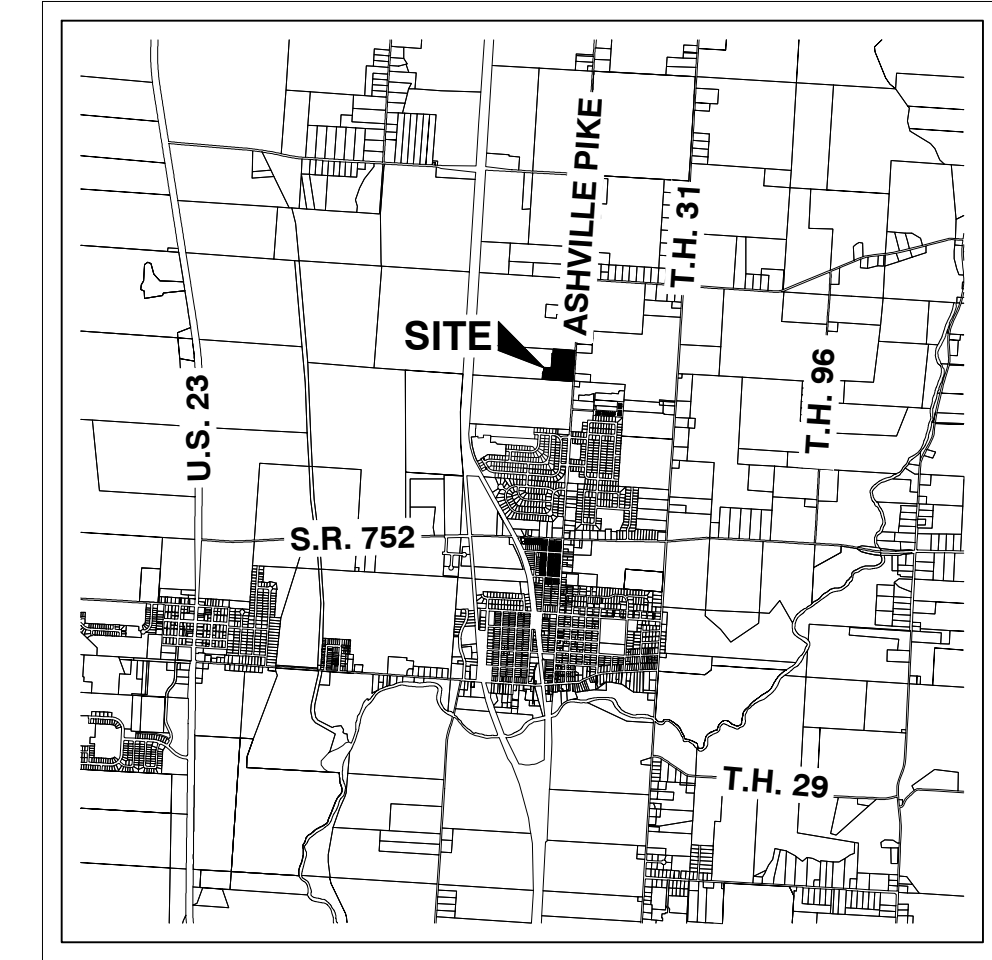


PINE RIDGE PHASE 1A

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF ASHVILLE,
SECTION 1, TOWNSHIP 2, RANGE 22, CONGRESS LANDS.



VICINITY MAP
SCALE: 1" = 5000'

SITUATED IN THE STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF ASHVILLE, BEING IN SECTION 1, TOWNSHIP 2, RANGE 22, CONGRESS LANDS, CONTAINING 12.078 ACRES OF LAND, MORE OR LESS, SAID 12.078 ACRES BEING ALL OUT OF THAT 146.042 ACRE TRACT OF LAND DESCRIBED IN DEED TO BATES REAL ESTATE LLC, OF RECORD IN OFFICIAL RECORD VOLUME 769, PAGE 439, RECORDER'S OFFICE, PICKAWAY COUNTY, OHIO.

THE UNDERSIGNED, MARONDA HOMES, INC. OF OHIO, BY TONY LOCOCO, DIRECTOR OF LAND ACQUISITION, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT HIS PLAT CORRECTLY REPRESENTS ITS "PINE RIDGE PHASE 1A", A SUBDIVISION CONTAINING LOTS 1-32, INCLUSIVE, AND OPEN SPACES "A" "B" AND "C", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF OAK RUN AVE, PINECREST STREET, GLENVIEW DRIVE, AND SAWMILL DRIVE, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "UTILITY 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 THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FROM STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, 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 DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE VILLAGE OF ASHVILLE ENGINEER.

EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA OF LAND OWNED BY MARONDA HOMES, INC. OF OHIO, ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, TODD LIPSCHUTZ, DIRECTOR OF LAND ACQUISITION, OF MARONDA HOMES, INC. OF OHIO, HAS HEREUNTO SET HIS HAND THIS ____ DAY OF _____,

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: MARONDA HOMES, INC. OF OHIO

BY: _____
TODD LIPSCHUTZ
DIRECTOR OF LAND ACQUISITION

**STATE OF OHIO
COUNTY OF PICKAWAY:**

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED TODD LIPSCHUTZ, DIRECTOR OF LAND ACQUISITION OF SAID MARONDA HOMES, INC. OF OHIO, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES _____

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, 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.

JEREMY L. VAN OSTRAN
PROFESSIONAL LAND SURVEYOR NO. 8283 DATE _____

APPROVED THIS ____ DAY OF _____, 2023
PLANNING & ZONING BOARD,
VILLAGE OF ASHVILLE

APPROVED THIS ____ DAY OF _____, 2023
CLERK OF COUNCIL
VILLAGE OF ASHVILLE

APPROVED THIS ____ DAY OF _____, 2023
VILLAGE ENGINEER,
VILLAGE OF ASHVILLE

APPROVED THIS ____ DAY OF _____, 2023
ZONING INSPECTOR,
VILLAGE OF ASHVILLE

RIGHTS-OF-WAY FOR ALL STREETS, ALLEYS, ROADS, AND APPURTENANCES, HEREIN DEDICATED FOR PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE VILLAGE OF ASHVILLE (PICKAWAY COUNTY, OHIO), THIS ____ DAY OF _____, BY ORDINANCE _____.

MAYOR, VILLAGE OF ASHVILLE

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS ____ DAY OF _____, 2023
AUDITOR, PICKAWAY COUNTY, OHIO

DEPUTY AUDITOR, PICKAWAY COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2023
AT ____ M.
FEE \$ _____
RECORDER, PICKAWAY COUNTY, OHIO

FILE NO. _____
RECORDED THIS _____, DAY OF _____, 2023
DEPUTY RECORDER, PICKAWAY COUNTY, OHIO

PLAT BOOK _____, PAGES _____

FLOOD ZONE:

AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS PINE RIDGE PHASE 1A IS IN ZONE "X" OF THE FLOOD INSURANCE MAP, MAP NUMBER 39129C0180J WITH BEARS AN EFFECTIVE DATE OF JULY 22, 2010.

ZONING:

RESIDENTIAL ESTATE DISTRICT (RE)

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 03°45'54" WEST AS DETERMINED FOR THE CENTERLINE OF ASHVILLE PIKE BASED ON FIELD OBSERVATIONS PERFORMED IN AUGUST, 2021 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT).

SOURCE OF DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, PICKAWAY COUNTY, OHIO.

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, THIRTY INCHES IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

NOTE "A":

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.

NOTE "B":

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 "PINE RIDGE PHASE 1A" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE PICKAWAY COUNTY RECORDER'S OFFICE.

NOTE "C":

OPEN SPACES "A" "B" AND "C" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACES "A" AND "B" ARE TO BE USED AS A DRAINAGE EASEMENT.

ACREAGE BREAKDOWN:

AREA IN LOTS 1-32 = 6.133 ACRES
AREA IN OPEN SPACE = 2.654 ACRES
AREA IN RIGHT OF WAY = 3.291 ACRES
TOTAL AREA = 12.078 ACRES

PARCEL NUMBER: D1300400000100 = 12.078 ACRES

NO	DATE	REVISION RECORD DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

MARONDA HOMES, INC. OF OHIO
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

DATE:	OCTOBER 2023	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	JULY
PROJECT NO:	314-502	DATE:	31-4-502
APPROVED BY:		STATUS:	DRAFT

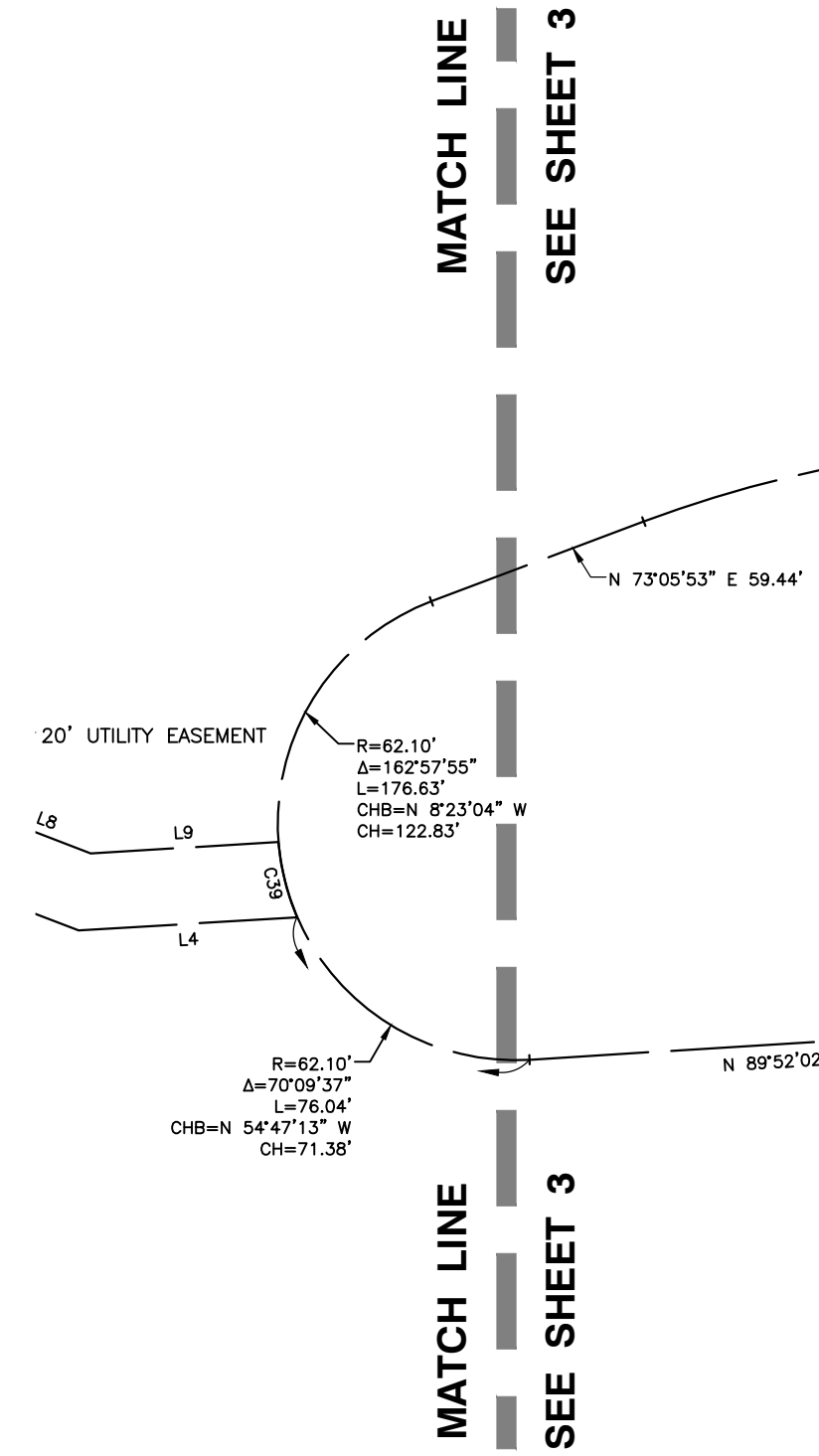
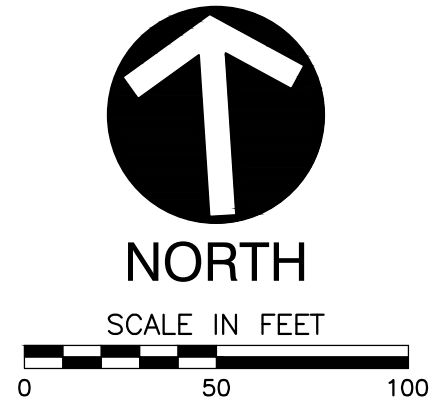
DRAWING NO.:
PLAT

P:\310-000\314-5021-Survey\Draw\314502-5101-SUB 1A.dwg[10/24/2023 8:29 AM] - LP: 10/24/2023 8:29 AM

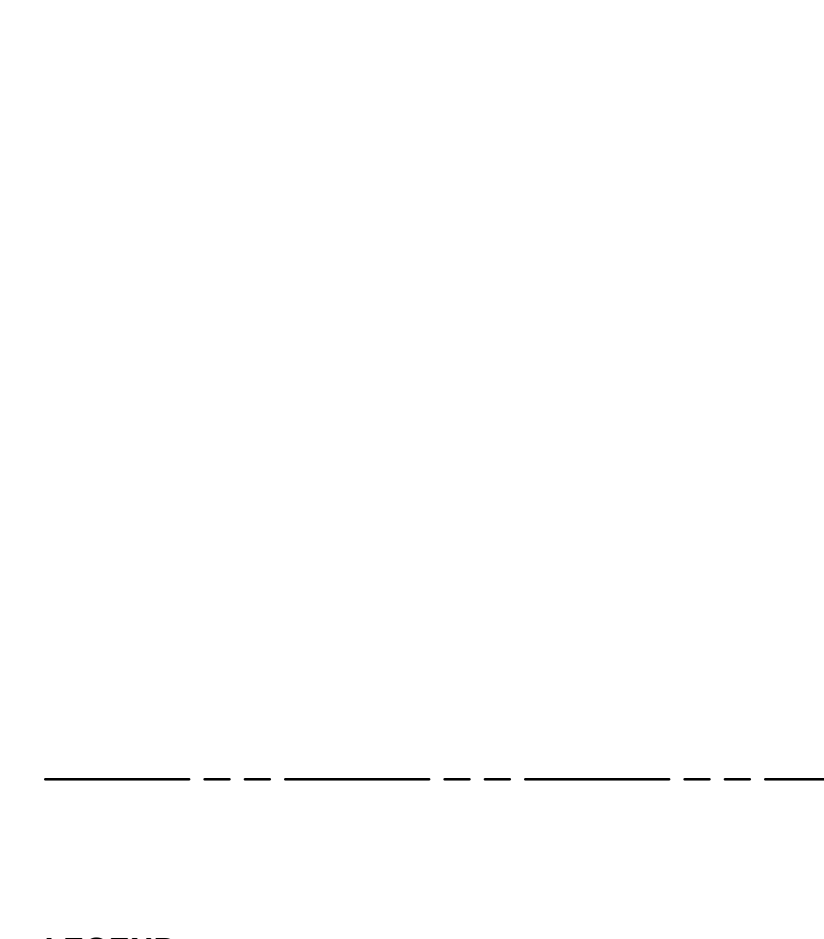
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	20.00'	90°00'00"	31.42'	28.28'	N 48°41'13" E
C2	170.00'	1°11'08"	3.52'	3.52'	S 41°54'21" E
C3	230.00'	10°57'59"	44.02'	43.96'	S 46°47'47" E
C4	20.00'	77°54'03"	27.19'	25.15'	S 13°23'03" E
C5	200.00'	45°00'00"	157.08'	153.07'	N 63°48'47" W
C6	200.00'	22°29'23"	78.50'	78.07'	N 75°04'05" W
C7	200.00'	22°30'37"	78.58'	78.07'	N 52°34'05" W
C8	200.00'	45°00'00"	157.08'	153.07'	N 63°48'47" W
C9	250.00'	22°31'37"	98.29'	97.66'	S 14°57'01" W
C10	75.00'	90°00'00"	117.81'	106.07'	S 48°41'13" W
C11	220.00'	21°34'23"	82.83'	82.35'	S 14°28'25" W
C12	105.00'	90°00'00"	164.93'	148.49'	S 48°41'13" W
C13	280.00'	21°52'45"	106.92'	106.27'	N 14°37'35" E
C14	170.00'	45°00'00"	133.52'	130.11'	N 63°48'47" W
C15	230.00'	45°00'00"	180.64'	176.03'	S 63°48'47" E
C16	170.00'	45°00'00"	133.52'	130.11'	S 63°48'47" E
C17	170.00'	36°42'53"	108.94'	107.08'	N 67°57'20" W
C18	170.00'	8°31'12"	34.20'	34.17'	N 45°34'23" W
C20	230.00'	13°28'53"	54.12'	53.99'	N 56°34'25" W
C21	230.00'	13°28'53"	54.12'	53.99'	N 70°03'18" W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C22	230.00'	9°31'02"	38.20'	38.16'	N 81°33'16" W
C23	20.00'	90°00'00"	31.42'	28.28'	S 41°18'47" E
C24	170.00'	43°48'52"	130.00'	126.86'	S 64°24'21" E
C25	25.00'	90°00'00"	39.27'	35.36'	N 48°41'13" E
C26	105.00'	17°01'52"	31.21'	31.10'	N 85°10'17" E
C27	105.00'	26°26'39"	48.46'	48.03'	N 63°26'02" E
C28	105.00'	26°26'39"	48.46'	48.03'	N 36°59'23" E
C29	105.00'	20°04'50"	36.80'	36.61'	N 13°43'38" E
C30	220.00'	3°56'29"	15.13'	15.13'	N 05°39'27" E
C31	220.00'	17°37'38"	67.68'	67.42'	N 16°26'31" E
C32	20.00'	79°19'49"	27.69'	25.53'	S 64°55'31" W
C33	230.00'	10°57'27"	43.99'	43.92'	N 80°50'04" W
C34	25.00'	90°00'00"	39.27'	35.36'	S 41°18'47" E
C35	280.00'	11°19'08"	55.31'	55.22'	S 19°54'24" W
C36	280.00'	10°33'37"	51.61'	51.53'	S 08°58'02" W
C37	45.00'	90°00'00"	70.69'	63.64'	S 48°41'13" W
C38	100.00'	11°40'42"	20.38'	20.35'	N 29°45'02" E
C39	62.10'	18°51'06"	20.43'	20.34'	S 10°16'52" E
C40	479.60'	2°23'44"	20.05'	20.05'	N 07°47'12" E
C41	63.00'	18°20'26"	20.17'	20.08'	S 10°26'48" W

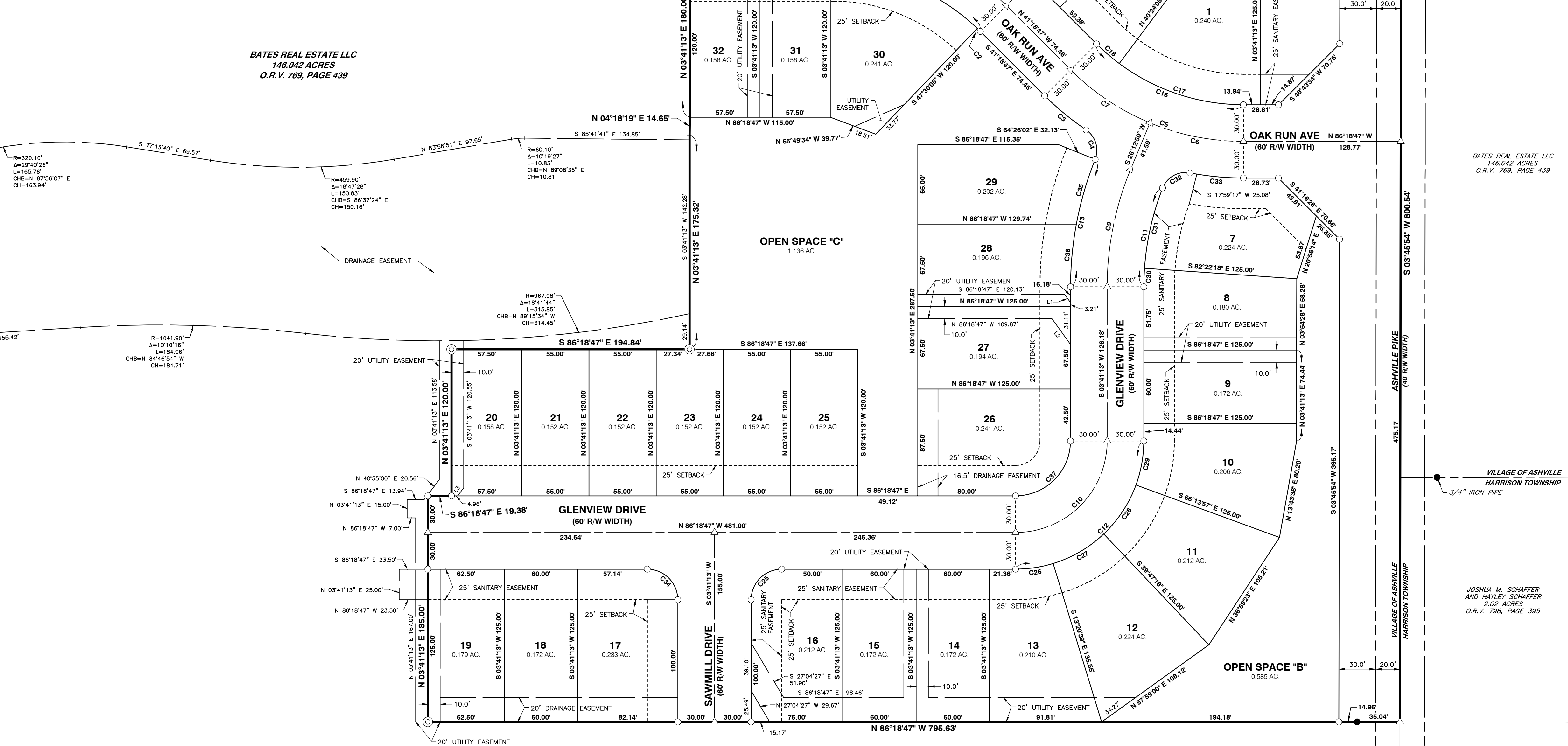
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 31°57'22" E	8.35'
L2	N 31°57'22" W	25.97'
L3	S 40°55'00" W	8.33'
L4	N 89°47'04" W	57.35'
L5	N 65°24'29" W	30.68'
L6	N 70°50'49" W	43.88'
L7	S 70°50'49" E	41.09'
L8	S 65°24'29" E	27.32'
L9	S 89°47'04" E	49.32'



BATES REAL ESTATE LLC
146.042 ACRES
O.R.V. 769, PAGE 439



LEGEND	
△	MAG NAIL SET
●	5/8" REBAR FOUND
●	"MIKE CLARK PLS 6808"
○	(UNLESS OTHERWISE STATED)
○	REBAR SET & CAP (SEE IRON PINS NOTE)
○	PERMANENT MARKER (1" REBAR SET)



WARDELL FARMS, INC.
106.934 ACRES
O.R.V. 420, PAGE 1591
D.B. 338, PAGE 208

JOSHUA A. SNYDER
2.15 ACRES
O.R.V. 710, PAGE 198

BATES REAL ESTATE LLC
146.042 ACRES
O.R.V. 769, PAGE 439

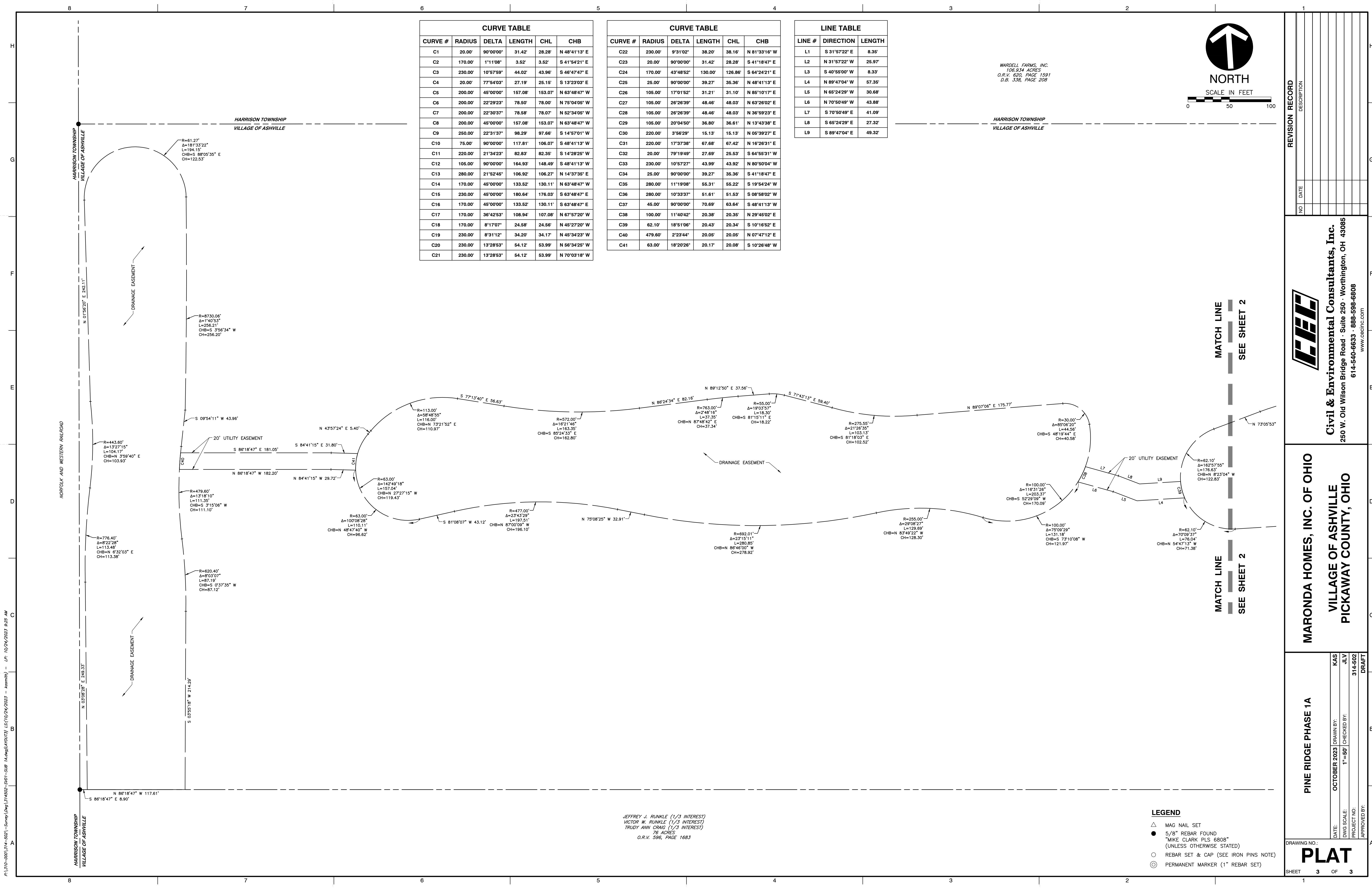
JOSHUA M. SCHAFER
AND HAYLEY SCHAFER
2.02 ACRES
O.R.V. 798, PAGE 395

JEFFREY J. RUNKLE (1/3 INTEREST)
VICTOR W. RUNKLE (1/3 INTEREST)
TRUDY ANN CRABO (1/3 INTEREST)
76 ACRES
O.R.V. 596, PAGE 1683

MICHAEL V. WRIGHT
0.576 ACRE
O.R.V. 633, PAGE 1287

REVISION RECORD	NO	DATE	DESCRIPTION
MARONDA HOMES, INC. OF OHIO VILLAGE OF ASHVILLE PICKAWAY COUNTY, OHIO	DATE:	KAS	JULY
	DWG SCALE:	T=50	CHECKED BY:
	PROJECT NO:	314-502	APPROVED BY:
PINE RIDGE PHASE 1A	OCTOBER 2023	[DRAWN BY:]	[APPROVED BY:]
PLAT		SHEET 2 OF 3	

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

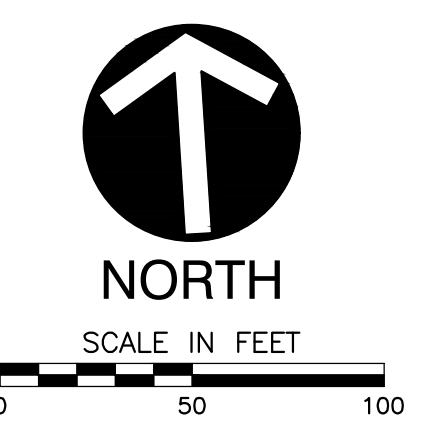


CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	20.00'	90°00'00"	31.42'	28.28'	N 48°41'13" E
C2	170.00'	1°11'08"	3.52'	3.52'	S 41°54'21" E
C3	230.00'	10°57'59"	44.02'	43.96'	S 46°47'47" E
C4	20.00'	77°54'03"	27.19'	25.15'	S 13°23'03" E
C5	200.00'	45°00'00"	157.08'	153.07'	N 63°48'47" W
C6	200.00'	22°29'23"	78.50'	78.00'	N 75°04'05" W
C7	200.00'	22°30'37"	78.58'	78.07'	N 52°34'05" W
C8	200.00'	45°00'00"	157.08'	153.07'	N 63°48'47" W
C9	250.00'	22°31'37"	98.29'	97.66'	S 14°57'01" W
C10	75.00'	90°00'00"	117.81'	106.07'	S 48°41'13" W
C11	220.00'	21°34'23"	82.83'	82.35'	S 14°28'25" W
C12	105.00'	90°00'00"	164.93'	148.49'	S 48°41'13" W
C13	280.00'	21°52'45"	106.92'	106.27'	N 14°37'35" E
C14	170.00'	45°00'00"	133.52'	130.11'	N 63°48'47" W
C15	230.00'	45°00'00"	180.64'	176.03'	S 63°48'47" E
C16	170.00'	45°00'00"	133.52'	130.11'	S 63°48'47" E
C17	170.00'	36°42'53"	108.94'	107.08'	N 67°57'20" W
C18	170.00'	81°17'07"	24.58'	24.56'	N 45°27'20" W
C19	230.00'	8°31'12"	34.20'	34.17'	N 45°34'23" W
C20	230.00'	13°28'53"	54.12'	53.99'	N 56°34'25" W
C21	230.00'	13°28'53"	54.12'	53.99'	N 70°03'18" W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C22	230.00'	9°31'02"	38.20'	38.16'	N 81°33'16" W
C23	20.00'	90°00'00"	31.42'	28.28'	S 41°18'47" E
C24	170.00'	43°48'52"	130.00'	126.86'	S 64°24'21" E
C25	25.00'	90°00'00"	39.27'	35.36'	N 48°41'13" E
C26	105.00'	17°01'52"	31.21'	31.10'	N 85°10'17" E
C27	105.00'	26°26'39"	48.46'	48.03'	N 63°26'02" E
C28	105.00'	26°26'39"	48.46'	48.03'	N 36°59'23" E
C29	105.00'	20°04'50"	36.80'	36.61'	N 13°43'38" E
C30	220.00'	3°56'29"	15.13'	15.13'	N 05°39'27" E
C31	220.00'	17°37'38"	67.68'	67.42'	N 16°26'31" E
C32	20.00'	79°19'49"	27.69'	25.53'	S 64°55'31" W
C33	230.00'	10°57'27"	43.99'	43.92'	N 80°50'04" W
C34	25.00'	90°00'00"	39.27'	35.36'	S 41°18'47" E
C35	280.00'	11°19'08"	55.31'	55.22'	S 19°54'24" W
C36	280.00'	10°33'37"	51.61'	51.53'	S 08°58'02" W
C37	45.00'	90°00'00"	70.69'	63.64'	S 48°41'13" W
C38	100.00'	11°40'42"	20.38'	20.35'	N 29°45'02" E
C39	62.10'	18°51'06"	20.43'	20.34'	S 10°16'52" E
C40	479.60'	2°23'44"	20.05'	20.05'	N 07°47'12" E
C41	63.00'	18°20'26"	20.17'	20.08'	S 10°26'48" W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 31°57'22" E	8.35'
L2	N 31°57'22" W	25.97'
L3	S 40°55'00" W	8.33'
L4	N 89°47'04" W	57.35'
L5	N 65°24'29" W	30.68'
L6	N 70°50'49" W	43.88'
L7	S 70°50'49" E	41.09'
L8	S 65°24'29" E	27.32'
L9	S 89°47'04" E	49.32'

WARDELL FARMS, INC.
106.934 ACRES
O.R.V. 620, PAGE 1591
D.B. 336, PAGE 208



NO	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
www.ceinc.com

MARONDA HOMES, INC. OF OHIO
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

PINE RIDGE PHASE 1A

DRAWING NO.: **PLAT**

DATE: OCTOBER 2023 [DRAWN BY: KAS] JULY
DWG SCALE: 1"=50' [CHECKED BY: T=50'] 314-502
PROJECT NO.:
APPROVED BY: DRAFT

P:\310-000\314-502-Survey\Draw\314502-5101-SUB 1A.dwg [AutoCAD] LS(10/24/2023 8:29 AM) - LP: 10/24/2023 8:29 AM

JEFFREY J. RUNKLE (1/3 INTEREST)
VICTOR W. RUNKLE (1/3 INTEREST)
TRUDY ANN CRAIG (1/3 INTEREST)
76 ACRES
O.R.V. 596, PAGE 1683

- LEGEND**
- △ MAG NAIL SET
 - 5/8" REBAR FOUND
 - "MIKE CLARK PLS 6808" (UNLESS OTHERWISE STATED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)
 - ◎ PERMANENT MARKER (1" REBAR SET)