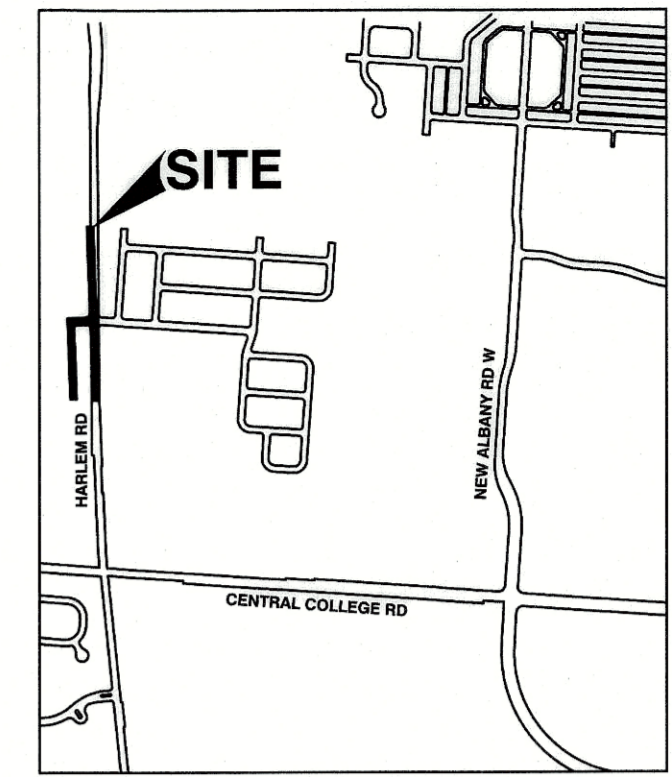


# DEDICATION PLAT OF HARLEM ROAD, MAEVERUN DRIVE AND NIAHWAY STREET

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOT 7, QUARTER TOWNSHIP 2,  
TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOT 7, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS, CONTAINING 2.492 ACRES OF LAND, MORE OR LESS, OUT OF THAT 23.326 ACRE PARCEL OF LAND CONVEYED TO PULTE HOMES OF OHIO LLC OF RECORD IN INSTRUMENT NO. 201903120027707, AND OUT OF THAT 20.671 ACRE PARCEL OF LAND CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NO. 202010070153192, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT HIS PLAT CORRECTLY REPRESENTS ITS "DEDICATION PLAT OF HARLEM ROAD, MAEVERUN DRIVE AND NIAHWAY STREET", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF HARLEM ROAD, MAEVERUN DRIVE, AND NIAHWAY STREET SHOWN HEREON AND NOT HERE TO FORE 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 FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", AND 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 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.


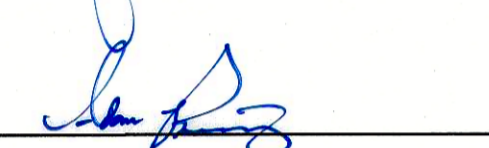
THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID 23.326 ACRE TRACT OF LAND OWNED BY PULTE HOMES OF OHIO LLC, AND WITHIN SAID 20.671 ACRE TRACT OF LAND OWNED BY PULTE HOMES OF OHIO LLC, ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.


IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND DEVELOPMENT OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 7 DAY OF May, 2021.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

PULTE HOMES OF OHIO LLC  
A MICHIGAN LIMITED LIABILITY COMPANY

BY:   


  
MATTHEW J. CALLAHAN  
VICE PRESIDENT OF LAND DEVELOPMENT-  
ACQUISITION

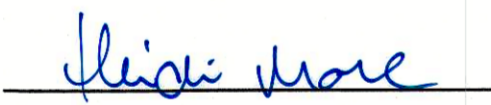
STATE OF OHIO  
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Matthew J. Callahan 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 THEREIN.

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

7 DAY OF May, 2021.

MY COMMISSION EXPIRES 11/25/2023





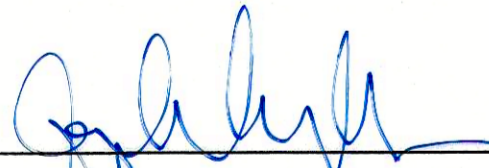

HEIDI MOORE  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Delaware County  
My Comm. Exp. 11/25/2023


IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, PRESIDENT OF PRESERVE AT ROCKY FORK CONDOMINIUM, CONDO ASSOCIATION A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 7 DAY OF May, 2021.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

PRESERVE AT ROCKY FORK CONDOMINIUM  
A MICHIGAN LIMITED LIABILITY COMPANY

BY:   


  
MATTHEW J. CALLAHAN  
PRESIDENT OF THE CONDO ASSOCIATION

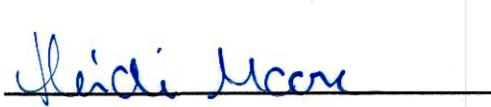
STATE OF OHIO  
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Matthew J. Callahan 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 THEREIN.

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

7 DAY OF May, 2021.


MY COMMISSION EXPIRES 11/25/2023





HEIDI MOORE  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Delaware County  
My Comm. Exp. 11/25/2023

APPROVED THIS 11<sup>TH</sup> DAY OF MAY, 2021

  
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 12<sup>TH</sup> DAY OF MAY, 2021

  
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 13<sup>TH</sup> DAY OF May, 2021

  
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021, BY ORDINANCE No. \_\_\_\_\_ WHEREIN HARLEM ROAD, MAEVERUN DRIVE AND NIAHWAY STREET ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO  
SET MY HAND AND AFFIXED MY SEAL THIS  
\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

AT \_\_\_\_\_, FEE \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

AT \_\_\_\_\_, FEE \_\_\_\_\_.

FILE NO. \_\_\_\_\_.

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

**SURVEY DATA:**

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 02°36'44" WEST, FOR THE CENTERLINE OF HARLEM ROAD, OCCUPYING FCGS 1825 & FCGS 1375, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS.

**SOURCE 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.

CITY OF COLUMBUS PLANS : SAN CC-18036 STM CC-18037

**IRON PINS:**

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".


**PERMANENT MARKERS:**

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, THIRTY INCHES IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

**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.



  
MICHAEL J. WARD  
PROFESSIONAL LAND SURVEYOR NO. S-8808

NO	DATE	REVISION RECORD DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

**THE COTTAGES AT ROCKY FORK  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO**

**DEDICATION PLAT OF HARLEM ROAD,  
MAEVERUN DRIVE AND NIAHWAY STREET**

DRAWING NO.: **PLAT**

DATE: MAY 2021 DRAWN BY: M.J.W. PROJECT NO.: 163-228  
DWG SCALE: N/A CHECKED BY: M.J.W. APPROVED BY: M.J.W.

SHEET 1 OF 2

P:\2016\163-228-Survey\Draw\163228-SPT-SPT.dwg (2021/05/09/15:42:42) - User: mjw - Date: 5/9/2021 15:42:42