CLOVER RUN SECTION 2, PART 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 5243

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 5243, CONTAINING 10.205 ACRES OF LAND, MORE OR LESS, ALL OUT OF THAT ORIGINAL 57.221 ACRE TRACT OF LAND, CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY DEED RECORDED IN INSTRUMENT NUMBER 202308300089025, 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 "CLOVER RUN SECTION 2, PART 2", A SUBDIVISION CONTAINING LOTS NUMBERED 54-75, 126-137, 149-162, AND 165-171 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CLONFERT ROAD, FORTUNE DRIVE, LUCKLEAF WAY, AND RYE STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" AND "DRAINAGE EASEMENT" (DRN. 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. WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT", ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, 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

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 57.221 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, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

SIGNED AND ACKNOWLEDGED

PULTE HOMES OF OHIO LLC. A MICHIGAN LIMITED LIABILITY

DIVISION VICE PRESIDENT LAND ACQUISITION

STATE OF OHIO COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

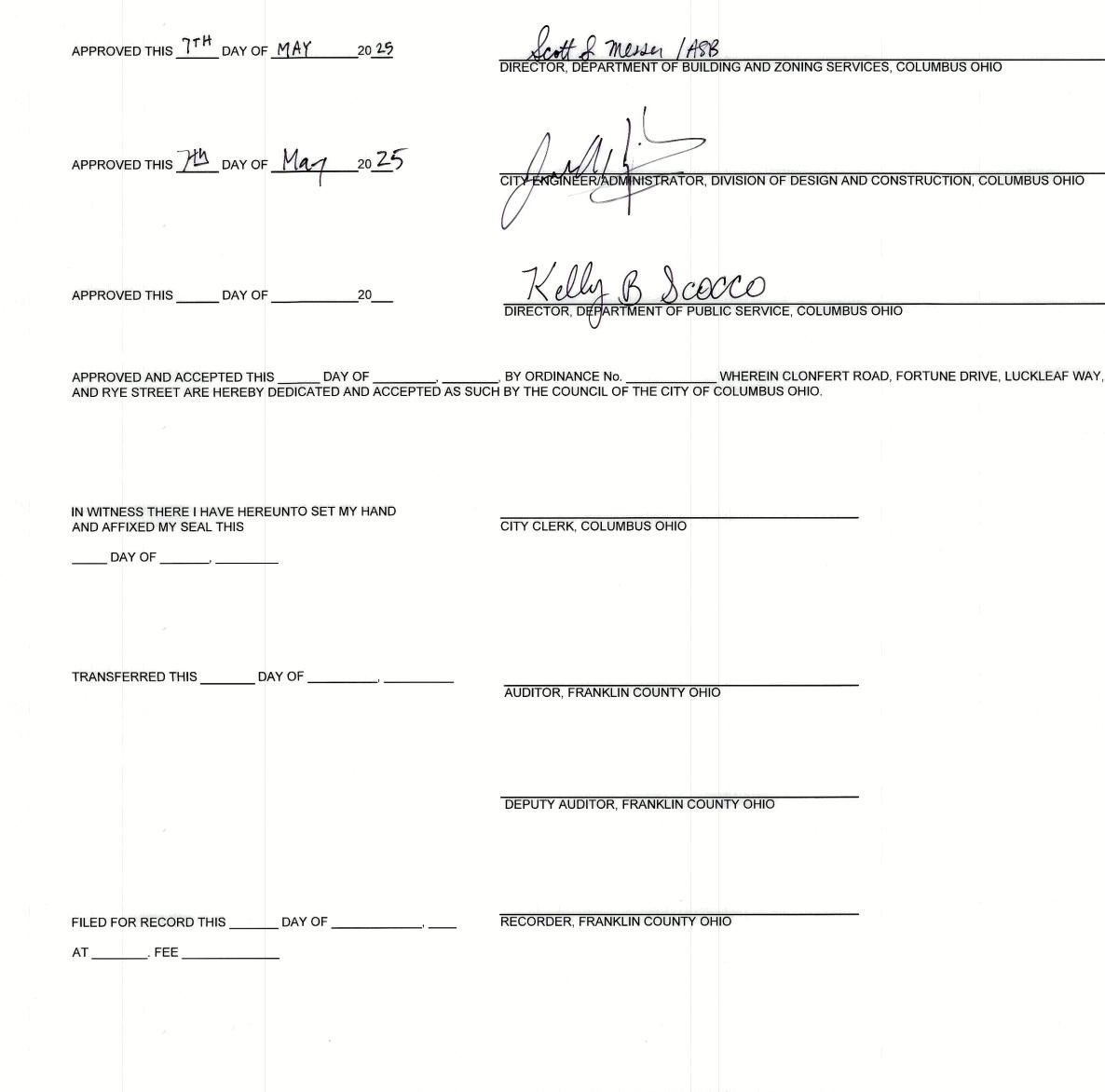
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 2 DAY OF May 2025, NOTARY PUBLIC WITH SEAL

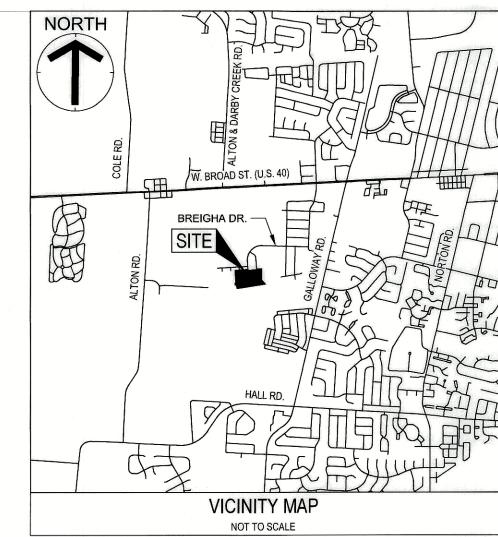
MY COMMISSION EXPIRES 4-12-2030

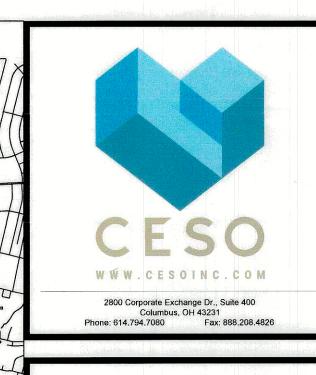






DEPUTY RECORDER, FRANKLIN COUNTY OHIO





PLAT NOTES

PLAT NOTES WITH REGARD TO "CLOVER RUN SECTION 2, PART 2" ARE LOCATED ON PAGE 2 OF 3.

BASIS OF BEARING

OHIO STATE PLAN COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY GPS OBSERVATIONS, HAVING A RELATIVE BEARING OF NORTH 87° 13' 19" EAST FOR A PORTION OF THE CENTERLINE OF WEST BROAD STREET.

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.

CESO IRON PIN LEGEND

IRON PIN FOUND AS DESCRIBED

IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)

MAG NAIL SET

PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

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

MATTHEW ACKROYD, P.S. DATE: OHIO P.S. NO. 8897

2800 CORPORATE EXCHANGE DRIVE, SUITE 400 COLUMBUS, OHIO 43231

SECTION Revisions / Submissions

760461

4/28/2025

1"=40' APC

ID Description

Project Number:

Drawn By: Checked By:

Drawing Title:

PLAT

l of 3

Date: Issue:

24640-00002 \$ 4030 E