

# SUMMERLYN SECTION 3 PART 1

Situated in the State of Ohio, County of Franklin, City of Columbus and in Virginia Military Survey Number 5243, containing 7.425 acres of land, more or less, said 7.425 acres being part of that tract of land conveyed to BROAD/GALLOWAY ASSOCIATES, LLC by deed of record in Instrument Number 200210090253781, Recorder's Office, Franklin County, Ohio.

The undersigned, BROAD/GALLOWAY ASSOCIATES, LLC, an Ohio limited liability company, by DOMINION HOMES, INC., an Ohio corporation, member, by MATTHEW J. CALLAHAN, Vice President of Land Development, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "SUMMERLYN SECTION 3 PART 1", a subdivision containing Lots numbered 99 to 136, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Court, Drive and Place, 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.

In Witness Whereof, MATTHEW J. CALLAHAN, Vice President of Land Development of DOMINION HOMES, INC., an Ohio corporation, member of said BROAD/GALLOWAY ASSOCIATES, LLC, an Ohio limited liability company, has hereunto set his hand this 10th day of April, 2013.

Signed and Acknowledged  
In the presence of:

BROAD/GALLOWAY ASSOCIATED, LLC  
By: DOMINION HOMES, INC.  
an Ohio corporation  
Member  
By: Matthew J. Callahan  
MATTHEW J. CALLAHAN,  
Vice President of  
Land Development

Stephen Peck  
STEPHEN PECK  
Michael A. Metz  
MICHAEL A. METZ

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Vice President of Land Development of DOMINION HOMES, INC. an Ohio corporation, member of said BROAD/GALLOWAY ASSOCIATES, LLC, an Ohio limited liability company who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said BROAD/GALLOWAY ASSOCIATES, LLC, an Ohio limited liability company for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of April, 2013.

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



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

Approved this 3rd day of May, 2013.

Tracie L. Davies / KSE  
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 7th day of May, 2013.

Hassan Y. Zaher / LHM  
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 9 day of MAY, 2013.

Mark DeBoer  
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Ordinance No. \_\_\_\_\_ wherein all of the Court, Drive and place shown dedicated hereon is 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

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

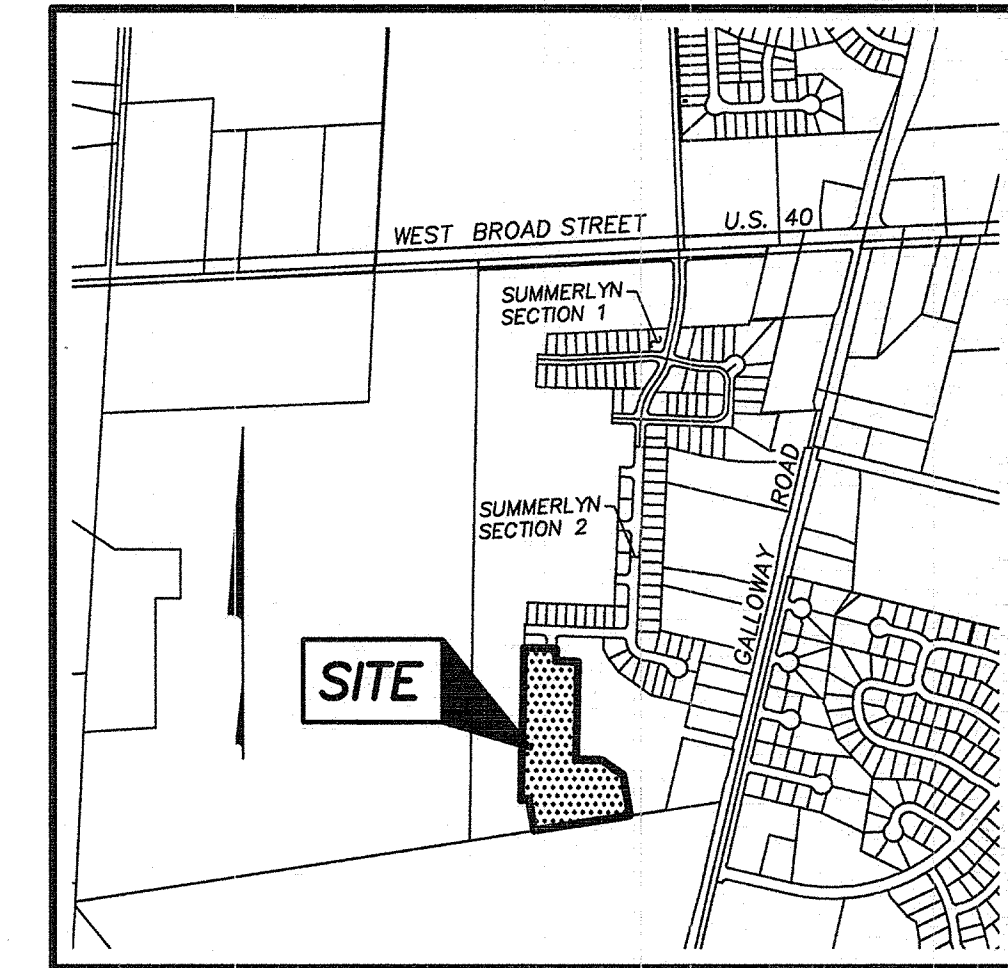
\_\_\_\_\_  
Recorder, Franklin County, Ohio

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 [Signature]  
Professional Surveyor No. 8250

4/16/13  
Date