

# MEADOW GROVE ESTATES SECTION 3 PART 2

RECEIVED  
APR 23 2014  
GC PLANNING COMMISSION

Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey Number 6840, containing 8.133 acres of land, more or less, said 8.133 acres being part of that tract of land conveyed to **ROCKFORD HOMES, INC.** by deed of record in Instrument Number 200002140030367, Recorder's Office, Franklin County, Ohio.

The undersigned, **ROCKFORD HOMES, INC.**, an Ohio Corporation, by **DONALD R. WICK**, Executive Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**MEADOW GROVE ESTATES SECTION 3 PART 2**", a subdivision containing Lots numbered 90 to 110, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of the Avenue and Drive shown hereon and not heretofore dedicated.

Easements, within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, American Electric Power, and Ameritech, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private utilities above, beneath, and on the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent Lots and lands and for storm water drainage. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted to the City of Grove City, Ohio, its successors and assigns, for the purpose of constructing, using and maintaining storm water drainage swales and/or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of **MEADOW GROVE ESTATES SECTION 3 PART 2**, 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.

Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_\_\_  
\_\_\_\_\_  
Chairman, Planning Commission  
Grove City, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_\_\_  
\_\_\_\_\_  
City Engineer,  
Grove City, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
201\_\_\_\_  
\_\_\_\_\_  
Director of Public Service,  
Grove City, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_\_\_  
\_\_\_\_\_  
Mayor  
Grove City, Ohio

Approved and accepted by Ordinance No. \_\_\_\_\_, passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, wherein all of Avenue and Drive, shown dedicated hereon are accepted by the Council of the City of Grove City, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
City Clerk  
Grove City, 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 \_\_\_\_\_

In Witness Whereof, **DONALD R. WICK**, Executive Vice President of **ROCKFORD HOMES, INC.**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed and Acknowledged  
In the presence of: **ROCKFORD HOMES, INC.**  
an Ohio Corporation

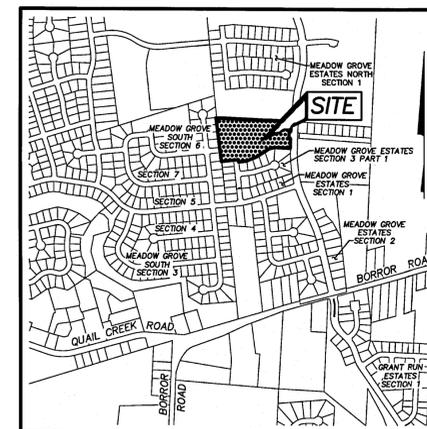
By \_\_\_\_\_  
**DONALD R. WICK**,  
Executive Vice President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DONALD R. WICK**, Executive Vice President of **ROCKFORD HOMES, INC.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **ROCKFORD HOMES, INC.**, 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



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monument Numbers 0022 and 6634, having a calculated bearing of South 86°20'22" East between said monuments and are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83, 1986 adjustment.

**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:** 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-inch long, solid iron pins, are to be set to monument the points indicated and 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



Evans, Mechwart, Hamblen & Tison, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.4500 Fax: 614.775.3448  
emht.com

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)

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

# MEADOW GROVE ESTATES SECTION 3 PART 2

**NOTE "A" - LANDSCAPE EASEMENT:** Within, over and under the area of land in Lot 90 designated hereon as "Landscape Easement", a nonexclusive easement is hereby reserved for the purpose of installing/constructing, operating, using, and maintaining landscaping, landscaping features and subdivision entrance features therein. Such landscaping, landscaping features and subdivision entrance features shall be installed/constructed by the developer of Meadow Grove Estates subdivision(s) and operated, used and maintained by said developer until such time as an association, comprised of the owners of the fee simple titles to the lots in Meadow Grove Estates subdivision(s) is formed and founded. Thereafter, said association shall operate, use and maintain said landscaping, landscaping features and subdivision entrance features and said association shall have and is hereby granted a nonexclusive right to use said easement areas for said purpose. No developer-installed landscaping, landscaping features and subdivision identification features shall be removed from said easement areas without the approval of said developer or said developer's designee.

**NOTE "B":** At the time of platting, Meadow Grove Estates Section 3 Part 2 is in Zone X (Areas of .2% annual chance flood) as designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0406K with effective date of June 17, 2008.

**NOTE "C":** No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "D" - ACREAGE BREAKDOWN:**

Total acreage	8.133 Ac.
Acreage in lots	6.355 Ac.
Acreage in Public rights-of-way	1.778 Ac.

**NOTE "E" - RELEASE OF CERTAIN EASEMENT:** All rights and easements granted to the City of Grove City, Ohio, by deed of record in Instrument Number 200209130227764, Recorder's Office, Franklin County, Ohio, in, over and under the areas indicated hereon by crosshatching are hereby released and rendered null and void.

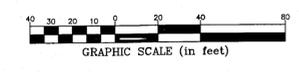
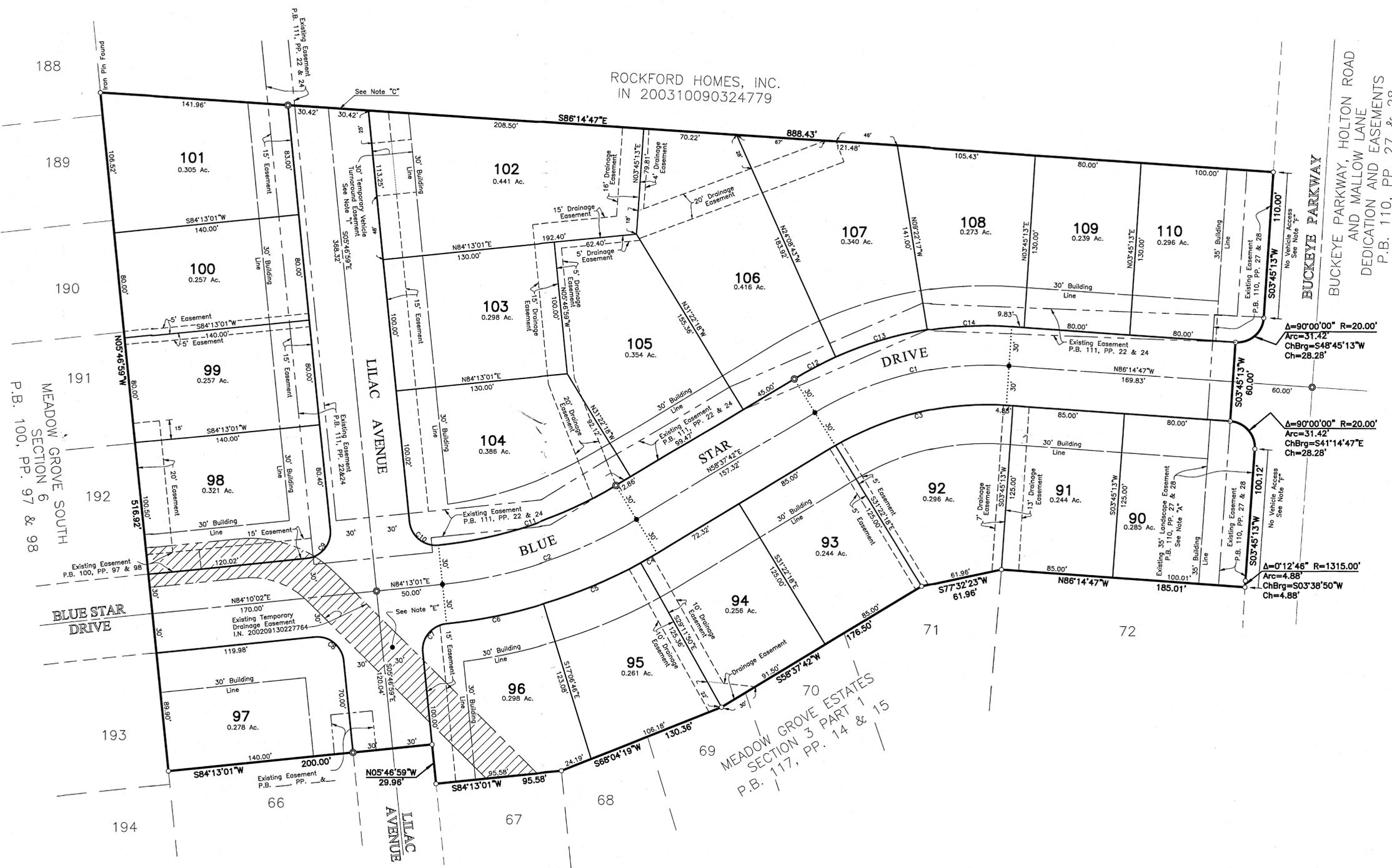
**NOTE "F" - VEHICULAR ACCESS - BUCKEYE PARKWAY:** Within the limits shown and specified hereon, Rockford Homes, Inc hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Buckeye Parkway as constructed, or to the ultimate road improvement to be constructed in the future. The execution of this plat shall act as a waiver to the City of Grove City, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

**NOTE "G":** 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 Meadow Grove Estates Section 3 Part 2, 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 "H": ACREAGE BREAKDOWN:** Meadow Grove Estates Section 3 Part 2 is comprised of the following Franklin County Parcel Number:

Parcel Number 040-005225	8.133 Ac.
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**NOTE "I" - TEMPORARY VEHICLE TURNAROUND EASEMENT - LILAC AVENUE:** The City of Grove City, 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 northerly terminus of Lilac Avenue. 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 Grove City, Ohio.



J:\2013\088\DWG\ASSETS\PLAN\201301088-15-PLAT-SEC3-PRT2.DWG plotted by PRITCHARD, JN on 4/22/2014 3:02:00 PM last saved by PRITCHARD, JN on 4/22/2014 2:15:24 PM