

BROOKVIEW 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 THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 11, RANGE 21, CONGRESS LANDS. CONTAINING 16.514 ACRES OF LAND, MORE OR LESS, OUT OF THAT ORIGINAL 17.115 ACRE TRACT OF LAND (TRACT 1) AND OUT OF THAT 12.748 ACRE TRACT OF LAND (TRACT 2), CONVEYED TO D.R. HORTON - INDIANA, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED IN INSTRUMENT NUMBER 202210030139330 AND OUT OF THAT 7.916 ACRE TRACT OF LAND, CONVEYED TO WILCOX INVESTMENT GROUP, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEED RECORDED IN INSTRUMENT NUMBER 202202080022303, 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 "BROOKVIEW SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1-37, 51-58, 74-82, 93-103 INCLUSIVE, AND RESERVE "B", RESERVE "D", RESERVE "E" AND RESERVE "F", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BOWER BROOK ROAD, GORE STREET, NIESLER ROAD, PFEIFER ASH DRIVE, SANFORD GROVE PLACE, CHELSEA GLEN DRIVE, WILLARD BROOK ROAD AND GENDER 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. EASEMENTS DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT" ARE RESERVED FOR THE PURPOSE OF INGRESS/EGRESS FOR EMERGENCY SERVICES. EASEMENTS DESIGNATED ON THIS PLAT AS "PATH EASEMENT" ARE RESERVED FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A PUBLIC USE PATH.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THAT 12.748 ACRE TRACT OF LAND AND THAT 17.115 ACRE TRACT OF LAND, OWNED BY D.R. HORTON - INDIANA, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202210030139330 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, DAVE DOZER, DIVISION VICE PRESIDENT OF LAND DEVELOPMENT OF D.R. HORTON - INDIANA, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 28 DAY OF March 2023

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

D.R. HORTON - INDIANA,
A DELAWARE LIMITED LIABILITY COMPANY

BY: J. J. Thomsen
Jeff Thomsen
City Clerk
Courtney Laffey

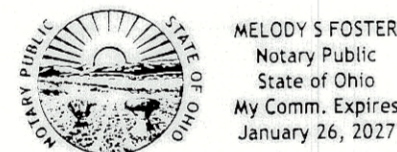
Dave Dozer
DAVE DOZER
DIVISION VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVE DOZER, DIVISION VICE PRESIDENT OF LAND DEVELOPMENT OF D.R. HORTON - INDIANA, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID D.R. HORTON - INDIANA, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 28 DAY OF March 2023, NOTARY PUBLIC WITH SEAL



MY COMMISSION EXPIRES January 26, 2027 Melody S. Foster
Melody S. Foster

IN WITNESS WHEREOF, PHIL PORTO, NATIONAL DIRECTOR OF PRODUCTION OF WILCOX INVESTMENT GROUP, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 28 DAY OF March 2023

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

WILCOX INVESTMENT GROUP, LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: Phil Porto
Phil Porto

Phil Porto
PHIL PORTO
NATIONAL DIRECTOR OF PRODUCTION

Phil Porto
Phil Porto

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PHIL PORTO, NATIONAL DIRECTOR OF PRODUCTION OF WILCOX INVESTMENT GROUP, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID WILCOX INVESTMENT GROUP, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 28 DAY OF March 2023, NOTARY PUBLIC WITH SEAL



Joan Carol Machut
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
April 18, 2027

MY COMMISSION EXPIRES April 18, 2027 Joan C Machut
Joan C Machut

APPROVED THIS 22nd DAY OF MAY 2023

Scott J. Messer / ASB
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 22nd DAY OF MAY 2023

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

APPROVED THIS 22nd DAY OF May 2023

Jennifer L. Gallagher / KBS
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____ BY ORDINANCE No. _____ WHEREIN BOWER BROOK ROAD, GORE STREET, NIESLER ROAD, PFEIFER ASH DRIVE, SANFORD GROVE PLACE, CHELSEA GLEN DRIVE, WILLARD BROOK ROAD AND GENDER 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

CITY CLERK, COLUMBUS OHIO

____ DAY OF _____

TRANSFERRED THIS _____ DAY OF _____

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____

RECORDER, FRANKLIN COUNTY OHIO

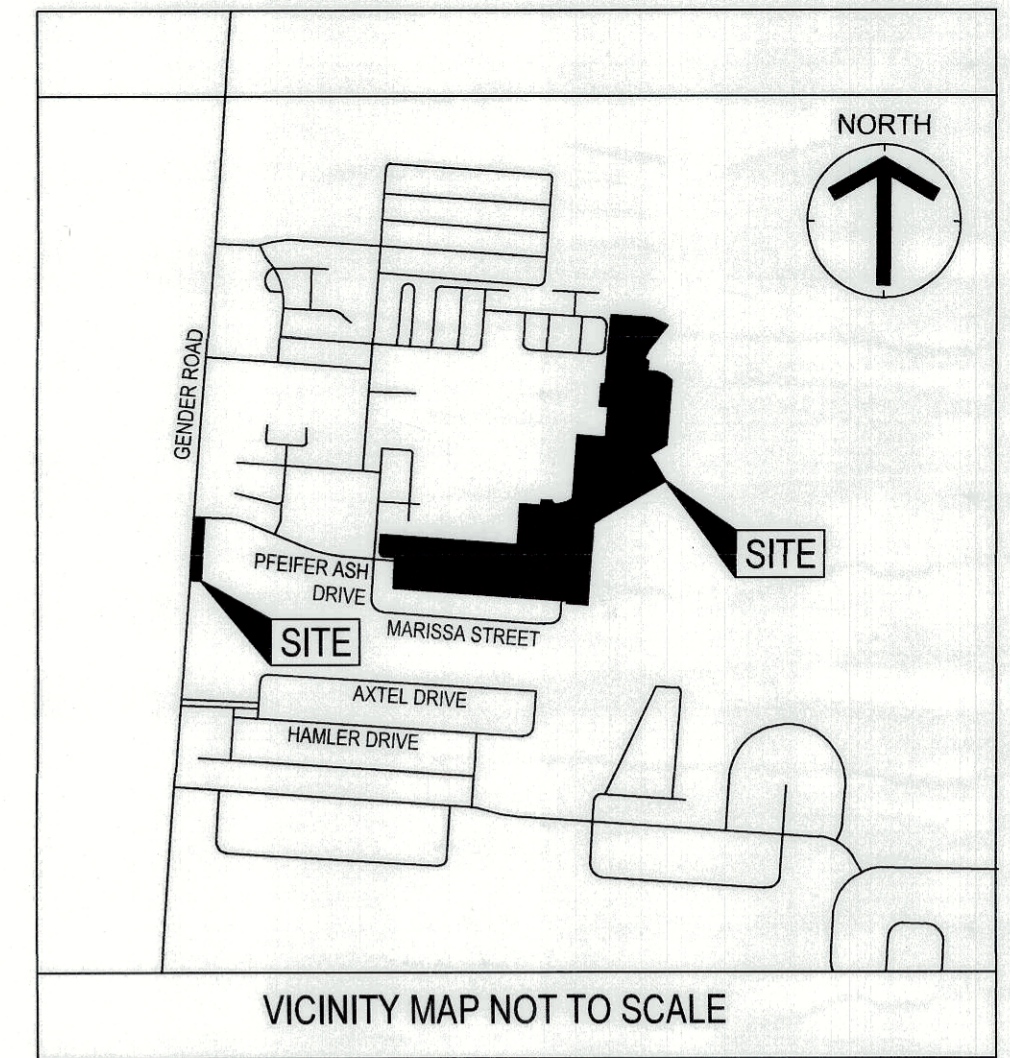
AT _____ FEE _____

AT _____ FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK _____, PAGE _____



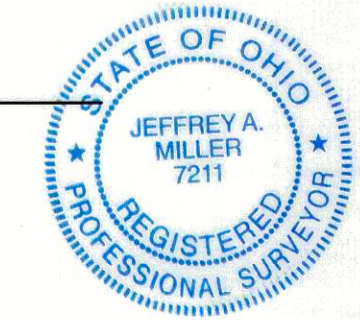
PLAN INFORMATION:
SANITARY CC# 19381
E PLAN # 3830

BASIS OF BEARING
THE BEARINGS ARE BASED ON THE BEARING OF S 04°15'58" W FOR A PORTION OF THE SECTION LINE BETWEEN SECTIONS 13 AND 18 BETWEEN FRANKLIN COUNTY GEODETIC SURVEY MONUMENTS 6153 AND 6154.

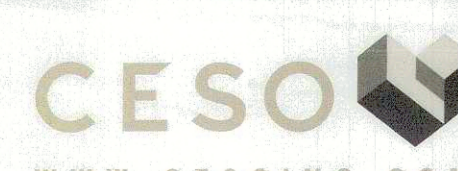
SOURCE OF DATA
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

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 A. Miller 3-17-23
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2880 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231



- 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 "L")

BROOKVIEW SECTION 1			
PLAT		CITY OF COLUMBUS FRANKLIN COUNTY, OHIO	
SCALE: N/A	DATE: 1/9/2023		JOB NO.: 759399
DESIGN: N/A	 WWW.CESOINC.COM	SHEET NO.: 1 OF 5	
DRAWN: ADB			
CHECKED: ALB			