

# FINAL PLAT FOR Meadowbrooke Green

### SITUATE

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Lot 39 of Section 3, Township 1, United States Military Lands and being a resubdivision lots 1 through 8 of Meadowbrooke subdivision, Plat Book 111 pg 53, consisting of a 3.928 acre residue tract as originally conveyed to BROOKWOOD CONSTRUCTION CO. INC., by deed of record in Instrument Number 200706070099642 and being a vacation of two portions of Grand Ridge Court, said portions being 0.1008 acre and 0.0047 acre respectively, (All references to records being on file in the Office of the Recorder, Franklin County, Ohio).

### OWNER CERTIFICATION/DEDICATION:

The undersigned BROOKWOOD CONSTRUCTION CO. INC., by Douglas Maddy, as President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its description of "MEADOWBROOKE GREEN", a subdivision of 13 lots numbered 10 - 22, inclusive and designated hereon as "Grand Ridge Court" does hereby accept this plat of same and do voluntary consent to the execution of said plat, and dedicate to public use such as shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Landscaping Easement" or "Drainage Easement", Each of the aforementioned designated easements permit 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 and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Drainage Easement areas as delineated on this plat unless approved by the City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and the easements are hereby reserved for the uses and purposes expressed herein.

In Witness Whereof, DOUGLAS MADDY, Owner and President, BROOKWOOD CONSTRUCTION CO. INC., has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

WITNESS:

\_\_\_\_\_  
BROOKWOOD CONSTRUCTION CO. INC.  
by DOUGLAS MADDY, Owner and President

WITNESS:

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

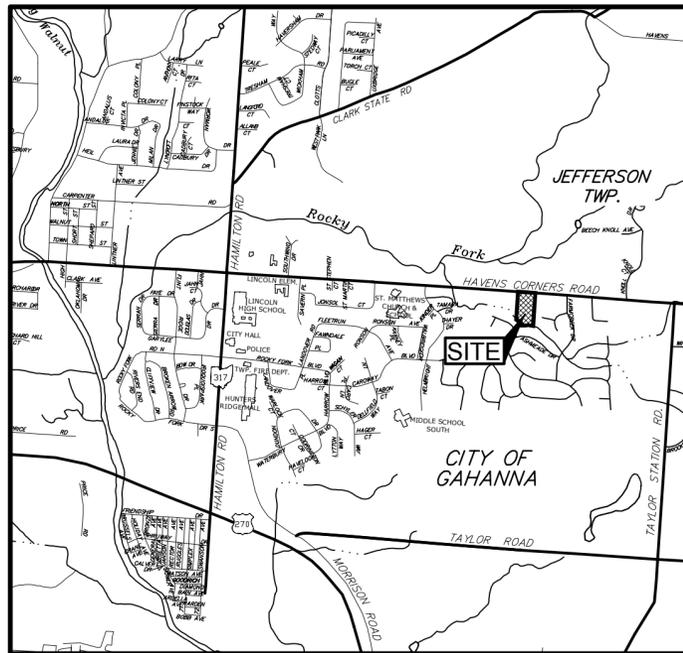
Before me, a notary public in and for the state of Ohio, personally, appeared Douglas Maddy, the Owner and President of Brookwood Construction Co. Inc., who acknowledged the signing the foregoing instrument to be his voluntary act and deed the uses and purpose expressed herein.

In witness thereof, I have hereunto set my hand and affixed my official seal. This \_\_\_\_\_ day of \_\_\_\_\_, 2014. My Commission Expires \_\_\_\_\_

Notary Public \_\_\_\_\_

### FLOOD PLAIN

Portions of this subdivision are located in Zone A: No base elevations determined; the remainder of the subdivision is located in Zone X: Area determined to be outside of the 0.2% annual chance floodplain. All development within the special flood hazard area shall comply with the Franklin County Flood Damage Prevention Regulations. Franklin County, Ohio, Flood Insurance Rate Map, panel# 39049C0213K, effective date (June 17, 2008).



LOCATION MAP  
NO SCALE

OWNER/DEVELOPER



120 N. High St.  
Gahanna, Ohio 43230  
Ph. (614) 475-5511

SURVEYED & PLATTED  
BY



CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

CITY OF GAHANNA, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION  
City of Gahanna Ohio

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

\_\_\_\_\_  
CITY ENGINEER, City of Gahanna Ohio

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY ORDINANCE NO. \_\_\_\_\_ WHEREIN ALL OF THE COURT SHOWN DEDICATED HEREON AND THE REALIGNMENT OF THE CENTERLINE OF SAID COURT IS ACCEPTED AS SUCH BY COUNCIL FOR THE CITY OF GAHANNA, OHIO. THE CITY OF GAHANNA, OHIO, BY ITS APPROVAL AND ACCEPTANCE OF THIS PLAT. DOES HEREBY VACATE THOSE PORTIONS OF GRAND RIDGE COURT SHOWN HEREON BY CROSS HATCHING ON PAGE 3, AND, DOES HEREBY RELEASE THOSE EASEMENTS, SETBACKS AND RESTRICTIONS SHOWN HEREON BY CROSS HATCHING ON PAGE 4.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
MAYOR, City of Gahanna Ohio

\_\_\_\_\_  
CITY CLERK, City of Gahanna Ohio

FRANKLIN COUNTY AUDITOR

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

\_\_\_\_\_  
AUDITOR, Franklin County, Ohio

\_\_\_\_\_  
DEPUTY AUDITOR, Franklin County, Ohio

FRANKLIN COUNTY RECORDER

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

\_\_\_\_\_  
RECORDER, Franklin County, Ohio

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

\_\_\_\_\_  
DEPUTY RECORDER, Franklin County, Ohio

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

### SURVEY DATA:

For the purpose of this plat a bearing of S 85°53'41"E was held on the centerline of Haven Corners Road and is based a survey performed in March of 2014 and is based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service.

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.

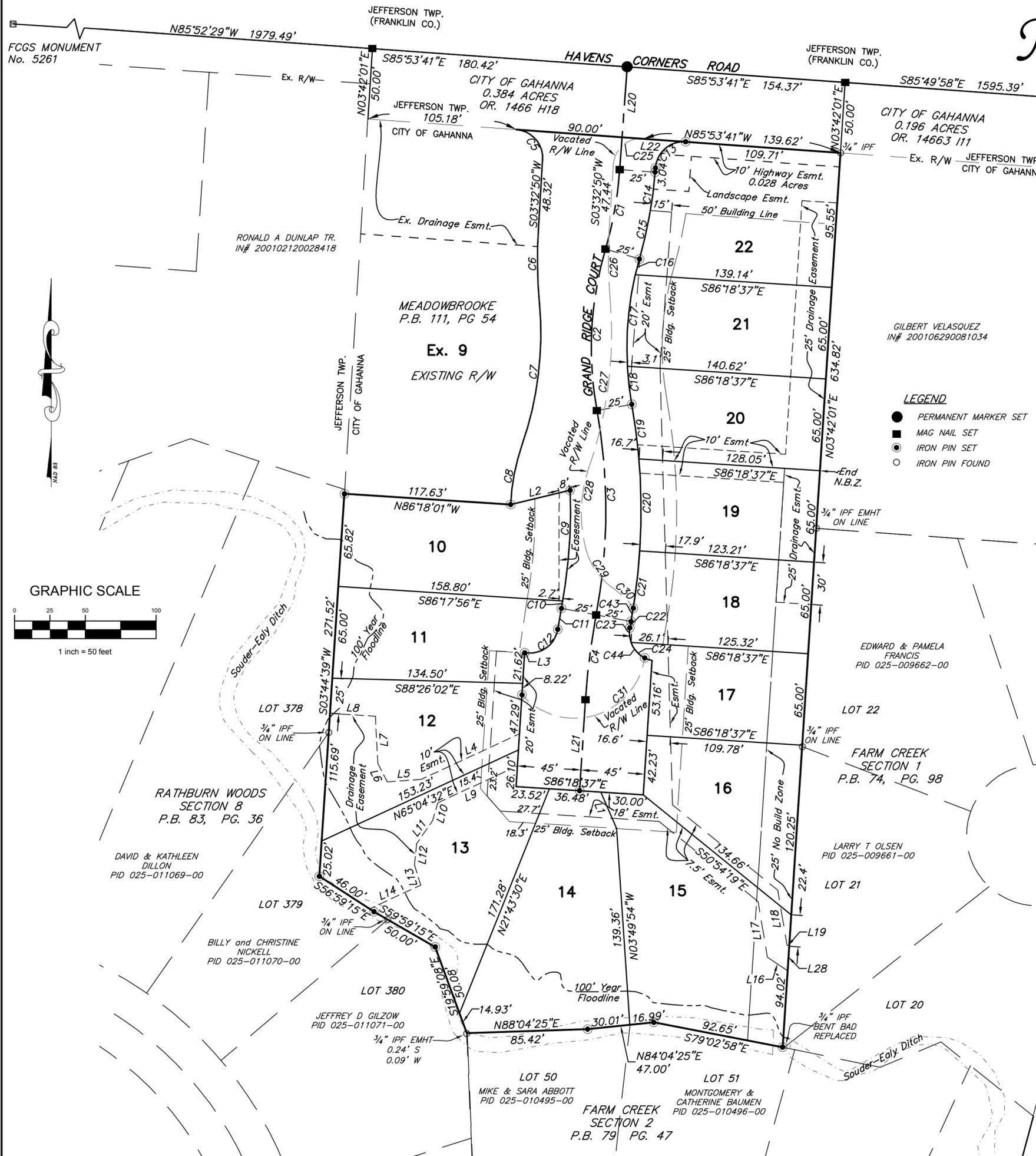
- IRON PINS: All Iron pins set are to be set upon completion of construction and are 3/4" ID x 30" galvanized iron pins with a yellow plastic cap Inscribed P.S. 8114.
- PERMANENT MARKERS: Are to be set upon completion of construction and are to be 1" ID x 30" solid bar.
- MAG NAILS: Are to be set upon completion of construction

MONUMENTS: Iron Pins, Permanent Markers and Mag Nails shall be set under the direction of a registered surveyor at all changes of direction of all outside boundary lines of the platted property and at all changes in direction of the right-of-way lines. The placing of all monuments shall meet the minimum standards for boundary surveys in the State of Ohio.

I 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. Dimensions shown on curves are chord measurements.

By \_\_\_\_\_ Robert W. Martin, P.S. 8114 \_\_\_\_\_ Date \_\_\_\_\_

# Meadowbrooke Green



**NOTE "A": ACREAGE BREAKDOWN**  
 The plat of Meadowbrooke Green is comprised of the following Franklin County Parcel Number(s) with the acreages being platted out of each:

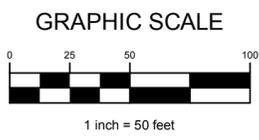
Parcel Number 025-13583	0.579 Ac.
Parcel Number 025-13584	0.327 Ac.
Parcel Number 025-13585	0.305 Ac.
Parcel Number 025-13586	0.329 Ac.
Parcel Number 025-13587	0.608 Ac.
Parcel Number 025-13588	0.536 Ac.
Parcel Number 025-13589	0.428 Ac.
Parcel Number 025-13590	0.273 Ac.

**NOTE "B": ACREAGE BREAKDOWN**  
 Total Acreage 3.479 Ac.  
 Acreage in Lots 3.161 Ac.  
 Acreage in Right-of-Way 0.318 Ac.

GILBERT VELASQUEZ  
 IN# 200106290081034

- LEGEND**
- PERMANENT MARKER SET
  - MAG NAIL SET
  - IRON PIN SET
  - IRON PIN FOUND

Curve Table					Line Table			
Curve #	Radius	Delta	Length	Chord Bearing	Chord	Line #	Length	Direction
C1	270.00'	12° 09' 45"	57.31'	S10°10'34"W	57.21'	L1	28.11'	S23°30'43"E
C2	250.00'	26° 28' 36"	115.53'	S3°01'08"W	114.50'	L2	43.18'	S76°29'07"W
C3	400.00'	20° 50' 58"	145.56'	S0°12'18"W	144.75'	L3	2.33'	S86°18'37"E
C4	500.00'	6° 56' 24"	60.56'	S7°09'35"W	60.53'	L4	76.47'	S65°04'32"W
C5	20.00'	89° 36' 06"	31.28'	N41°15'13"W	28.19'	L5	24.05'	S85°38'31"W
C6	355.27'	8° 41' 11"	53.86'	S0°47'45"E	53.81'	L6	14.61'	N27°27'57"W
C7	238.76'	24° 14' 59"	101.05'	N6°59'09"E	100.30'	L7	33.58'	N02°47'59"W
C8	150.00'	16° 41' 24"	43.69'	S10°46'07"W	43.54'	L8	32.12'	N86°15'21"W
C9	375.00'	12° 01' 49"	78.74'	N3°47'53"E	78.59'	L9	62.07'	N65°04'32"E
C10	375.00'	0° 49' 00"	5.35'	N10°13'17"E	5.35'	L10	13.05'	N15°42'46"E
C11	525.00'	1° 38' 11"	14.99'	N9°48'42"E	14.99'	L11	20.00'	N34°46'16"E
C12	20.00'	84° 41' 47"	29.56'	N51°20'30"E	26.95'	L12	15.00'	N05°23'18"E
C13	20.00'	90° 00' 37"	31.42'	S49°06'00"W	28.29'	L13	15.00'	N16°58'59"W
C14	295.00'	12° 09' 45"	62.62'	N10°10'34"E	62.50'	L14	39.85'	N65°04'32"E
C15	295.00'	12° 09' 45"	62.62'	N10°10'34"E	62.50'	L16	17.10'	N56°04'32"W
C16	225.00'	2° 56' 43"	11.57'	S14°47'04"W	11.56'	L17	40.01'	N09°29'16"W
C17	225.00'	16° 36' 53"	65.25'	S5°00'16"W	65.02'	L18	39.22'	N09°29'16"W
C18	225.00'	6° 55' 01"	27.16'	S6°45'40"E	27.15'	L19	1.91'	N56°04'32"W
C19	425.00'	5° 16' 03"	39.07'	N7°35'09"W	39.06'	L20	73.05'	S04°05'41"W
C20	425.00'	8° 47' 44"	65.24'	N0°33'16"W	65.18'	L21	64.62'	S03°41'23"W
C21	425.00'	6° 47' 11"	50.34'	N7°14'12"E	50.31'	L22	29.91'	S85°53'41"E
C22	475.00'	0° 33' 33"	4.64'	S10°21'01"W	4.64'	L28	17.36'	N03°42'01"E
C23	20.00'	29° 49' 59"	10.41'	S4°50'45"E	10.30'			
C24	20.00'	58° 26' 46"	20.40'	S48°59'08"E	19.53'			
C25	20.00'	90° 23' 07"	31.55'	S48°44'25"W	28.38'			
C26	305.27'	8° 41' 09"	46.28'	S0°47'44"E	46.23'			
C27	288.76'	24° 14' 55"	122.21'	S6°59'09"W	121.30'			
C28	100.00'	33° 28' 12"	58.42'	S2°22'30"W	57.59'			
C29	50.00'	41° 24' 35"	36.14'	S35°03'53"E	35.36'			
C30	50.00'	21° 45' 35"	18.99'	S44°53'23"E	18.88'			
C31	50.00'	129° 43' 51"	113.21'	S73°11'37"W	90.53'			
C43	425.00'	1° 17' 04"	9.53'	N9°59'15"E	9.53'			
C44	20.00'	42° 54' 43"	14.98'	S41°13'06"E	14.63'			



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**WATCON**  
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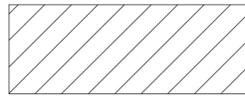
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# FINAL PLAT FOR Meadowbrooke Green

RIGHT-OF-WAY VACATION EXHIBIT FOR  
MEADOWBROOKE  
SUBDIVISION

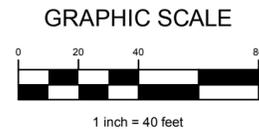
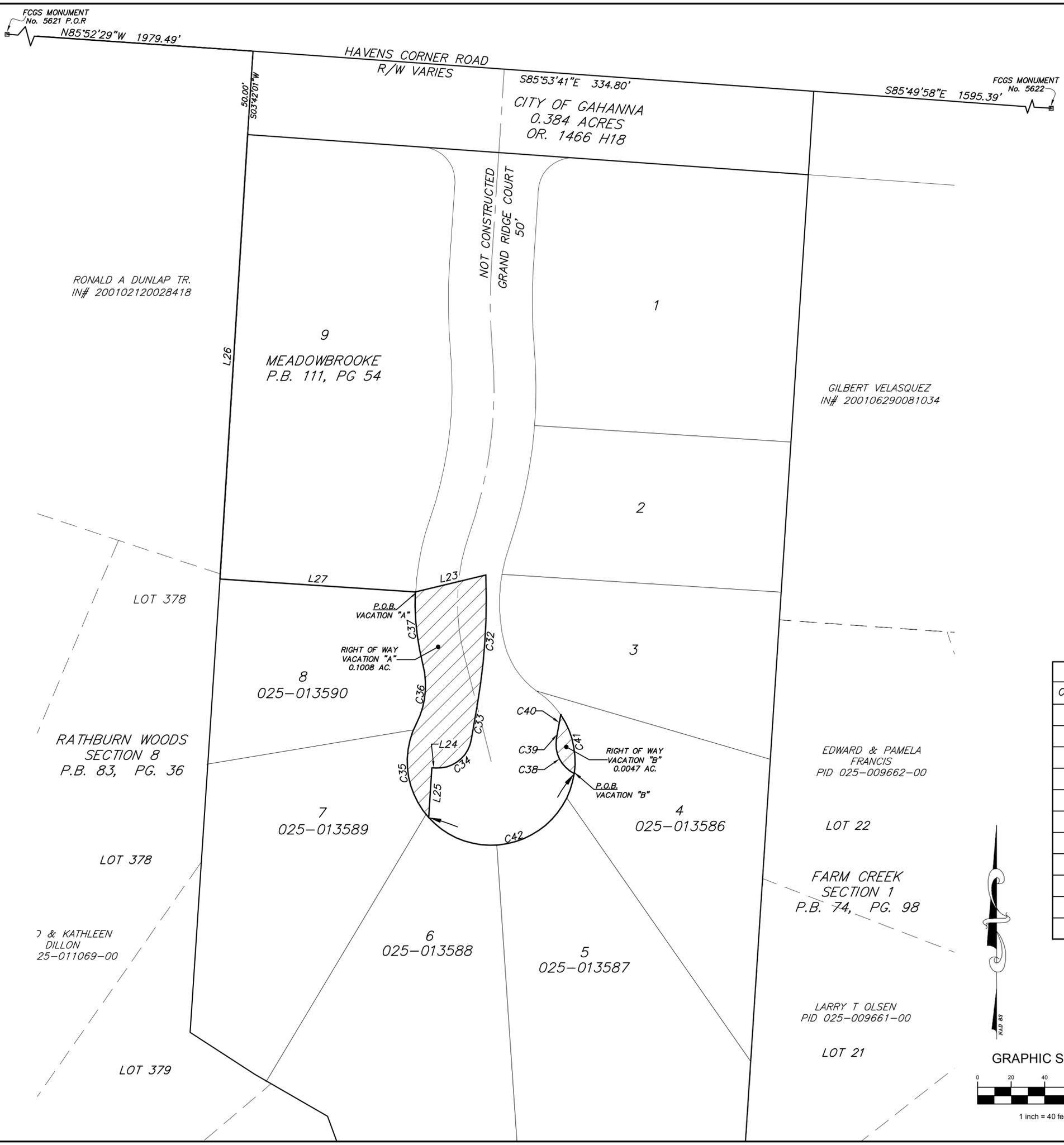
PLAT BOOK 111, PAGE 53

## LEGEND

AREA TO BE VACATED 

Line #	Length	Direction
L23	43.18'	N76°29'07"E
L24	2.33'	N86°18'37"W
L25	29.83'	S03°41'23"W
L26	266.00'	N03°32'58"E
L27	116.62'	S86°12'52"E

Curve #	Radius	Delta	Length	Chord Bearing	Chord
C32	375.00'	12° 01' 49"	78.74'	S3°47'53"W	78.59'
C33	711.89'	1° 38' 13"	20.34'	S9°55'10"W	20.34'
C34	20.00'	84° 41' 47"	29.56'	S51°20'30"W	26.95'
C35	50.00'	68° 59' 27"	60.21'	N7°26'45"W	56.63'
C36	50.00'	41° 24' 35"	36.14'	N6°20'42"E	35.36'
C37	150.00'	16° 46' 27"	43.91'	N5°58'22"W	43.76'
C38	19.98'	72° 48' 59"	25.40'	N26°18'07"W	23.72'
C39	475.00'	0° 33' 33"	4.64'	N10°21'01"E	4.64'
C40	425.00'	1° 17' 04"	9.53'	N9°59'15"E	9.53'
C41	50.00'	42° 20' 17"	36.95'	S12°50'27"E	36.11'
C42	50.00'	129° 43' 51"	113.21'	N73°11'37"E	90.53'



SURVEYED & PLATTED BY  
**WATCON**  
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83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

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FINAL PLAT  
FOR

# Meadowbrooke Green

EXISTING EASEMENTS AND RESTRICTIONS  
RELEASE EXHIBIT FOR  
MEADOWBROOKE  
SUBDIVISION

PLAT BOOK 111, PAGE 53

THIS SHEET IS TO SHOW THE RELEASE OF CERTAIN EASEMENTS,  
PRESERVATION ZONE AND REFORESTED AREA ALL OF RECORD IN  
PLAT BOOK 111, PAGES 53&54.

**NOTE: "A": RELEASE OF CERTAIN EASEMENTS:**

All rights and easements by the subdivision plat entitled  
"Meadowbrooke" of record in Plat Book 111, Pages 53 & 54,  
of record in the Office of the Recorder, Franklin County, Ohio,  
in, over and under the areas indicated hereon by hatching  
and are hereby released and rendered null and void.

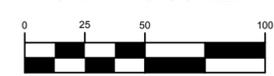
**LEGEND:**



Easement, Preservation and Reforestation  
Areas to be released. See Note "A"



**GRAPHIC SCALE**



1 inch = 50 feet

SURVEYED & PLATTED  
BY



CONSULTING ENGINEERS & SURVEYORS  
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Gahanna, Ohio 43230  
Ph. (614) 414-7979

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