

INVERNESS PLACE

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Quarter Township 3, Township 2, Range 16, United States Military District, containing 20.879 acres of land, more or less, said 20.879 acres being all of that tract of land conveyed to ROMANELLI & HUGHES BUILDING COMPANY by deed of record in Instrument Number 201907090083168, Recorder's Office, Franklin County, Ohio.

The undersigned, ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio corporation, by VINCENT ROMANELLI, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "INVERNESS PLACE", a subdivision containing Lots numbered 1 to 21, both inclusive, and areas designated as Reserves "A", "B", and "C", does hereby accept this plat of same and dedicates to public use, as such, all of Millburn Place shown hereon, and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Path Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage 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 above ground storm water drainage facilities. No above grade 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. Within those areas designated "Path Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a path for use by the public.

Approved this 16th day of October, 2019.

Scott S. Mener / ASB
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 17th day of October, 2019.

Franklin P. Young
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 21st day of October, 2019.

Janet Geller
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of Millburn Place shown dedicated hereon is accepted as such by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal the _____ day of _____, 20____.

City Clerk, Columbus, Ohio

Transferred this _____ day of _____, 20____.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 20____ at _____ M. Fee \$_____.

Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____, 20____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

In Witness Whereof, VINCENT ROMANELLI, Vice President of ROMANELLI AND HUGHES BUILDING COMPANY, has hereunto set his hand this 19th day of October, 2019.

Signed and Acknowledged
In the presence of:

ROMANELLI AND HUGHES
BUILDING COMPANY

Kristine Loughry
Notary Public

By *Vincent Romanelli*
VINCENT ROMANELLI,
Vice President

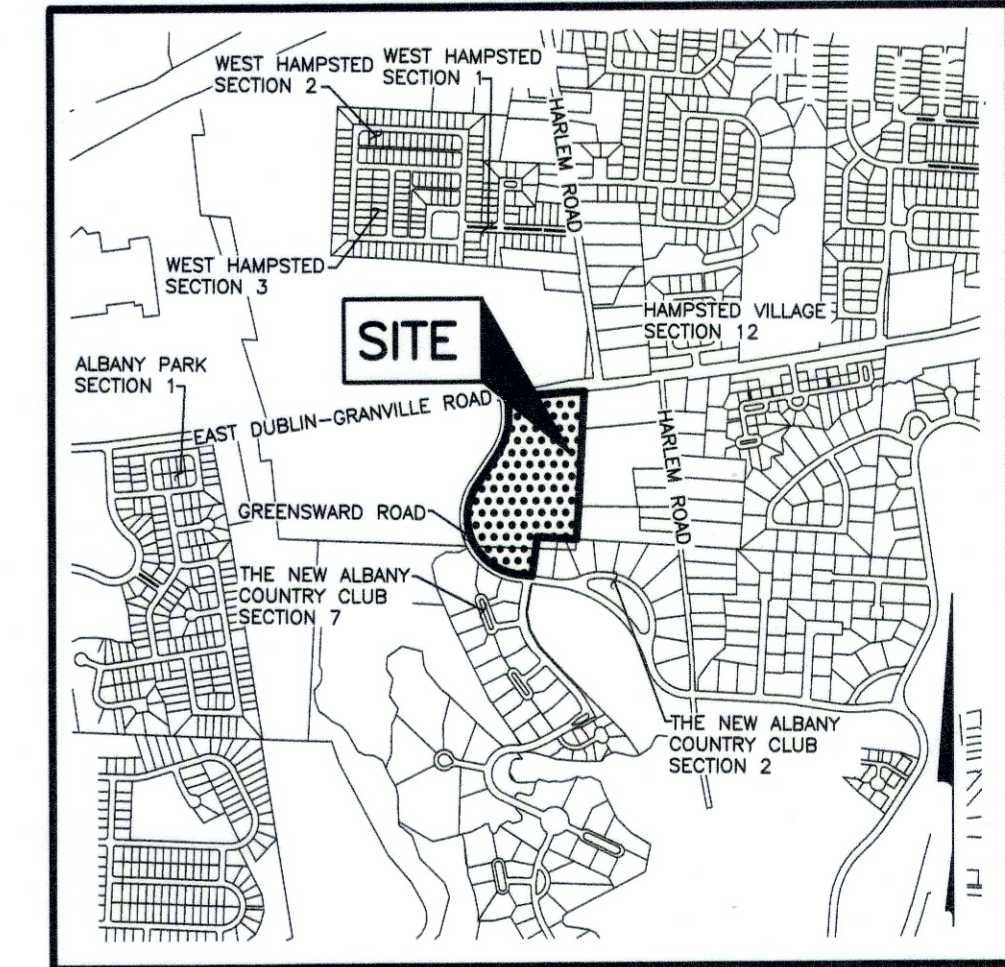
STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared VINCENT ROMANELLI, Vice President of ROMANELLI AND HUGHES BUILDING COMPANY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said ROMANELLI AND HUGHES BUILDING COMPANY, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 09th day of October, 2019.

My commission expires _____

Kristine Loughry
Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 2", of record in Plat Book 74, Page 67, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Greensward Road has a bearing of South 82° 23' 00" East.

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.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be 8-inch long mag spikes. Mag spikes are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement, and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than the public street centerline, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By *Matthew A. Kirk*
Professional Surveyor No. 7865

Date 25 SEP 19

