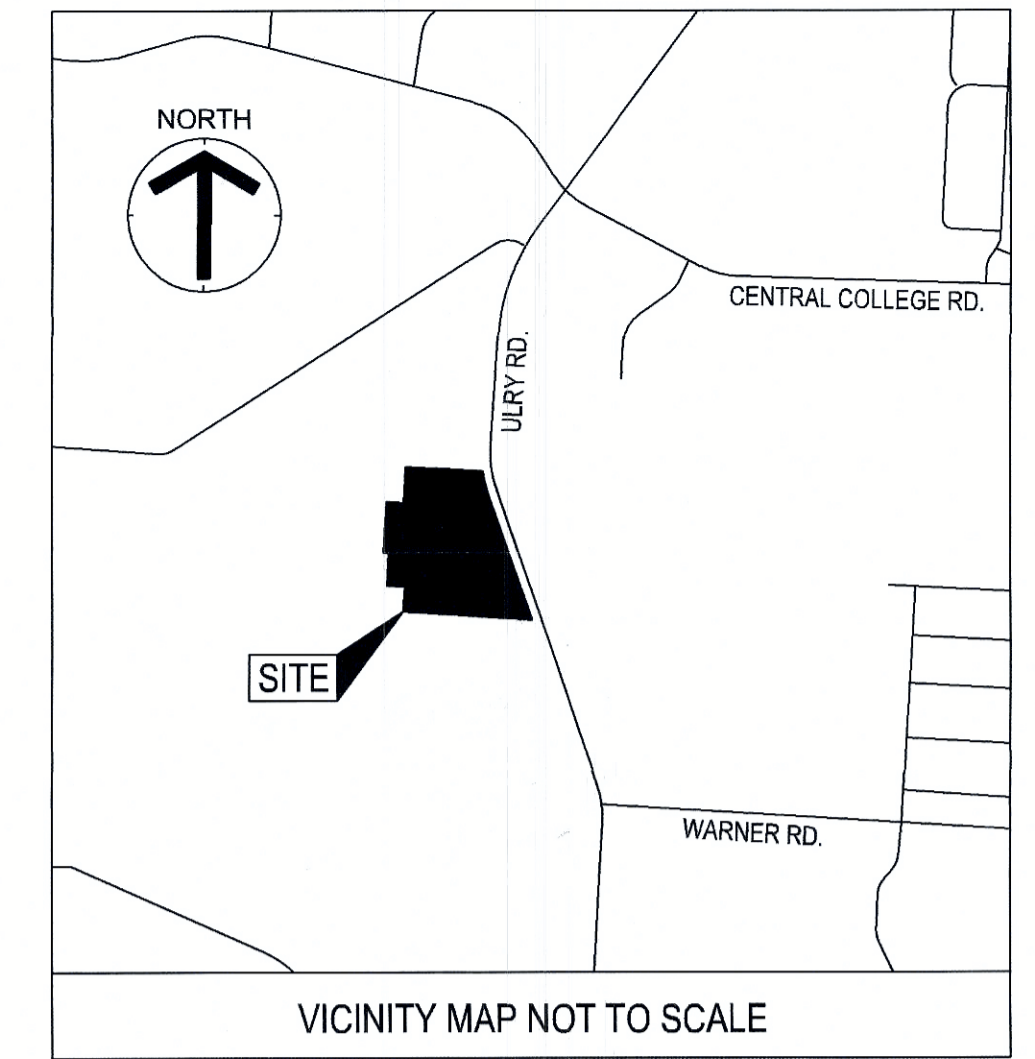


THE COVE SECTION 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS



SITUATED IN THE COUNTY OF FRANKLIN, CITY OF COLUMBUS, STATE OF OHIO, AND BEING OF SECTION 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS. CONTAINING 10.275 ACRES OF LAND, MORE OR LESS, ALL OUT OF THAT 24.871 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 201904230046320, 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 "THE COVE SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1-32 INCLUSIVE, AND RESERVE "A" AND RESERVE "B", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF COVE HAVEN STREET, LULWORTH LANE, DORSAL LANE, SECLUSION DRIVE AND ULRY ROAD 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 FROM 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 24.871 ACRE TRACT OF LAND (EXCLUDING RIGHT OF WAY OF ULRY ROAD) OWNED BY ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT 201904230046320 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, VINCENT ROMANELLI, OWNER OF ROMANELLI AND HUGHES BUILDING COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 14th DAY OF August, 2019
SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

ROMANELLI AND HUGHES BUILDING COMPANY
AN OHIO LIMITED LIABILITY COMPANY

BY: *[Signature]*

[Signature: Vincent Romanelli]
VINCENT ROMANELLI
OWNER

[Signature]

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VINCENT ROMANELLI, OWNER, OF ROMANELLI AND HUGHES BUILDING COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID ROMANELLI AND HUGHES BUILDING COMPANY, 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 14th DAY OF August, 2019, NOTARY PUBLIC WITH SEAL

KRISTINE L. LOUGHRY
NOTARY PUBLIC, STATE OF OHIO
FRANKLIN COUNTY
My Commission Expires 2/6/2022

[Signature]

APPROVED THIS 9th DAY OF SEPTEMBER 2019

[Signature: Scott S. Messer]
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 12th DAY OF September 2019

[Signature: Eric James D. Young]
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 13th DAY OF SEPTEMBER 2019

[Signature: Jennie Gallagher]
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY ORDINANCE No. _____ WHEREIN COVE HAVEN STREET, LULWORTH LANE, DORSAL LANE, SECLUSION DRIVE AND ULRY 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 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.

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN TO BE SET (6"X30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
- NO VEHICULAR ACCESS (SEE NOTE "1")

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.

[Signature] 8-7-19
DATE: 8/7/2019
JEFFREY MILLER, P.S.
OHIO P.S. NO. 72111
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43231



REVISIONS		
NO.	DATE	DESCRIPTION

THE COVE SECTION 1

FRANKLIN COUNTY, OHIO

PLAT

SCALE: N/A DATE: 8/5/2019

DESIGN: N/A JOB NO.: 756117

DRAWN: ALB SHEET NO.:

CHECKED: JAM

WWW.CESOINC.COM

1 OF 2