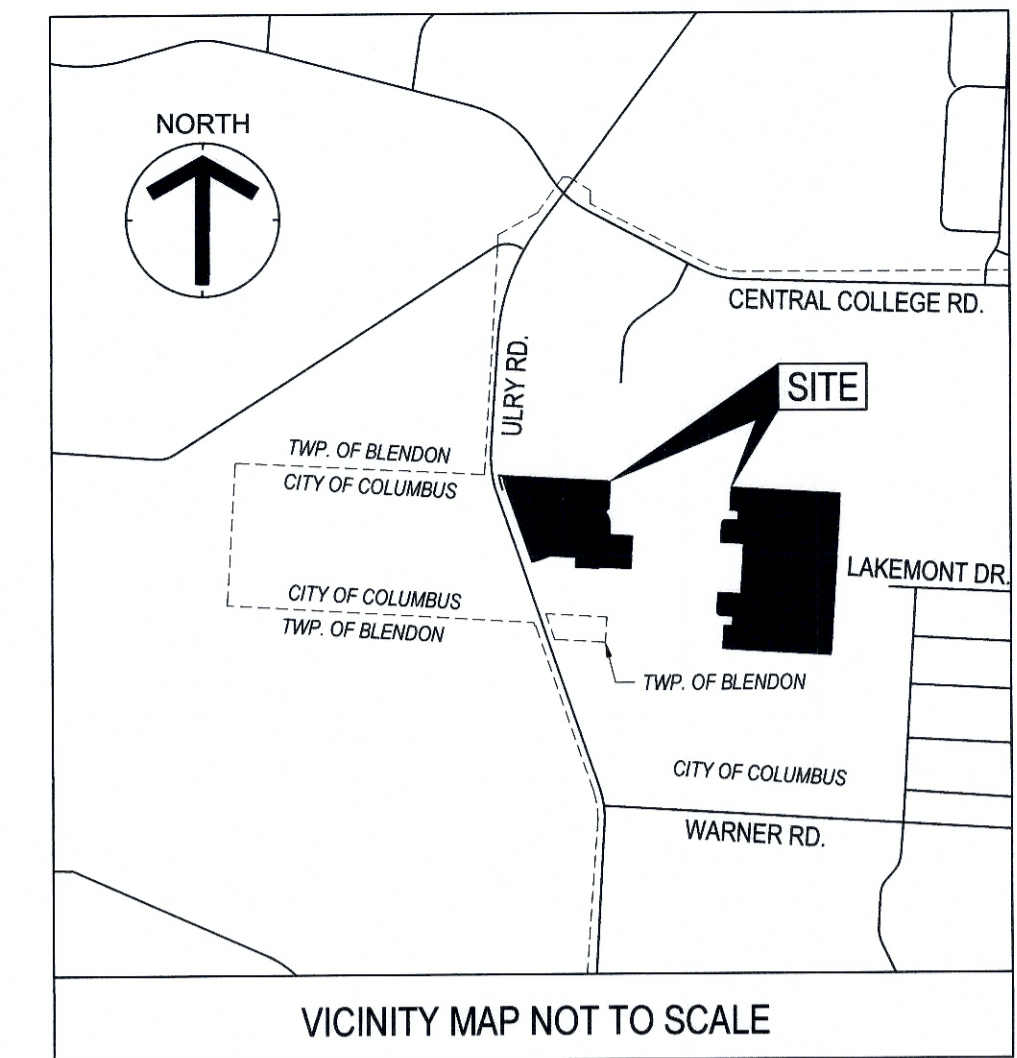


**PARKSIDE SECTION 2**  
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,  
 QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS



SITUATED IN THE COUNTY OF FRANKLIN, CITY OF COLUMBUS, STATE OF OHIO, AND BEING OF QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS. CONTAINING 15.913 ACRES OF LAND, MORE OR LESS, ALL OUT OF THAT 30.338 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 201911060148029 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 "PARKSIDE SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 52-90 INCLUSIVE, RESERVE "F", RESERVE "G" AND RESERVE "H", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF PENNYFLOWER COURT, SALVIA ROAD, ZINNIA ROAD AND CLEOME ROAD AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "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 FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT", AND 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 A 30.338 ACRE TRACT OF LAND OWNED BY PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT 201911060148029 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION, OF PULTE HOMES OF OHIO LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 26 DAY OF MAY, 2020

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

PULTE HOMES OF OHIO LLC,  
 AN MICHIGAN LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

*Matthew J. Callahan*  
 MATTHEW J. CALLAHAN  
 DIVISION VICE PRESIDENT LAND ACQUISITION

*Jennifer S. Smith*



JENNIFER S SMITH  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Comm. Expires  
 09-17-2024

STATE OF OHIO  
 COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION, OF PULTE HOMES OF OHIO LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO LLC, A MICHIGAN 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 26 DAY OF MAY, 2020, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES 9/17/2024  
*Jennifer S. Smith*

APPROVED THIS 5<sup>TH</sup> DAY OF JUNE 2020

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

APPROVED THIS 16<sup>TH</sup> DAY OF JUNE 2020

*Julijana Fry / Samy Yung*  
 CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 11<sup>TH</sup> DAY OF JUNE 2020

*James J. Ball*  
 DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY ORDINANCE No. \_\_\_\_\_ WHEREIN PENNYFLOWER COURT, SALVIA ROAD, ZINNIA ROAD AND CLEOME 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

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

\_\_\_\_\_  
 RECORDER, FRANKLIN COUNTY OHIO

AT \_\_\_\_\_ FEE \_\_\_\_\_

AT \_\_\_\_\_ FEE \_\_\_\_\_

\_\_\_\_\_  
 DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. \_\_\_\_\_

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

**BASIS OF BEARING**

THE BASIS OF BEARING IS BASED ON A BEARING OF SOUTH 18°57'35" EAST FOR A PORTION OF THE RIGHT OF WAY LINE OF ULRY ROAD AS DETERMINED BY GPS OBSERVATION, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE AND POST PROCESSED USING AN OPUS SOLUTION.

**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.

**PLAT REFERENCE**

SANITARY CC 18776  
 E 3678

**CESO IRON PIN LEGEND**

- IRON PIPE 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)
- \*DRN. ESMT.\* DRAINAGE EASEMENT
- \*ESMT.\* EASEMENT


**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* 5-26-20  
 DATE: 5-26-20  
 JEFFREY A. MILLER, P.S. No. 7211  
 2800 CORPORATE EXCHANGE DRIVE, SUITE 160  
 COLUMBUS, OHIO 43231



REVISIONS		
NO.	DATE	DESCRIPTION

<b>PLAT</b>	
<b>PARKSIDE SECTION 2</b>	
CITY OF COLUMBUS	FRANKLIN COUNTY, OHIO
SCALE: N/A	DATE: 5/20/2020
DESIGN: N/A	JOB NO.: 756117
DRAWN: ALB	SHEET NO.: 1 OF 4
CHECKED: JAM	
 WWW.CESONC.COM	