101937
IN = "Iron" Pin Control Point

EXISTING LEGEND
PAVEMENT EDGE
PROPERTY LINE (Parcel)
PROPERTY LINE (ROW)
EASEMENT
FLOOD PLAIN

PROPOSED LEGEND
LOT LINE
RIGHT-OF-WAY
RIGHT-OF-WAY CENTERLINE
PERIMETER BUFFER
SETBACK
SEWER EASEMENT
EASEMENT

PERPETUAL EASEMENT NOTE:
THE "DECLARATION OF EASEMENTS AND RESTRICTIONS," AS RECORDED IN INSTRUMENT NO. 20111040143134 "CREATED PERPETUAL, NON-EXCLUSIVE EASEMENTS UPON, ACROSS, AND OVER ALL ENTRAVENWAYS, 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."
ADDITIONALLY, THIS "DECLARATION OF EASEMENTS AND RESTRICTIONS," ALSO "CREATED PERPETUAL, NON-EXCLUSIVE EASEMENTS UPON, ACROSS, AND OVER ALL ASSOCIATION PROPERTY AND MARONDA PROPERTY FOR THE PURPOSES OF CONSTRUCTING, LAYING, INSTALLING AND THEREAFTER USING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING AND MOVING UTILITY PIPES AND/OR LINES WHICH ARE OR MAY BE NECESSARY FOR THE CONSTRUCTION OF RESIDENTIAL UNITS ON THE ASSOCIATION PROPERTY AND OR MARONDA PROPERTY, INCLUDING, BUT NOT LIMITED TO, WATER PIPES, SEWER PIPES, STORM SEWER PIPES, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, CABLE LINES, AND RELATED EQUIPMENT, WITH THE RIGHT OF ACCESS TO THE EASEMENT AREA."



UTILITY EASEMENTS 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			
Drawn by	JSS	Scale	1"=40'
Checked by	BLG	Drawing No.	308-318-3
Approved by	BLG	Sheet No.	3 of 4
Date	April 26, 2024	Filename	308318SUB.dwg

LSSE
Civil Engineers and Surveyors
5980 Wilcox Place, Suite J
Dublin, Ohio 43016
phone: 614-398-1661
Corporate: 412-264-4400
email: info@lsse.com

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