

THE MEADOWS AT SHANNON LAKES

SECTION 3

1
2

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 11, Township 11, Range 21, Congress Lands, containing 15.074 acres of land more or less, said 15.074 acres being part of that tract of land conveyed to **MARONDA HOMES, INC. OF OHIO** by deed of record in Instrument Number 200206110144708, Recorder's Office, Franklin County, Ohio.

The undersigned **MARONDA HOMES, INC. OF OHIO**, an Ohio corporation, by **MARK A. SCHEEL**, 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 3"**, a subdivision containing Lots numbered 168 to 235, both inclusive, and areas designated as Reserve "G", Reserve "H" and Reserve "I", does hereby accept this plat of same and dedicates to public use, as such, all of Coble Bowman Way, Coble Hill Drive and Coble Square Place shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or Reserve "H". 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. Within said Reserve "H", a non-exclusive easement is hereby granted to the City of Columbus and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserve "H". Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Reserve "H" is not hereby dedicated for use by the general public but is hereby reserved for the common use and enjoyment of the owners of the fee simple titles to the lots, units, and reserve areas in The Meadows at Shannon Lakes development as more fully provided in the master association declaration of covenants, conditions, and restrictions for The Meadows at Shannon Lakes development and the declaration of covenants, conditions and restrictions applicable to The Meadows at Shannon Lakes Section 3, both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated and made a part of this plat.

The owners of the fee simple titles to lots 168 to 235, both inclusive, and Reserve "G", Reserve "H" and Reserve "I", and to lots, units and reserve areas in existing and future sections of The Meadows at Shannon Lakes development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "H", to be shared with the owners of the fee simple titles to each other of said lots 168 to 235, both inclusive, Reserve "G", Reserve "H", Reserve "I" and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of The Meadows at Shannon Lakes development. Said owners of the fee simple titles to said lots 168 to 235, both inclusive, Reserve "G", Reserve "H", and Reserve "I", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of The Meadows at Shannon Lakes development may provide.

In Witness Whereof, **MARK A. SCHEEL**, Vice President of **MARONDA HOMES, INC. OF OHIO**, has hereunto set his hand this 12 day of Aug, 2019.

Signed and Acknowledged
In the presence of:

**MARONDA HOMES, INC.
OF OHIO**

Kelly Downey
g g

By

MARK A. SCHEEL
Vice President

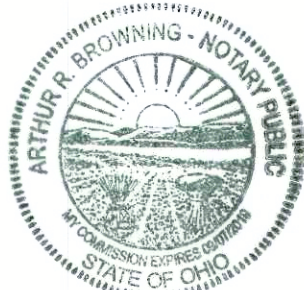
STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MARK A. SCHEEL**, Vice President of **MARONDA HOMES, INC. 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, INC. OF OHIO**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 12 day of Aug, 2019.

My commission expires 2-7-19

Arthur R. Brown
Notary Public, State of Ohio



Approved this 20th day of August,
2019.

Scott J. Messer / ASB
Director, Department of Building
and Zoning Services, Columbus, Ohio

Approved this 21st day of August,
2019.

James H. Ford / JH
City Engineer/Administrator, Division of
Design and Construction, Columbus, Ohio

Approved this 21st day of August,
2019.

James H. Ford / JH
Director, Department of Public Service,
Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of Coble Bowman Way, Coble Hill Drive and Coble Square Place 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 \$ _____

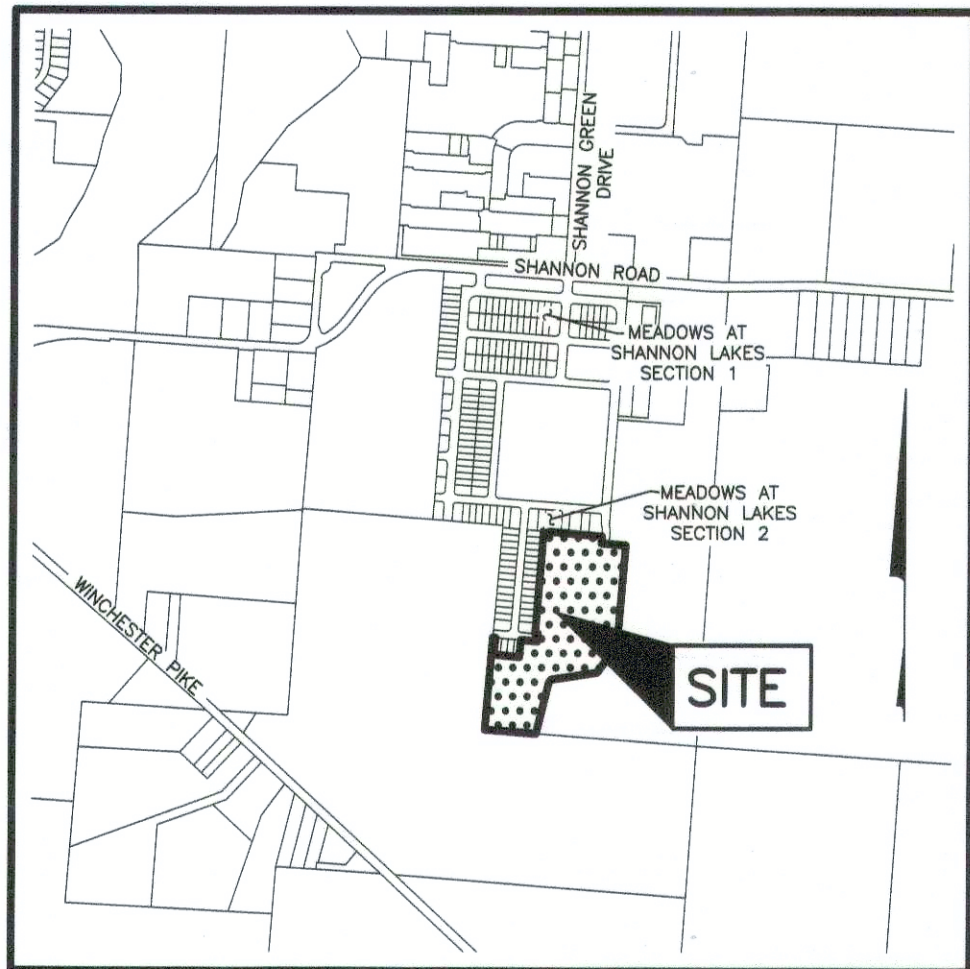
Recorder, Franklin County, Ohio

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 same meridian as those shown on the subdivision plat entitled "The Meadows at Shannon Lakes Section 2", of record in Plat Book 109, Page 22, Recorder's Office, Franklin County, Ohio.

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 one-inch diameter, thirty-inches long, solid iron pins. 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 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



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

17 JUL 19
Date

