

REPLAT OF SPANGLER FARMS

PLAT OF SUBDIVISION

PART OF

SECTION 7, TOWNSHIP 11N, RANGE 21W

MATHEWS SURVEY OF CONGRESS LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being a resubdivision of lots numbered 1 through 107 and Reserve A as numbered and delineated on the Spangler Farms Plat of Subdivision, as recorded in Plat Book Volume 132, Page 522 originally conveyed to Maronda Homes, Inc. of Ohio, as recorded in Instrument No. 200503110045246 and Instrument No. 200503110045246 of the Franklin County Recorder's Office, the undersigned, Todd Lipschutz, Division President for said Maronda Homes, LLC of Ohio, an Ohio Limited Liability Company, owner of the lands plotted herein, duly authorized in the premises, does hereby certify that his plat correctly represents its 'Replat of Spangler Farms', a subdivision containing lots numbered 1R through 107R and Reserve A-R inclusive, and does hereby accept this plat of same.

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, for the construction, operation, and maintenance of the service connections to all adjacent lots and lands and for storm water drainage. Within those area designated "drainage easement", and 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, dams or other obstructions to the flow of stormwater 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, _____ has caused this plat to be duly executed by this duly authorized office.

This day of 25 Feb, 2025
signed and acknowledged in the presence of:
by this duly authorized office. 2025

By _____
Witness

Witness

State of Ohio

County of Franklin

Before me, a notary public in and for said state, personally appeared Todd Lipschutz, Division President for said Maronda Homes, LLC of Ohio, an Ohio Limited Liability Company who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of Maronda Homes, LLC of Ohio, for the uses and purposes expressed therein.

In witness thereof, I have hereunto set my hand and affixed my official seal this

25 Day of February, 2025

My Commission expires Sept 7 2029

Approved this 13TH Day of MARCH, 2025

Approved this 13TH Day of March, 2025

Approved this 13TH Day of MARCH '25

Approved and accepted this _____ Day of _____, 20____, By ordinance no. _____ wherein the plat of Replat of Spangler Farms is accepted, as such, by the Council for the City of Columbus.

Transferred this Day of _____, 20____

Filed for record this _____ Day of _____, 20____

At _____, Fee _____

At _____, Fee _____

File no. _____

Ohio

Plat Book _____, Page _____

Source of Data

The sources of recorded survey data referenced in the plat and text of this plat are the records of the recorder's office, Franklin County, Ohio

Iron Pins (IP)

Where indicated will be 5/8-inch diameter rebar 30-inches in length with a plastic cap inscribed "LSSE, Inc."

Permanent Markers (PM)

Where indicated will be 1-inch diameter solid iron pins 30-inches in length with a plastic cap inscribed "LSSE, Inc."

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.

PURPOSE OF REPLAT

This replat revised the interior lot lines of the Spangler Farms Plat of Subdivision, as recorded in Plat Book Volume 132, Page 522 (Instrument No. 202409090091589). The replat was necessary to accommodate the widening (thickness) of the interior building party walls, thereby increasing units and building sizes. Lot lines revised from the prior Plat of Subdivision are shown as a solid line type.

Additional revisions, changed Corporation to Limited Liability Company, and changed Spangler Farms Condominium Association to Spangler Farms Townhomes Owners Association.

Corrected the name of Spangler Drive to Spangler Road.

Renamed Reserve A to Reserve A-R since it is included as part of the replat, however its configuration, geometry or area has not changed from the prior Plat of Subdivision.

PERPETUAL EASEMENT NOTE:

The "Declaration of Easements and Restrictions," as recorded in Instrument No. 201111040143134 "created perpetual, non-exclusive easements upon, across, and over all entranceways, 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."

RECORD OWNER

MARONDA HOMES, LLC OF OHIO
Todd Lipschutz
Division President Ohio / Kentucky
5900 Wilcox Place
Dublin, OH 43016
614-659-1546

SUBDIVIDER/LAND DEVELOPER

MARONDA HOMES, LLC OF OHIO
Todd Lipschutz
Division President Ohio / Kentucky
5900 Wilcox Place
Dublin, OH 43016
614-659-1546

SITE STATS

TOTAL ACREAGE: 9.572 AC.
NUMBER OF LOTS: 107 LOTS
RESERVE A-R (formerly known as Reserve A)
ZONING DESIGNATION: L-AR-12, LIMITED
APARTMENT
RESIDENTIAL DISTRICT
ZONING CASE FILE NO.: Z03-033A and CV05-068

PROJECT DATUM

Horizontal: North American Datum [NAD 83 (2011)] Ohio
State Plane South Zone Coordinate System.
Grid Coordinates (US Survey Feet)

Vertical: North American Vertical Datum of 1988 (NAVD 88)

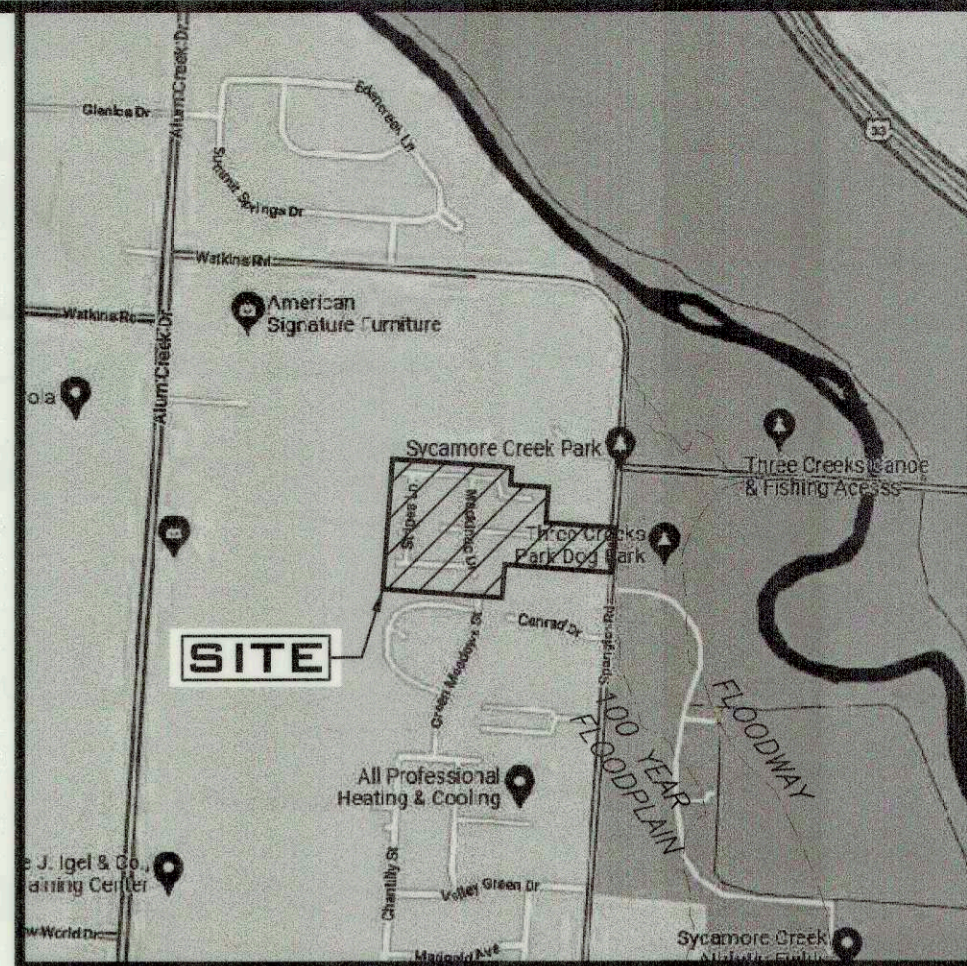
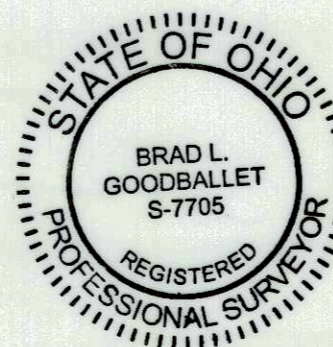
Bearings shown on this plat are based on Ohio State Plane Coordinate System - South Zone, NAD 83 (2011), Epoch 2010.0. Said bearings were derived from GPS observations on existing monuments using the Ohio Real Time Network (RTN). The monumented centerline of Spangler Road, N 4°08'43" E is the bearing basis for this plat.

Bearings as called are used to denote angles only and are relative to this subdivision.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE SURVEY IT REPRESENTS TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT WAS PERFORMED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37- STANDARDS FOR BOUNDARY SURVEYS.

BRAD L. GOODBALLET
REGISTERED SURVEYOR NO. S-7705



Location Map

N.T.S.

AGRICULTURAL RECOUPMENT

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 recoupments assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

FLOODPLAIN NOTE

Replat of Spangler Farms Plat of Subdivision is within Zone X, areas determined to be outside the 0.2% annual chance floodplain as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas map number 39049C0343K with Effective Date of Revision of 6/17/2008.

WETLAND NOTE

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 area(s) 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 Spangler Farms Plat of Subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

DEPRESSED DRIVE NOTE

The pavement and storm sewer plan together with the master grading plan for Spangler Farms Plat of Subdivision show a design that would prohibit any lots from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

ZONING NOTE

At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance # 1994-2006, passed (date) 10-4-2006 (Zoning File number) Z03-033A and CV05-068. This ordinance, and any amendments thereto passed subsequent to acceptance of this plat, 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 regulations 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.

FIRE NOTE

Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove/tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The developer, and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sole and specific purpose of enforcement of parking restrictions. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan."

RESERVE NOTE - SHARED ROADWAYS (PRIVATE STREETS)

The Townhomes Roadways (Reserve A-R) consists of the following private streets: Regiment Lane, Stripes Lane, Meigs Drive, Mackinac Drive, and part of McHenry Drive and Squadron Drive and contains 2.077 acres. The Condominium Roadways consist of part of the following private streets: McHenry Drive and Squadron Drive. These roadways collectively may be referred to as "Shared Roadways" (See IN 202305230049525) and are to be owned and maintained by the Spangler Farms Townhomes Owners Association. The City of Columbus will not be responsible for the maintenance of said streets.

ACCESS EASEMENT - SHARED ROADWAYS (PRIVATE STREETS)

Within said Townhomes Roadways (Reserve A-R), a perpetual, non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical, or other governmental services to lots and lands adjacent to said Townhomes Roadways (Reserve A-R). A similar perpetual, non-exclusive easement was granted within the Condominium Roadways by IN 201111040143134.

TITLE SHEET

Replat of 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 MBV	Scale: As Noted	Drawing No. 308-318-1
Checked By BLG	Date: February 18, 2025	Sheet No. 1 of 4
Approved By BLG		Filename: 308318SUB Rev1.dwg



5910 Wilcox Place, Suite A
Dublin, Ohio 43016
Phone: 614-395-1661
Corporate: 412-264-4400
email: info@lsse.com

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