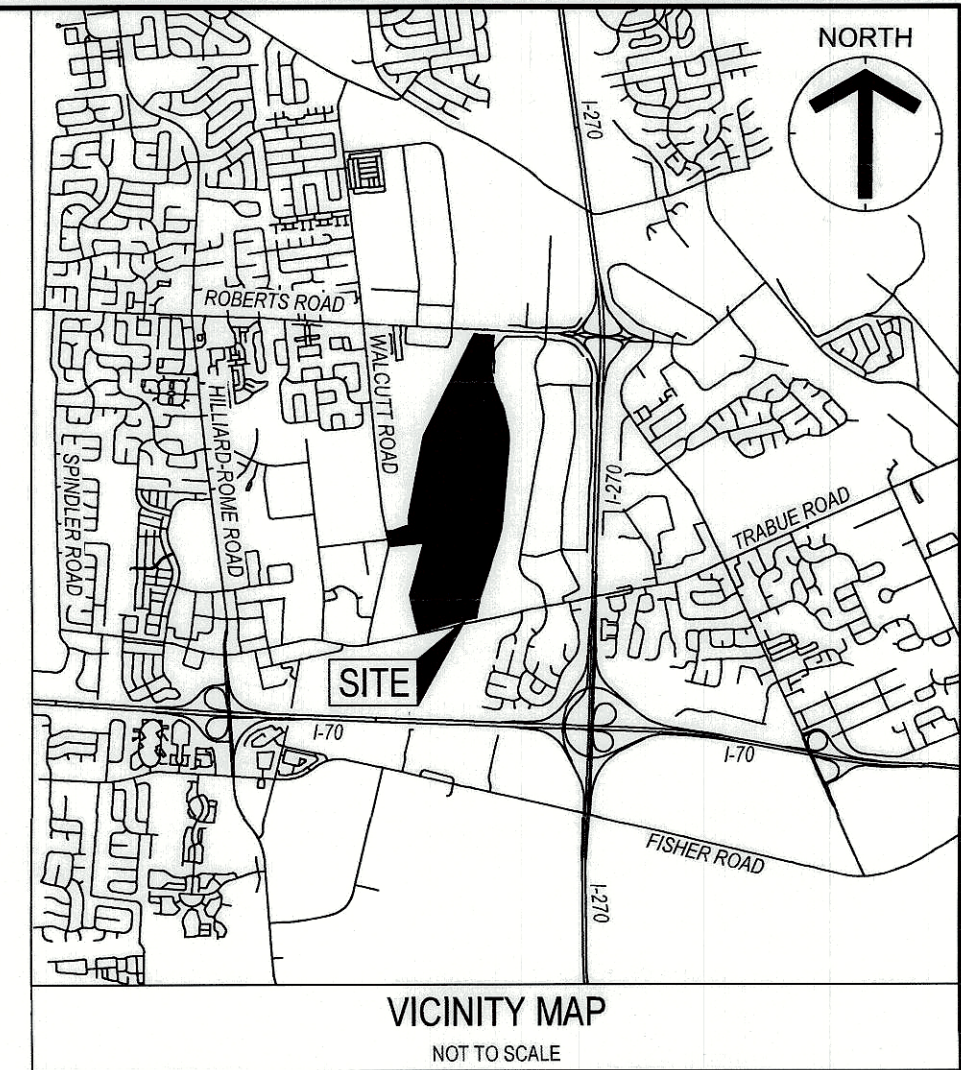


**BUCKEYE YARD PHASE 1
PLAT**

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 287 AND 5239



SITUATE IN THE COUNTY OF FRANKLIN, CITY OF COLUMBUS, STATE OF OHIO, AND BEING IN VIRGINIA MILITARY SURVEY NO. 1484, CONTAINING 279.196 ACRES OF LAND, MORE OR LESS, BEING ALL OF THAT 274.115 ACRE TRACT OF LAND KNOWN AS PARCEL 9, AS CONVEYED TO BUCKEYE XO, LLC, OF RECORD IN INSTRUMENT NUMBER 202107020116492 AND ALL OF THAT 5.081 ACRE TRACT OF LAND AS CONVEYED TO BUCKEYE XO, LLC, OF RECORD IN INSTRUMENT NUMBER 202111020199077, ALL RECORDS OF THE RECORDER'S OFFICE, 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 "BUCKEYE YARD PHASE 1". A SUBDIVISION CONTAINING LOTS NUMBERED 1-6 INCLUSIVE AND RESERVE "A" DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF WALCUTT ROAD AND TRABUE ROAD, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "ACCESS EASEMENT", "SCP EASEMENT", "SCP2 EASEMENT" OR "CONSERVATION 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 AS "SCP 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 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.

IN WITNESS WHEREOF, JAY SONI, AUTHORIZED SIGNATORY, OF BUCKEYE XO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 17 DAY OF January, 2023.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: Sarah Norton

BUCKEYE XO, LLC
A DELAWARE LIMITED LIABILITY COMPANY

JAY SONI
AUTHORIZED SIGNATORY

Sarah Norton

STATE OF California
COUNTY OF Orange:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY SONI, AUTHORIZED SIGNATORY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HIS VOLUNTARY ACT AND DEED OF SAID BUCKEYE XO, 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

THIS 17 DAY OF January, 2023, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES July 11, 2025



APPROVED THIS 23rd DAY OF January 2023

Scott S. Moore 1/23/23
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 23rd DAY OF January 2023

[Signature]
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 24th DAY OF January 2023

[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY ORDINANCE No. _____ WHEREIN WALCUTT ROAD AND TRABUE ROAD ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS OHIO.

IN WITNESS THERE I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS

CITY CLERK, COLUMBUS OHIO

DAY OF _____

TRANSFERRED THIS _____ DAY OF _____

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____

RECORDER, FRANKLIN COUNTY OHIO

AT _____ FEE _____

AT _____ FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK _____ PAGE _____

PLAN INFORMATION:

SANITARY CC# 19589
STORM CC# 19588
FSC # 22345-00236
E PLAN # 3890-E & 3891-E
WSP 1A# 6911
WSP 1B# 6945
WSP 1C# 6946
WSP 1D# 6947
TYPE III STORMWATER
VARIANCE APPROVED 12/7/22

BASIS OF BEARING

THE BEARINGS SHOWN ON THIS PLAT/DESCRIBED HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012), AND ESTABLISHED BY GPS OBSERVATIONS RESULTING IN A BEARING OF SOUTH 86°58'18" EAST FOR A PORTION OF THE CENTERLINE OF ROBERTS ROAD AS SHOWN HEREON.

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.

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.

[Signature] 1-12-23
DATE: _____
JEFFREY MILLER, P.S.
OHIO F.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43221



BUCKEYE YARD PHASE 1

PLAT

CITY OF COLUMBUS FRANKLIN COUNTY, OHIO

SCALE: N/A DATE: 1/5/2023

DESIGN: N/A	JOB NO.: 758455
DRAWN: DAV	SHEET NO.: 1 OF 8
CHECKED: ALB	



CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- MAG NAIL FOUND
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- MONUMENT FOUND