Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 14, Township 11, Range 21, Congress Lands, containing 6.829 acres of land, more or less, said 6.829 acres being part of that tract of land conveyed to TAMARACK LAND-BACHMAN FARMS, LLC by deed of record in Instrument Number 202411140120008, Recorder's Office, Franklin County, Ohio.

The undersigned, TAMARACK LAND-BACHMAN FARMS, LLC, an Ohio limited liability company, by DARRELL E. SCHWEIGERT, Authorized Representative, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "COBBLESTONE TOWNHOMES SECTION 1", a subdivision containing Lots numbered 1 to 15, 111 to 145, and 164 to 185, all inclusive, and areas designated as Reserves "A", "B", "C", "D", "E", "F" and "G", do hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", or Reserve "G". 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 said Reserve "G", a non-exclusive easement is hereby granted to the City of Columbus and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserve "G". Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Reserve "G" is not hereby dedicated for use by the general public but is hereby reserved for the common use and enjoyment of the owners of the fee simple titles to the lots, units, and reserve areas in Cobblestone Townhomes development as more fully provided in the master association declaration of covenants, conditions, and restrictions for Cobblestone Townhomes development and the declaration of covenants, conditions and restrictions applicable to Cobblestone Townhomes, both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated and made a part of this plat.

The owners of the fee simple titles to Lots 1 to 15, 111 to 145, and 164 to 185, all inclusive, and areas designated as Reserves "A", "B", "C", "D", "E", "F" and "G" and to lots, units and reserve areas in existing and future sections of Cobblestone Townhomes development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "G", to be shared with the owners of the fee simple titles to each other of said Lots 1 to 15, 111 to 145, and 164 to 185, all inclusive, and areas designated as Reserves "A", "B", "C", "D", "E", "F" and "G", with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of Cobblestone Townhomes development. Said owners of the fee simple titles to said Lots 1 to 15, 111 to 145, and 164 to 185, all inclusive, and areas designated as Reserves "A", "B", "C", "D", "E", "F" and "G", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of Cobblestone Townhomes development may provide.

In Witness Whereof, DARRELL E. SCHWEIGERT, Authorized Representative of TAMARACK LAND-BACHMAN FARMS, LLC, has hereunto set his hand this 3044 day of lotale, 2025.

Signed and Acknowledged In the presence of:

TAMARACK LAND-BACHMAN FARMS, LLC

Mathher a Plin

DARRELL E. SCHWEIGERT,

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DARRELL E. SCHWEIGERT, Authorized Representative of TAMARACK LAND-BACHMAN FARMS, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said TAMARACK LAND-BACHMAN FARMS, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of 16, 20 .

My commission expires 10/29/2030 fluitelle Cautiu Beolite
Notary Public, State of Oh



Design and Construction, Columbus, Ohio

Director, Department of Public Service,

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

City Clerk, Columbus, Ohio

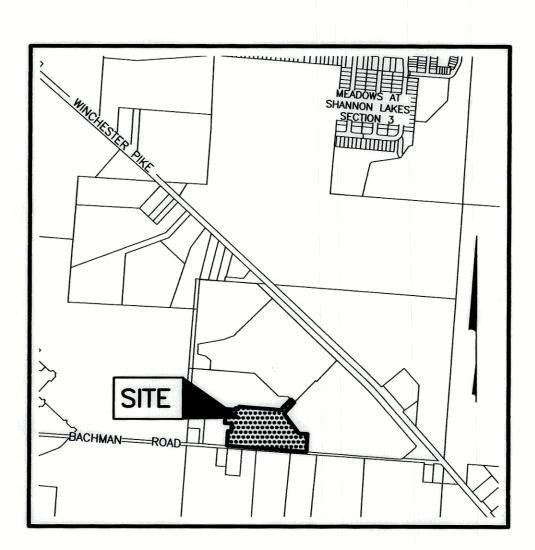
Auditor. Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this day of M. Fee \$

Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio



LOCATION MAP AND BACKGROUND DRAWING

SURVEY DATA:

BASIS OF BEARINGS: This bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network and software. The bearing of North 85° 37' 16" West, assigned to the centerline of Bachman Road, is designated the basis of bearings for this survey.

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 in 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



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 I decimal parts thereof.

O = Iron Pin (See Survey Data)

= MAG Nail to be set

(See Survey Data)

= F.C.G.S. Monument

By Watthew a flink Professional Surveyor No. 7865 23 OCT 25

MATTHEW A.