

WALNUT WOODS

SECTION 1

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 6, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 22.700 acres of land, more or less, said 22.700 acres being comprised of a part of each of those tracts of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Instrument Number 202006030076796, and PHILLIPS FARM LLC by deed of record in Instrument Number 201911190153554, Recorder's Office, Franklin County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, by TIMOTHY C. HALL JR., Area President, and PHILLIPS FARM LLC, by JONATHAN A. WILCOX, Managing Member, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "WALNUT WOODS SECTION 1", a subdivision containing Lots numbered 1 to 30 and 66 to 98, all inclusive, and areas designated as Reserve "A" and Reserve "B", do hereby accept this plat of same and dedicate to public use, as such, all of Celeste Street, Drasco Drive, Kemp Street, Oraville Drive and Walnut Street 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. 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, TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this 7th day of Oct, 2020.

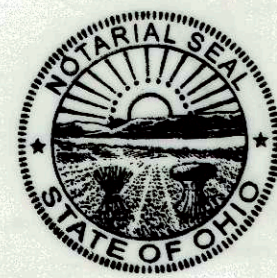
Signed and Acknowledged
In the presence of: M/I HOMES OF CENTRAL OHIO, LLC

By Jason Francis
Darlene W. Smith
Darlene W. Smith
Notary Public, State of Ohio

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL 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 M/I HOMES OF CENTRAL 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 Oct, 2020.
My commission expires 6/25/24
Darlene W. Smith
Notary Public, State of Ohio



In Witness Whereof, JONATHAN A. WILCOX, Managing Member of PHILLIPS FARM LLC, has hereunto set his hand this 7th day of OCTOBER, 2020.

Signed and Acknowledged
In the presence of: PHILLIPS FARM LLC,
By: Jonathan A. Wilcox
JONATHAN A. WILCOX,
Managing Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said state, personally appeared JONATHAN A. WILCOX, Managing Member of PHILLIPS FARM LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PHILLIPS FARM LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 7th day of OCTOBER, 2020.
My commission expires 6/25/2024
Dixie Tucker
Notary Public, State of Ohio



Approved this 20th day of October, 2020.
Scott S. Messer / HSB
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 23rd day of October, 2020.
James D. Young
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 21st day of October, 2020.
James J. Ball
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of Celeste Street, Drasco Drive, Kemp Street, Oraville Drive and Walnut Street 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

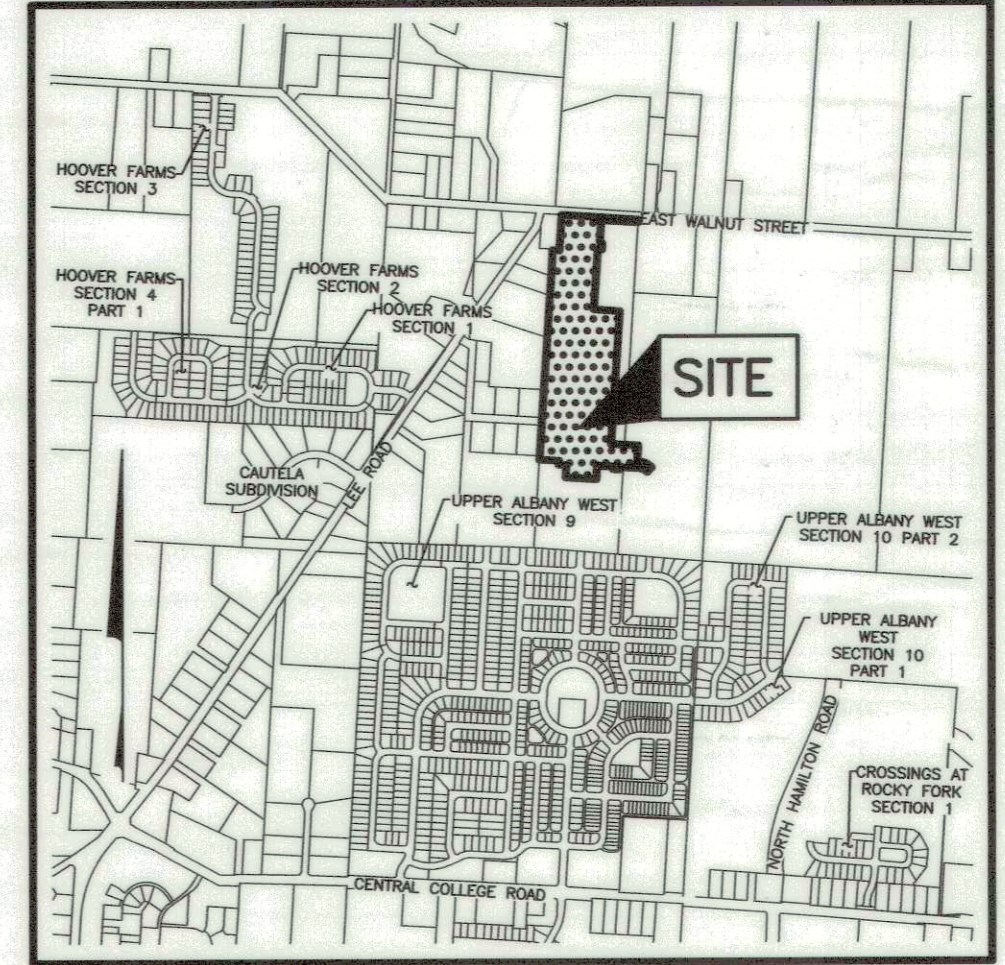
Deputy Auditor, Franklin County, Ohio

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 _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:
BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 8825 RESET, FCGS 5212 RESET, and D5 RESET. The bearing of South 86° 10' 33" East, assigned to the centerline of Walnut Street, is designated the basis of bearing for this survey.

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)
- ▲ = Railroad Spike Found
- = Monument Found



By Matthew A. Kirk Professional Surveyor No. 7865 Date 1 Oct 20

J:\2019\1346\DWG\049SHEETS\PLAT\20191346-05-PLAT-SEC1.DWG plotted by MRC, MATTHEW on 10/1/2020 2:58:20 PM last saved by JAMSTON on 10/1/2020 2:03:48 PM xref: