

# CEDAR RUN SECTION 4 PART 1

## RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA

Certain areas designated "Easement" and shown hereon outside of the 12,012 acres of land being platted as Cedar Run Section 4 Part 1 are within lands located adjacent to Cedar Run Section 4 Part 1 that are owned by **WOODS AT JEFFERSON, LTD.**, an Ohio limited liability company, by deeds of record in Instrument Numbers 199909280244126, 199909280244128, and 200404190086345 Records Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under said areas designated as "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 service connections to all adjacent lots and lands and for storm water drainage.

In Witness Whereof, **TIMOTHY C. HALL, JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, Managing Member of **WOODS AT JEFFERSON, LTD.**, has hereunto set his hand this 29<sup>th</sup> day of April, 2014.

Signed and Acknowledged  
In the presence of:

*Jason Francis*  
Jason Francis

*Vickie Cohen*  
Vickie Cohen

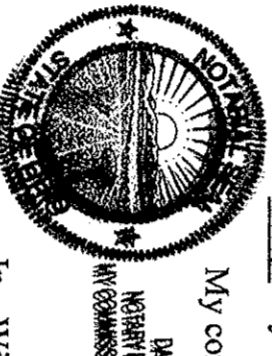
By **WOODS AT JEFFERSON, LTD.**  
**M/I HOMES OF CENTRAL OHIO, LLC**  
Managing Member

By **TIMOTHY C. HALL, JR.**  
Area President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL, JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, Managing Member of **WOODS AT JEFFERSON, LTD.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **WOODS AT JEFFERSON, LTD.** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 29<sup>th</sup> day of April, 2014.



In Witness Whereof, **JAMES L. LIPNOS**, President of **HOMEWOOD CORPORATION**, Member of **WOODS AT JEFFERSON, LTD.**, has hereunto set his hand this 24 day of April, 2014.

Signed and Acknowledged  
In the presence of:

*Jason Francis*  
Jason Francis

*Vickie Cohen*  
Vickie Cohen

By **WOODS AT JEFFERSON, LTD.**  
**HOMEWOOD CORPORATION**  
Member

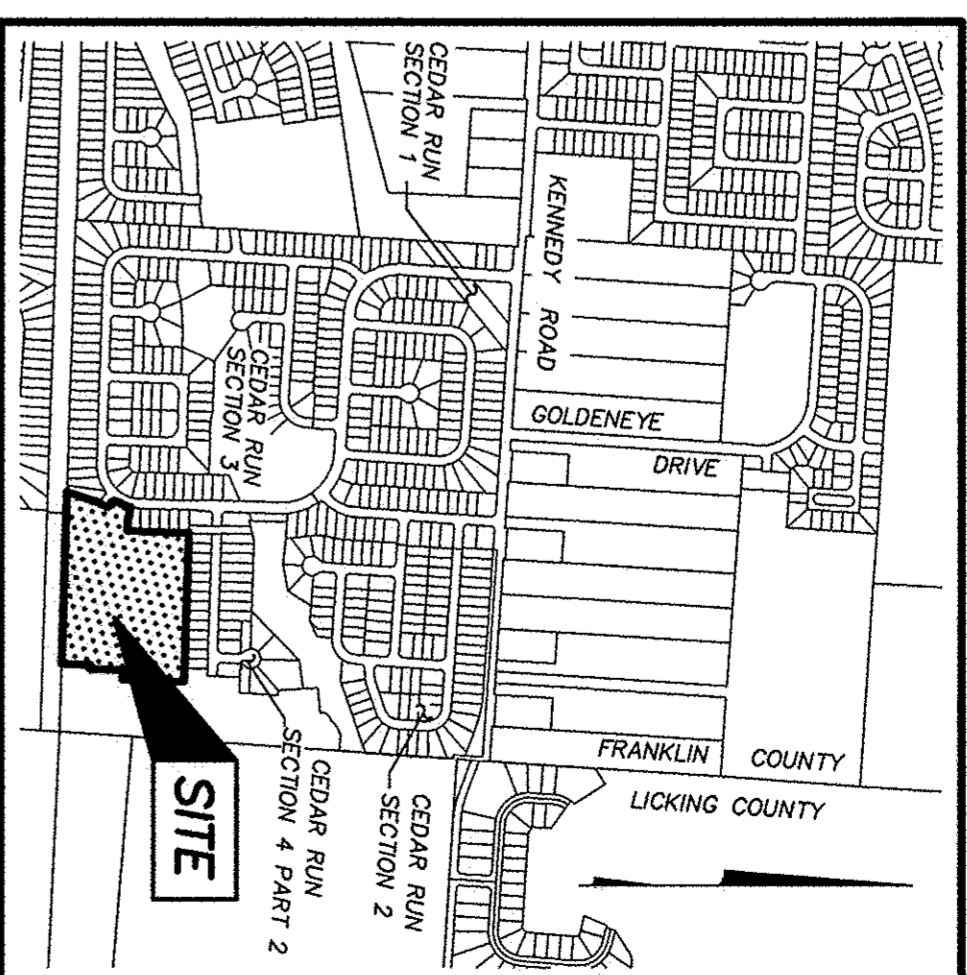
By **JAMES L. LIPNOS**,  
President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JAMES L. LIPNOS**, President of **HOMEWOOD CORPORATION**, Member of **WOODS AT JEFFERSON, LTD.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **WOODS AT JEFFERSON, LTD.** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 29<sup>th</sup> day of April, 2014.

By **MICHELLE L. DOLAN**  
Notary Public  
MICHELLE L. DOLAN  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires  
May 8, 2018



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1000'

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including F.C.G.S. 1512 and F.C.G.S. 1572 and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1966 adjustment, having a calculated bearing of South 86°06'15" 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 centerlines, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to 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 in the public street centerlines, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and 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



EMHT  
ENGINEERING, MEASUREMENT, SURVEYING & RECORDS, INC.  
5000 New Albany Road, Columbus, OH 43244  
Phone: 614.752.8200  
FAX: 614.752.8201  
WWW.EMHT.COM

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)
- = Mac Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By *Matthew A. Kelly*  
Professional Surveyor No. 7865 Date 29 April 14

