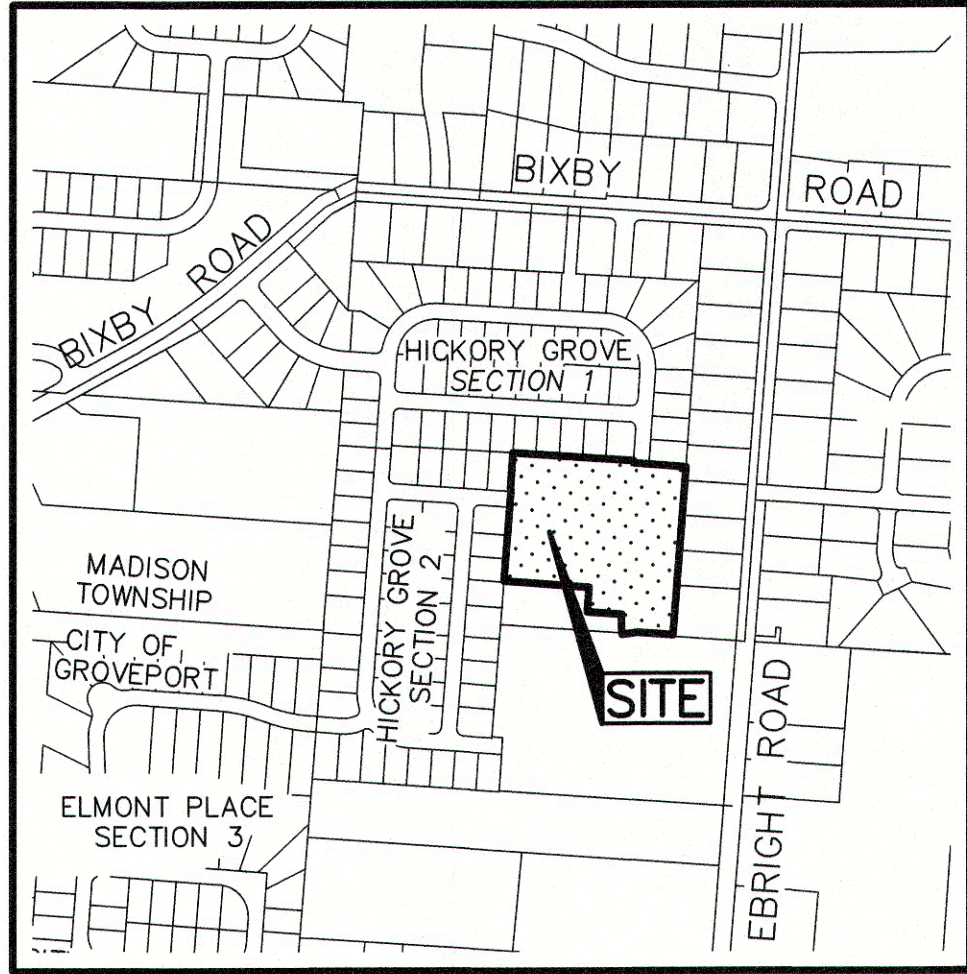


HICKORY GROVE SECTION 3A



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

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. SCHEEL**, 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 **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 ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of ____,
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, Ohio

Approved and accepted this ____ day of ____, 20__, by Ordinance No. _____ wherein all of Red Alder Street, Pecan Street and Shagbark Place shown dedicated hereon are accepted by the Council for the City of Groveport, Ohio.

Mayor, _____ City of Groveport
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 1191.09(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 _____

SURVEYED & PLATTED
BY



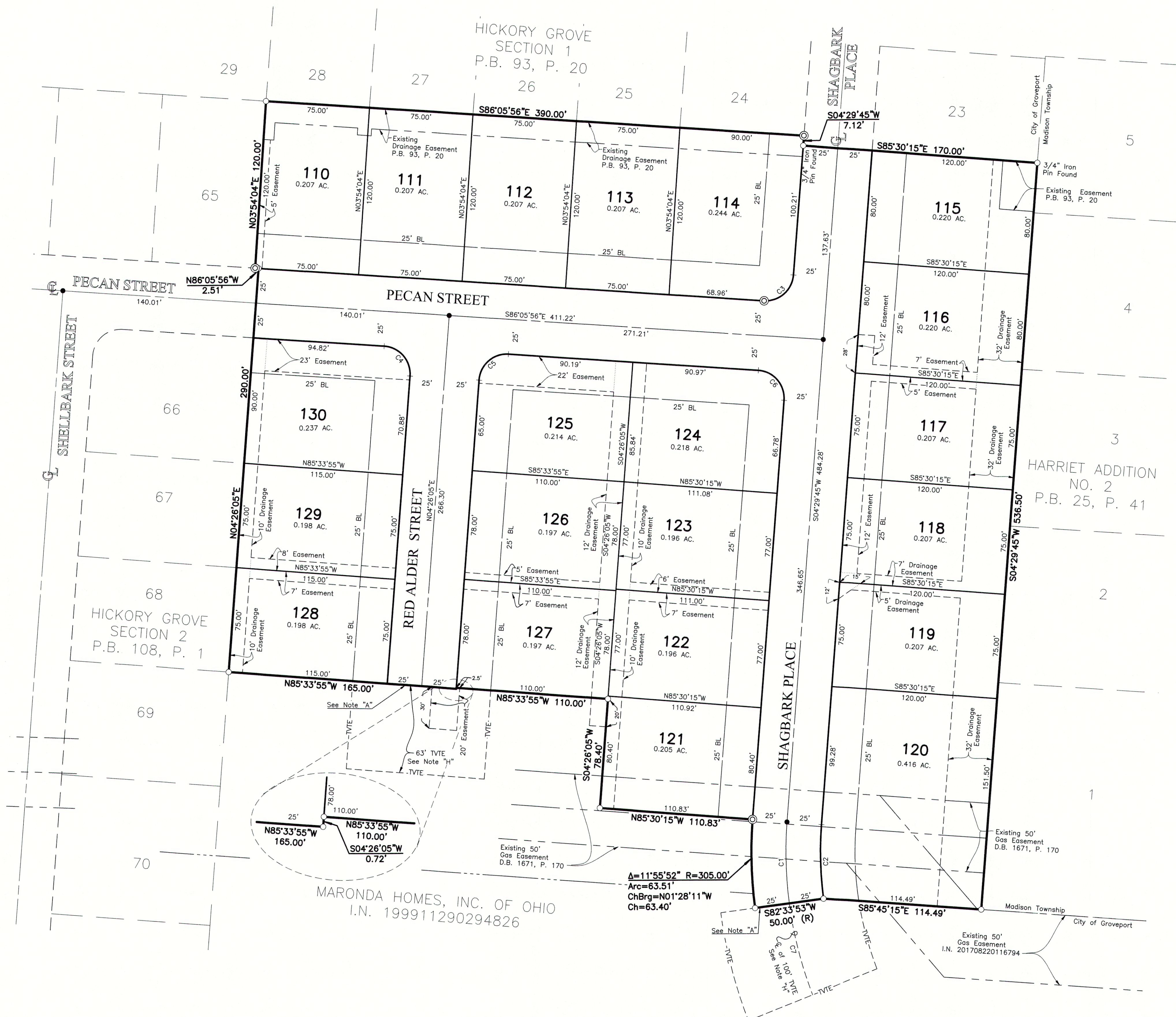
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ Professional Surveyor No. 7865 _____ Date _____

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'
C3	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'



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, covenants 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.