

VICINITY MAP

NOT TO SCALE

NOTES:

- 1. 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)...
2. 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...
3. AT THE TIME THIS PLAT IS RECORDED, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE 1349-02...
4. RESERVE "G", AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN "SUSSEX PLACE SECTION 3, PHASE 1" AND ALL PREVIOUS AND SUBSEQUENT SECTIONS OF THIS DEVELOPMENT...
5. THE ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF RESERVES, IF THE OWNER OF THE RESERVES FAILS TO PERFORM ITS MAINTENANCE OBLIGATIONS HERELUNDER, AND IF IT BECOMES NECESSARY FOR THE CITY OF COLUMBUS TO PERFORM MAINTENANCE WORK...
6. 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...

BASIS OF BEARING:

THE BEARINGS AS SHOWN HEREIN ARE BASED UPON THE BEARING N 80°28'34" 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 ARE SOLID 1 INCH IRON PINS, THIRTY INCHES IN LENGTH WITH A PLASTIC CAP INSCRIBED "STANTEC S-8711"
IRON PIN SET - 5/8 INCH REBAR WITH CAP INSCRIBED "STANTEC S-8711"
IRON PIN FOUND - 3/4 IRON PIPE
MAG NAIL SET

STANTEC CONSULTING SERVICES INC.

MICHAEL P. PECCOOK
PROFESSIONAL SURVEYOR NO. S-8711
DATE 09/09/2020

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



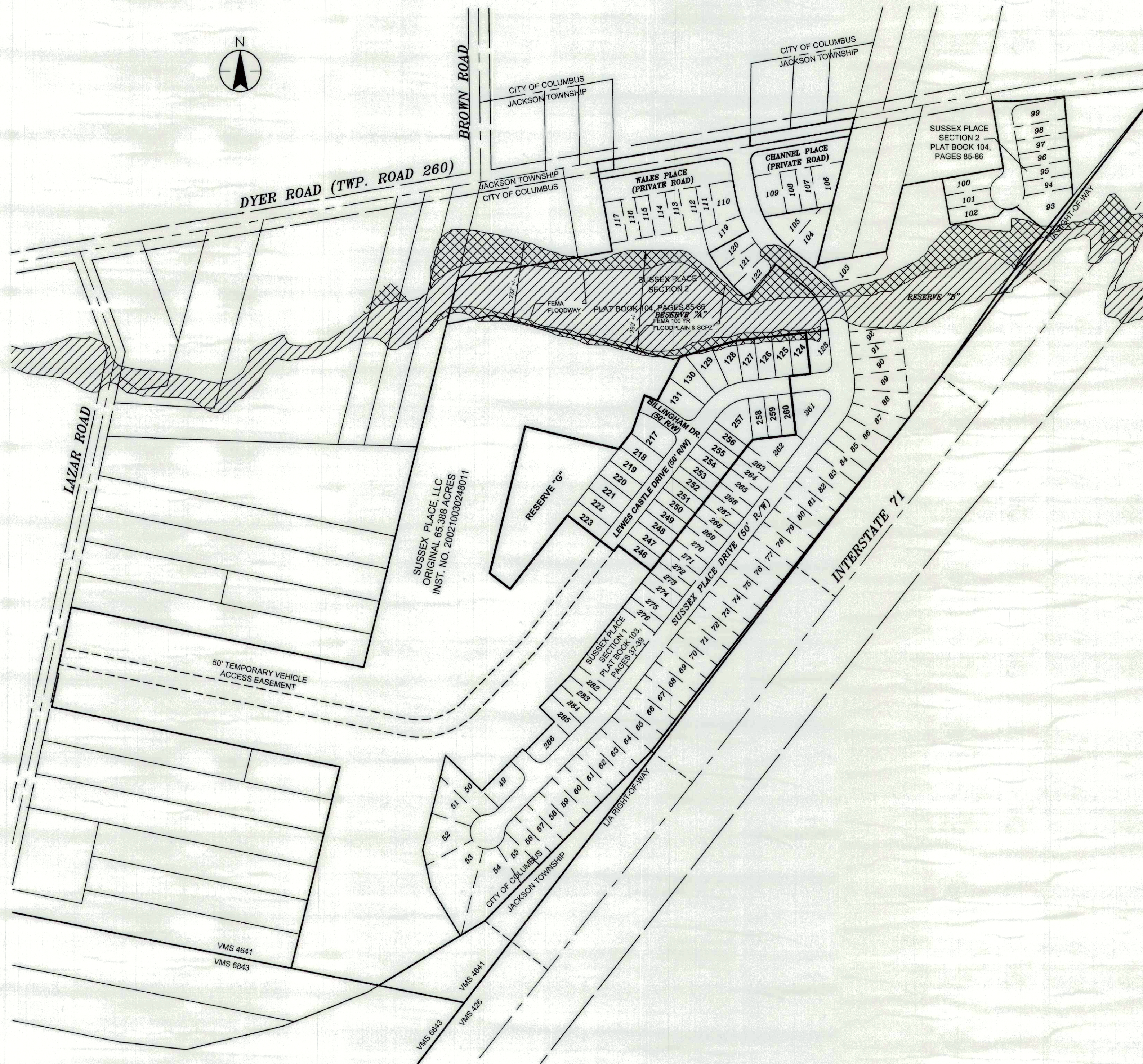
DEVELOPER:
MARONDA HOMES, INC. OF OHIO
3148 BROADWAY
GROVE CITY, OHIO 43123
(614) 274-5775

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

ACREAGE BREAKDOWN:
TOTAL ACREAGE 6.988 ACRES
ACREAGE IN LOTS 4.126 ACRES
ACREAGE IN PUBLIC RIGHT-OF-WAY 1.029 ACRES
ACREAGE IN RESERVES 1.833 ACRES
TOTAL NUMBER OF LOTS 30 LOTS

PARCEL NUMBER BREAKDOWN:
SECTION 3 PHASE 1 IS OUT OF PARCEL NUMBER 570-111408

SUSSEX PLACE
SECTION 3 PHASE 1



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 6.988 ACRES, MORE OR LESS, INCLUDING 1.029 ACRES OF RIGHT-OF-WAY, SAID 6.988 ACRES BEING OUT OF THE ORIGINAL 65.388 ACRE TRACT CONVEYED TO SUSSEX PLACE, L.L.C., BY DEED OF RECORD IN INSTRUMENT NUMBER 200210030248011, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, SUSSEX PLACE, L.L.C. 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 1", A SUBDIVISION OF LOT NUMBERS 124 THROUGH 131, 217 THROUGH 223 AND 246 THROUGH 260, AND RESERVE G, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF LEWES CASTLE DRIVE AND BILLINGHAM 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, L.L.C. AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 3123.08(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, L.L.C. HAS SET HIS HAND THIS 14 DAY OF September, 2020.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION

Kelly Downey
PRINTED: Kelly Downey
Denise Brock
PRINTED: Denise Brock

TODD LIPSCHUTZ
DIVISION MANAGER



STATE OF OHIO SS

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, L.L.C. ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14 DAY OF September, 2020.

MY COMMISSION EXPIRES Sept 7 2024
Notary Public, State of Ohio

APPROVED THIS 30th DAY OF SEPTEMBER, 2020
Scott S. Messer / ASB
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS, OHIO

APPROVED THIS 2nd DAY OF October, 2020
CITY ENGINEER, ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS, OHIO

APPROVED THIS 1st DAY OF October, 2020
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 HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS ___ DAY OF ___, 2020.

CITY CLERK, COLUMBUS, OHIO

TRANSFERRED THIS ___ DAY OF ___, 2020
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