

# MEADOW GROVE ESTATES NORTH SECTION 3

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

### CERTIFICATION

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, BEING IN THE VIRGINIA MILITARY SURVEY, NO. 6840 AND BEING 7.723 ACRES OF THE 77.036 ACRE TRACT OF LAND AS CONVEYED TO ROCKFORD HOMES, INC. AS RECORDED IN INSTRUMENT NUMBER 200310090324779 OF THE RECORDS OF FRANKLIN COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED ROCKFORD HOMES, INC, AN OHIO CORPORATION, BY DONALD R. WICK, PRESIDENT OWNER OF THE REAL ESTATE PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THIS MEADOW GROVE ESTATES NORTH, SECTION 3, A SUBDIVISION CONTAINING LOTS NUMBERED 42 TO 58 BOTH INCLUSIVE AND AREA DESIGNATED AS RESERVE 'E' DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PART OF LILAC AVENUE AND SOUTHCHASE COURT SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS WITHIN AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, AND THE PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING USING AND MAINTAINING 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. 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 STORM WATER DRAINAGE FACILITIES. EXCEPT AS PROVIDED FOR IN THE DEVELOPERS OVERALL SCHEME FOR THE DEVELOPMENT OF MEADOW GROVE ESTATES NORTH, 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.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF GROVE CITY, OHIO.

IN WITNESS THEREOF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
DONALD R. WICK  
PRESIDENT  
ROCKFORD HOMES, INC.

WITNESS

WITNESS

### STATE OF OHIO, COUNTY OF FRANKLIN

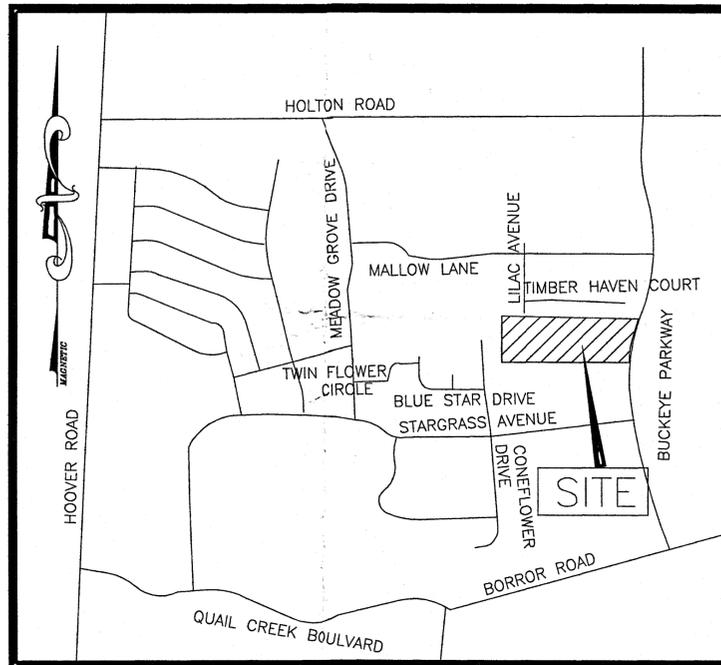
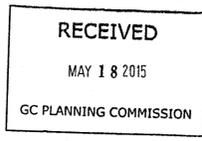
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. WICK, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT WAS HIS AND ROCKFORD HOMES' FREE ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED MY OFFICIAL SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES \_\_\_\_\_



### LOCATION MAP

SCALE 1"=800'

### APPROVALS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
\_\_\_\_\_  
PLANNING COMMISSION CHAIR  
CITY OF GROVE CITY, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
\_\_\_\_\_  
REVIEWED FOR THE CITY OF GROVE CITY, OHIO  
BY KOCH ENGINEERING GROUP.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
\_\_\_\_\_  
DIRECTOR OF PUBLIC SERVICE  
CITY OF GROVE CITY, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
\_\_\_\_\_  
MAYOR  
CITY OF GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_, PASSED THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2015, WHEREIN ALL THE AVENUE AND COURT SHOWN  
DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY, OHIO.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
\_\_\_\_\_  
CLERK OF COUNCIL  
CITY OF GROVE CITY, OHIO

### CERTIFICATE OF RECORD

TRANSFERED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015 AT \_\_\_\_ (AM-PM)

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, INST. NO. \_\_\_\_\_

PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_  
\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

### CERTIFICATE OF ACCURACY

**BASIS OF BEARINGS**  
THE BEARINGS ARE BASED ON THE SOUTH LINE OF MEADOW GROVE ESTATES NORTH SECTION 1, ALONG LOTS 19 THRU 23, AS RECORDED IN PLAT BK. 111, PAGES 22-24, SAID LINE BEING N 86° 19' 27" W

**SOURCE OF DATA**  
ALL RECORDS REFERENCED HEREIN, UNLESS OTHERWISE STATED, ARE ON FILE IN THE OFFICE OF THE FRANKLIN COUNTY RECORDER, COLUMBUS, OHIO.

**MONUMENTATION**  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS TO BE SET ARE ARE SHOWN AND SIZE AND MATERIAL IDENTIFIED ON PAGE 2 OF THIS PLAT.

I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF FRANKLIN AND STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, AND MATERIAL ARE CORRECTLY SHOWN.

REG. SURVEYOR NO. 7996, TODD D. WILLIS  
DECEMBER, 2014  
WILLIS ENGINEERING AND SURVEYING

# MEADOW GROVE ESTATES NORTH SECTION 3

CITY OF GROVE CITY, FRANKLIN CO., OHIO

OWNER/DEVELOPER: ROCKFORD HOMES, INC.  
999 POLARIS PARKWAY, SUITE 200  
COLUMBUS, OH 43240

ACREAGE IN SUBDIVISION: 7.723

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": 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 on this plat. This note 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 "C": At the time of platting, all of the land hereby being platted as Meadow Grove Estates North Section 3 is in Zone X (Areas determined to be outside 500-year flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, Map Number 39049C0331G, with an effective date of June 17, 2008 and LOMR.

NOTE "D": RESERVE "E" as designated and delineated hereon, shall be owned and maintained by an association comprised of the fee simple titles to the lots in the Meadow Grove Estates North subdivisions for the purpose of park space, open space, retention and any uses allowed by the then current zoning.

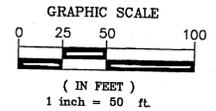
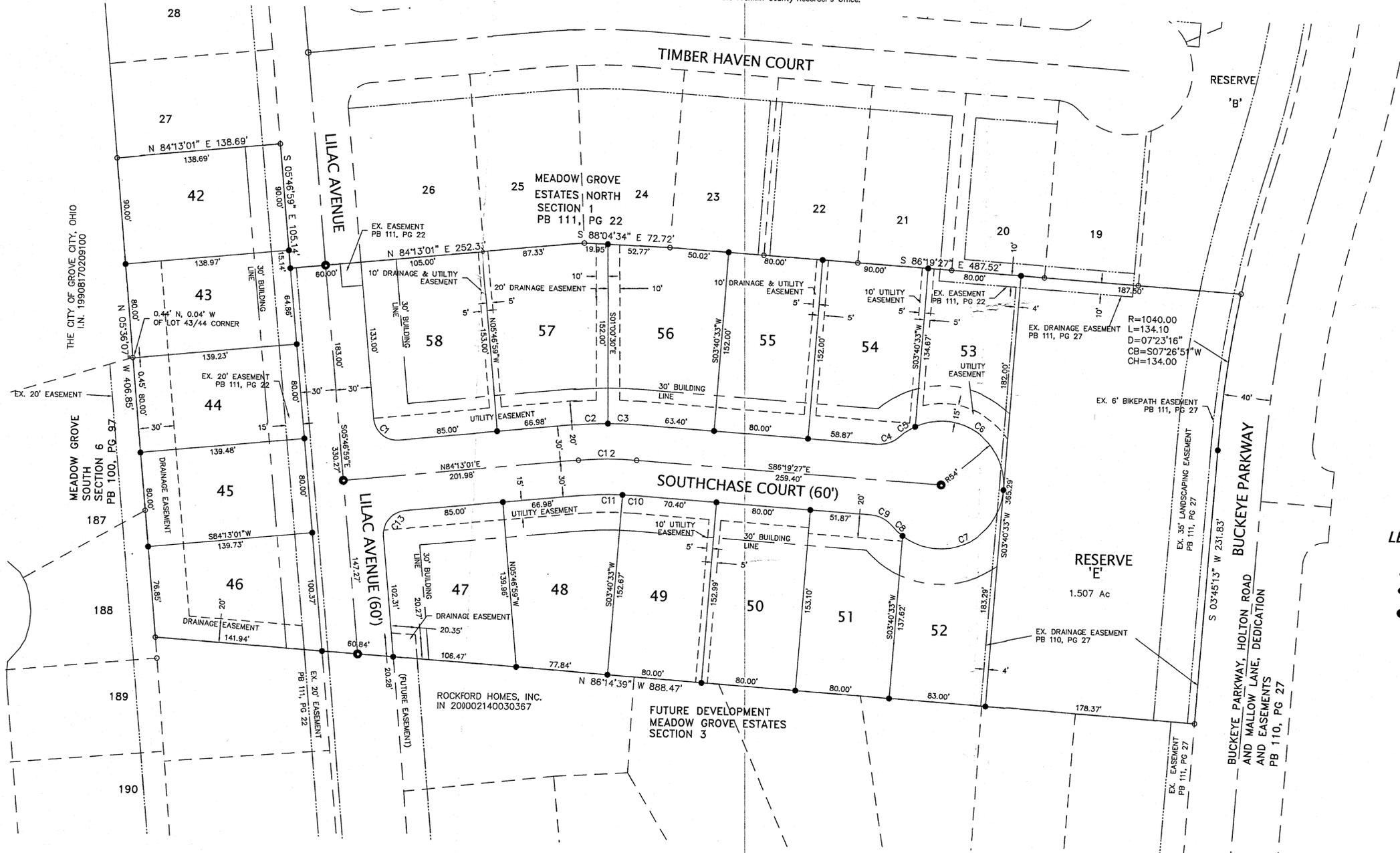
NOTE "E": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Meadow Grove Estates North Section 3 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": The Plat of Meadow Grove Estates North Section 3, is comprised of the following Franklin County Parcel Number with acreages being platted out as such:

Parcel Number 040-005225 7.723 AC

NOTE "G": ACREAGE BRAKDOWN:

Total Acreage 7.723 AC  
Acreage in Lots 4.954 AC  
Acreage in Reserves 1.507 AC  
Acreage in Right-of-Way 1.262 AC



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD
C1	31.42'	20.00'	S50°46'59"E	28.28'
C2	27.50'	330.00'	S86°36'15"W	27.49'
C3	26.98'	330.00'	N88°39'59"W	26.97'
C4	20.68'	26.00'	N70°53'22"E	20.14'
C5	15.82'	54.00'	S56°29'54"W	15.77'
C6	111.95'	54.00'	N55°42'56"W	92.95'
C7	115.44'	54.00'	N64°55'00"E	94.68'
C8	12.34'	54.00'	S47°17'48"E	12.31'
C9	20.68'	26.00'	N63°32'16"W	20.14'
C10	9.60'	270.00'	N67°20'35"W	9.60'
C11	34.97'	270.00'	S87°55'39"W	34.95'
C12	49.53'	300.00'	S88°56'47"W	49.47'
C13	31.42'	20.00'	S39°13'01"W	28.28'

### LEGEND

- 3/4" ID IRON PIPE FOUND W/ YELLOW CAP "HOY"
- 3/4" ID IRON PIPE SET, 30" L W/ ORANGE CAP "WILLIS"
- IRON PIN SET 1" REBAR, 30" L WITH A PUNCHED HOLE FOR THE ACTUAL LOCATION

