

HIDDEN MEADOWS FINAL PLAT

Grove City, Franklin County, Ohio
Virginia Military Survey No. 1383

Received By:
Grove City Development
Date: 10/01/2020

Situated in State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1383, containing 15.618 acres of land more or less, said 15.618 acres being the same tract as conveyed to Harrisburg Pike Investors, L.L.C. and described in deed recorded in of record in Instrument Number 201804250054049, Recorder's Office, Franklin County, Ohio.

We the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our Hidden Meadows, a subdivision of Lots 1 to 80, inclusive, and Reserves A-G, do hereby accept this plat the same, do voluntarily consent to the execution of said plat.

Easements within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, all quasi public utility companies, 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 Hidden Meadows, no above grade structures, fences, pools, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

In witness thereto, Jonathan Wilcox, President, Harrisburg Pike Investors, LLC have hereunto set his hand this _____ day of _____, 2020.

Harrisburg Pike Investors, LLC

By: _____
Jonathan Wilcox, President

Witness _____ Subdivider _____

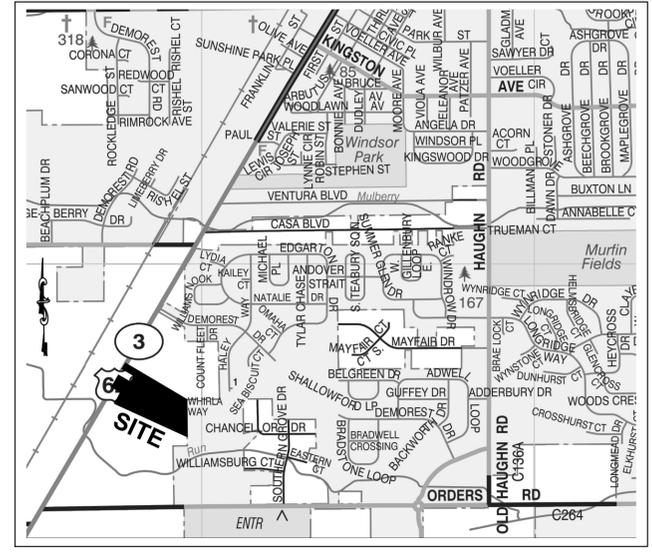
STATE OF OHIO
COUNTY OF FRANKLIN, SS:

Before me a Notary Public in and for said county personally came Jonathan Wilcox, President of Harrisburg Pike Investors, LLC who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 2020 by Jonathan Wilcox, President of Harrisburg Pike Investors, LLC, for and on behalf of said company.

Notary Public, State of Ohio

My Commission expires _____



LOCATION MAP
Not to Scale

SURVEY DATA:

BASIS OF BEARINGS: The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for the centerline of Harrisburg Pike to be N33°04'41"E.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, are to be set and 5/8" diameter rebar, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

PERMANENT MARKERS, where indicated, are to be set and are one-inch diameter, thirty-inch long, solid iron pins, with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

- = Rebar Set
- ⊙ = Permanent Marker
- ⊠ = PK Nail Set
- = Iron Pin Found
- ⊠ = PK Nail Found
- Ⓜ = Monument Found

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.

By Douglas R. Hock Date: _____
P.S. 7661

Approved this _____ day of _____, 2020. _____
Mayor Grove City, Ohio

Approved this _____ day of _____, 2020. _____
Planning Commission Chair Grove City, Ohio

Approved this _____ day of _____, 2020. _____
City Engineer Grove City, Ohio

Approved this _____ day of _____, 2020. _____
Director of Public Service Grove City, Ohio

Approved this _____ day of _____, 2020. _____
City Clerk / Council Clerk Grove City, Ohio

Approved this _____ day of _____, 2020, by Ordinance No. _____.

Transferred this _____ day of _____, 2020. _____
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 2020 _____
at _____ M. Recorder, Franklin County, Ohio
Fee \$ _____

File No. _____

Recorded this _____ day of _____, 2020 _____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

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HIDDEN MEADOWS

FINAL PLAT

Grove City, Franklin County, Ohio
Virginia Military Survey No. 1383

Samira H. Jallaq
I.N. 200306200186543
5.03 Ac.
APN: 160-000160

Aashif Murrif &
Yossef Murrif
I.N. 20060803052503
11.250 Ac.
APN: 160-000174

Harrisburg Pike
Investors, LLC
I.N. 20180425054049
Parcel Two
(Less Exceptions)
APN: 040-016103

Harrisburg Pike
Investors, LLC
I.N. 20180425054049
Parcel One
(Less Exceptions)
APN: 040-016104

Homeowed Corporation
I.N. 200908040115908
36 Ac.
APN: 040-009246

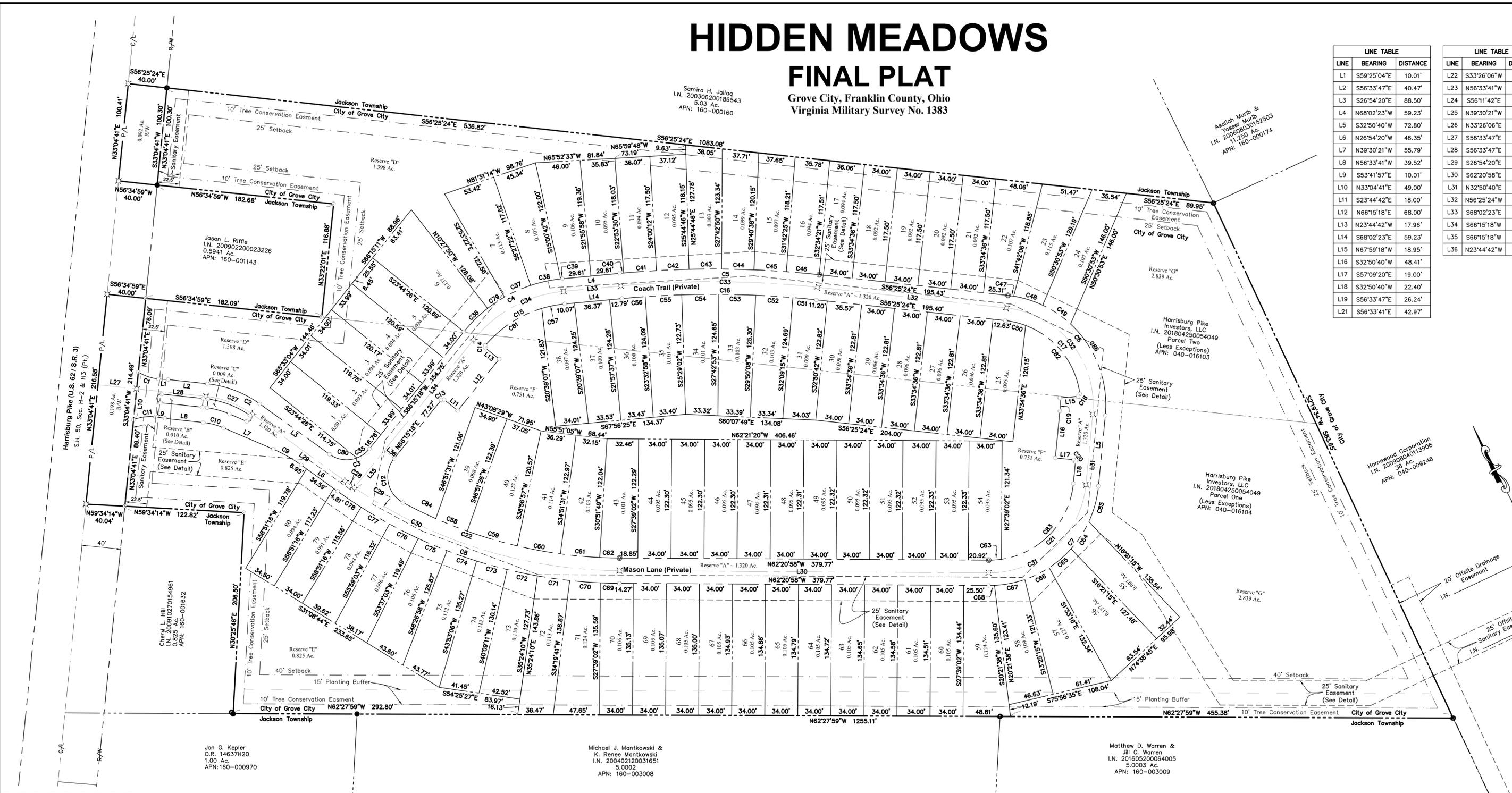
Jon G. Kepler
O.R. 14637H20
1.00 Ac.
APN: 160-000970

Michael J. Mantkowski &
K. Renee Mantkowski
I.N. 200402120031651
5.0002
APN: 160-003008

Matthew D. Warren &
Jill G. Warren
I.N. 20160520064005
5.0003 Ac.
APN: 160-003009

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59°25'04"E	10.01'
L2	S56°33'47"E	40.47'
L3	S26°54'20"E	88.50'
L4	N68°02'23"W	59.23'
L5	S32°50'40"W	72.80'
L6	N26°54'20"W	46.35'
L7	N39°30'21"W	55.79'
L8	N56°33'41"W	39.52'
L9	S53°41'57"E	10.01'
L10	N33°04'41"E	49.00'
L11	S23°44'42"E	18.00'
L12	N66°15'18"E	68.00'
L13	N23°44'42"W	17.96'
L14	S68°02'23"E	59.23'
L15	N67°59'18"W	18.95'
L16	S32°50'40"W	48.41'
L17	S57°09'20"E	19.00'
L18	S32°50'40"W	22.40'
L19	S56°33'47"E	26.24'
L21	S56°33'41"E	42.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S33°26'06"W	9.00'
L23	N56°33'41"W	42.97'
L24	S56°11'42"E	5.00'
L25	N39°30'21"W	19.29'
L26	N33°26'06"E	9.00'
L27	S56°33'47"E	39.88'
L28	S56°33'47"E	71.71'
L29	N39°30'21"W	117.37'
L30	S62°20'58"E	379.77'
L31	N32°50'40"E	72.80'
L32	N56°25'24"W	195.41'
L33	S68°02'23"E	59.23'
L34	S66°15'18"W	195.30'
L35	S66°15'18"W	49.03'
L36	N23°44'42"W	13.00'



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	025°33'16"	49.50'	22.08'	S43°45'58"E
C2	029°39'26"	113.00'	58.49'	S70°19'31"E
C3	086°50'22"	30.00'	45.47'	S70°19'31"E
C4	045°42'19"	148.00'	118.06'	S89°06'28"W
C5	011°27'41"	1028.00'	205.64'	S62°18'32"E
C6	089°16'04"	113.00'	176.06'	S11°47'22"E
C7	084°48'22"	113.00'	167.26'	S75°14'51"W
C8	035°26'37"	501.00'	309.92'	N44°37'39"W
C9	012°36'01"	149.00'	32.77'	N33°12'21"W
C10	017°03'25"	73.00'	21.73'	N48°02'04"W
C11	026°22'40"	49.50'	22.79'	N69°45'01"W
C12	100°34'49"	30.00'	52.66'	N15°57'53"E
C13	090°00'00"	2.00'	3.14'	S68°44'42"E
C14	091°25'57"	2.00'	3.19'	N21°58'17"E
C15	044°16'22"	122.00'	94.27'	N89°49'26"E

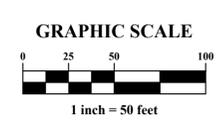
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C16	011°27'34"	1002.00'	200.40'	S62°18'36"E
C17	076°24'44"	87.00'	116.03'	S18°13'01"E
C18	092°01'21"	2.00'	3.21'	S66°00'01"W
C19	011°42'04"	66.00'	13.48'	S26°59'39"W
C20	090°00'00"	2.00'	3.14'	S62°18'32"E
C21	084°48'22"	87.00'	128.77'	S75°14'51"W
C22	028°01'27"	475.00'	232.33'	N48°20'14"W
C23	180°00'00"	4.50'	14.14'	N33°26'19"E
C24	027°25'41"	97.50'	46.67'	N41°22'47"W
C25	168°09'35"	3.50'	10.27'	S56°24'51"W
C26	015°26'18"	88.50'	23.85'	N47°13'30"W
C27	029°39'26"	100.00'	51.76'	S51°59'14"W
C28	001°23'20"	488.00'	11.83'	S27°36'00"E
C29	035°26'37"	488.00'	301.88'	S44°37'39"E
C30	034°03'18"	488.00'	290.05'	S45°19'19"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C31	084°48'22"	100.00'	148.01'	N75°14'51"E
C32	089°16'04"	100.00'	155.80'	N11°47'22"W
C33	011°27'37"	1015.00'	203.02'	N62°18'34"W
C34	045°42'19"	135.00'	107.69'	S89°06'28"W
C35	030°33'05"	30.00'	16.00'	S12°09'20"E
C36	013°16'52"	148.00'	34.31'	S72°53'44"W
C37	011°24'41"	148.00'	29.48'	N86°39'18"W
C38	012°16'07"	148.00'	31.69'	N74°48'53"W
C39	000°38'27"	148.00'	1.66'	N68°21'36"W
C40	000°14'04"	1028.00'	4.21'	N67°55'21"W
C41	001°53'00"	1028.00'	33.79'	N66°51'49"W
C42	001°52'09"	1028.00'	33.53'	S41°44'03"E
C43	001°51'54"	1028.00'	33.46'	N63°07'13"W
C44	001°51'41"	1028.00'	33.40'	N61°15'25"W
C45	001°51'37"	1028.00'	33.38'	N59°23'46"W

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C46	001°53'15"	1028.00'	33.87'	N57°31'20"W
C47	003°01'08"	113.00'	5.95'	N54°54'49"W
C48	015°52'19"	113.00'	31.30'	N45°28'06"W
C49	017°37'03"	113.00'	34.75'	N28°43'25"W
C50	014°13'13"	87.00'	21.59'	N49°18'47"W
C51	001°23'20"	1002.00'	24.29'	N57°16'29"W
C52	002°11'43"	1002.00'	38.39'	N59°04'00"W
C53	002°10'26"	1002.00'	38.02'	N61°15'05"W
C54	002°10'40"	1002.00'	38.09'	N63°25'38"W
C55	002°08'48"	1002.00'	37.54'	N65°35'22"W
C56	001°22'37"	1002.00'	24.08'	N67°21'04"W
C57	011°17'26"	122.00'	24.04'	N73°41'06"W
C58	004°12'52"	475.00'	34.94'	N40°57'32"W
C59	006°29'01"	475.00'	53.75'	N46°18'28"W
C60	005°25'26"	475.00'	44.97'	N52°15'42"W

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C61	004°54'30"	475.00'	40.69'	N57°25'40"W
C62	002°28'03"	475.00'	20.46'	N61°06'56"W
C63	008°38'59"	87.00'	13.13'	N66°40'27"W
C64	016°56'29"	113.00'	33.41'	N60°38'24"E
C65	015°08'21"	113.00'	29.86'	N76°40'49"E
C66	014°08'41"	113.00'	27.90'	S88°40'41"E
C67	016°09'29"	113.00'	31.87'	S73°31'35"E
C68	003°05'53"	113.00'	6.11'	S63°53'54"E
C69	002°15'25"	501.00'	19.73'	S61°13'15"E
C70	003°36'44"	501.00'	31.59'	S58°17'10"E
C71	003°50'04"	501.00'	33.53'	S54°33'46"E
C72	003°38'17"	501.00'	31.81'	S50°49'36"E
C73	003°43'25"	501.00'	32.56'	S47°08'45"E
C74	003°41'41"	501.00'	32.31'	S43°26'12"E
C75	003°40'31"	501.00'	32.14'	S39°45'06"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C76	003°47'55"	501.00'	33.22'	S36°00'52"E
C77	003°51'57"	501.00'	33.80'	S32°10'56"E
C78	003°20'37"	501.00'	29.24'	S28°34'39"E
C79	080°06'12"	148.00'	20.93'	S83°35'16"W
C80	056°17'16"	30.00'	29.47'	N55°02'59"W
C81	032°58'56"	122.00'	70.23'	N84°10'43"E
C82	062°11'32"	87.00'	94.43'	S11°06'25"E
C83	076°09'23"	87.00'	115.64'	S70°55'22"W
C84	004°31'35"	475.00'	37.52'	N36°35'18"W
C85	019°19'29"	113.00'	38.11'	N42°30'25"E
C86	052°45'34"	113.00'	104.05'	N06°27'53"E



**ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS**

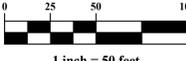
781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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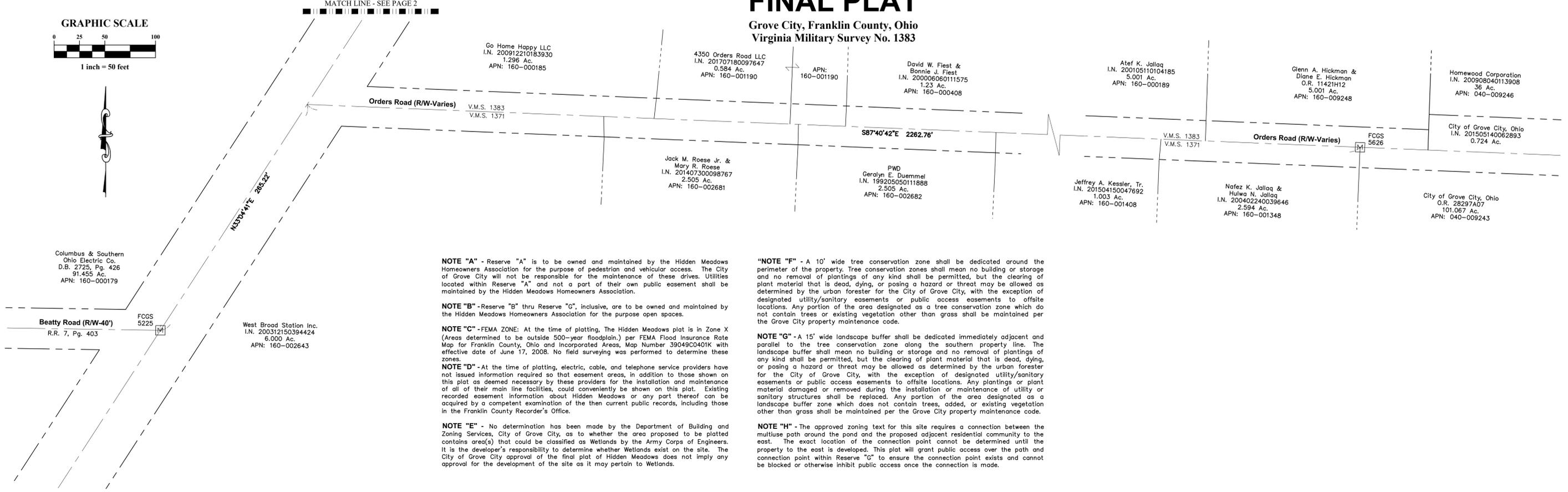
HIDDEN MEADOWS FINAL PLAT

Grove City, Franklin County, Ohio
Virginia Military Survey No. 1383

GRAPHIC SCALE



1 inch = 50 feet



NOTE "A" - Reserve "A" is to be owned and maintained by the Hidden Meadows Homeowners Association for the purpose of pedestrian and vehicular access. The City of Grove City will not be responsible for the maintenance of these drives. Utilities located within Reserve "A" and not a part of their own public easement shall be maintained by the Hidden Meadows Homeowners Association.

NOTE "B" - Reserve "B" thru Reserve "G", inclusive, are to be owned and maintained by the Hidden Meadows Homeowners Association for the purpose open spaces.

NOTE "C" - FEMA ZONE: At the time of platting, The Hidden Meadows plat is in Zone X (Areas determined to be outside 500-year floodplain.) per FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0401K with effective date of June 17, 2008. No field surveying was performed to determine these zones.

NOTE "D" - 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 Hidden Meadows 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 "E" - No determination has been made by the Department of Building and Zoning Services, City of Grove City, 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 Wetlands exist on the site. The City of Grove City approval of the final plat of Hidden Meadows does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "F" - A 10' wide tree conservation zone shall be dedicated around the perimeter of the property. Tree conservation zones shall mean no building or storage and no removal of plantings of any kind shall be permitted, but the clearing of plant material that is dead, dying, or posing a hazard or threat may be allowed as determined by the urban forester for the City of Grove City, with the exception of designated utility/sanitary easements or public access easements to offsite locations. Any portion of the area designated as a tree conservation zone which does not contain trees or existing vegetation other than grass shall be maintained per the Grove City property maintenance code.

NOTE "G" - A 15' wide landscape buffer shall be dedicated immediately adjacent and parallel to the tree conservation zone along the southern property line. The landscape buffer shall mean no building or storage and no removal of plantings of any kind shall be permitted, but the clearing of plant material that is dead, dying, or posing a hazard or threat may be allowed as determined by the urban forester for the City of Grove City, with the exception of designated utility/sanitary easements or public access easements to offsite locations. Any plantings or plant material damaged or removed during the installation or maintenance of utility or sanitary structures shall be replaced. Any portion of the area designated as a landscape buffer zone which does not contain trees, added, or existing vegetation other than grass shall be maintained per the Grove City property maintenance code.

NOTE "H" - The approved zoning text for this site requires a connection between the multiuse path around the pond and the proposed adjacent residential community to the east. The exact location of the connection point cannot be determined until the property to the east is developed. This plat will grant public access over the path and connection point within Reserve "G" to ensure the connection point exists and cannot be blocked or otherwise inhibit public access once the connection is made.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L19	S56°33'47"E	26.24'	L23	N56°33'41"W	42.97'
L20	N33°26'13"E	2.50'	L24	S56°11'42"E	5.00'
L21	S56°33'41"E	42.97'	L25	N39°30'21"W	19.29'
L22	S33°26'06"W	9.00'	L26	N33°26'06"E	9.00'

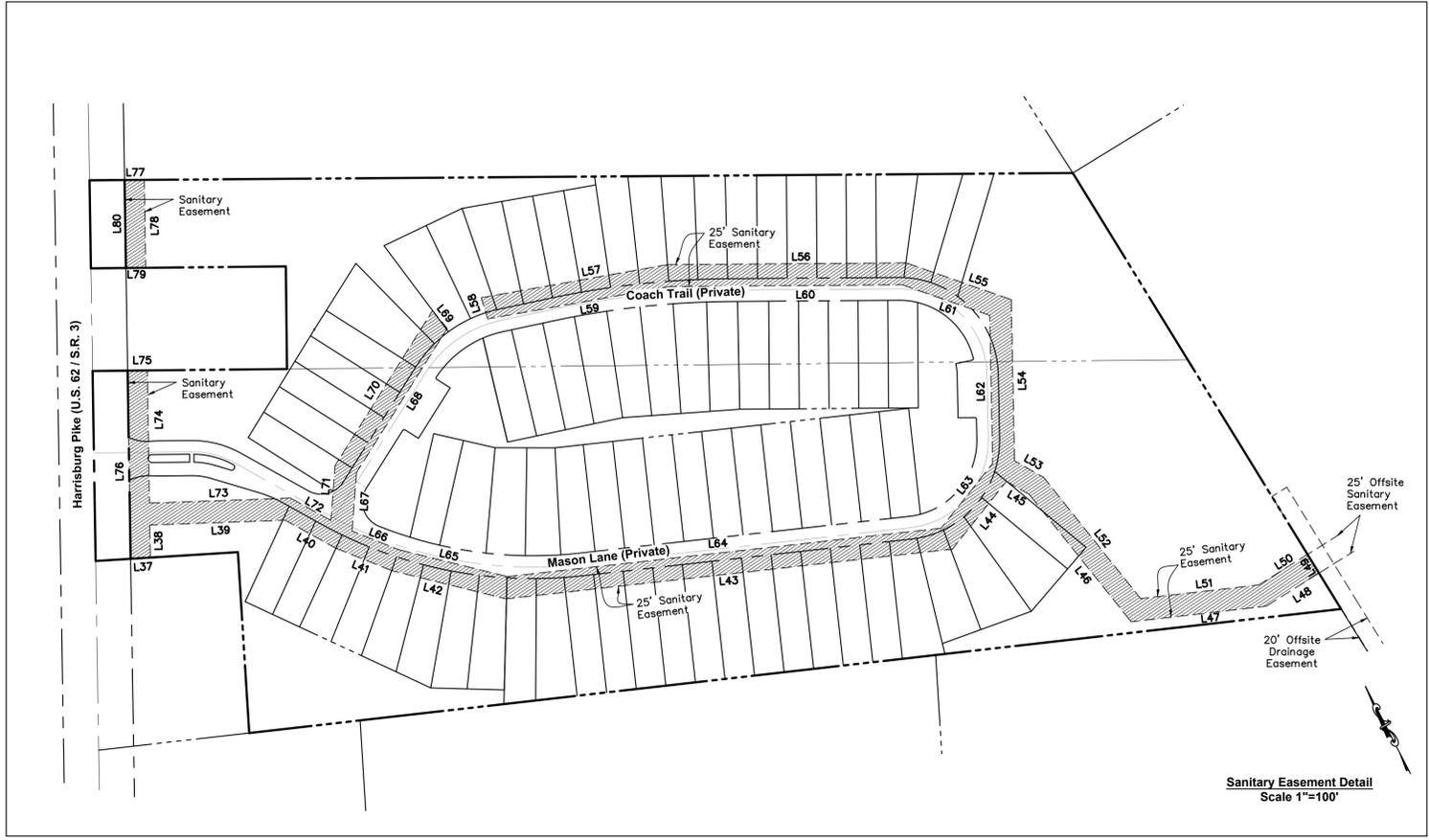
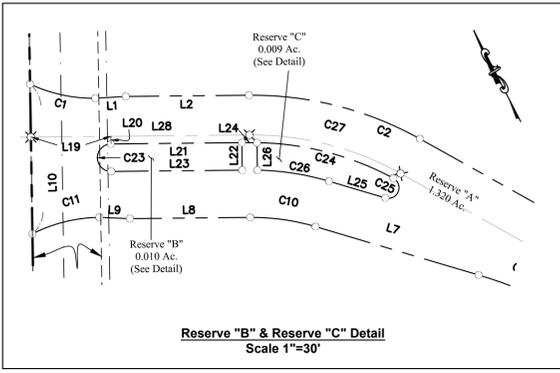
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C23	180°00'00"	4.50'	14.14'	N33°26'19"E
C24	027°25'41"	97.50'	46.67'	N41°22'47"W
C25	168°09'35"	3.50'	10.27'	S56°24'51"W
C26	015°26'18"	88.50'	23.85'	N47°13'30"W

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L37	S59°34'14"E	22.52'	L71	S38°20'13"W	62.86'
L38	N33°04'41"E	37.10'	L72	N27°07'19"W	52.68'
L39	S58°01'44"E	154.87'	L73	N58°01'44"W	161.29'
L40	S27°07'19"E	65.99'	L74	N33°04'41"E	151.21'
L41	S34°12'54"E	68.76'	L75	N56°34'59"W	22.50'
L42	S42°08'43"E	134.42'	L76	S33°04'41"W	214.49'
L43	S62°20'58"E	513.02'	L77	S56°25'18"E	22.50'
L44	N72°36'44"E	98.74'	L78	S33°04'41"W	100.24'
L45	S26°16'02"E	30.12'	L79	N56°34'59"W	22.50'
L46	S04°44'26"E	185.97'	L80	N33°04'41"E	100.30'
L47	S62°34'05"E	155.27'			
L48	S88°01'02"E	71.10'			
L49	N02°19'34"E	25.00'			
L50	N88°01'02"W	65.60'			
L51	N62°34'05"W	135.85'			
L52	N04°43'52"W	176.86'			
L53	N26°19'00"W	38.49'			
L54	N32°50'40"E	183.64'			
L55	N36°45'46"W	127.10'			
L56	N56°25'24"W	272.82'			
L57	N66°03'06"W	215.94'			
L58	S16°41'29"W	25.20'			
L59	S66°03'06"E	210.65'			
L60	S56°25'24"E	266.38'			
L61	S36°45'46"E	105.39'			
L62	S32°50'40"W	168.77'			
L63	S72°36'44"W	94.55'			
L64	N62°20'58"W	498.20'			
L65	N42°08'43"W	127.78'			
L66	N34°16'20"W	57.53'			
L67	N38°20'13"E	66.92'			
L68	N66°15'18"E	194.15'			
L69	N05°28'56"W	26.33'			
L70	S66°15'18"W	208.61'			

Acreage Breakdown:
 Acreage in Lots 1-80: 8.177 Ac.
 Acreage in Reserve A-G: 7.151 Ac.
 Acreage in Right-of-Way: 0.290 Ac.
 Total Acreage: 15.618 Ac.

Acreage in APN: 040-016103: 5.279 Ac.
 Acreage in APN: 040-016104: 10.339 Ac.
 Total Acreage: 15.618 Ac.

P.R.O. Breakdown:
 P.R.O. from APN: 040-016103: 0.092 Ac.
 P.R.O. from APN: 040-016104: 0.198 Ac.
 Total Acreage: 0.290 Ac.



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**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755