HICKORY GROVE SECTION 3A

Situated in the State of Ohio, County of Franklin, City of Groveport, and in Section 22, Township 11, Range 21, Congress Lands, containing 5.954 acres of land, more or less, said 5.954 acres being part of that tract 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 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 "HICKORY GROVE SECTION 3A", a subdivision containing Lots numbered 110 to 130, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Red Alder Street, Pecan Street and Shagbark Place shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage 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. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

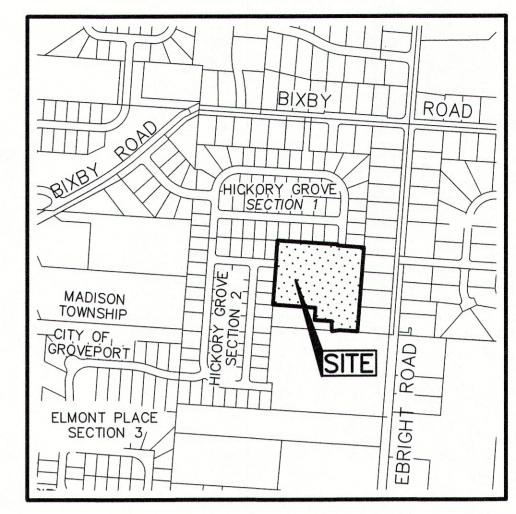
In Witness Whereof, MARK A. SC HOMES, INC. OF OHIO, has hereunto set his	HEEL, Vice President of MARONDA is hand this day of, 20
Signed and Acknowledged In the presence of:	MARONDA HOMES, INC. OF OHIO
	By MARK A. SCHEEL, Vice President
	vice i resident
STATE OF OHIO COUNTY OF FRANKLIN ss:	
Before me, a Notary Public in and for second school of MARONE acknowledged the signing of the foregoing in and the voluntary act and deed of said MAROUS uses and purposes expressed herein.	strument to be his voluntary act and deed
In Witness Thereof, I have hereunto set day of, 20	my hand and affixed my official seal this

Notary Public,

State of Ohio

My commission expires _____

20 Ohio	Administrator,	City of Groveport,
Approved this, day of, 20, Ohio	City Engineer,	City of Groveport,
Approved this day of, 20	Chairman, Planning	Commission, City of Groveport, Oh
Approved and accepted this day of wherein all of Red Alder standard dedicated hereon are accepted by the Council	of, Street, Pecan Street and ill for the City of Grown	20, by Ordinance Ind Shagbark Place shoreport, Ohio.
Mayor, City of Groveport	Clerk of Council,	City of Groveport, Oh
This plat shall be recorded by following the date of approval of the Plat be City of Groveport Chapter 1191.09(b), if	by Ordinance number	shown above. Pursuan
following the date of approval of the Plat b	by Ordinance number	shown above. Pursuan of made by this date, p
following the date of approval of the Plat be City of Groveport Chapter 1191.09(b), if approval shall expire. Transferred this day of,	Auditor,	shown above. Pursuant made by this date, part of the following the state of the
Filed for record thisday of, Z0 at M. Fee \$	Auditor,	Franklin County, Of
following the date of approval of the Plat be City of Groveport Chapter 1191.09(b), if approval shall expire. Transferred this day of, Filed for record thisday of,	Auditor, Deputy Auditor,	Franklin County, Of
Filed for record thisday of, Z0 at M. Fee \$	Auditor, Deputy Auditor, Recorder,	Franklin County, Oh



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.

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.

O = Iron Pin (See Survey Data)

= MAG Nail to be set

○ = Permanent Marker (See Survey Data)

y _____

Professional Surveyor No. 7865

Date

HICKORY GROVE SECTION 3A

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°55'52"	280.00'	58.31'	S 01°28'11" E	58.20
C2	11°55'52"	255.00'	53.10'	S 01°28'11" E	53.01'
С3	89*24'19"	20.00'	31.21	N 49°11'55" E	28.14
C4	90°32'01"	20.00'	31.60'	N 40°49'55" W	28.42
C5	89*27'59"	20.00'	31.23'	S 49°10'05" W	28.15
C6	90°35'41"	20.00	31.62	N 40*48'05" W	28.43
C7	13°51'51"	280.00'	67.75	S 14°22'03" E	67.59

29 25 24 S04°29'45"W 7.12' 110 0.207 AC. 112 113 0.207 AC. 114 115 0.220 AC S85'30'15"E PECAN STREET PECAN STREET S86*05'56"E 411.22' 0.220 AC. 271.21 -23' Easement S85'30'15"E 25' 25' BL 5' Easement 25' BL 125 117 0.237 AC. 0.214 AC. 0.207 AC. 0.218 AC. HARRIET ADDITION N85°33'55"W S85*33'55"E 115.00' S85°30'15"E N85°30'15"W NO. 2 110.00 STREET
NO4'26'05"E 120.00 67 P.B. 25, P. 41 126 0.198 AC. 118 0.197 AC. 0.207 AC. ALDER √8' Easement N85°33'55"W 7' Drainage Easement 5' Easement -\-S85'33'55"E--6' Easement N85'30'15"W S85'30'15"F 7' Easement — ——120.00'<u>—</u>—— ____111.00'___ 5' Drainage Easement RED 7' Easement HICKORY GROVE 128 7' Easement SECTION 2 119 122 P.B. 108, P. 1 0.197 AC. 0.207 AC. 0.196 AC. N85'33'55"W 165.00' S85°30'15"E N85°33'55"W 110.00' N85°30'15"W See Note "A" 69 121 0.205 AC. 120 ← 63' TVTE See Note "H" 0.416 AC. N85'30'15"W 110.83' N85'33'55"W Existing 50' Gas Easement D.B. 1671, P. 170 110.00' 165.00' Existing 50' Gas Easement D.B. 1671, P. 170 — \S04'26'05"W <u>Δ=11°55′52" R=305.00'/</u> Arc=63.51' MARONDA HOMES, INC. OF OHIO I.N. 199911290294826 ChBrg=N01°28'11"W Ch=63.40' S85'45'15"E 114.49' 7 S82°33'53"W 50.00' (R) City of Groveport See Note "A" Existing 50' Gas Easement I.N. 201708220116794 –

NOTE "A": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

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

NOTE "C": 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, convenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "D": At the time of platting, all of Hickory Grove Section 3A 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 "E": 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 3A 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 "F" - ACREAGE BREAKDOWN:

Total acreage:	5.954 Ac
Acreage in right-of-way:	1.351 Ac
Acreage in lots:	4.603 Ac

NOTE "G" - ACREAGE BREAKDOWN: Hickory Grove Section 3A is out of the following Franklin County Parcel Number:

Parcel Number 185-001601 0.006 Ac Parcel Number 185-001602 5.948 Ac

NOTE "H" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - RED ALDER STREET AND SHAGBARK PLACE: The City of Groveport, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the southerly termini of Red Alder Street and Shagbark Place on that parcel owned by Maronda Homes, Inc of Ohio as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Groveport.

GRAPHIC SCALE (in feet)

BL = Building Line

TVTE = Temporary Vehicle

Turnaround Easement