

# SUMMERLYN SECTION 4

Situated in the State of Ohio, County of Franklin, City of Columbus and in Virginia Military Survey Number 5243, containing 5.539 acres of land, more or less, said 5.539 acres being part of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Instrument Number 201409090117946, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "SUMMERLYN SECTION 4", a subdivision containing Lots numbered 176 to 206, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Drive and Street shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage 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 constructing, operating and maintaining major storm water drainage swales and/or other above ground 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. Easement areas 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 expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of said **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this 17<sup>th</sup> day of SEPT, 2014.

Signed and Acknowledged  
In the presence of:

By: **PULTE HOMES OF OHIO LLC**

*Steve Peck*  
**STEVE PECK**  
*Michael A. Metz*  
**MICHAEL A. METZ**

By: *Matthew J. Callahan*  
**MATTHEW J. CALLAHAN**,  
Division Vice President of  
Land Acquisition

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of said **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 17<sup>th</sup> day of SEPT, 2014.

My commission expires \_\_\_\_\_  
Notary Public, State of Ohio



**STEPHEN PECK**  
Notary Public, State of Ohio  
My Commission Expires 01/18/2017

Approved this 25<sup>th</sup> day of September,  
2014.

*Scott S. Measer / ARB*  
Director, Department of Building  
and Zoning Services, Columbus, Ohio

Approved this \_\_\_ day of \_\_\_\_\_,  
20\_\_.

City Engineer/Administrator, Division of  
Design and Construction, Columbus, Ohio

Approved this \_\_\_ day of \_\_\_\_\_,  
20\_\_.

Director, Department of Public Service,  
Columbus, Ohio

Approved and accepted this \_\_\_ day of \_\_\_\_\_, 20\_\_, by Ordinance  
No. \_\_\_\_\_ wherein all of the Drive and Street 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

Transferred this \_\_\_ day of \_\_\_\_\_,  
20\_\_.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_ day of \_\_\_\_\_,  
20\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_

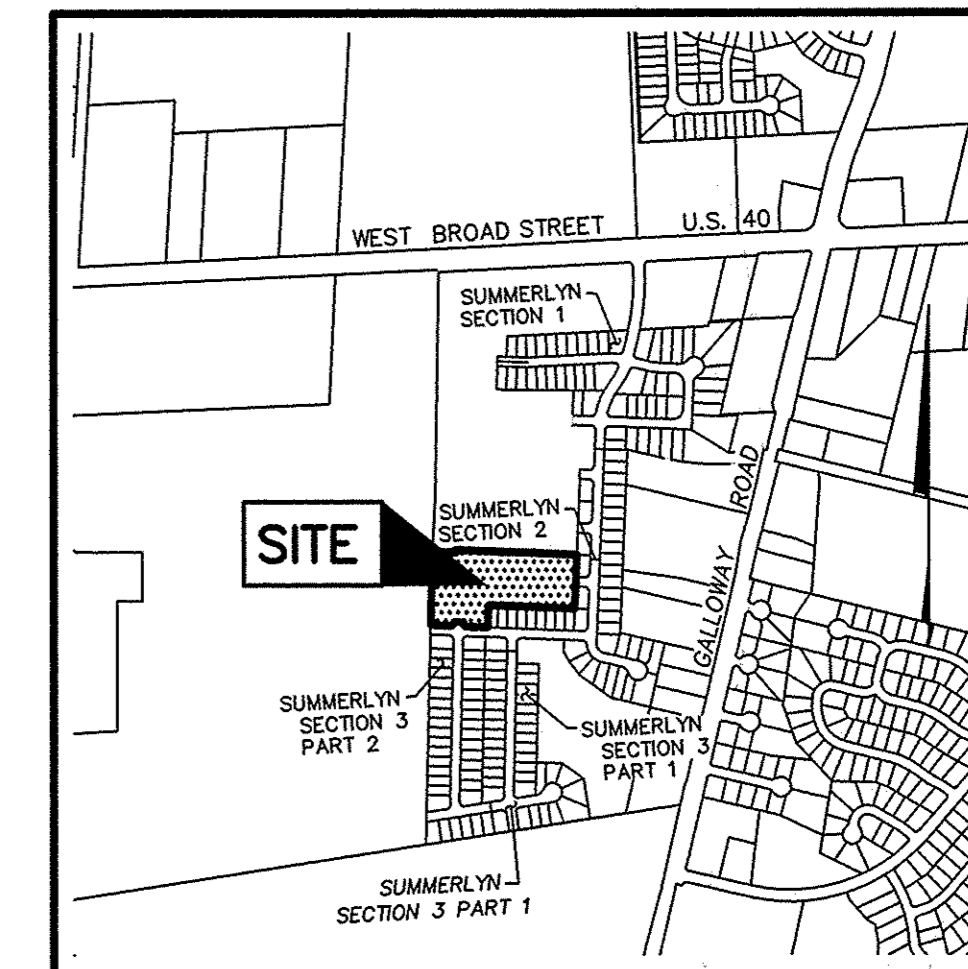
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_ day of \_\_\_\_\_,  
20\_\_.

Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon, are based on the same meridian as the bearings shown on the subdivision plat entitled "Summerlyn Section 1," of record in Plat Book 109, Pages 68 and 69, Recorder's Office, Franklin County, Ohio, on which a portion of the centerline of Rockbrook Crossing Avenue has a bearing of South 02° 20' 48" 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, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be 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 one-inch diameter, thirty-inch long, solid iron pins. Pins 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-inch long, solid iron pins. Pins are to be set to monument the points indicated, and 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



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.

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



By *Matthew A. Kirk*  
Professional Surveyor No. 7865

17 SEP 14  
Date

# SUMMERLYN SECTION 4

**NOTE "A" - AGRICULTURAL RECOUPMENT:** Grantor will indemnify the City of Columbus for and hold it harmless from any agricultural recoupments assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

**NOTE "B":** No determination has been made by the Department of Building and Zoning Services, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the final plat of Summerlyn Section 4 does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "C":** At the time of platting, all of Summerlyn Section 4 is in Zone X (Areas determined to be outside 2% annual chance Floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, panel number 39049C0283K, with effective date of June 17, 2008.

**NOTE "D" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for Summerlyn Section 4 show a design that would prohibit all of the lots in Summerlyn Section 4 from having a depressed driveway according to Columbus City Code Section 4123.43, unless otherwise approved by the Columbus Building Inspector.

**NOTE "E":** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0888-02 passed July 15, 2002 (Z01-069), and Letter of Restrictions and Covenants dated June 20, 2002. This ordinance, letter, and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current, applicable use and development limitations or requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for information purposes only.

**NOTE "F" - VEHICULAR ACCESS:** No vehicular access to be in effect until such time as the public right-of-way is extended by plat or deed.

**NOTE "G" - ACREAGE BREAKDOWN:**

Total acreage: 5.539 Ac.  
 Acreage in rights-of-way: 1.099 Ac.  
 Acreage in remaining lots: 4.440 Ac.

**NOTE "H" - ACREAGE BREAKDOWN:** Summerlyn Section 4 is out of the following Franklin County Parcel Number:

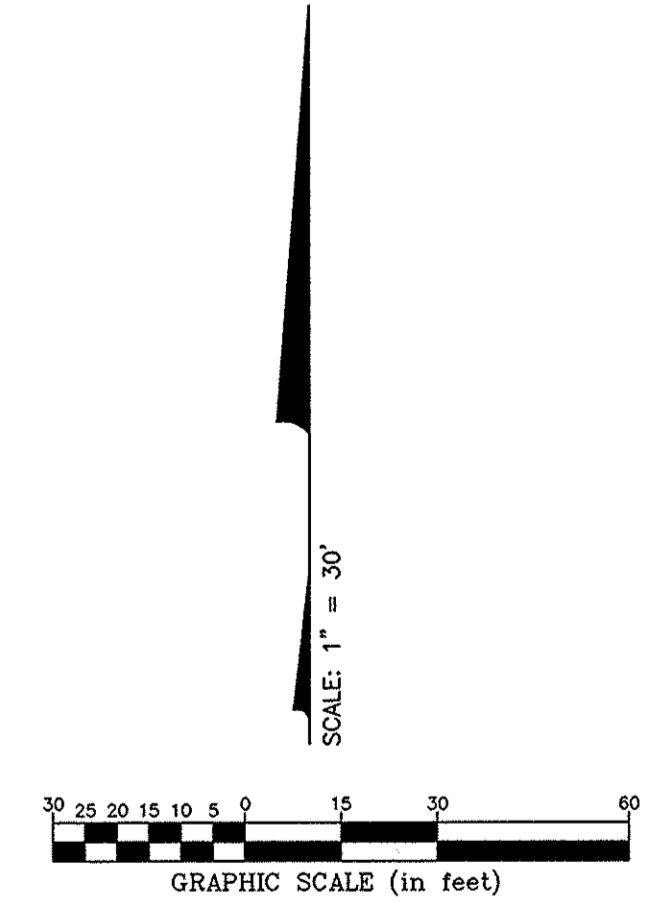
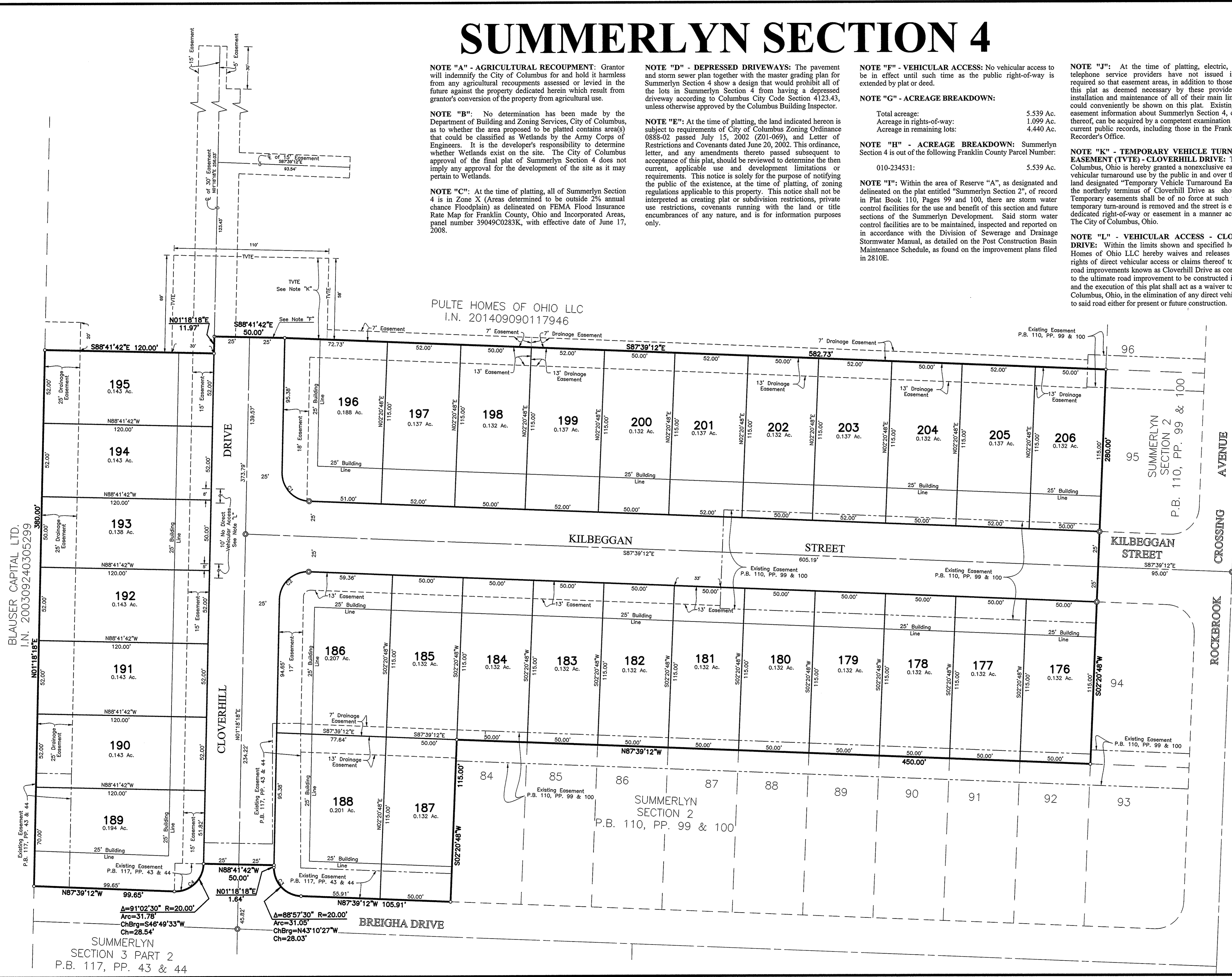
010-234531: 5.539 Ac.

**NOTE "I":** Within the area of Reserve "A", as designated and delineated on the plat entitled "Summerlyn Section 2", of record in Plat Book 110, Pages 99 and 100, there are storm water control facilities for the use and benefit of this section and future sections of the Summerlyn Development. Said storm water control facilities are to be maintained, inspected and reported on in accordance with the Division of Sewerage and Drainage Stormwater Manual, as detailed on the Post Construction Basin Maintenance Schedule, as found on the improvement plans filed in 2810E.

**NOTE "J":** 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 Summerlyn Section 4, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

**NOTE "K" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - CLOVERHILL DRIVE:** The City of Columbus, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the northerly terminus of Cloverhill Drive as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to The City of Columbus, Ohio.

**NOTE "L" - VEHICULAR ACCESS - CLOVERHILL DRIVE:** Within the limits shown and specified hereon, Pulte Homes of Ohio LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Cloverhill Drive as constructed, or to the ultimate road improvement to be constructed in the future and the execution of this plat shall act as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	88°57'30"	20.00'	31.05' N 43°10'27" W	28.03'
C2	91°02'30"	20.00'	31.78' N 46°49'33" E	28.54'
C3	88°57'30"	20.00'	31.05' N 43°10'27" W	28.03'
C4	91°02'30"	20.00'	31.78' S 46°49'33" W	28.54'

12/20/2014 09:58:00 AM SHEETS: P.L.A. 20140598-VS-PLAT-SECT. 4.DWG, plotted by: PRTCHARD, AN on 9/15/2014 12:52:28 PM last saved by: PRTCHARD, AN on 9/15/2014 8:53:02 AM  
 BLAUSER CAPITAL LTD.  
 I.N. 200309240305299