

MARGIE'S COVE SECTION 2, PART 2

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 6.403 ACRES, MORE OR LESS, SAID 6.403 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 2", A SUBDIVISION CONTAINING LOTS NUMBERED 50 TO 66 BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME DEDICATES TO PUBLIC USE, AS SUCH, ALL OF GIOVANNI COURT 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 _____, 2015.

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

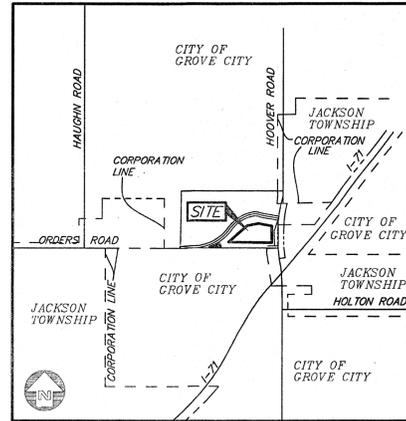
BY _____
TODD E. HUSS, PRESIDENT

STATE OF KENTUCKY
COUNTY OF BOONE 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 _____, 2015.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC STATE OF KENTUCKY



LOCATION MAP
NOT TO SCALE

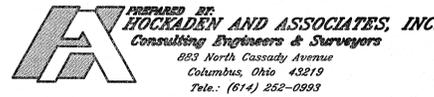
BEARINGS ON THIS PLAT ARE BASED ON THE CENTERLINE OF ORDERS ROAD ASSUMED (NORTH 87° 57' 02" WEST) AND ALL OTHER BEARINGS BASED UPON THIS MERIDIAN.

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 _____, 2015
MAYOR

APPROVED THIS _____ DAY OF _____, 2015
PLANNING COMMISSION CHAIR

APPROVED THIS _____ DAY OF _____, 2015
REVIEWED FOR THE CITY OF GROVE CITY BY EMH&T.

APPROVED THIS _____ DAY OF _____, 2015
DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED THIS _____ DAY OF _____, 2015, WHEREIN GIOVANNI COURT SHOWN DEDICATED HEREIN IS ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY, OHIO.

CLERK OF COUNCIL

TRANSFERRED THIS _____ DAY OF _____, 2015
AUDITOR, FRANKLIN COUNTY, OHIO

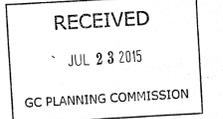
FILED FOR RECORD THIS _____ DAY OF _____, 2015
AT _____ M. FEE _____ FILE NO. _____
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2015
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



MARGIE'S COVE SECTION 2 PART 2

MARGIE'S COVE SECTION 2 PART 2

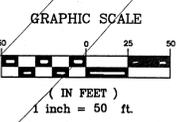
MARGIE'S COVE SECTION 1
PB 105, PG 15-18

MARGIE'S COVE SECTION 2
PART 3
PB 117, PG 98-99

MARGIE'S COVE SEC 2, PART 1
PB 110, PG 85-86
RESERVE "C" OPEN SPACE

MARGIE'S COVE SECTION 1
PB 105, PG 15-18

CURVE	LOT	ARC	TAN	RADIUS	DELTA	BEARING	CHORD
C1	CL	154.02'	96.99'	100.00'	45°40'42"	N50°14'49"W	77.63'
C2	54	38.21'	23.96'	25.00'	87°33'56"	S45°49'56"W	34.60'
C3	54	11.38'	5.69'	130.00'	5°00'57"	S4°33'26"W	11.38'
C4	55	68.29'	34.95'	130.00'	30°05'48"	N22°06'48"E	67.50'
C5	56	65.70'	33.57'	130.00'	28°57'18"	N51°38'21"E	65.00'
C6	57	54.86'	27.84'	130.00'	24°10'45"	N78°12'23"E	54.45'
C7	59	31.82'	16.80'	40.00'	45°34'23"	S67°30'34"W	30.98'
C8	59	12.24'	6.14'	60.00'	11°41'19"	S50°34'02"W	12.22'
C9	60	67.90'	38.11'	60.00'	64°50'27"	S88°49'55"W	64.34'
C10	61	55.27'	29.77'	60.00'	52°46'32"	N32°21'36"W	53.33'
C11	62	55.27'	29.77'	60.00'	52°46'32"	N20°24'56"E	53.33'
C12	63	60.21'	32.91'	60.00'	57°29'43"	N75°33'04"E	57.71'
C13	64	33.06'	16.96'	60.00'	31°34'12"	S59°54'58"E	32.64'
C14	64	31.82'	16.80'	40.00'	45°34'23"	S66°55'04"E	30.98'
C15	66	107.81'	67.89'	70.00'	88°14'47"	N46°10'21"E	97.47'
C16	66	38.68'	24.42'	25.00'	88°38'51"	N42°08'24"W	34.94'
C17	50	79.72'	42.12'	100.00'	45°40'42"	N50°14'49"W	77.63'
C18	50	37.97'	23.73'	25.00'	87°01'05"	N16°47'40"E	34.42'
C19	50	80.21'	40.12'	1135.00'	4°02'57"	N58°16'45"E	80.19'



RESERVE "B"
DRAINAGE EASEMENT
PB 105, PG 15

GIOVANNI COURT
N89°42'15"W 206.68'

ACREAGE

GIOVANNI COURT	=0.823 ACRES
LOTS 50 TO 66 (INCL)	=5.580 ACRES
TOTAL ACREAGE	=6.403 ACRES

Unless otherwise designated on the record plat, a 10' wide Private Drainage Easement shall exist along all common building lot lines. The common building lot line being the center line of said easement, with 5' of easement on each lot.

S:\42801-43000\42884 Margie Cove Sec 2 Part 2 Giovanni Court\DWG\42884 Margies Cove Sec 2 Part 2 Final Plat Giovanni Court.dwg, 7/21/2015 2:03:14 PM, \H\ASBS\kio3000



Hockaden and Associates, Inc.

Consulting Engineers and Surveyors

883 North Cassady Avenue, Columbus, Ohio 43219

Phone: 614/252-0993 Fax: 614/252-0444

July 22, 2015

Mrs. Kimberly Shields, AICP
Planning and GIS Supervisor
The City of Grove City
4035 Broadway
Grove City, Ohio 43123

Margie's Cove Section 2 Part 2 Plat, application # 201506260044

Mrs. Shields,

Included below are responses to your July 14, 2015 letter in reference to the plat for Margie's Cove Section2, Part 2:

Building Division

2. We have submitted the Special Flood Hazard Area Permit (SFHA) to the City of Grove City on July 10th, 2015. We had previously obtained a LOMR-F for placing fill in this area from FEMA in December, 2014.

Engineering

5. "Reserve B" has been changed to read "Reserve D".

6. The "Temporary Construction Easement" along the rear of lots 50 thru 61 has been removed. This easement was originally placed for a trunk sanitary sewer that no longer will be constructed in this area.

Please let me know if there are any questions or comments.

Sincerely,

Kurt Ziessler, P.E.
Hockaden & Associates, Inc.

