

# HICKORY GROVE SECTION 3B

Situated in the State of Ohio, County of Franklin, City of Groveport, and in Section 22, Township 11, Range 21, Congress Lands, containing 10.122 acres of land, more or less, said 10.122 acres being part of those tracts of land conveyed to **MARONDA HOMES, INC. OF OHIO** by deed of record in Instrument Number 199911290294826, Recorder's Office, Franklin County, Ohio.

The undersigned, **MARONDA HOMES, INC. OF OHIO**, an Ohio corporation, by **TODD LIPSCHUTZ**, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**HICKORY GROVE SECTION 3B**", a subdivision containing Lots numbered 131 to 161, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Red Alder Street, Shagbark Place, Bitternut Lane and Ebright Road shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Access Easement". 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 Groveport Engineer. Within those areas designated "Access Easement" on this plat, an additional easement is hereby reserved to grant access to the retention basins located in Reserve "A" of the subdivision entitled "Hickory Grove Section 2", of record in Plat Book 108, Page 1. No fences or sheds are permitted within the access easements located on Lots 137 - 144.

In Witness Whereof, **TODD LIPSCHUTZ**, Vice President of **MARONDA HOMES, INC. OF OHIO**, has hereunto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged **MARONDA HOMES, INC. OF OHIO**  
In the presence of:

By **TODD LIPSCHUTZ**,  
Vice President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TODD LIPSCHUTZ**, 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 Thereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio

Approved this \_\_\_ day of \_\_\_, 20\_\_  
Administrator, \_\_\_\_\_ City of Groveport, Ohio

Approved this \_\_\_ day of \_\_\_, 20\_\_  
City Engineer, \_\_\_\_\_ City of Groveport, Ohio

Approved this \_\_\_ day of \_\_\_, 20\_\_  
Chairman, Planning Commission, \_\_\_\_\_ City of Groveport, Ohio

Approved and accepted this \_\_\_ day of \_\_\_, 20\_\_ by Ordinance No. \_\_\_\_\_ wherein all of Red Alder Street, Shagbark Place, Bitternut Lane and Ebright Road shown dedicated hereon are accepted by the Council for the City of Groveport, Ohio.

Mayor, \_\_\_\_\_ City of Groveport, Ohio  
Clerk of Council, \_\_\_\_\_ City of Groveport, Ohio

This plat shall be recorded by \_\_\_, 20\_\_, being six (6) months following the date of approval of the Plat by Ordinance number shown above. Pursuant to City of Groveport Chapter 4491.09(b), if this recordation is not made by this date, plat approval shall expire.

Transferred this \_\_\_ day of \_\_\_, 20\_\_  
Auditor, \_\_\_\_\_ Franklin County, Ohio

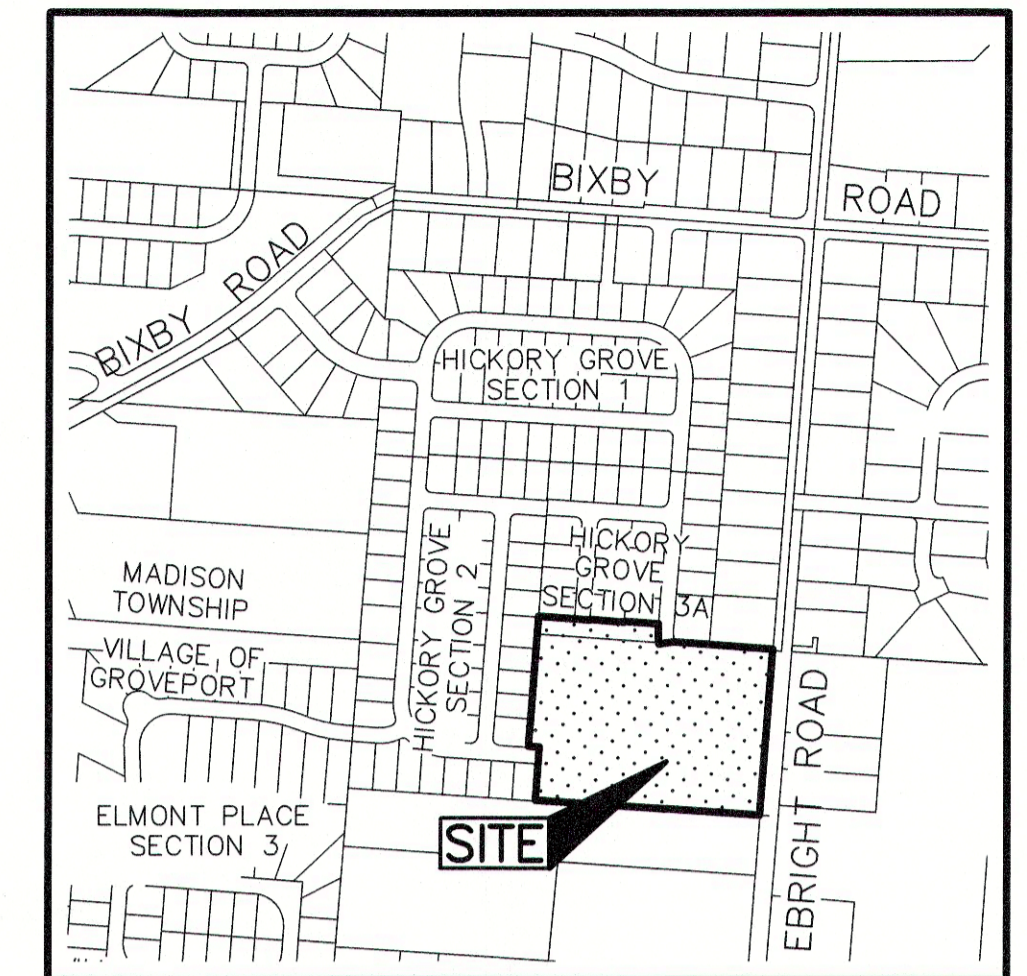
Deputy Auditor, \_\_\_\_\_ Franklin County, Ohio

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 the bearings shown on the subdivision plat entitled "Hickory Grove Section 1", of record in Plat Book 93, Page 20, in which a portion of the centerline of Nutmeg Place has a bearing of North 04° 26' 05" East, 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 Franklin County, Ohio, Recorder.

**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-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 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



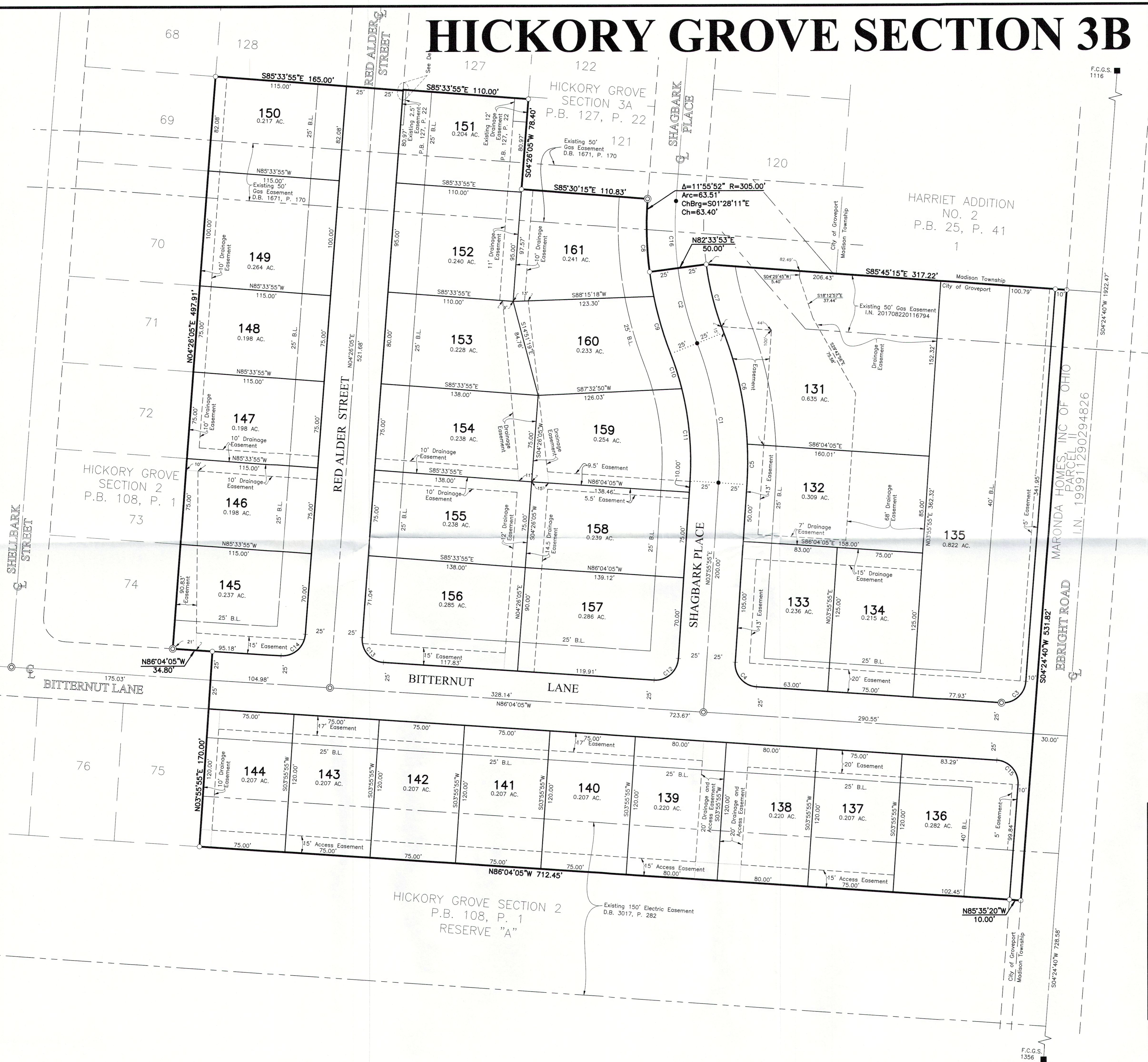
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Professional Surveyor No. 7865 Date \_\_\_\_\_

I:\20171370.DWG DASHHEETS\PLAT\20171370-VS-PLAT-SSC3B.DWG plotted by KBR, MATTHEW on 3/27/2020 12:41:16 PM last saved by MGRK on 3/27/2020 12:40:35 PM  
 KRef: 21527KRS.DWG & 20171370-VS-PLAT-SSC3A.DWG

# HICKORY GROVE SECTION 3B



**NOTE "A":** Columbia Gas Transmission has restrictions of activities within the existing easements of record in Deed Book 1671, Page 170 and Instrument Number 201708220116794, Recorder's Office, Franklin County, Ohio.

**NOTE "B":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This plat should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "C":** At the time of platting, all of Hickory Grove Section 3B is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0451K, with effective date of June 17, 2008.

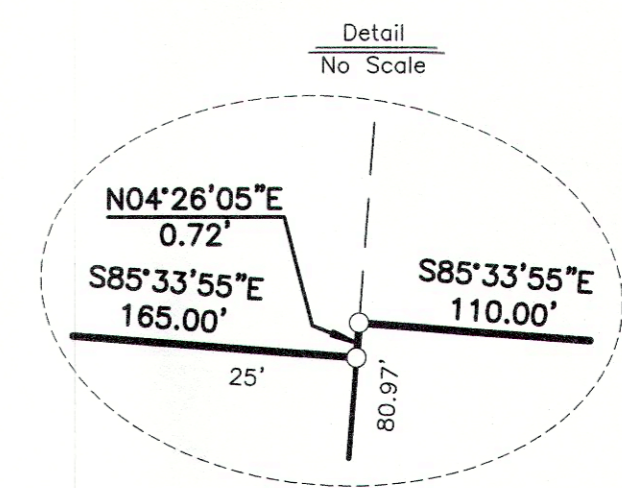
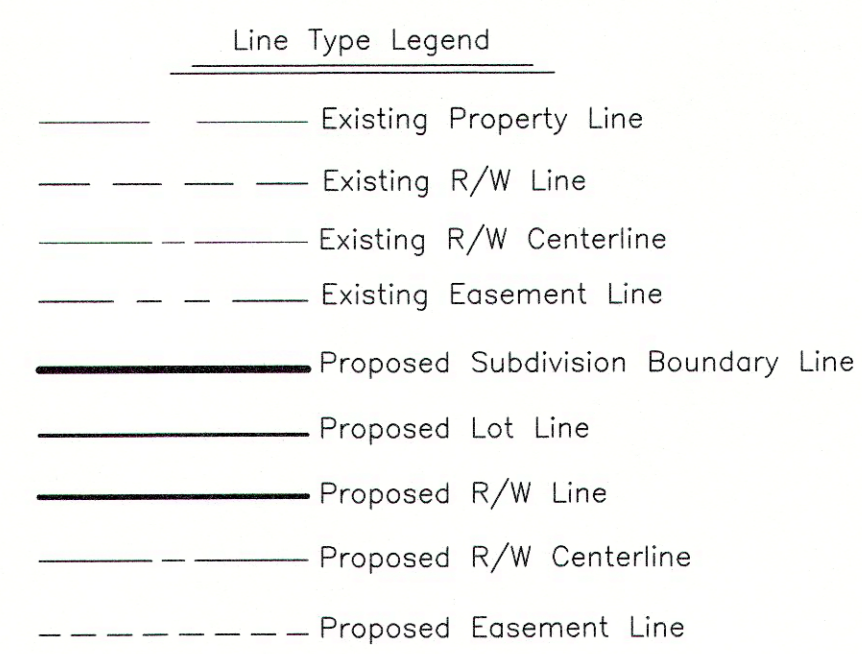
**NOTE "D":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hickory Grove Section 3B or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

**NOTE "E" - ACREAGE BREAKDOWN:**

Total acreage:	10.122 Ac.
Acres in right-of-way:	1.943 Ac.
Acres in lots:	8.179 Ac.

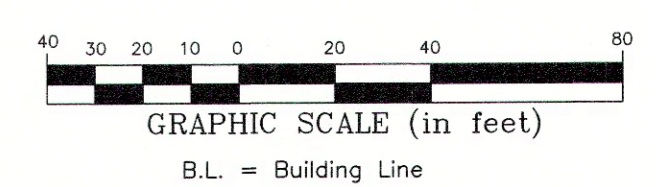
**NOTE "F" - ACREAGE BREAKDOWN:** Hickory Grove Section 3B is out of the following Franklin County Parcel Numbers:

Parcel Number 185-001601	9.152 Ac.
Parcel Number 185-001602	0.970 Ac.



**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25°13'54"	280.00'	123.30'	N 08°41'02" W	122.31'
C2	13°51'51"	280.00'	67.75'	S 14°22'03" E	67.59'
C3	89°31'15"	20.00'	31.25'	S 49°10'17" W	28.17'
C4	90°00'00"	20.00'	31.42'	N 41°04'05" W	28.28'
C5	6°35'22"	305.00'	35.08'	N 00°38'14" E	35.06'
C6	18°38'32"	305.00'	99.24'	N 11°58'43" W	98.80'
C7	13°51'51"	255.00'	61.70'	N 14°22'03" W	61.55'
C8	16°01'11"	305.00'	85.28'	S 03°30'51" E	85.00'
C9	9°46'32"	305.00'	52.04'	S 16°24'42" E	51.98'
C10	7°10'55"	255.00'	31.96'	S 17°42'31" E	31.94'
C11	18°02'59"	255.00'	80.33'	S 05°05'34" E	80.00'
C12	90°00'00"	20.00'	31.42'	S 48°55'55" W	28.28'
C13	90°30'10"	20.00'	31.59'	N 40°49'00" W	28.41'
C14	89°29'50"	20.00'	31.24'	S 49°11'00" W	28.16'
C15	90°28'45"	20.00'	31.58'	S 40°49'43" E	28.40'
C16	11°55'52"	280.00'	58.31'	S 01°28'11" E	58.20'



SCALE: 1" = 40'

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 User: 21527815.DWG & 20171370-S-P\A-SEC03B.DWG