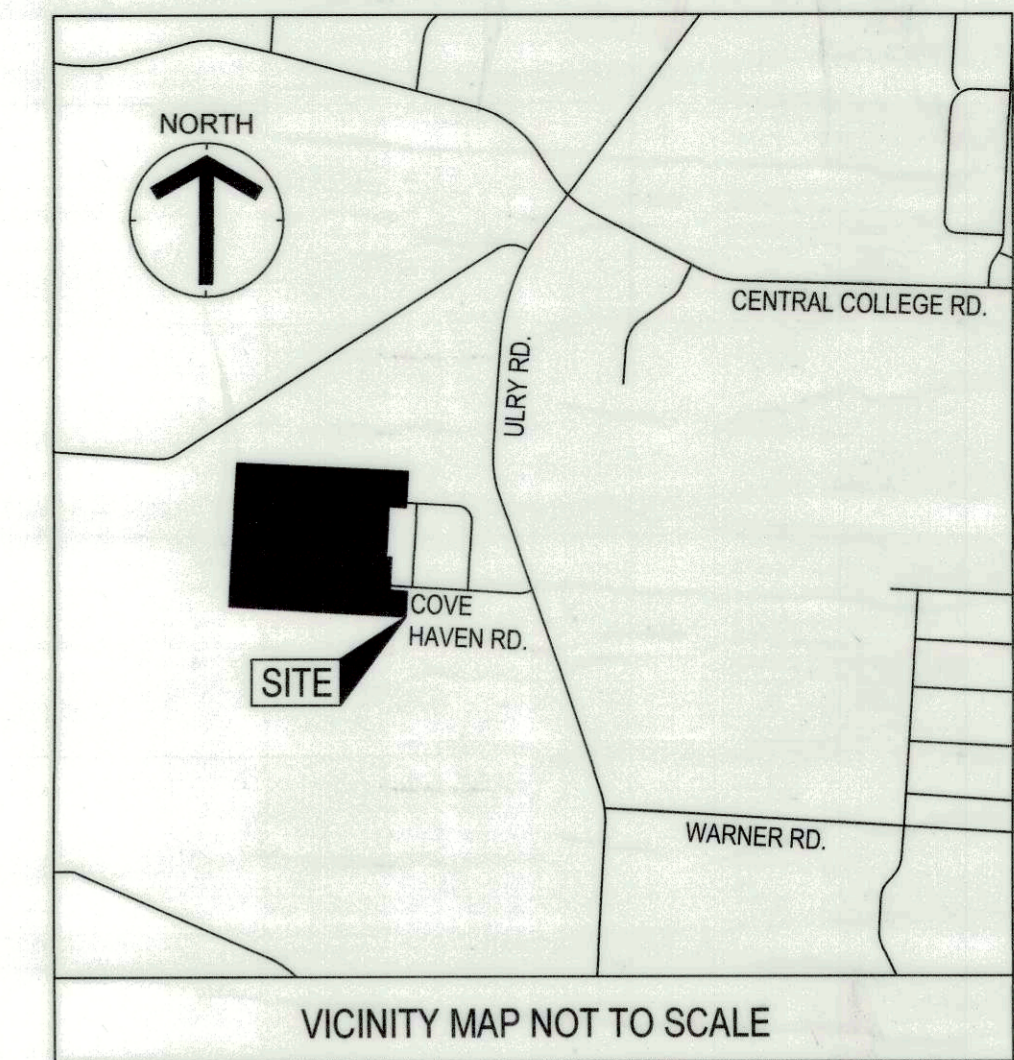


THE COVE SECTION 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS



SITUATED IN THE COUNTY OF FRANKLIN, CITY OF COLUMBUS, STATE OF OHIO, AND BEING OUT OF QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS. CONTAINING 14.596 ACRES OF LAND, MORE OR LESS, ALL OUT OF THAT 24.871 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 201904230046320, 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 "THE COVE SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 33-73 INCLUSIVE, AND RESERVE "C" AND RESERVE "D", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF COVE HAVEN STREET, INLET POINT LANE, AND SECLUSION DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE 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 FROM STORM WATER DRAINAGE, WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT", AND 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 AND DRAINAGE.

IN WITNESS WHEREOF, VINCENT ROMANELLI, OWNER OF ROMANELLI AND HUGHES BUILDING COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 26th DAY OF August, 2020
SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

ROMANELLI AND HUGHES BUILDING COMPANY
AN OHIO LIMITED LIABILITY COMPANY

Vincent Romanelli
VINCENT ROMANELLI
OWNER

BY: [Signature]

[Signature]

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VINCENT ROMANELLI, OWNER, OF ROMANELLI AND HUGHES BUILDING COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO 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 26th DAY OF August, 2020, NOTARY PUBLIC WITH SEAL



[Signature]

APPROVED THIS 3rd DAY OF JUNE 2021

Scott S. Messer / ASB
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 3rd DAY OF JUNE 2021

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

APPROVED THIS 3rd DAY OF June 2021

Jennifer L. Gallagher / KRS
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY ORDINANCE No. _____ WHEREIN COVE HAVEN STREET, INLET POINT LANE, AND SECLUSION DRIVE 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 _____ DAY OF _____

CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS _____ DAY OF _____

AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ FEE _____

RECORDER, FRANKLIN COUNTY OHIO

AT _____ FEE _____ FILE No. _____ PLAT BOOK _____ PAGE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON A BEARING OF SOUTH 18°57'33" EAST FOR A PORTION OF THE RIGHT OF WAY LINE OF ULRY ROAD AS DETERMINED BY GPS OBSERVATION, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE AND POST PROCESSED USING AN OPUS SOLUTION.

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.

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- * NO VEHICULAR ACCESS (SEE NOTE 1)

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] 8-24-20
DATE: _____
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43231



REVISIONS		
NO.	DATE	DESCRIPTION

THE COVE SECTION 2

FRANKLIN COUNTY, OHIO

PLAT _____ SCALE: 1" = 50' DATE: 08/18/2020

DESIGN: N/A JOB NO.: 756117
DRAWN: DAS SHEET NO.:
CHECKED: ALB
WWW.CESOINC.COM 1 OF 2