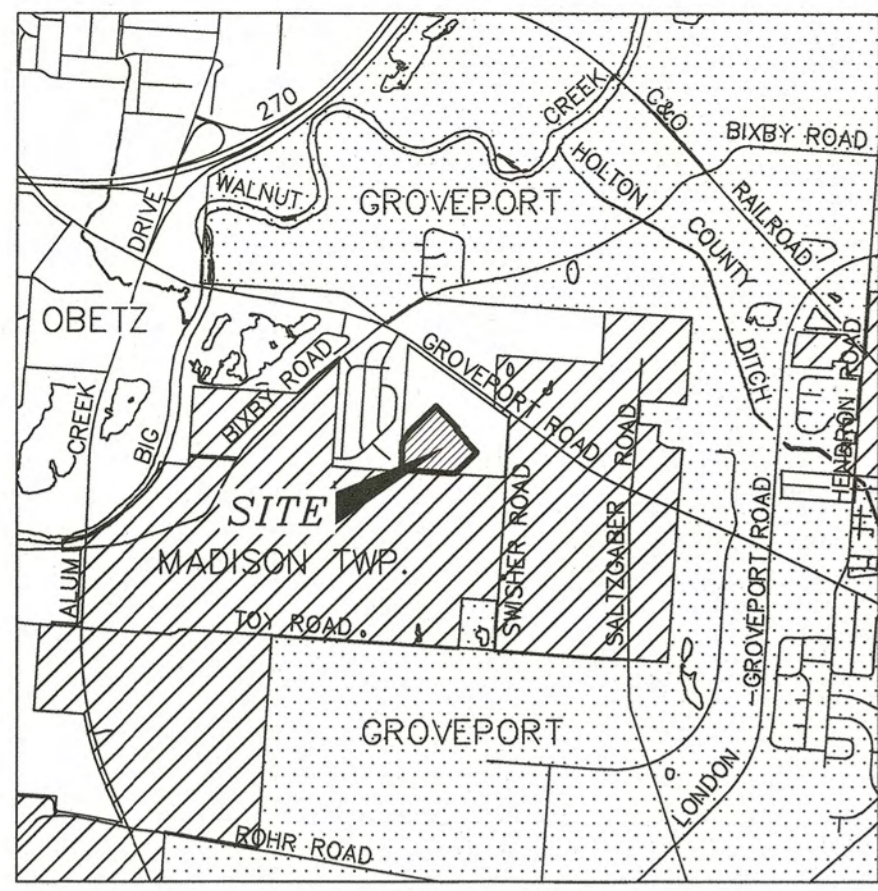


BIXBY GROVE

SECTION 2 PHASE 2B



VICINITY MAP
NOT TO SCALE

DEVELOPER:
MARONDA HOMES, INC. OF OHIO
3148 BROADWAY
GROVE CITY, OHIO 43123
(614) 274-5775

PARCEL NUMBER BREAKDOWN:
186-000189 - 8.020 ACRES

NOTES:
NO DETERMINATION HAS BEEN MADE BY THE DEVELOPMENT REGULATION DIVISION, VILLAGE OF OBETZ 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 THE WETLANDS EXIST ON THE SITE. VILLAGE OF OBETZ APPROVAL OF THE FINAL PLAT OF "BIXBY GROVE, SECTION 2 PHASE 2B" SUBDIVISION DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

THIS SITE LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, NUMBER 39049C0413 K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 03°47'47" EAST, ALONG THE LINE COMMON TO SECTIONS 29 AND 30 (T11N, R21W) FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, 1986 ADJUSTMENT, AS DETERMINED BETWEEN FRANKLIN COUNTY ENGINEER MONUMENTS FCGS 4472 AND 4473 BY A NETWORK OF GPS OBSERVATION IN JULY 1999.

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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
- = IRON PIN SET (5/8 INCH REBAR WITH STANTEC CAP)
- ⊙ = MAG NAIL SET
- * = COTTON GIN SPIKE SET

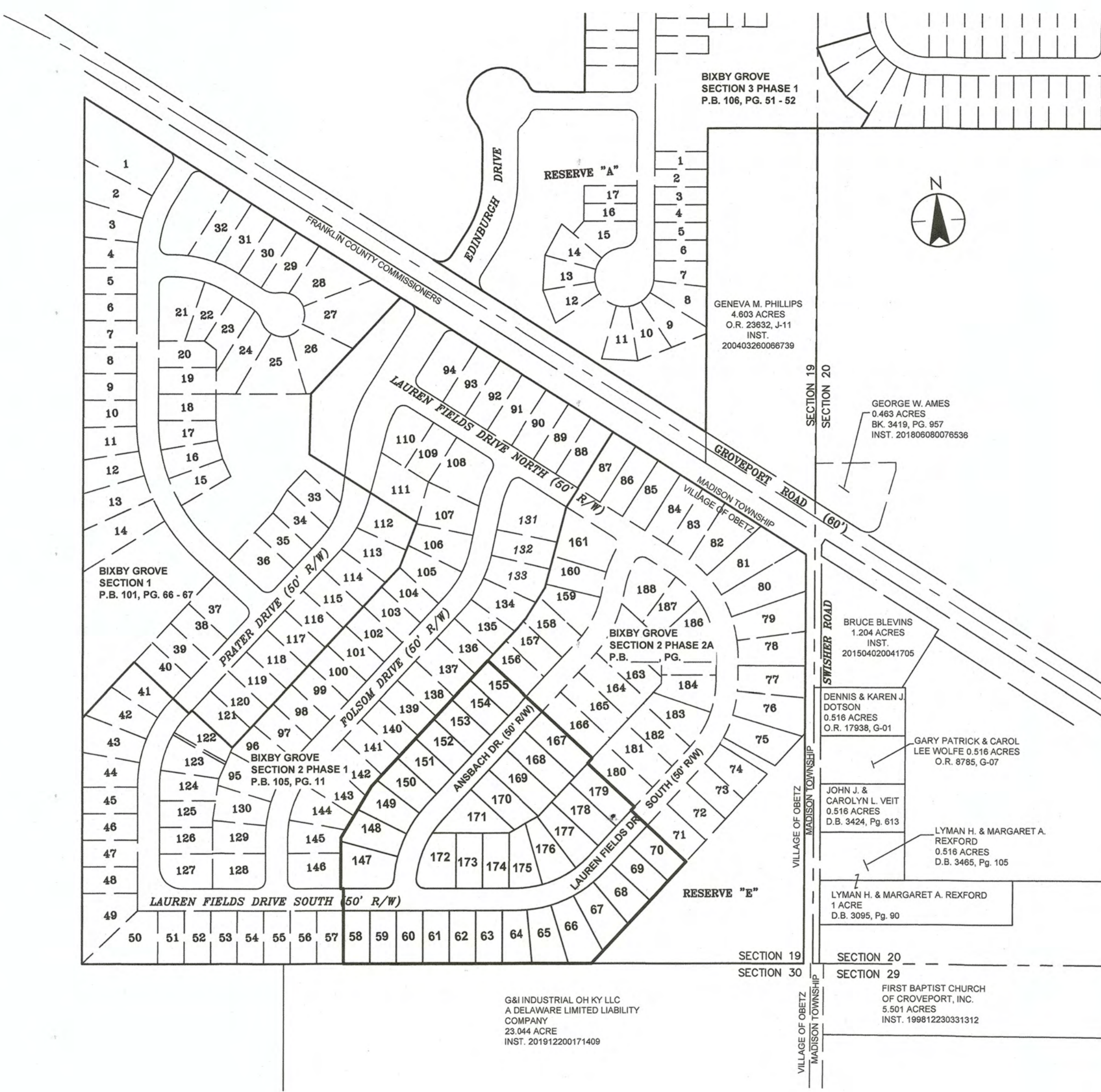
STANTEC CONSULTING SERVICES INC.

MICHAEL P. PEECOOK
PROFESSIONAL SURVEYOR NO. 9-8711
DATE: 05/03/2020



ACREAGE BREAKDOWN:
TOTAL ACREAGE: 8.020 ACRES
ACREAGE IN LOTS: 6.568 ACRES
ACREAGE IN PUBLIC RIGHT-OF-WAY: 1.452 ACRES
TOTAL NUMBER OF LOTS: 35 LOTS

BUILDING SETBACKS:
MIN. FRONT YARD = 25 FT.
MIN. SIDE YARD = 5 FT.
MIN. REAR YARD = 25 FT.



BACKGROUND MAP
SCALE: 1"=200'

PREPARED BY:
Stantec
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

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SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF OBETZ, AND LYING IN SECTION 19, TOWNSHIP 11 NORTH, RANGE 21 WEST, CONGRESS LANDS, CONTAINING 8.020 ACRES, MORE OR LESS, INCLUDING 1.452 ACRES OF RIGHT-OF-WAY AREA, BEING OUT OF THE 19.893 ACRE TRACT AS CONVEYED TO MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION OF RECORD IN INSTRUMENT NUMBER 200411100258640, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

MARONDA HOMES, INC. OF OHIO, AN OHIO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "BIXBY GROVE, SECTION 2 PHASE 2B", A SUBDIVISION OF LOTS NUMBERED 58 THROUGH 70, 147 THROUGH 155 AND 167 THROUGH 179, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE DRIVES SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH 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.

MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION WILL INDEMNIFY THE VILLAGE OF OBETZ FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

IN WITNESS WHEREOF, TODD LIPSCHUTZ, DIVISION MANAGER, FOR MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, HAS HEREUNTO SET HIS HAND THIS 27 DAY OF May, 2020.

MARONDA HOMES, INC. OF OHIO
AN OHIO CORPORATION
Todd Lipschutz
TODD LIPSCHUTZ
DIVISION MANAGER

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
John Jesse
John Jesse
PRINT
Robert Karopinski
Robert Karopinski
PRINT

STATE OF OHIO
COUNTY OF PICKAWAY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME TODD LIPSCHUTZ, DIVISION MANAGER, FOR MARONDA HOMES, INC. OF OHIO, AN OHIO CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27 DAY OF May, 2020

Sept 7 2024
MY COMMISSION EXPIRES

John R. Blum
NOTARY PUBLIC, STATE OF OHIO



APPROVED THIS ___ DAY OF ___, 2020

REVIEWED BY:
ENGINEER
FOR THE VILLAGE OF OBETZ

APPROVED AND ACCEPTED THIS ___ DAY OF ___, 2020 BY ORDINANCE NO. _____ WHEREIN THE ATTACHED PLAT IS ACCEPTED AS SUCH BY THE VILLAGE OF OBETZ, OHIO.

VILLAGE ADMINISTRATOR VILLAGE MAYOR VILLAGE TREASURER

TRANSFERRED THIS ___ DAY OF ___, 2020

AUDITOR, FRANKLIN COUNTY, OHIO

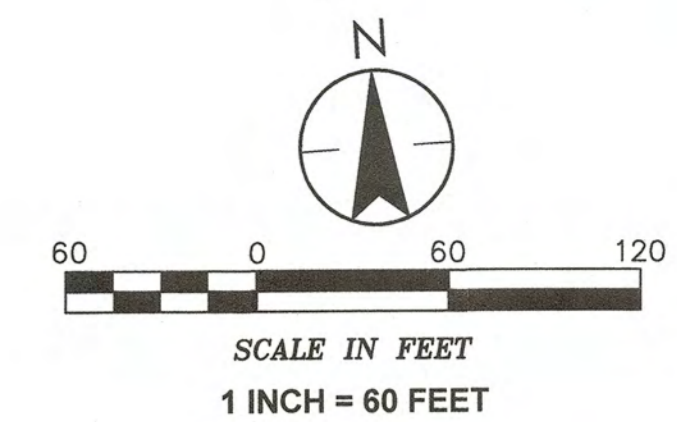
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ___ DAY OF ___, 2020 AT ___ M

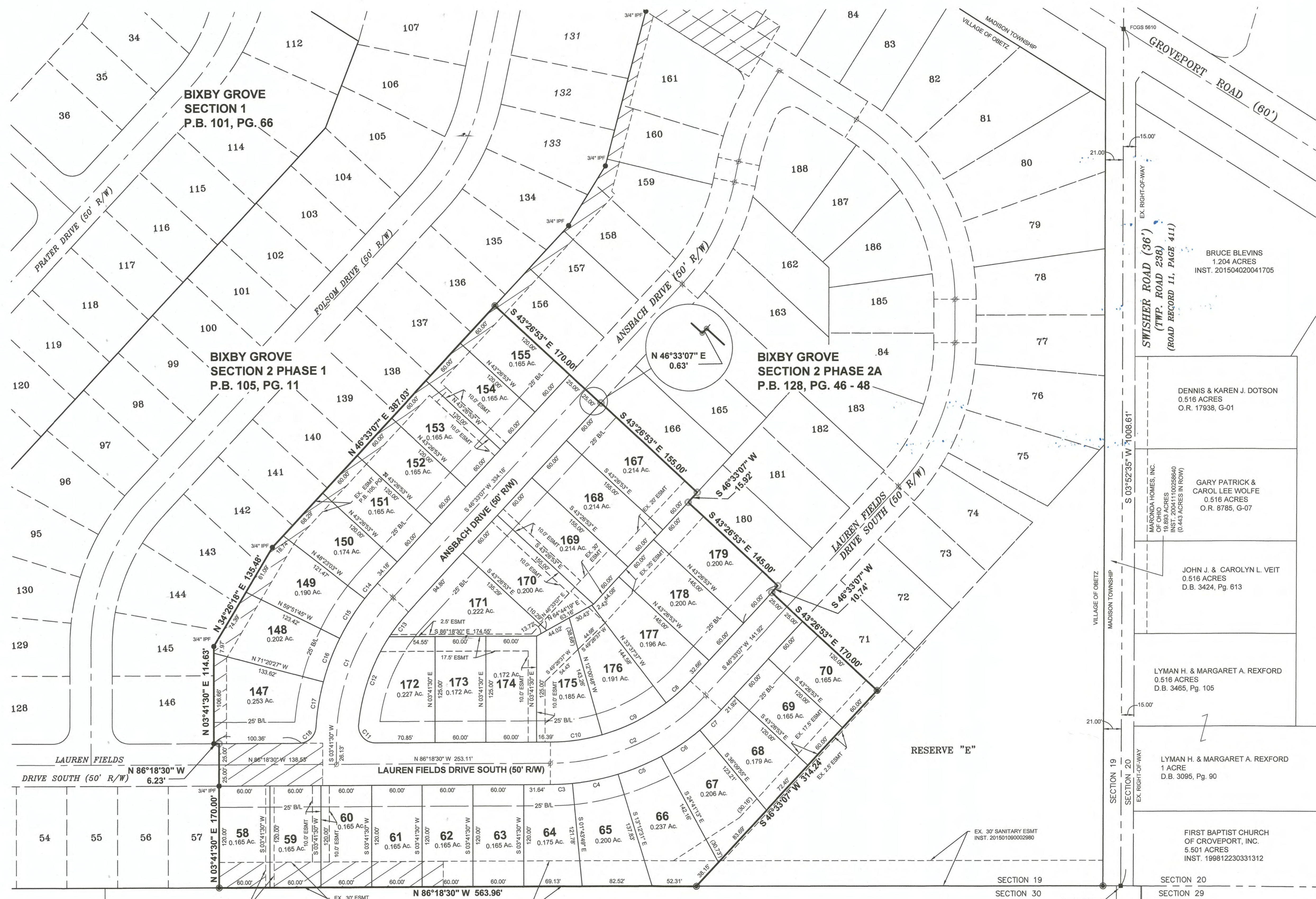
FEE ___ FILE NO. _____
RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS ___ DAY OF ___, 2020 PLAT BOOK ___ PAGES _____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO



- LEGEND**
- = EXISTING EASEMENTS (P.B. 105, PAGES 11 - 12)
 - = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
 - = IRON PIN SET (5/8 INCH REBAR SET)
 - = MAGNETIC NAIL SET
 - = COTTON GIN SPIKE SET
 - = IRON PIN FOUND
 - = FRANKLIN COUNTY MONUMENT BOX FOUND
- 123** = LOT NUMBERS
(R) = RADIAL TO STREET CENTERLINE



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	42°51'33"	250.00'	187.01'	S 23°07'19" W	182.68'
C2	47°08'23"	250.00'	205.69'	S 70°07'19" W	199.93'
C3	5°28'19"	275.00'	26.02'	S 89°01'09" E	26.01'
C4	11°28'42"	275.00'	55.09'	N 82°31'50" E	55.00'
C5	11°28'42"	275.00'	55.09'	N 71°03'08" E	55.00'
C6	11°28'42"	275.00'	55.09'	N 59°34'26" E	55.00'
C7	7°16'58"	275.00'	34.95'	N 50°11'36" E	34.93'
C8	9°49'15"	225.00'	38.57'	S 51°27'45" W	38.52'
C9	21°36'50"	225.00'	84.88'	S 67°10'47" W	84.37'
C10	15°42'17"	225.00'	61.57'	S 85°50'21" W	61.48'
C11	85°16'33"	20.00'	33.36'	N 38°40'03" W	29.56'
C12	28°07'20"	225.00'	110.44'	N 23°02'04" E	109.33'
C13	9°27'24"	225.00'	37.14'	N 41°49'25" E	37.09'
C14	4°56'11"	275.00'	23.89'	S 44°05'02" W	23.69'
C15	11°28'42"	275.00'	55.09'	S 35°52'36" W	55.00'
C16	11°28'42"	275.00'	55.09'	S 24°23'54" W	55.00'
C17	11°17'59"	275.00'	54.24'	S 13°00'33" W	54.15'
C18	86°19'57"	20.00'	30.14'	S 50°31'31" W	27.36'

PREPARED BY:
Stantec
 1500 LAKE SHORE DRIVE
 SUITE 100
 COLUMBUS, OHIO 43204
 (614) 486-4393 1-800-340-2743
 FAX (614) 486-4397

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G&I INDUSTRIAL OH KY LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 23.044 ACRE
 INST. 201912200171409