

THE LAKES AT TAYLOR STATION SECTION 6 PART 2

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Range 16, United States Military Lands, containing 5.70 acres of land, more or less, said 5.70 acres being part of that tract of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deed of record in Instrument Number 200312110992756, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL, JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE LAKES AT TAYLOR STATION SECTION 6 PART 2"**, a subdivision containing Lots numbered 387 to 409, both inclusive, Lots Numbered 458 to 468, both inclusive, and an area designated as Reserve "V", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", or Reserve "V". Each of the aforementioned designated easements and reserves 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 said Reserve "V" a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and land adjacent to said Reserve "V".

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility (PU) Easement" for the construction, operation and maintenance of storm water runoff drains, facilities and maintain waterline facilities. Such facilities shall be owned and maintained by a master association for The Lakes at Taylor Station development. Said facilities will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said facilities.

M/I Homes of Central Ohio, LLC, in recording this plat of The Lakes at Taylor Station Section 6 part 2, has designated certain areas of land as Reserves, which may contain but not be limited to parking, walking, green areas, playgrounds, community facilities such as a community building, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, and reserved areas in The Lakes at Taylor Station development. Reserve "V" is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in The Lakes at Taylor Station development. There have been provided in the declaration of covenants, conditions and restrictions for The Lakes at Taylor Station development which will be recorded subsequent to the recording of this plat. Said declaration of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots numbered 387 to 409, both inclusive, said Lots 458 to 468, both inclusive, and to said Reserve "V" and to lots, units and reserve areas in existing and future sections of The Lakes at Taylor Station development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "V", to be shared with the owners of the fee simple titles to each other of said Lots numbered 387 to 409, both inclusive, said Lots 458 to 468, both inclusive and to Reserve "V", and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of The Lakes at Taylor Station development. Said owners of the fee simple titles to Lots numbered 387 to 409, both inclusive, said Lots 458 to 468, both inclusive and to said Reserve "V" shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of The Lakes at Taylor Station development may provide.

In Witness Whereof, **TIMOTHY C. HALL, JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this 5 day of March 2014.

Signed and Acknowledged **M/I HOMES OF CENTRAL OHIO, LLC**
In the presence of:

Mary C. Dalley
MARY C. DALLEY
Notary Public, State of Ohio
By *Timothy C. Hall, Jr.*
TIMOTHY C. HALL, JR.
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL, JR.**, Area President of **M/I HOMES OF CENTRAL 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 **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 5 day of MARCH, 2014.

My commission expires 12-27-14
Mary C. Dalley
Mary C. Dalley
Notary Public, State of Ohio
My Commission Expires 12-27-2014



Approved this 7th day of MARCH, 2014.
Scott J. Moore, HSE
Scott J. Moore, HSE
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 7th day of March, 2014.
Haason Y. Z. ...
Haason Y. Z. ...
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 10 day of March, 2014.
...
...
Director, Department of Public Services, Columbus, Ohio

Approved and accepted this 20 day of March, 2014, by Ordinance No. ... wherein this plat is accepted as such by the Council for the City of Columbus, Ohio.

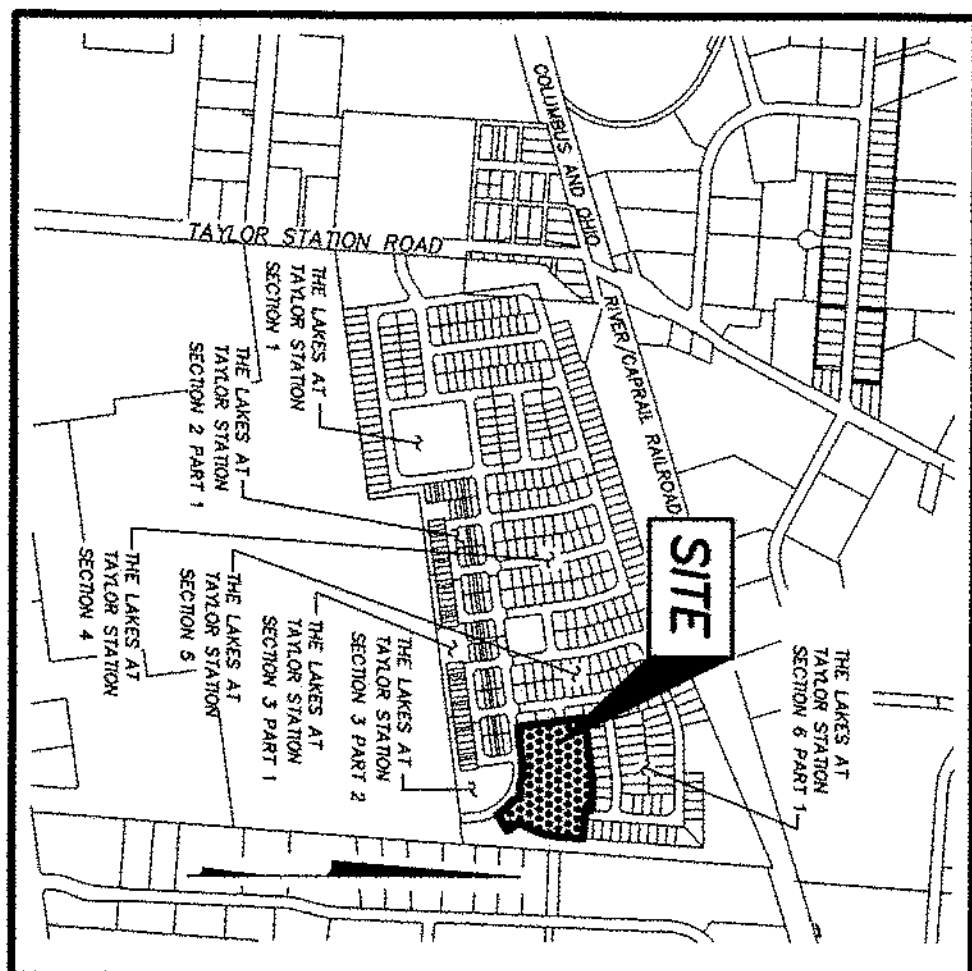
In witness whereof, I have hereunto set my hand and affixed my seal this 20 day of March, 2014.

Transferred this ... day of ..., 20...
City Clerk, Columbus, Ohio

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



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 100'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown herein were transferred from a field traverse beginning from and tying to Franklin County Geodetic Station 1000, and to the TRURO and TRURO AZIMUTH, bearings and are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83 (1986 adjustment).

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".

PERMANENT MARKERS: Permanent markers, where indicated hereon, 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". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron 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.

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 *Mary C. Dalley* Date 13 JAN 14
Professional Surveyor No. 7865

