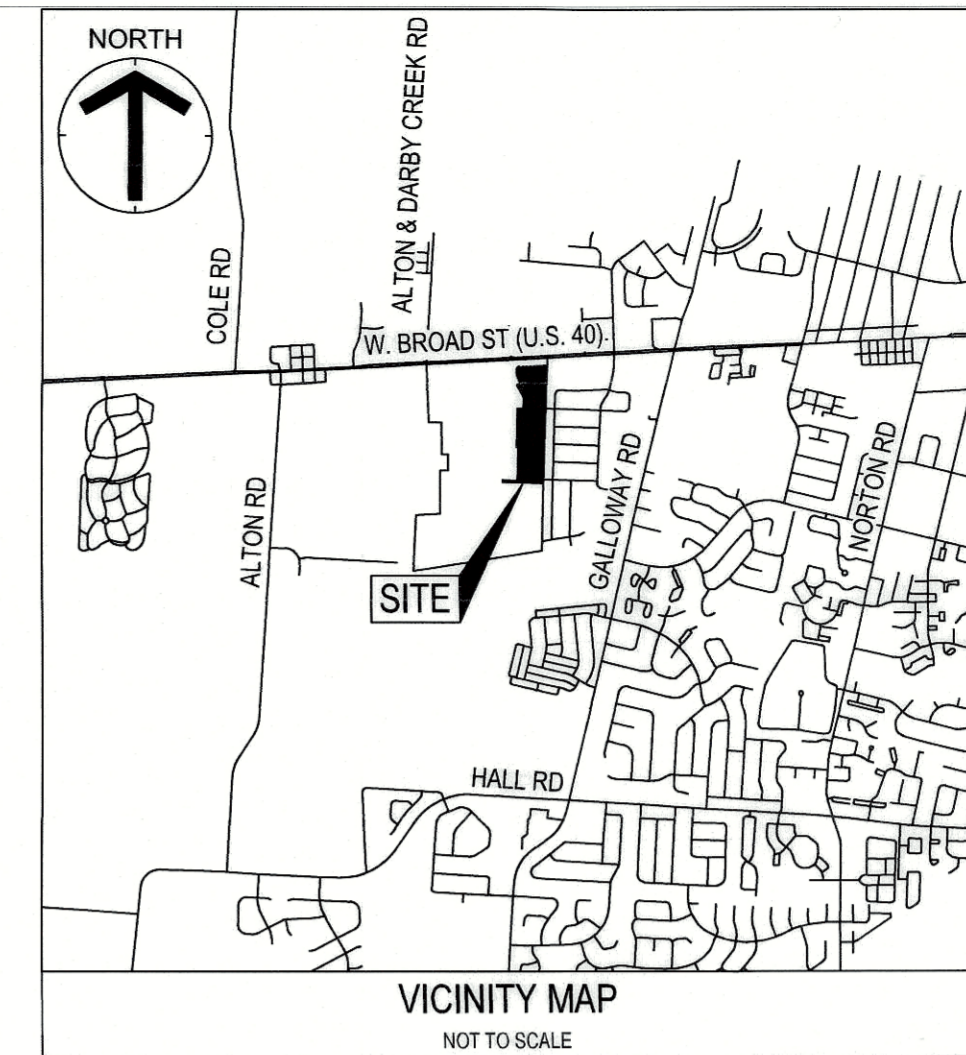


W:\PROJECTS\KIMBLEY_HORNB760461_CloverRun-Columbus-Ohio\4-SURVEY\DWG\760461-KH-CLOVER RUN-PLAT-SEC 1.dwg - 9/6/2023 - Alex Benson

CLOVER RUN SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NOS. 1571 & 5243



PLAN INFORMATION:
SANITARY CC# 19666
E PLAN# 3971
DOW# 23-056



CLOVER RUN SECTION 1

State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Nos. 1571 & 5243

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NOS. 1571 & 5243, CONTAINING 11.546 ACRES OF LAND, MORE OR LESS, ALL OUT OF THAT 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 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1 - 42 INCLUSIVE, RESERVE "A", RESERVE "B", AND RESERVE "D" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BREIGHA DRIVE, RENEAU AVENUE AND TULLY CROSS DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "SANITARY EASEMENT", "UTILITY EASEMENT" OR "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 SWALES AND OR OTHER PURPOSES 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 FACILITIES 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, 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.

THIS 7 DAY OF August, 2023

SIGNED AND ACKNOWLEDGED

PULTE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

IN THE PRESENCE OF:

BY: [Signature]

[Signature]
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

[Signature]

STATE OF OHIO
COUNTY OF FRANKLIN:

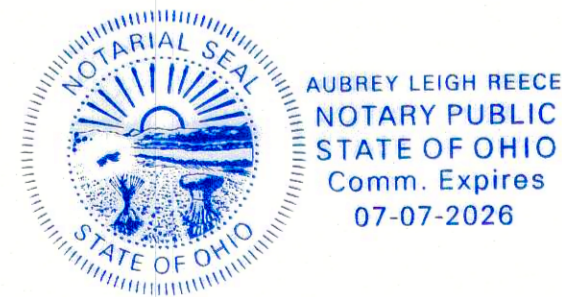
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/her VOLUNTARY ACT AND DEED OF SAID PULTE 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 7 DAY OF August, 2023, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____

[Signature]



APPROVED THIS 8th DAY OF SEPTEMBER 2023

[Signature]
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 8th DAY OF September 2023

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

APPROVED THIS 11th DAY OF September 2023

[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____ BY ORDINANCE No. _____ WHEREIN BREIGHA DRIVE, RENEAU AVENUE AND TULLY CROSS 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 _____

RECORDER, FRANKLIN COUNTY OHIO

AT _____ FEE _____

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

AT _____ FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK _____, PAGE _____

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.

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 PIN 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 "K")

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] 9-7-23
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43231



Revisions / Submissions		
ID	Description	Date

Project Number: 760461
Scale: N/A
Drawn By: ATW
Checked By: ALB
Date: August 14, 2023
Issue: _____

Drawing Title:
PLAT