

VILLAS AT RENNER PARK

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, AND BEING 24.050 ACRES AS CONVEYED TO HOMEWOOD CORPORATION IN INSTRUMENT NUMBER 202207130102372, FRANKLIN COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, HOMEWOOD CORPORATION, BY JUSTIN SHEAR, VICE PRESIDENT AUTHORIZED SIGNATORY FOR THE LANDS PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE VILLAS AT RENNER PARK, A SUBDIVISION CONTAINING LOTS NUMBERED 1 TO 196, INCLUSIVE, RESERVES "A", "B", "C", AND "D" AS DEDICATED TO PUBLIC USE, AS SUCH, ALL OF ALTON AND DARBY CREEK ROAD SHOWN HEREON AND NOT HERTOFORRE 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.

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, JUSTIN SHEAR, VICE PRESIDENT OF HOMEWOOD CORPORATION, HAS HERETO SET HIS HAND THIS 23 DAY OF August, 2022.

WITNESS
BY: JUSTIN SHEAR
VICE PRESIDENT OF
HOMEWOOD CORPORATION

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JUSTIN SHEAR, VICE PRESIDENT 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 PURPOSES EXPRESSED HEREIN.

WITNESS THEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 23 DAY OF August, 2022

MY COMMISSION EXPIRES 12/14/2023

NOTARY PUBLIC, STATE OF OHIO



SCOTT KLOPFER
Notary Public, State of Ohio
My Commission Expires 12-14-2023

APPROVED THIS 1st DAY OF SEPTEMBER, 2022

Scott & Mena ARB
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 6th DAY OF September, 2022

City Engineer/Administrator, Division of Design & CONSTRUCTION, COLUMBUS OHIO.

APPROVED THIS 4th DAY OF September, 2022

DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS ___ DAY OF ___, 20___ BY ORDINANCE NO. ___ WHEREIN ALL OF ALTON & DARBY CREEK ROAD AS SHOWN 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 THIS ___ DAY OF ___, 20___

CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS ___ DAY OF ___, 20___

AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS ___ DAY OF ___, 20___ AT ___, FEE ___

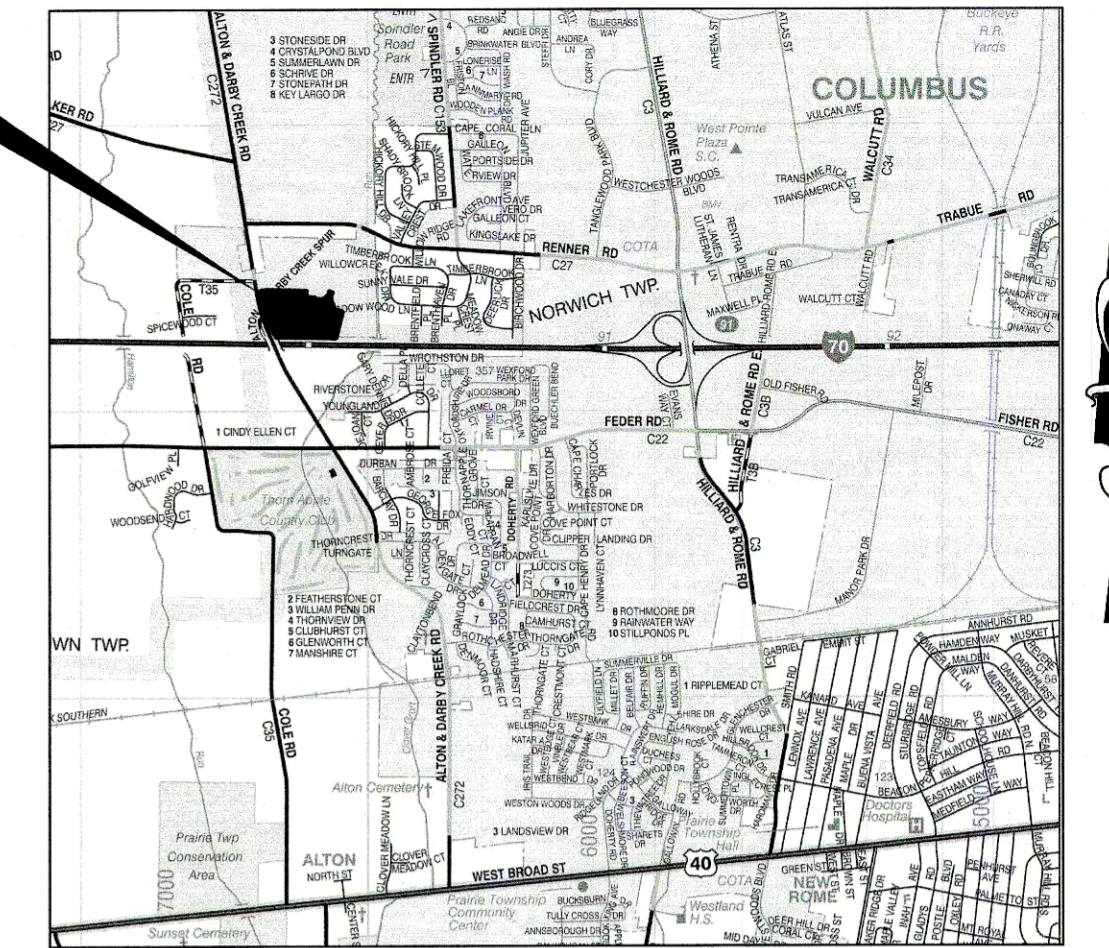
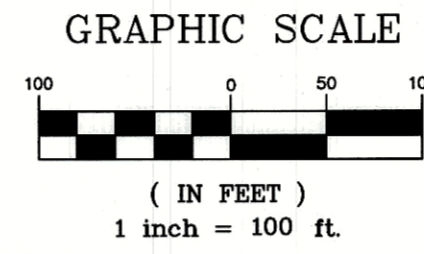
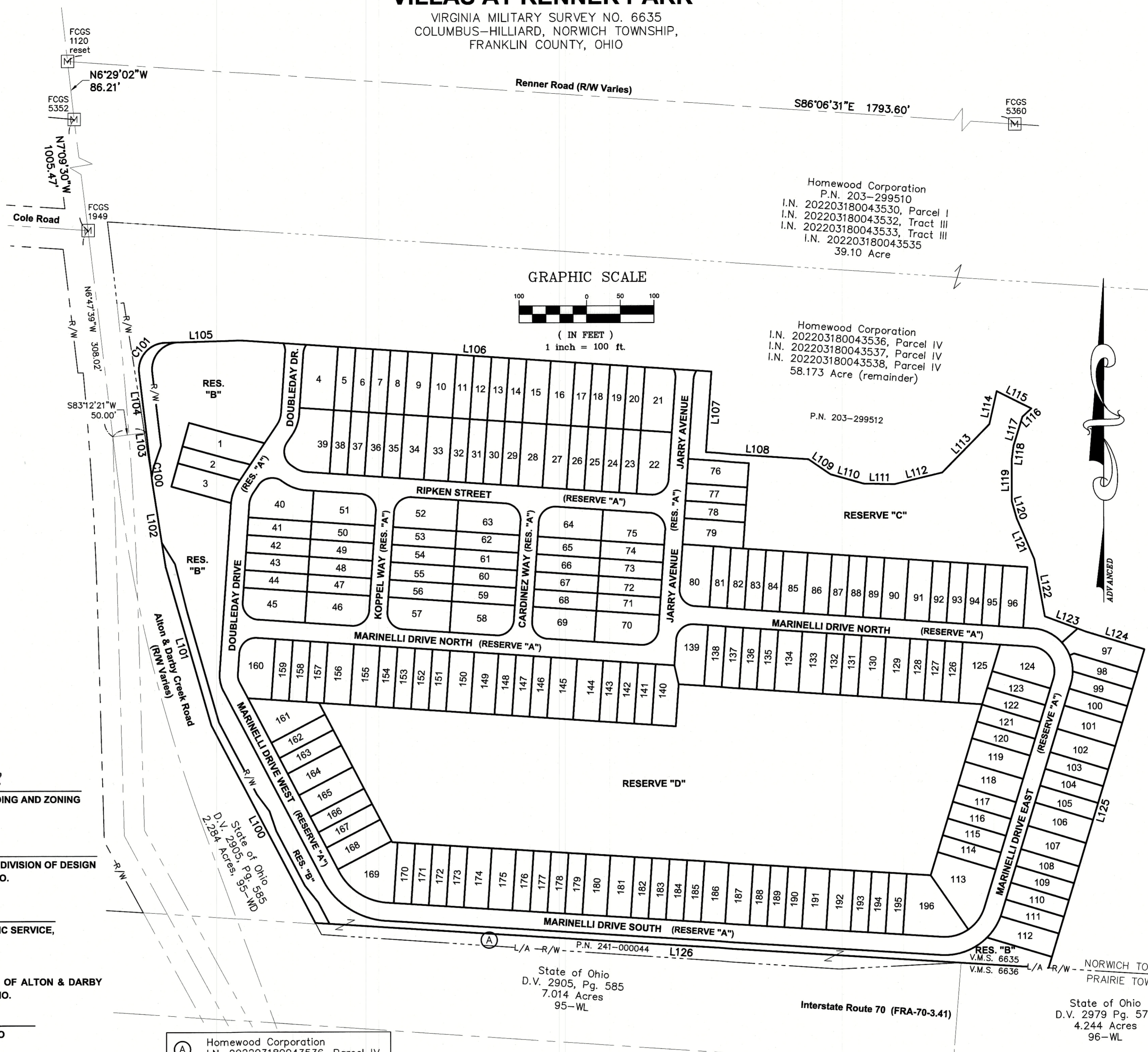
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

File No. ___

Recorded this ___ day of ___, 20___

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

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.

NOTES
RESERVE "A", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE VILLAS AT RENNER PARK. THE STREET, DRIVES, WAYS AND AVENUE CONSTRUCTED WITHIN SAID RESERVE "A" WILL BE PRIVATE STREETS, DRIVES, WAYS AND AVENUE WHICH WILL BE DEDICATED TO THE VILLAS AT RENNER PARK HOMEOWNERS ASSOCIATION AND THE CITY OF COLUMBUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID STREETS.

PARKING RESTRICTIONS SHALL BE INSTALLED PER CURRENT CITY POLICY ON SIGNAGE FOR PRIVATE STREETS AND ALLEYS/LANES. THE OWNER, DEVELOPER, AND/OR THE HOMEOWNERS ASSOCIATION MUST ESTABLISH AND MAINTAIN AN AGREEMENT WITH A PRIVATE TOWING COMPANY, WHICH AUTHORIZES THE COMPANY TO REMOVE/TOW ANY VEHICLES PARKED IN RESTRICTED AREAS. TOWING AGREEMENTS SHALL BE FILED ANNUALLY UPON EXECUTION OF CONTRACT, WITH THE COLUMBUS DIVISION OF FIRE, FIRE PREVENTION BUREAU, PLANS REVIEW OFFICE. THE DEVELOPER, AND/OR HOMEOWNERS ASSOCIATION SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSE OF ENFORCEMENT OF PARKING RESTRICTIONS. ALL SIGNAGE, TOWING AGREEMENTS AND DESIGNATIONS WILL CONFORM TO THE CITY OF COLUMBUS DIVISION OF FIRE "FIRE VEHICLE ACCESS PLAN."

WITHIN SAID RESERVE "A", A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF COLUMBUS AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVE "A".

Homewood Corporation
I.N. 202203180043536, Parcel IV
I.N. 202203180043537, Parcel IV
I.N. 202203180043538, Parcel IV
58.173 Acre (remainder)

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	DISTANCE	LINE	DISTANCE	LINE	DISTANCE
L100	331.24'	L109	39.59'	L118	21.18'
L101	244.08'	L110	51.08'	L119	60.46'
L102	127.53'	L111	45.61'	L120	27.53'
L103	53.99'	L112	72.92'	L121	65.32'
L104	89.20'	L113	100.24'	L122	86.38'
L105	107.05'	L114	50.12'	L123	65.62'
L106	704.37'	L115	57.55'	L124	90.00'
L107	120.00'	L116	17.92'	L125	493.34'
L108	152.26'	L117	45.36'	L126	1089.20'

SITE STATISTICS

TOTAL AREA: 24.050 ACRES
LOTS (196) AREA: 12.948 ACRES
TOTAL R/W: 0.257 ACRES
RESERVE AREA (4): 10.845 ACRES

ACREAGE IN: 24.050 ACRES
PIN: 203-307293

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C100	0°30'36"	2241.72'	19.96'	N07°02'58"W	19.96'
C101	95°14'43"	40.00'	66.49'	N40°49'43"E	59.10'



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, P.S.
REG. NO. 8241
DATE: 8/22/2022

FINAL PLAT

PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: August 22, 2022
SHEET 1 / 5
JOB NO.: 21-0009-606

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