DEER CREEK TOWNHOMES

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 18, **UNITED STATES MILITARY LANDS**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, PART OF LOTS 5 AND 6 OF SMITH AND JENKINS UNRECORDED SUBDIVISION AND IN QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS, AND BEING A RESUBDIVISION OF THE VACATED ORIGINAL PINGUE DRIVE AS DEDICATED IN THE PLAT ENTITLED DEDICATION OF OAKMEADOWS DRIVE AND PINGUE DRIVE AND EASEMENT OF RECORD IN PLAT BOOK 65, PAGE 63, AND SUBSEQUENTLY VACATED IN RAVINES AT WORTHINGTON SECTION 1 OF RECORD IN PLAT BOOK 77, PAGE 66, AND, BEING A SUBDIVISION OF ALL OF THE 10.723 ACRES OF LAND CONVEYED TO TAMARACK LAND - DEER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED IN INSTRUMENT NO. 202505120048228, ALL DOCUMENT REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "DEER CREEK TOWNHOMES", A SUBDIVISION CONTAINING LOTS NUMBERED 1-90 INCLUSIVE, RESERVE "A", RESERVE "B", RESERVE "C" AND RESERVE "D" AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.) OR "SCP EASEMENT" (SCP. ESMT), 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. SEE ADDITIONAL EASEMENT NOTES ON PAGE 2.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED HEREON AS "PRIVATE UTILITY EASEMENT" (PU ESMT.) FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER RUNOFF DRAINAGE FACILITIES AND MAIN LINE WATERLINE FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEER CREEK TOWNHOMES HOMEOWNERS ASSOCIATION. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF COLUMBUS AND THE CITY OF COLUMBUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

IN WITNESS WHEREOF, DAN WILLENBRING, AUTHORIZED REPRESENTATIVE OF TAMARACK LAND - DEER CREEK. LLC. HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 9th DAY OF June, 2025

SIGNED AND ACKNOWLEDGED

TAMARACK LAND - DEER CREEK, LLC A DELAWARE LIMITED LIABILITY COMPANY

IN THE PRESENCE OF:

BY: Ni Chole & Johnson

AUTHORIZED REPRESENTATIVE

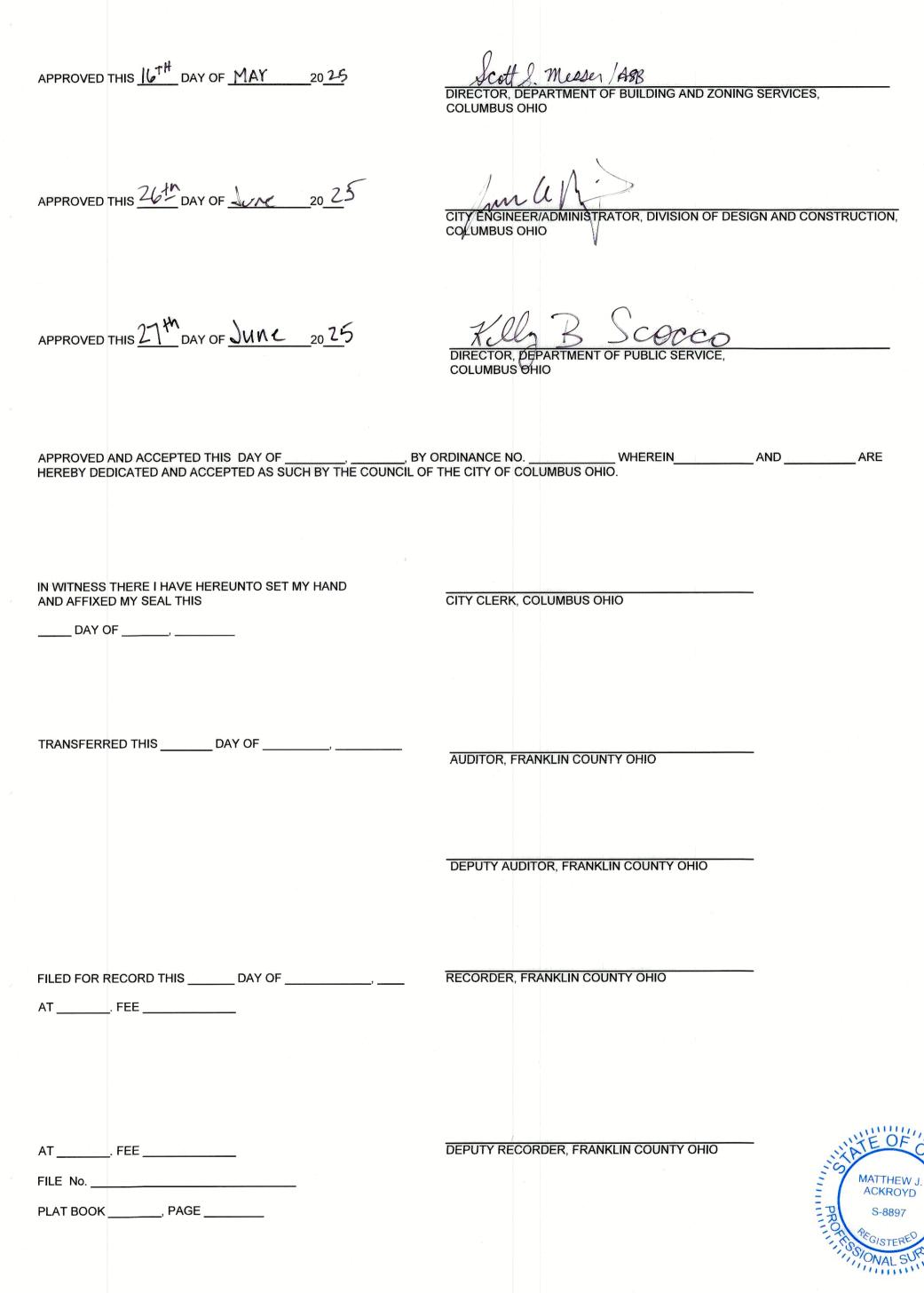
STATE OF Minnesota Washington Cty

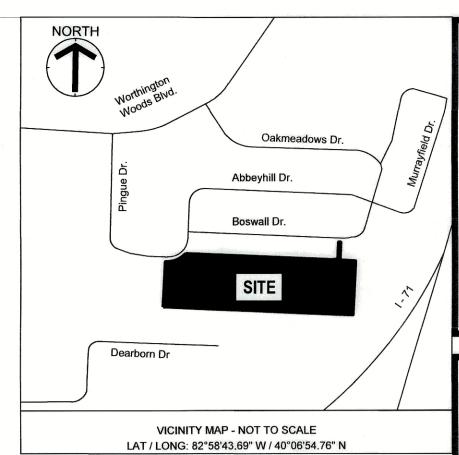
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAN WILLENBRING, AUTHORIZED REPRESENTATIVE OF TAMARACK LAND - DEER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID TAMARACK LAND - DEER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

DAY OF JUNE, ZOZS, NOTARY PUBLIC WITH SEAL

NICHOLE E JOHNSON Notary Public





2800 Corporate Exchange Dr., Suite 400 Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

PLAN INFORMATION:

SANITARY CC# 20370 STORM CC# 20373 WSP PLAN# 7458

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. BEARINGS ARE REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN) WITH THE PORTION OF THE CENTERLINE OF BOSWALL DRIVE, HAVING A BEARING OF SOUTH 87°29'23" EAST.

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.

SURVEY LEGEND

- Monument Found as Described
- Monument Box Found as Described
- △ PK Nail/Mag Nail Set
- Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)

B/L= Building Line

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.

MATTHEW J. ACKROYE OHIO P.S. NO. 8897 2800 CORPORATE EXCHANGE DRIVE, SUITE 400

ACREAGE BREAKDOWN TOTAL ACREAGE: ACREAGE IN LOTS 1-90 (BUILDABLE) INCLUSIVE: ACREAGE IN RESERVES (NON BUILDABLE):

10.723 ACRES 5.218 ACRES 5.505 ACRES

ACREAGE IN PID: 610-218085:

COLUMBUS, OHIO 43231

10.723 ACRES

Revisions / Submissions

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Plat

762840

6/2/2025

N/A

OPG

ALB

N/A

ID Description

Project Number:

Scale:

Date:

Issue:

Drawn By: Checked By:

Drawing Title:

1 of 4

24640-00006