LANGFORD MEADOW, SECTION 6 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 4641

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 4641, CONTAINING 16.671 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT ORIGINAL 16.671 ACRE TRACT OF LAND CONVEYED TO LANGFORD MEADOWS PROJECT I, LLC., AN OHIO LIMITED LIABILITY COMPANY, IN INSTRUMENT NUMBER 202504150037924, ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED LANGFORD MEADOWS PROJECT I, LLC., AN OHIO LIMITED LIABILITY COMPANY OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "LANGFORD MEADOW, SECTION 6", A SUBDIVISION CONTAINING LOTS NUMBERED 144-220 INCLUSIVE, RESERVE "A", RESERVE "B", AND RESERVE "C" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BEGONIA DRIVE N, BEGONIA DRIVE S, DYER ROAD, MEDORA DRIVE, AND PEONY ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), AND "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.

WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.), 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, JON BILLS, MANAGER, LANGFORD MEADOWS PROJECT I, LLC., AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

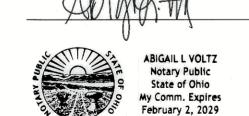
THIS 19th DAY OF MAY, 2025	
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:	LANGFORD MEADOWS PROJECT I, LLC., AN OHIO LIMITED LIABILITY COMPANY
BY: FARMINESS	BY: JON BILLS
WITNESS	TITLE: MANAGER

COUNTY OF MONTADMERY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JON BILLS, MANAGER, LANGFORD MEADOWS PROJECT I, LLC., AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF LANGFORD MEADOWS PROJECT I, LLC., 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 JOHN DAY OF MAY, 2025, NOTARY PUBLIC WITH SEAL

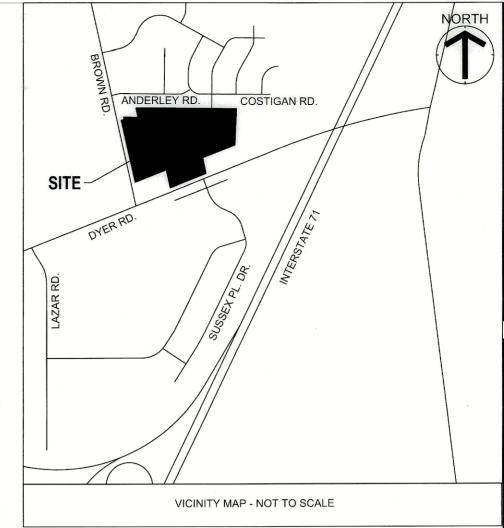


PLAT BOOK _

__, PAGE __

APPROVED THIS 2nd DAY OF JUNE 2025	Scott S. Messer /ASB DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO
APPROVED THIS 2nd DAY OF June 20 25	CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS OHIO
APPROVED THIS 2nd DAY OF Jone 20,25	Kelly Scocco Director, department of public service, columbus ohio
APPROVED AND ACCEPTED THIS DAY OF,, MEDORA DRIVE, AND PEONY ROAD ARE HEREBY DEDICATED AND A	_, BY ORDINANCE No WHEREIN BEGONIA DRIVE N, BEGONIA DRIVE S, DYER ROAD, CCEPTED 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	CITY CLERK, COLUMBUS OHIO
DAY OF,	
TRANSFERRED THIS DAY OF,	AUDITOR, FRANKLIN COUNTY OHIO
	DEPUTY AUDITOR, FRANKLIN COUNTY OHIO
FILED FOR RECORD THIS DAY OF,	RECORDER, FRANKLIN COUNTY OHIO
AT FEE	
AT FEE	DEPUTY RECORDER, FRANKLIN COUNTY OHIO
FILE No.	





PLAT NOTES

PLAT NOTES WITH REGARD TO "LANGFORD MEADOW, SECTION 6" ARE LOCATED ON PAGE 2 OF 3.

BASIS OF BEARING

THE BASIS OF BEARING AS SHOWN HEREON IS FOR A PORTION OF THE CENTERLINE OF BROWN ROAD, ESTABLISHING A BEARING OF SOUTH 0° 41' 32" EAST FOR THE CENTERLINE OF BROWN ROAD, BETWEEN FCGS 1233 AND FCGS 1232, AS ESTABLISHED BY THE OHIO CORS NETWORK (OHIO SOUTH ZONE) TO DETERMINE A GRID BEARING IN NAD83 (2011) EPOCH 2010. THE COLUMBUS, MT. VERNON, AND MCCONNELSVILLE CORS STATIONS WERE USED IN DETERMINING THE GRID BEARING.

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 AS DESCRIBED

● IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)

MAG NAIL SET

PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO INC CAP)

FCGS MONUMENT FOUND

RAILROAD SPIKE FOUND

CESO LEGEND

MATTHEW ACKROYD, P.S.

COLUMBUS, OHIO 43231

2800 CORPORATE EXCHANGE DRIVE, SUITE 400

OHIO P.S. NO. 8897

NO VEHICULAR ACCESS (SEE NOTE "I")

Revisions / Submissions ID Description

ACKROYD

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 Scale: Drawn By: RLC / ALB Checked By: 5/8/2025 PLAT Issue:

763806

Drawing Title:

Project Number:

PLAT

1 OF 3

24640-00007 & 4088E