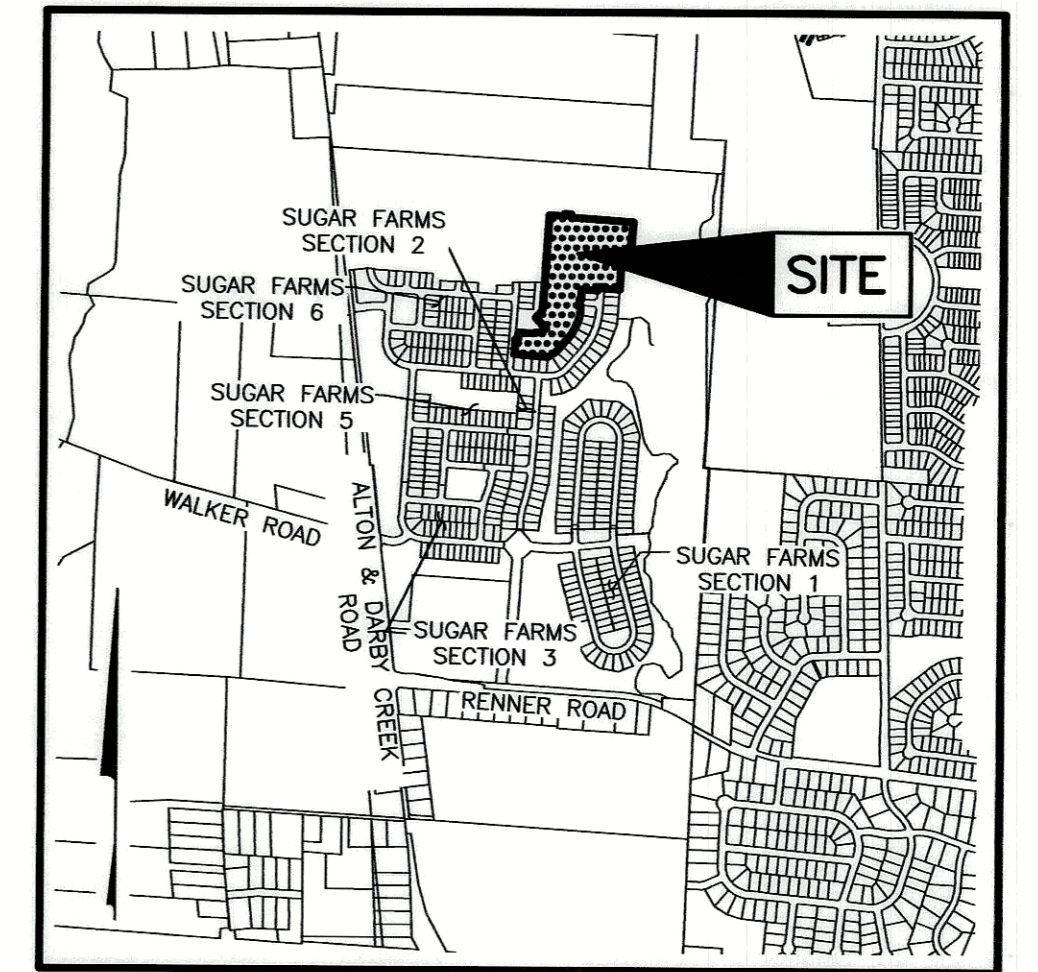


# SUGAR FARMS SECTION 7 PART 1



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey Number 6542, containing 11.732 acres of land, more or less, said 11.732 acres being part of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Instrument Number 202106170106556, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATHEW 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 "SUGAR FARMS SECTION 7 PART 1", a subdivision containing Lots numbered 357 to 370, 401 to 426, and 440 to 446, all inclusive, and areas designated as Reserve "R" and Reserve "S", does hereby accept this plat of same and dedicates to public use, as such, all of Broccoli Drive, Cetriolo Drive, Melone Drive and Pisello Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Path 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. Within those areas designated "Path Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing/installing and maintaining a paved shared use path for use by the public. Easement areas shown hereon outside of the platted areas 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 **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this day of November 2023.

Signed and Acknowledged  
In the presence of: **PULTE HOMES OF OHIO LLC**

By [Signature]  
**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 **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 day of November, 2023.

My commission expires 7.7.26  
Notary Public, State of Ohio



Approved this 16<sup>th</sup> day of November 2023.  
[Signature]  
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 16<sup>th</sup> day of November 2023.  
[Signature]  
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 16<sup>th</sup> day of November 2023.  
[Signature]  
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this \_\_\_ day of \_\_\_, 20\_\_\_, by Ordinance No. \_\_\_ wherein all of Broccoli Drive, Cetriolo Drive, Melone Drive and Pisello Drive 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 \_\_\_\_\_

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat 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 FRANK154 and FCGS 5268. The portion of the centerline of Alton & Darby Creek Road, having a bearing of North 06° 29' 44" West and monumented as shown hereon, is designated as the "basis of bearings" for this plat.

**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 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



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 Matthew A Kirk  
Professional Surveyor No. 7865

2 Nov 23  
Date

