

ORCHARD LAKES

SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 19, TOWNSHIP 15, RANGE 20, CONGRESS LANDS

SITUATE IN THE COUNTY OF FRANKLIN, CITY OF COLUMBUS, STATE OF OHIO, AND BEING PART OF SECTION 19, TOWNSHIP 15, RANGE 20, CONGRESS LANDS. CONTAINING 24.982 ACRES OF LAND, MORE OR LESS, ALL OUT OF THAT ORIGINAL 86.028 ACRE TRACT OF LAND, CONVEYED TO HOMEWOOD CORPORATION, BY DEED RECORDED IN INSTRUMENT NUMBER 200304300125745, ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "ORCHARD LAKES SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1- 63 INCLUSIVE, AND RESERVE "A", RESERVE "B" AND RESERVE "C", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF ROYALTON RIDGE AVENUE, SELVA TRAIL DRIVE, ORCHARD LAKES TRAIL DRIVE, ROME BEAUTY DRIVE, BALATON CREEK AVENUE AND LEHMAN ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT" (DRN. ESMT), 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 FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT", ON THIS PLAT, 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 STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF SEWERAGE AND DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN AN ORIGINAL 86.028 ACRE TRACT OF LAND, OWNED BY HOMEWOOD CORPORATION, OF RECORD IN INSTRUMENT NUMBER 200304300125745 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, TOM TOLBERT, VICE PRESIDENT OF LAND DEVELOPMENT OF HOMEWOOD CORPORATION, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 31 DAY OF OCT, 2022

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: 



HOMEWOOD CORPORATION


TOM TOLBERT
VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TOM TOLBERT, VICE PRESIDENT OF LAND DEVELOPMENT OF HOMEWOOD CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

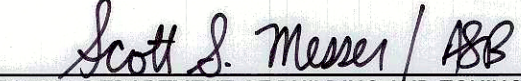
THIS 31st DAY OF OCT, 2022, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES 12/14/2023 




SCOTT KLOPPER
Notary Public, State of Ohio
My Commission Expires 12-14-2023

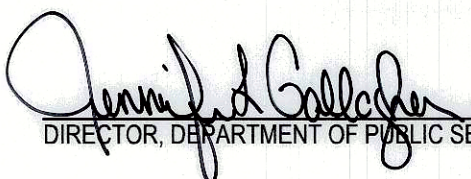
APPROVED THIS 4TH DAY OF NOVEMBER 20 22


DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 7TH DAY OF November 20 22


CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 4TH DAY OF November 20 22


DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY ORDINANCE NO. _____ WHEREIN ROYALTON RIDGE AVENUE, SELVA TRAIL DRIVE, ORCHARD LAKES TRAIL DRIVE, ROME BEAUTY DRIVE, BALATON CREEK AVENUE AND LEHMAN ROAD ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS OHIO.

IN WITNESS THERE I HAVE HEREUNTO SET MY HAND
AND AFFIXED MY SEAL THIS

_____ DAY OF _____ 20 _____

CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS _____ DAY OF _____ 20 _____

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____ 20 _____

AT _____, FEE _____

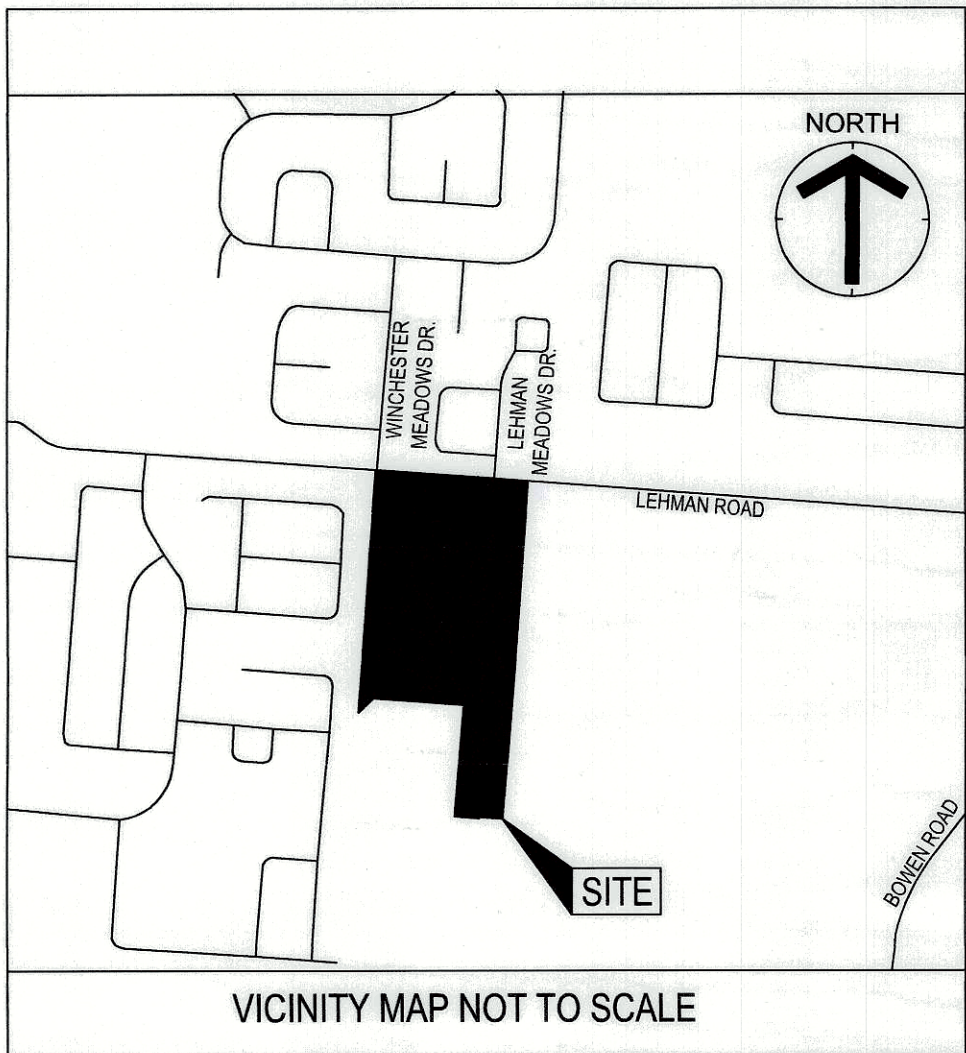
RECORDER, FRANKLIN COUNTY OHIO

AT _____, FEE _____

FILE No. _____

PLAT BOOK _____, PAGE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO



VICINITY MAP NOT TO SCALE

PLAN INFORMATION:

SANITARY CC# 19020

E PLAN # 3737

BASIS OF BEARING

THE BEARINGS ARE BASED ON A PORTION OF THE CENTERLINE OF LEHMAN ROAD, BEING SOUTH 85° 42' 43" EAST, AS SHOWN ON THE LEHMAN ESTATES SECTION 5 PLAT RECORDED IN PLAT BOOK 103, PAGE 51.

SOURCE OF DATA

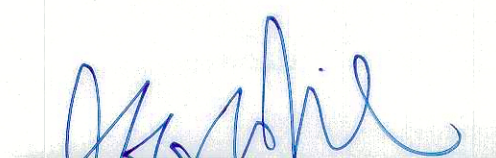
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CESO IRON PIN LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- FRANKLIN COUNTY MONUMENT
- * NO VEHICULAR ACCESS (SEE NOTE "M")

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.


JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43231
DATE: 10-24-22



ORCHARD LAKES SECTION 1

HOMEWOOD CORPORATION
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SCALE: 1"=50' DATE: 10/12/2022

DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 757887
DRAWN: ADB		SHEET NO.:
CHECKED: ALB		1 OF 3