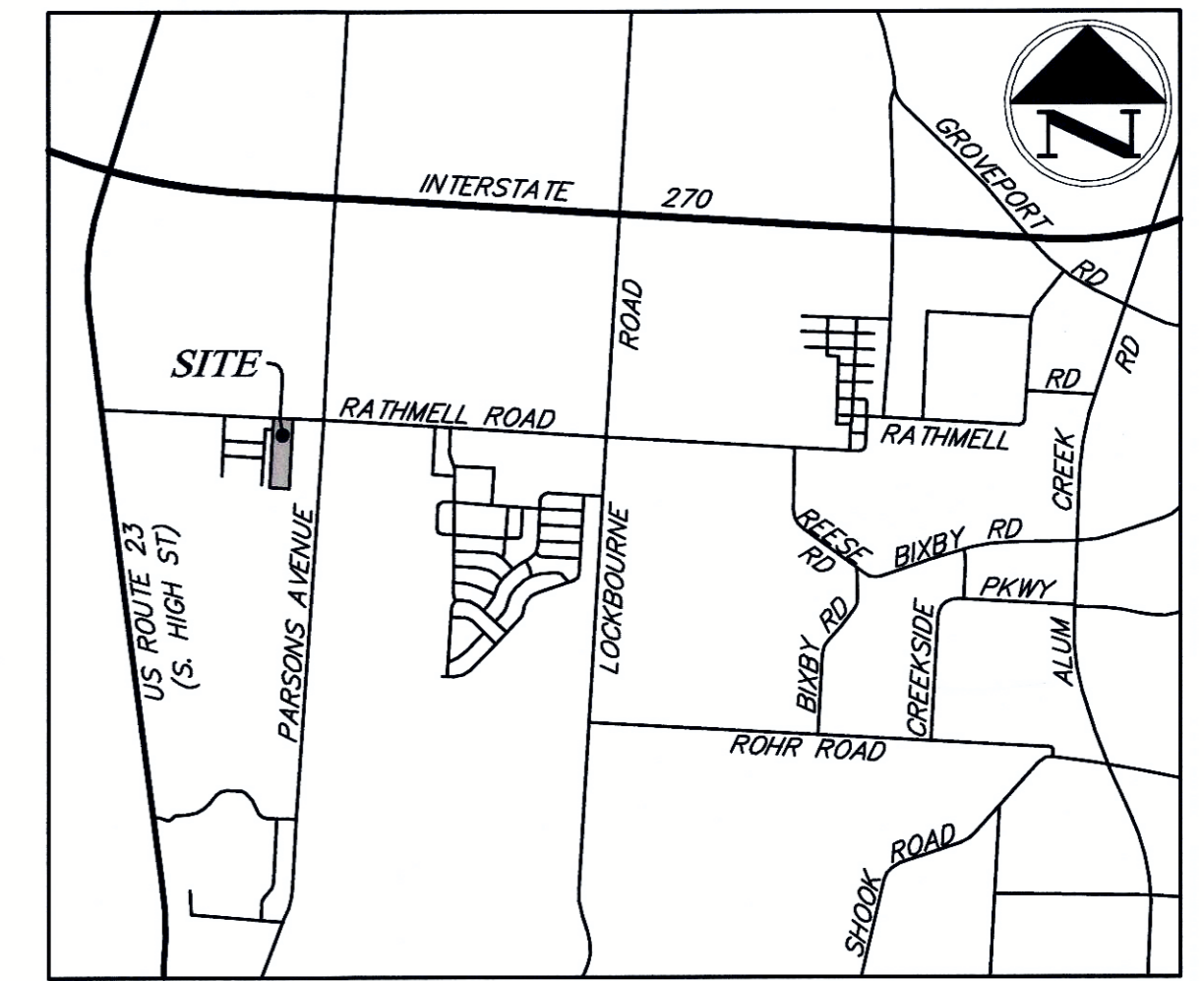


Sweetwater

State of Ohio, County of Franklin, City of Columbus,
Section 28, Township 4, Range 22 West, of the Congress Lands



LOCATION MAP
N.T.S.

Situated in the State of Ohio, County of Franklin, City of Columbus, Part of Section 28, Township 4, Range 22 West, of the Congress Lands and being all of a 10.983 acres parcel conveyed to Rathmell Investments, LLC of record in Instrument Number 201611100156409, all references to records being on file in the Office of the Recorder, Franklin County, Ohio,

The undersigned, Rathmell Investments, LLC by Rich Conie, Member, Owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents Sweetwater Subdivision, a subdivision containing lots 1-50 inclusive, Reserves A, B & C and does hereby accept this plat of same and dedicated to public use, as such, all or parts of Rathmell Road, Crestbrook Drive, Saul Street and Nells Way as shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easements" or "Utility Easements", 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 connection to all adjacent lots and lands and for storm water drainage, within those areas designated "Drainage Easements", and on this plat an additional easement is hereby reserved for the purpose of construction, operating, and maintaining major storm sewer drainage swales and or other storm water drainage facilities. No above ground 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.

The easements shown hereon outside of the platted area and within said 10.983 acre tract of land owned by Rathmell Investments, LLC, are reserved for the purpose stated in the foregoing "Easements" paragraph.

Approved this 8th day of NOVEMBER, 2018

Scott J. Messer / SJB
Director, Department of Building and Zoning Services, Columbus Ohio

Approved this 14th day of November, 2018

John DeJong / JAP
City Engineer / Administrator, Division of Design & Construction, Columbus Ohio

Approved this 14th day of November, 2018

James Callahan
Director, Department of Public Service Columbus Ohio

Approved and accepted this _____ day of _____, 2018 by Ordinance No. _____, wherein Crestbrook Drive, Saul Street and Nells Way are hereby dedicated and accepted as such by the Council of the City of Columbus, Ohio.

In witness thereof I have hereunto set my hand and affixed my seal this _____ Day of _____, 2018

City Clerk, Columbus, Ohio

Transferred this _____ day of _____, 2018

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for Record this _____ day of _____, 2018

Recorder, Franklin County, Ohio

at _____, Fee _____

File No. _____

Deputy Recorder, Franklin County, Ohio

Recorded this _____ day of _____, 2018

Plat Book _____, Page _____

DEDICATION

In Witness Whereof, **RICH CONIE**, Member **RATHMELL INVESTMENTS, LLC**, an Ohio Limited Liability Company, have hereunto set their hand this 7 day of

November, 2018

Signed and acknowledged
in the presence of:

Scott A. England
Scott A. England

By Rich Conie
RATHMELL INVESTMENTS, LLC
RICH CONIE, MEMBER

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **RICH CONIE**, Member of **RATHMELL INVESTMENTS, LLC** Acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said company, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 7 day of November, 2018.



Sara Carlson
Notary Public, State of Ohio

My commission expires 10.26.22

SURVEY DATA

Basis of Bearing: For the purpose of this plat a bearing of N86°23'21"W was held between FCGS Monument 5557 to FCGS Monument 5554 being on the centerline of Rathmell Road (Right of Way Varies), and is based on the Ohio State Plane Coordinate System, South Zone, NAD83, 2011 adjustment. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service.

All coordinates shown are ground coordinates using a grid factor of 0.99970352.

Source of Data: The source of recorded survey data referenced in the plan and text of this plat are records of the Recorder's Office.

Iron Pin Set: All Iron Pins set are a 3/4"x30" galvanized Iron Pipe with a cap inscribed WATCON 7452.

Permanent Markers: Where indicated hereon unless otherwise noted are to be set and are 1"x30" Solid Bar with a cap inscribed WATCON 7452.

I hereby certify that this plat represents a true and complete survey made by me or under my supervision in August of 2017, and that all markers and monuments indicated are in place or will be in place by the time of street acceptance and are correctly shown as to materials, locations and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio.

By Scott A. England 11-7-18
Scott A England
Professional Surveyor No 7452 Date



Prepared By: **WATCON**
CONSULTING ENGINEERS, LLC
83 Shull Avenue Ph.
Gahanna, Ohio 43230
(614) 414-7979

SANITARY = CC-18147
DRAWER E = 3507-E

Z:\SWEETWATER (HARTMAN POWDS EAST) - RICH CONIE DRAWINGS\3-FINAL PLAT\SW FINAL PLAT.DWG - O:\XREFS - PLOTTED BY NOLAN - October 31, 2018 - 12:32 PM