

RENNER PARK SECTION 3

VIRGINIA MILITARY SURVEY NO. 6635
COLUMBUS-HILLIARD, NORWICH TOWNSHIP,
FRANKLIN COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF NORWICH, CITY OF COLUMBUS BEING IN VIRGINIA MILITARY DISTRICT NUMBER 6635, BEING A RE-SUBDIVISION OF A PORTION OF LOT 15 AND RESERVE "A" OF GREEN MEADOW EXTENSION NO. 1 AS RECORDED IN PLAT BOOK 37, PAGE 46 AND BEING 11.426 ACRES OUT OF OF: A 39.10 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION IN INSTRUMENT NUMBER 202203180043530, PARCEL I, INSTRUMENT NUMBER 202203180043532, TRACT III, INSTRUMENT NUMBER 202203180043533, TRACT III AND INSTRUMENT NUMBER 202203180043535, AND THE REMAINDER OF A 58.173 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION IN INSTRUMENT NUMBER 202203180043536, PARCEL IV, INSTRUMENT NUMBER 202203180043537, PARCEL IV, INSTRUMENT NUMBER 202203180043538, PARCEL IV, INSTRUMENT NUMBER 202203180043534, INSTRUMENT NUMBER 202203180043530, PARCEL II, INSTRUMENT NUMBER 202203180043533, TRACT IV, FRANKLIN COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, HOMEWOOD CORPORATION, BY WILLIAM MOORHEAD, TREASURER, AUTHORIZED SIGNATORY FOR THE LANDS PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RENNER PARK SECTION 3, A SUBDIVISION CONTAINING LOTS NUMBERED 100 TO 147, INCLUSIVE, AND RESERVE "3A" AS DEDICATED TO PUBLIC USE, AS SUCH, ALL OF CROSLY LANE, RICKWOOD TRAIL AND EBBETS COURT SHOWN HEREON AND NOT HERTOFRE 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 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.

ADDITIONAL EASEMENTS ARE RESERVED AND IDENTIFIED ON THE VARIOUS SHEETS OF THIS PLAT WITH THEIR INTENDED PURPOSES AND USES DEFINED WITHIN THE NOTES PROVIDED ON THE PERTINENT SHEETS.

IN WITNESS WHEREOF, WILLIAM MOORHEAD, TREASURER OF HOMEWOOD CORPORATION, HAS HEREUNTO SET HIS HAND THIS 9th DAY OF JUNE, 2023.

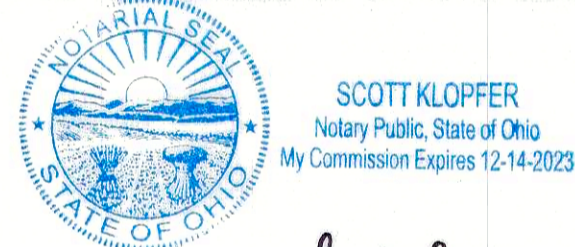
BY: William Moorhead
WITNESS
William Moorhead
WITNESS
WILLIAM MOORHEAD
TREASURER OF HOMEWOOD CORPORATION

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM MOORHEAD, TREASURER OF HOMEWOOD CORPORATION WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USES AND PUPOSES EXPRESSED HEREIN.

WITNESS THEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 9th DAY OF June, 2023.

MY COMMISSION EXPIRES 12/14/2023
Scott Klopffer
NOTARY PUBLIC, STATE OF OHIO



Scott S. Meier/ASB
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

Jonathan E. Phelps
CITY ENGINEER/ ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO.

Christina Gallagher
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED THIS 12th DAY OF JUNE, 2023

APPROVED THIS 13th DAY OF JUNE, 2023

APPROVED THIS 13th DAY OF June, 2023

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____

WHEREIN ALL OF CROSLY LANE, RICKWOOD TRAIL, AND EBBETS COURT, AS SHOWN HEREON ARE ACCEPTED AS SUCH BY THE CITY OF COLUMBUS OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ 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 _____, FEE _____

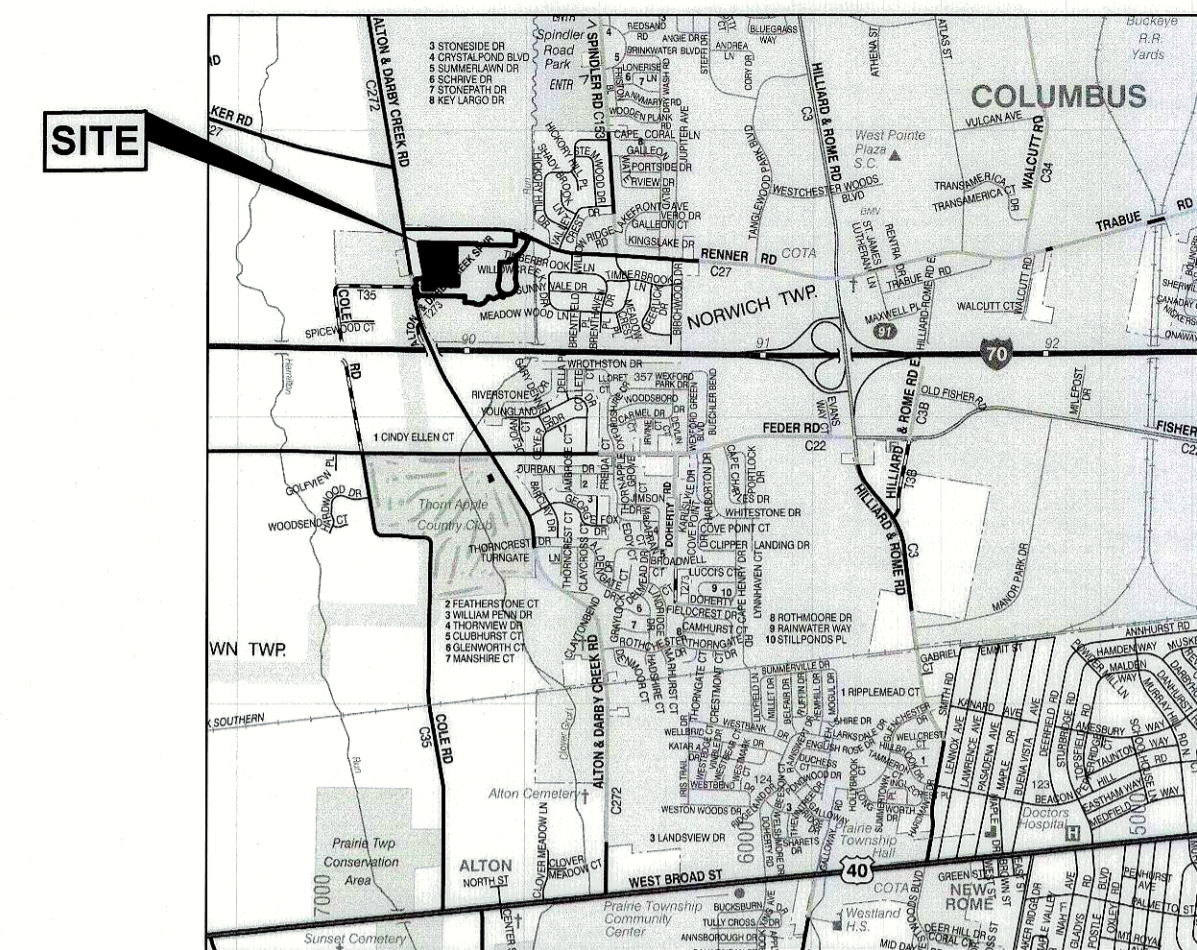
RECORDER, FRANKLIN COUNTY, OHIO

File No. _____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

Recorded this _____ day of _____, 20____

Plat Book _____, Pages _____



LOCATION MAP
Not to Scale

SURVEY DATA:

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS2011). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION AND DETERMINE A PORTION OF THE CENTERLINE OF RENNER ROAD HAVING S86°06'31"E.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

OWNERSHIP INFORMATION

- (A) Raymond Thomas Ruggiero and Mary M. Ruggiero, for and during their joint lives, remainder in fee to the survivor of them P.N. 200-001825 I.N. 201205180070251 0.717 Acres
- (B) Daniel Huskey and Danielle Huskey for their joint lives remainder to the survivor of them P.N. 200-003198 I.N. 20190806098277 0.717 Acre
- (C) Samantha K. Fitzsimmons P.N. 200-001819 I.N. 201511060158381 1.226 Acres
- (D) Norris E. Jeffers P.N. 200-001823 I.N. 202107260130869 D.V. 3263, Pg. 266 1.244 Acre (remainder)
- (E) Drew Janek, Christine Humfleet for their joint lives, remainder to the survivor of them P.N. 200-001122 I.N. 202009290146972 1.002 Acre
- (F) Kurt T. Garpel P.N. 200-002706 I.N. 202005010056877 0.567 Acre
- (G) Danny R. Bunting and Hope E. Bunting P.N. 200-003436 0.493 Acre
- (H) Seth M. Blankenkaker and Erica M. Mazzei P.N. 200-002696 I.N. 202301050001284 0.527 Acre
- (I) Travis W. Smith P.N. 200-002895 I.N. 200803110037256 0.564 Acre
- (J) Homewood Corporation P.N. 203-299509 I.N. 202203180043534 Lot 15
- (K) Homewood Corporation P.N. 203-299508 I.N. 202203180043530, Parcel II I.N. 202203180043533, Parcel IV I.N. 202203180043534 Reserve "A"

SECTION 3 - SITE STATISTICS

TOTAL AREA:	11.426 ACRES
RIGHT OF WAY	2.128 ACRES
LOTS (48) AREA:	8.188 ACRES
RESERVE AREA:	1.110 ACRES

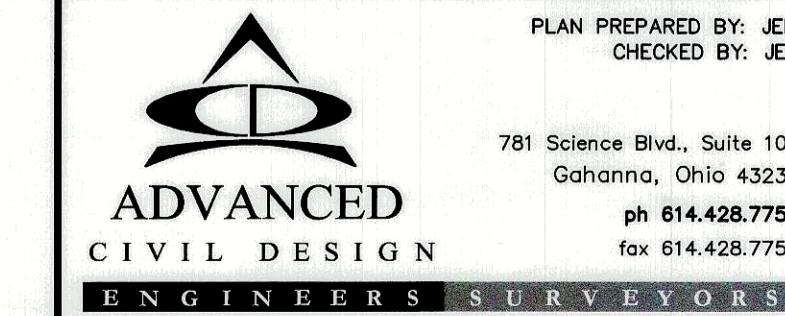
ACREAGE IN:	
PIN: 203-299510	11.085 ACRES
PIN: 203-299512	0.182 ACRES
PIN: 203-299509	0.121 ACRES
PIN: 203-299508	0.038 ACRES

I DO HEREBY CERTIFY THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

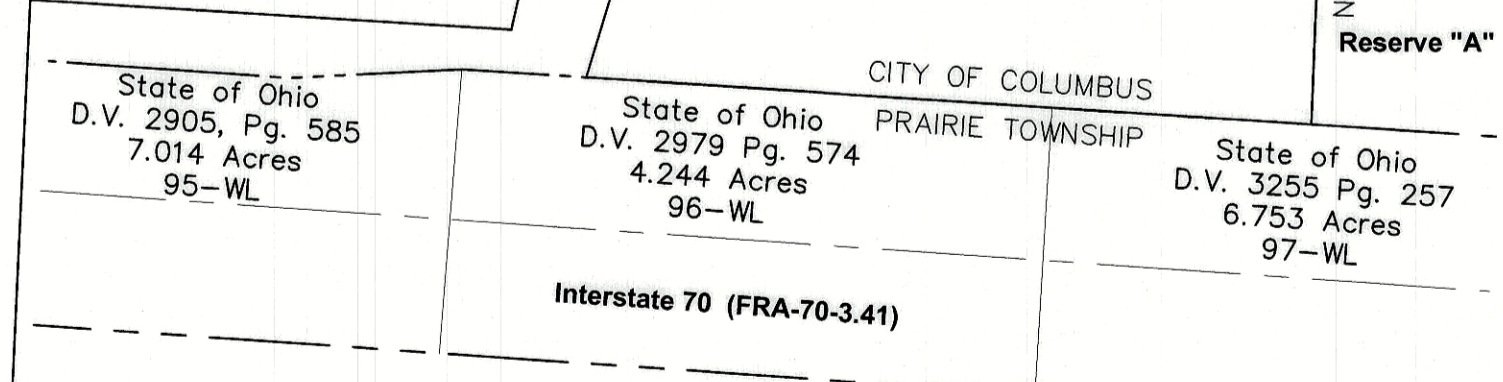
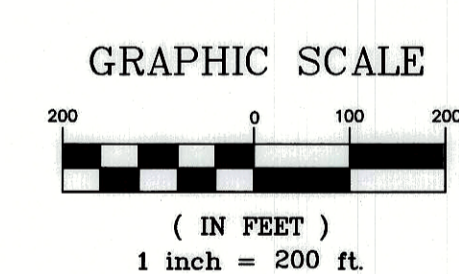
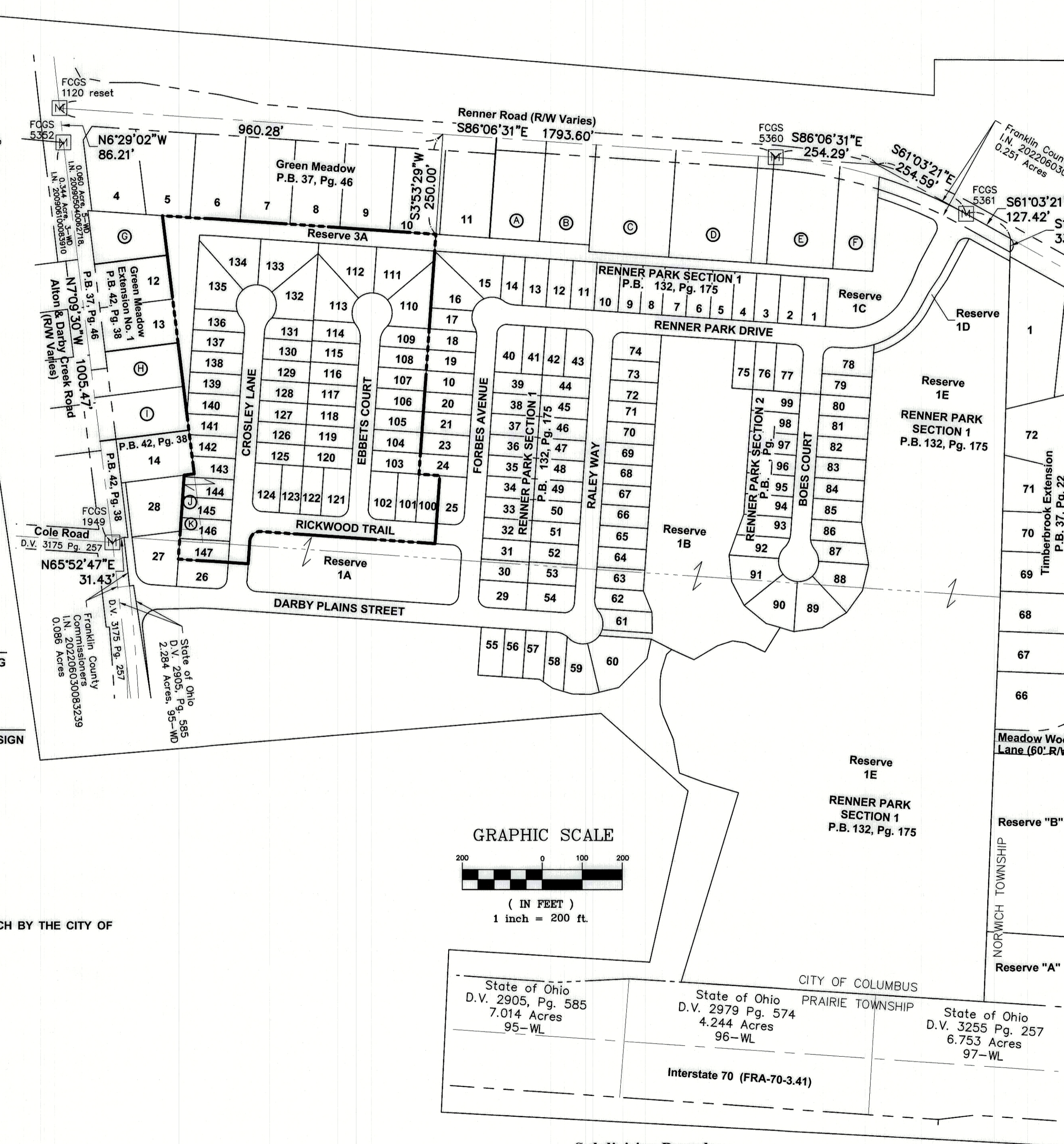
Jonathan E. Phelps 6/07/2023
JONATHAN E. PHELPS, P.S. DATE
REG. NO. 8241



FINAL PLAT



DATE: June 07, 2023 SHEET 1 / 2
JOB NO.: 21-0009-606



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