

**CLOVER RUN SECTION 2,
PART 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 5243**

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 5243, CONTAINING 27.145 ACRES OF LAND, MORE OR LESS, OUT OF THAT ORIGINAL 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 AND OUT OF THAT 15.299 ACRE TRACT OF LAND, CONVEYED TO DARBY CROSSING APARTMENTS, L.P., OF RECORD IN INSTRUMENT NUMBER 202207050097964, 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 2, PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 43-53, 92-125, 138-148, 163-164, 179-180, AND 191 INCLUSIVE, RESERVE "E", RESERVE "F", AND RESERVE "G" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BURREN LANE, CLONFERT ROAD, FORTUNE DRIVE, LUCKLEAF WAY, RYE STREET, AND TREFOIL STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "TEMPORARY TURNAROUND/ACCESS EASEMENT", "CONSERVATION EASEMENT", 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". 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.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 57.221 ACRE TRACT OF LAND OWNED BY PULTE HOMES OF OHIO LLC AND A 16.466 ACRE TRACT OF LAND, AS CONVEYED TO DARBY CROSSING APARTMENTS, L.P., OF RECORD IN INSTRUMENT NUMBER 202207050097964 ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

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 21 DAY OF August 2024

SIGNED AND ACKNOWLEDGED _____
PULTE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY
COMPANY

IN THE PRESENCE OF:
BY: [Signature]
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

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 21 DAY OF August, 2024, NOTARY PUBLIC WITH SEAL

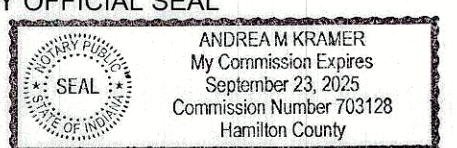
MY COMMISSION EXPIRES 7.7.26
IN WITNESS WHEREOF, JEFFREY L. KITTLE, MANAGER OF DARBY CROSSING APARTMENTS, L.P., A OHIO LIMITED PARTNERSHIP, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 27 DAY OF August 2024
SIGNED AND ACKNOWLEDGED _____
DARBY CROSSING APARTMENTS L.P.,
A OHIO LIMITED PARTNERSHIP

IN THE PRESENCE OF:
BY: [Signature]
JEFFREY L. KITTLE
MANAGER

STATE OF Indiana
COUNTY OF Hamilton

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFFREY L. KITTLE, MANAGER OF DARBY CROSSING APARTMENTS L.P., A OHIO LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID DARBY CROSSING APARTMENTS L.P., A OHIO LIMITED PARTNERSHIP, FOR THE USES AND PURPOSES EXPRESSED THEREIN.



IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 27th DAY OF August, 2024, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES 9/23/2025
[Signature]

APPROVED THIS 30th DAY OF August 2024
[Signature]
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 4th DAY OF September 2024
[Signature]
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 12th DAY OF September 2024
[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY ORDINANCE No. _____ WHEREIN BURREN LANE, CLONFERT ROAD, FORTUNE DRIVE, LUCKLEAF WAY, RYE STREET, AND TREFOIL STREET 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

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

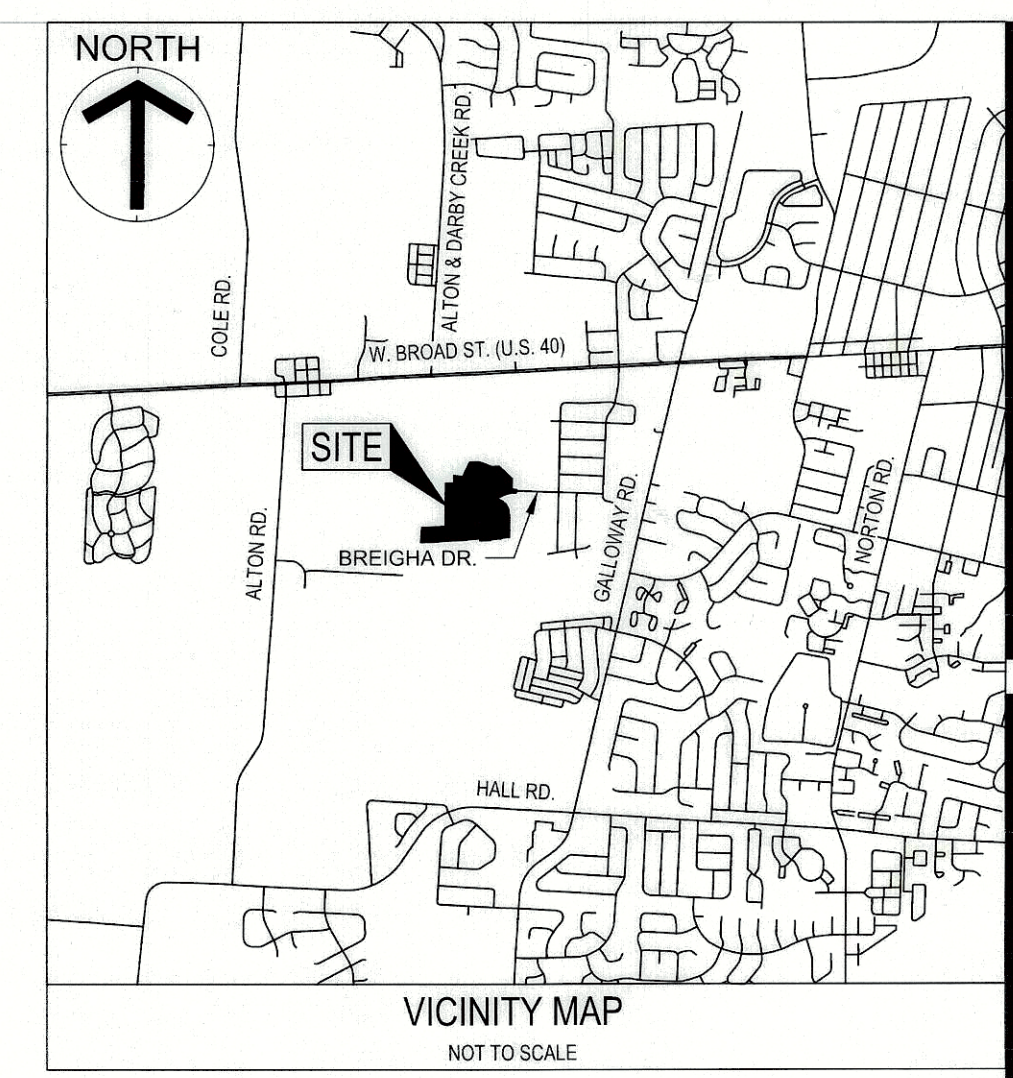
RECORDED, FRANKLIN COUNTY OHIO

AT _____ FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK _____ PAGE _____



PLAT NOTES
PLAT NOTES WITH REGARD TO "CLOVER RUN SECTION 2, PART 1" ARE LOCATED ON PAGE 2 OF 5.

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 AS DESCRIBED
 - ⊙ IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
 - △ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

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.

[Signature] 8/20/24
MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231
DATE: _____



**CLOVER RUN SECTION 2,
PART 1**
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 5243

Revisions / Submissions		
ID	Description	Date

Project Number: 760461
Scale: N/A
Drawn By: APC
Checked By: ALB
Date: August 16, 2024
Issue: _____

Drawing Title:
PLAT

I:\ceso\local\localdata\PROJECTS\KIMBLEY_HORN\760461_CloverRun-Columbus-OH\04-SURVEY\DWG\760461-K1H-CLOVER RUN-PLAT-SEC 2 Phase A.dwg - 8/16/2024 - Andreas Chevallier