

MARGIE'S COVE SECTION 2, PART 3

RECEIVED
APR 23 2014
GC PLANNING COMMISSION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND TOWNSHIP OF JACKSON, LOCATED IN VIRGINIA MILITARY SURVEY NO. 1383, CONTAINING 4.221 ACRES, MORE OR LESS, SAID 4.221 ACRES BEING OUT OF THAT TRACT CONVEYED TO GRAND COMMUNITIES, LTD IN INSTRUMENT NO. 201312230208940 OF RECORD IN THE RECORDERS' OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, TODD E. HUSS, HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS HIS "MARGIE'S COVE SECTION 2 PART 3", A SUBDIVISION CONTAINING LOTS NUMBERED 77 TO 88 BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME DEDICATES TO PUBIC USE, AS SUCH, ALL OF KEEFER LANE SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC 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. 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 OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF GROVE CITY'S CONSULTING ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE THE PLATTED AREA, IF ANY, ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND ALL OTHER LAWFUL RULES AND REGULATIONS INCLUDING ANY APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF GROVE CITY, OHIO FOR THE BENEFIT OF ITSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS OBTAINING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, TODD E. HUSS HAS HEREUNTO SET HIS HAND
THIS _____ DAY OF _____, 2014.

WITNESS
GRAND COMMUNITIES, LTD
BY FISCHER DEVELOPMENT COMPANY
ITS GENERAL PARTNER

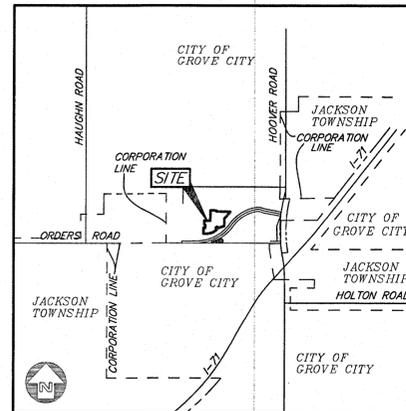
BY
TODD E. HUSS, PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GRAND COMMUNITIES, LTD, BY AND THROUGH FISCHER DEVELOPMENT COMPANY, ITS GENERAL PARTNER BY TODD E. HUSS, ITS PRESIDENT, OWNER OF THE HEREIN PLATTED LANDS, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2014.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC STATE OF OHIO



LOCATION MAP
NOT TO SCALE

BEARINGS ON THIS PLAT ARE BASED ON THE CENTERLINE OF ORDERS ROAD ASSUMED (NORTH 87° 57' 02" WEST) AND ALL OTHER BEARINGS BASED UPON THIS MERIDIAN.

ALL REFERENCES REFER TO RECORDS IN THE RECORDERS' OFFICE, FRANKLIN COUNTY, OHIO.

PINS SET, WHERE INDICATED, ARE STEEL PIPE, 3/4 INCH INSIDE DIAMETER, 30 INCHES LONG WITH PLASTIC IDENTIFICATION CAP STAMPED "HOCKADEN" INDICATED BY THE FOLLOWING SYMBOL:

PERMANENT MARKERS, WHERE INDICATED, ARE STEEL PIPE, ONE INCH INSIDE DIAMETER, 30 INCHES LONG WITH PLASTIC IDENTIFICATION CAP STAMPED "HOCKADEN" INDICATED BY THE FOLLOWING SYMBOL:

IN ACCORDANCE WITH SECTION 1101.051.



WE DO HEREBY CERTIFY THAT WE HAVE 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.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS

FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615

DATE

APPROVED THIS _____ DAY OF _____, 2014
MAYOR

APPROVED THIS _____ DAY OF _____, 2014
PLANNING COMMISSION CHAIR

APPROVED THIS _____ DAY OF _____, 2014
REVIEWED FOR THE CITY OF GROVE CITY BY EMH&T.

APPROVED THIS _____ DAY OF _____, 2014
DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED THIS _____ DAY OF _____, 2014, WHEREIN KEEFER LANE SHOWN DEDICATED HEREIN IS ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY, OHIO.

CLERK OF COUNCIL

TRANSFERRED THIS _____ DAY OF _____, 2014
AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2014
AT _____ M. FEE _____ FILE NO. _____
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2014
RECORDER FRANKLIN COUNTY, OHIO

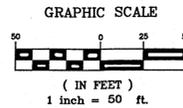
PLAT BOOK _____ PAGES _____
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

OWNER

GRAND COMMUNITIES, LTD
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KY 41018

DEVELOPER

FISCHER DEVELOPMENT COMPANY
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KY 41018



HOMWOOD HOMES INC.
IN 199908170209258



DEERFIELD LANDS INC.
ORV 10683 H17

