

TURNBERRY FARMS

SECTION 9

Situated in the State of Ohio, County of Fairfield, City of Columbus, and in Half Section 54, Section 30, Township 16, Range 20, Refugee Lands, containing 11.239 acres of land, more or less, said 11.239 acres being part of that tract of land conveyed to **HOMEWOOD CORPORATION** by deed of record in Deed Book 604, Page 899, Recorder's Office, Fairfield County, Ohio.

The undersigned, **HOMEWOOD CORPORATION**, an Ohio corporation, by **JAMES L. LIPNOS**, President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "TURNBERRY FARMS SECTION 9", a subdivision containing Lots numbered 354 to 401, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Candlefire Drive, Heraldmorn Drive, Prairedell Drive, and Rillford Road shown hereon not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", or "Access Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath and on the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "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 storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of Columbus, Division of Sewerage and Drainage. Within those areas designated "Access Easement" on this plat, an additional easement is hereby reserved for the purpose of providing emergency ingress, egress, and passage over and upon the areas depicted hereon. Easements shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **JAMES L. LIPNOS**, President of **HOMEWOOD CORPORATION**, has hereunto set his hand this 5th day of February, 2020.

Signed and Acknowledged
In the presence of:

[Signature]
[Signature]

HOMEWOOD CORPORATION

By *[Signature]*
JAMES L. LIPNOS,
President

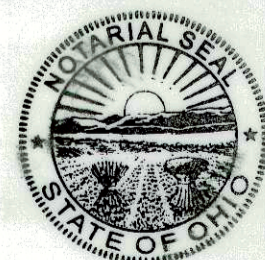
STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JAMES L. LIPNOS**, President of said **HOMEWOOD CORPORATION**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **HOMEWOOD CORPORATION** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 5th day of February, 2020.

My commission expires 2023

[Signature]
Notary Public, State of Ohio



SALLY JO BAXTER FALK
Notary Public, State of Ohio
My Commission Expires 06-20-2023

Approved this 20th day of February, 2020.

[Signature]
Director, Department of Building
and Zoning Services, Columbus, Ohio

Approved this 10th day of March, 2020.

[Signature] For **James O Young**
City Engineer/Administrator, Division of
Design and Construction, Columbus, Ohio

Approved this 12th day of March, 2020.

[Signature]
Director, Department of Public Service,
Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of Candlefire Drive, Heraldmorn Drive, Prairedell Drive, and Rillford Road shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal the _____ day of _____, 20____.

City Clerk, Columbus, Ohio

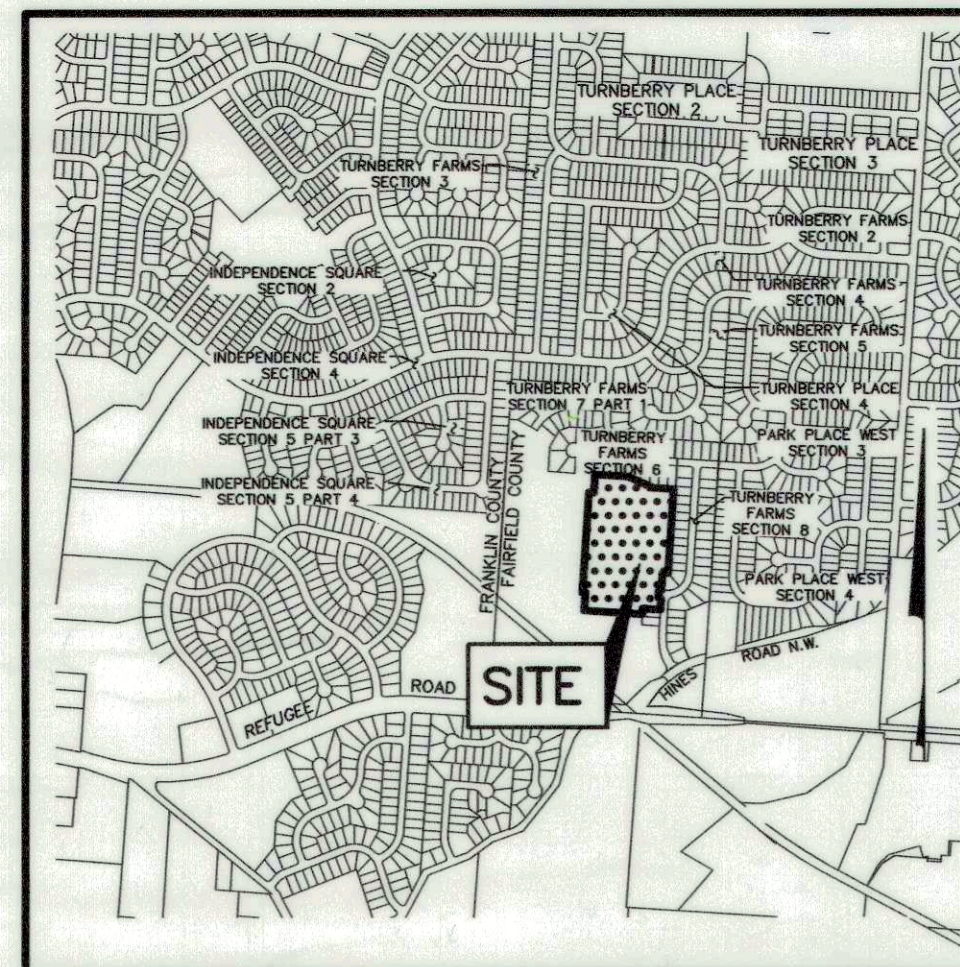
I hereby certify that the land described by this plat was transferred on _____, 20____.

Fairfield County Auditor,
Jon A. Slater, Jr.

I hereby certify that this plat was filed for recording on _____, 20____, and that it was recorded on _____, 20____ in Plat Cabinet _____, Slot _____ plat records of Fairfield County, Ohio.

Fairfield County Recorder,
Gene Wood

Fee \$ _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 9941 RESET and FCGS 5035, with a portion of the centerline of Havencroft Drive having a bearing of North 86°05'50" West.

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, Fairfield County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be 8-inch long mag spikes. Mag spikes are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement, and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)



By *[Signature]*
Professional Surveyor No. 7865

3 FEB 20
Date

J:\20190947\DWG\04SHEETS\PLAT\20190947-VS-PLAT-SEC9.DWG plotted by YOUSSEF, SHERRI on 1/22/2020 12:48:13 PM last saved by YOUSSEF on 1/22/2020 12:48:54 PM Xref: 20170604-VS-PLAT.DWG & 20190947-VS-REFR-N.DWG & 20190947-VS-EASMENTS.DWG & 20190947-VS-ESMT-SSWR-01.DWG