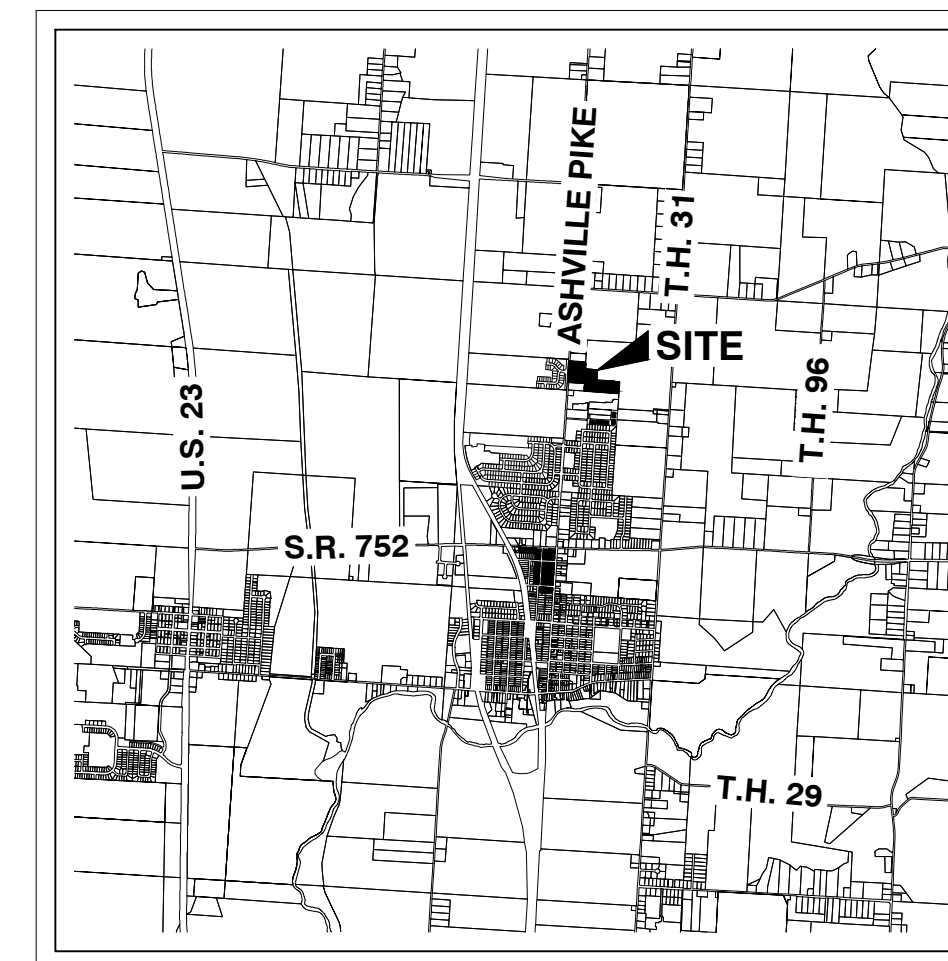


PINE RIDGE PHASE 1B

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 13.789 ACRES OF LAND, MORE OR LESS, SAID 13.789 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 1B", A SUBDIVISION CONTAINING LOTS 33-70, INCLUSIVE, AND OPEN SPACES "D" "E" AND "F", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF OAK RUN AVE AND FOXVIEW 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

RECORDER, PICKAWAY COUNTY, OHIO

AT ____ M.

FEE \$ _____

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 "D" "E" AND "F" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACES "D" AND "E" ARE TO BE USED AS A DRAINAGE EASEMENT, AND ACCESS EASEMENT.

ACREAGE BREAKDOWN:

AREA IN LOTS 33-70 = 6.662 ACRES
AREA IN OPEN SPACE = 4.237 ACRES
AREA IN RIGHT OF WAY = 2.890 ACRES
TOTAL AREA = 13.789 ACRES

PARCEL NUMBER: D1300400000100 = 13.789 ACRES

NO	DATE	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

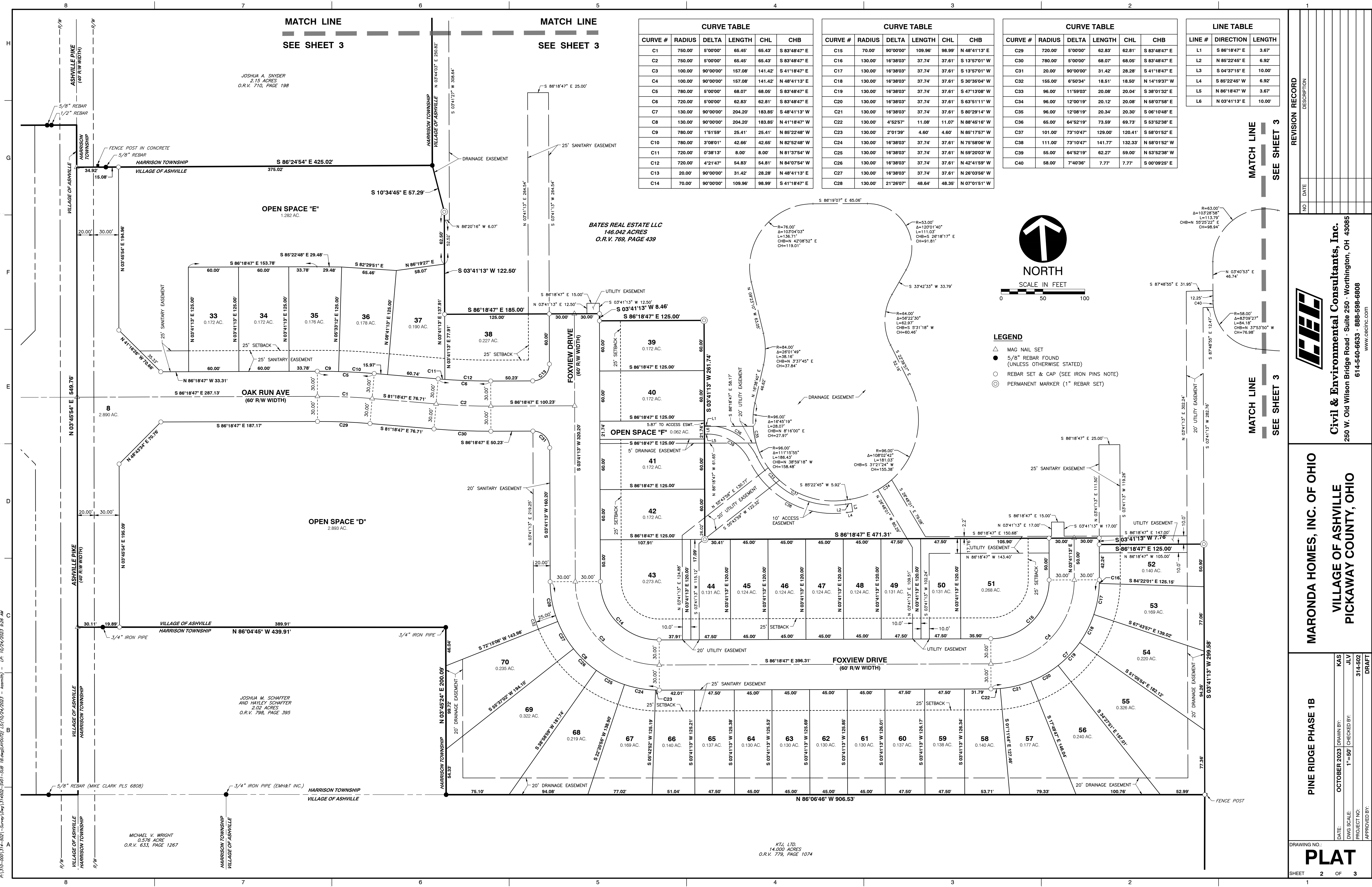
MARONDA HOMES, INC. OF OHIO
VILLAGE OF ASHVILLE
PICKAWAY COUNTY, OHIO

PINE RIDGE PHASE 1B

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

DRAWING NO.:
PLAT

P:\310-000\314-5021-Survey\Draw\314502-5101-SUB 1B.dwg[ACCOUNT] LS(10/24/2023 - 10:24:23 AM) - LP: 10/24/2023 8:26 AM



MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	750.00	5°00'00"	65.48	65.43	S 83°48'47" E
C2	750.00	5°00'00"	65.45	65.43	S 83°48'47" E
C3	100.00	90°00'00"	157.08	141.42	S 41°18'47" E
C4	100.00	90°00'00"	157.08	141.42	N 48°41'13" E
C5	780.00	5°00'00"	68.07	68.05	S 83°48'47" E
C6	720.00	5°00'00"	62.83	62.81	S 83°48'47" E
C7	130.00	90°00'00"	204.20	183.85	S 48°41'13" W
C8	130.00	90°00'00"	204.20	183.85	N 41°18'47" W
C9	780.00	1°51'59"	25.41	25.41	N 85°22'48" W
C10	780.00	3°08'01"	42.66	42.65	N 82°52'48" W
C11	720.00	0°38'13"	8.00	8.00	N 81°37'54" W
C12	720.00	4°21'47"	54.83	54.81	N 84°07'54" W
C13	20.00	90°00'00"	31.42	28.28	N 48°41'13" E
C14	70.00	90°00'00"	109.96	98.99	S 41°18'47" E

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C15	70.00	90°00'00"	109.96	98.99	N 48°41'13" E
C16	130.00	16°38'03"	37.74	37.61	S 13°57'01" W
C17	130.00	16°38'03"	37.74	37.61	S 13°57'01" W
C18	130.00	16°38'03"	37.74	37.61	S 30°35'04" W
C19	130.00	16°38'03"	37.74	37.61	S 47°13'08" W
C20	130.00	16°38'03"	37.74	37.61	S 63°51'11" W
C21	130.00	16°38'03"	37.74	37.61	S 80°29'14" W
C22	130.00	4°52'57"	11.08	11.07	N 88°45'16" W
C23	130.00	2°01'39"	4.60	4.60	N 85°17'57" W
C24	130.00	16°38'03"	37.74	37.61	N 82°52'48" W
C25	130.00	16°38'03"	37.74	37.61	N 59°20'03" W
C26	130.00	16°38'03"	37.74	37.61	N 42°41'59" W
C27	130.00	16°38'03"	37.74	37.61	N 26°03'56" W
C28	130.00	21°26'07"	48.64	48.35	N 07°01'51" W

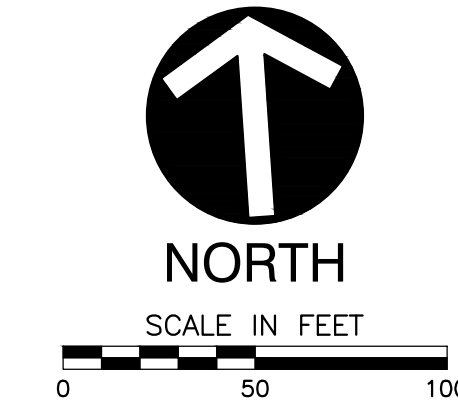
CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C29	720.00	5°00'00"	62.83	62.81	S 83°48'47" E
C30	780.00	5°00'00"	68.07	68.05	S 83°48'47" E
C31	20.00	90°00'00"	31.42	28.28	S 41°18'47" E
C32	155.00	6°50'34"	18.51	18.50	N 14°19'37" W
C33	96.00	11°59'03"	20.08	20.04	S 38°01'32" E
C34	96.00	12°00'19"	20.12	20.08	N 58°07'58" E
C35	96.00	12°08'19"	20.34	20.30	S 06°10'48" E
C36	65.00	64°52'19"	73.59	69.73	S 53°52'38" E
C37	101.00	73°10'47"	129.00	120.41	S 58°01'52" E
C38	111.00	73°10'47"	141.77	132.33	N 58°01'52" W
C39	55.00	64°52'19"	62.27	59.00	N 53°52'38" W
C40	58.00	7°40'36"	7.77	7.77	S 00°09'25" E

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 86°18'47" E	3.67
L2	N 85°22'45" E	6.92
L3	S 04°37'15" E	10.00
L4	S 85°22'45" W	6.92
L5	N 86°18'47" W	3.67
L6	N 03°41'13" E	10.00

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



- LEGEND
- △ MAG NAIL SET
 - 5/8" REBAR FOUND (UNLESS OTHERWISE STATED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)
 - ⊙ PERMANENT MARKER (1" REBAR SET)

MATCH LINE
SEE SHEET 3

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SEE SHEET 3

REVISION RECORD

NO.	DATE	DESCRIPTION

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

PINE RIDGE PHASE 1B

DATE:	OCTOBER 2023	DRAWN BY:	KAS
DWGS SCALE:	1"=50'	CHECKED BY:	JULY
PROJECT NO.:	314-502	APPROVED BY:	DRAFT

DRAWING NO.:
PLAT

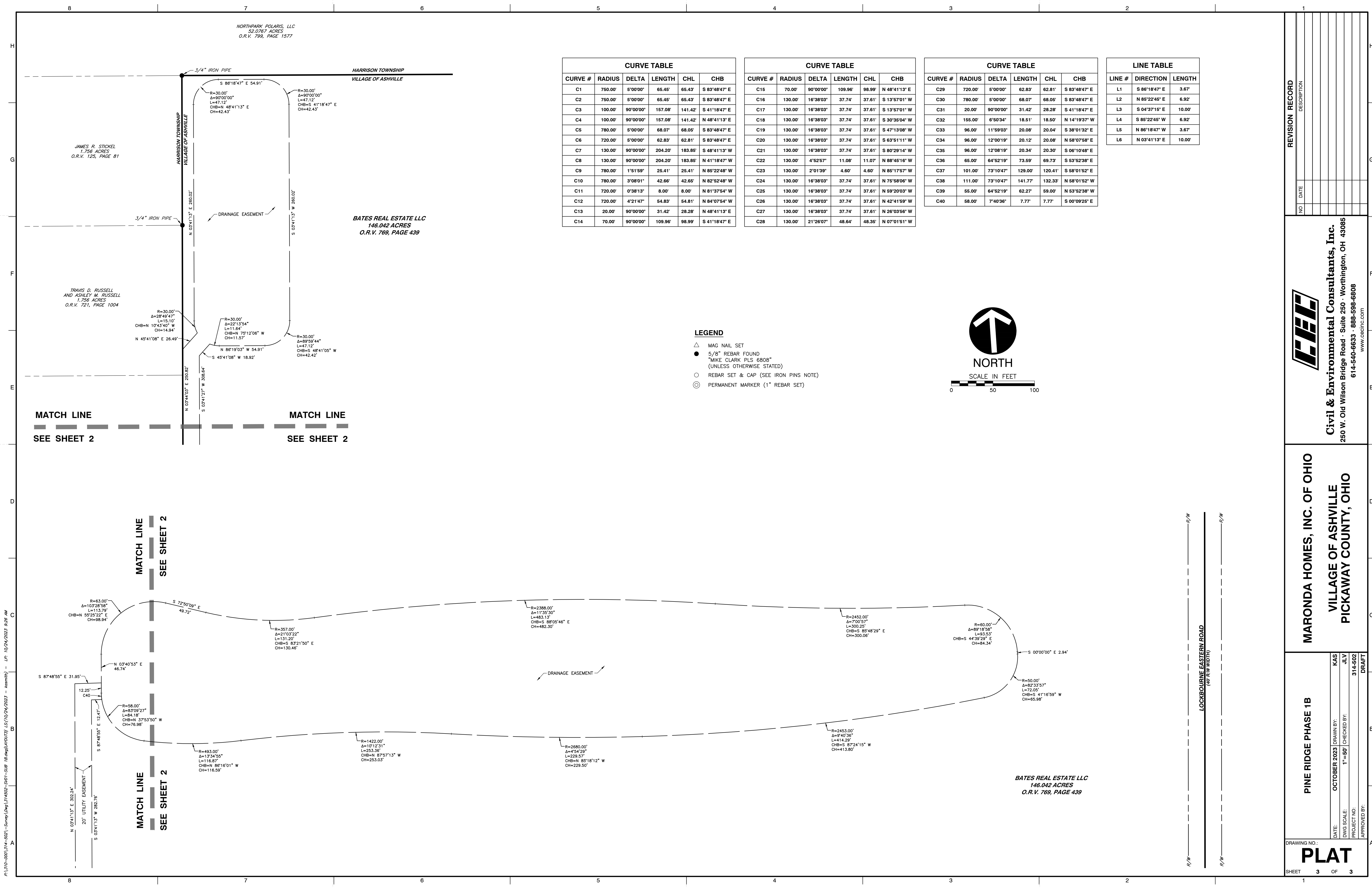
Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
www.cecinc.com

KTI, LTD.
14,000 ACRES
O.R.V. 779, PAGE 1074

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

JOSHUA M. SCHAFFER
AND HAYLEY SCHAFFER
2.02 ACRES
O.R.V. 726, PAGE 395

MICHAEL V. WRIGHT
0.576 ACRE
O.R.V. 633, PAGE 1267



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CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	750.00'	5°00'00"	65.45'	65.43'	S 83°48'47" E
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C24	130.00'	16°38'03"	37.74'	37.61'	N 75°58'06" W
C25	130.00'	16°38'03"	37.74'	37.61'	N 59°20'03" W
C26	130.00'	16°38'03"	37.74'	37.61'	N 42°41'59" W
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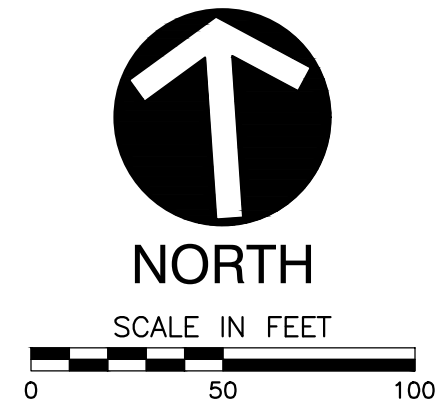
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L5	N 86°18'47" W	3.67'
L6	N 03°41'13" E	10.00'

- 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)



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.cecinc.com

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

PINE RIDGE PHASE 1B
 DATE: OCTOBER 2023 DRAWN BY: KAS
 DWG SCALE: 1"=50' JULY
 PROJECT NO: 314-502
 APPROVED BY: DRAFT

DRAWING NO.: **PLAT**

P:\310-000\314-502-Sub\Survey\Draw\314-502-Sub 18.dwg (L:\310\24\2023 - kas\mkh) LP: 10/24/2023 8:26 AM