

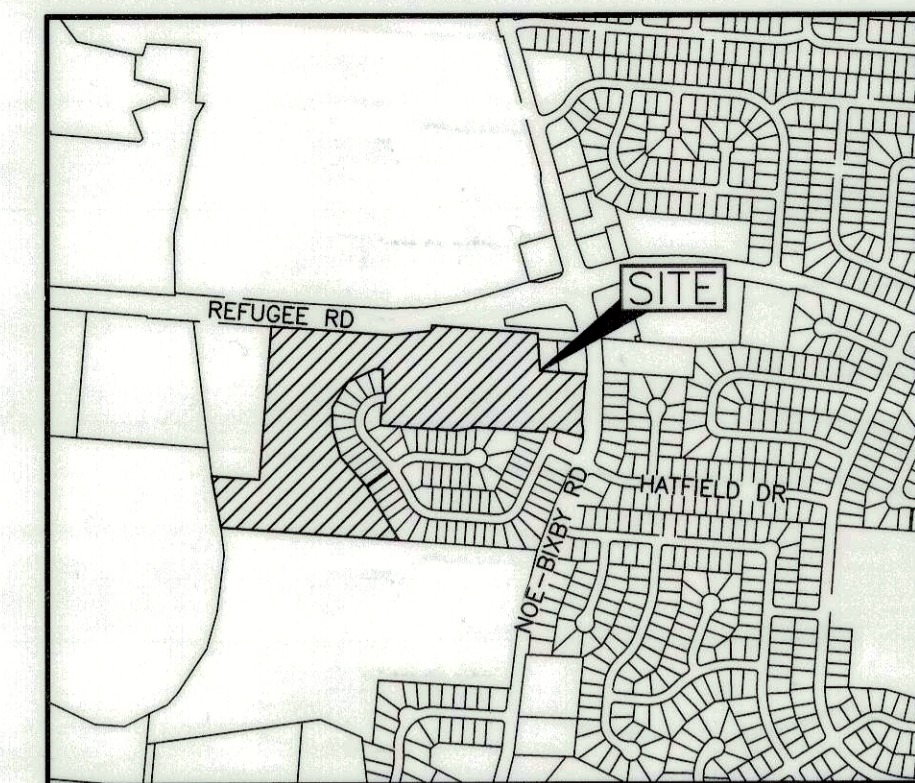
FINAL PLAT

AMBERFIELD AT BIG WALNUT

SECTION 3

SECTION 3, TOWNSHIP 11, RANGE 21, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CONGRESS LANDS



LOCATION MAP
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 3, Township 11, Range 21, Congress Lands, containing 24.918 acres of land, more or less, said 24.918 acres being all of that remainder of that 41.877 acre tract of land as described in deed to **AMBERFIELD INVESTMENTS, LLC.**, of record in Instrument No. _____, Recorder's office, Franklin County, Ohio.

The undersigned, **AMBERFIELD INVESTMENTS, LLC.**, by Richard J. Conie owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **'Amberfield at Big Walnut Section 3'** a subdivision containing lots numbered 76-115 inclusive, Reserve "A" and Reserve "B", does hereby accept this plat of same.

Easements are hereby reserved in, over, and under areas designated on this plat as "EASEMENT" or "DRAINAGE 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 the service connections to all adjacent lots and lands and from storm water drainage within those areas designated "DRAINAGE EASEMENT", and 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 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.

In witness whereof, **AMBERFIELD INVESTMENTS, LLC.**, Richard J. Conie of Amberfield Investments, LLC., has hereunto set his hand this 5th day of November, 2020

SIGNED AND ACKNOWLEDGED **AMBERFIELD INVESTMENTS, LLC.**
IN THE PRESENCE OF:

BY: Matthew Smith Richard J. Conie

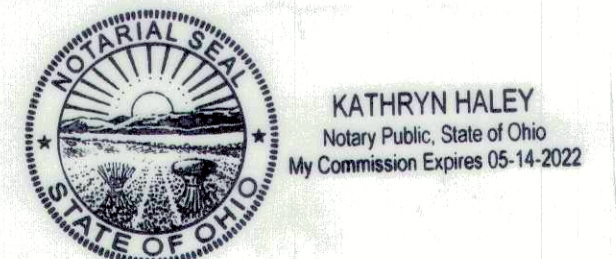
Kathryn Haley

STATE OF OHIO
COUNTY OF FRANKLIN
Before me a Notary Public in and for said county personally came Richard J. Conie, of AMBERFIELD INVESTMENT, LLC., who acknowledged the signing of the fore going instrument to be their voluntary act and deed for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this 5th day of November, 2020

My commission expires May 14, 2022

Kathryn Haley
Notary Public, State of Ohio



Approved this 9th day of November, 2020

Scott S. Messer / ASB
Director, Department of Building and Zoning Services,
Columbus Ohio

Approved this 12th day of November, 2020

James A. Kelly
City Engineer/Administrator, Division of Design &
Construction, Columbus Ohio

Approved this 10th day of November, 2020

James J. ...
Director, Department of Public Service, Columbus Ohio

Approved and Accepted this _____ Day of _____, 20____, by ordinance No. _____ wherein AMBER CROSSING DRIVE, AMBERFIELD DRIVE, and REFUGEE ROAD is hereby dedicated and accepted as such by the council of The City of Columbus Ohio.

In witness thereof I have hereunto set my hand and affixed my seal this _____ Day of _____, 20____

City Clerk, Columbus Ohio

Transferred this _____ day of _____, 20____

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 20____ at _____, M. Fee _____

Recorder, Franklin County, Ohio

at _____, M. Fee _____ File No. _____

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Page _____

OWNER/DEVELOPER:
Amberfield Investments, LLC.
3300 Riverside Drive, Suite 100
Columbus, Ohio 43221

Primary Contact: Richard J. Conie
Phone: 614-525-1785
Email: rich@rjc-company.com

MONUMENTS:
All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 1" rebar, 30" long with aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

SOURCE 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.

BASIS OF BEARINGS:
Bearings referenced herein are based on Franklin County Monument FCGS 5372 the portion of the centerline of Noe Bixby Road as being North 01°50'16" East, between FCGS 5372 RESET and a center line monument found at a PI of Noe Bixby Road, south of the intersection of Old Refugee Road, as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

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, dimensions shown along curves are chord measurements.

Matthew Lee Sloat
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

11/5/20



E. P. FERRIS
AND
ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

Drawing: M:\1156002-Amberfield\BigWalnut\Part3\DWG\Production Drawings\Plat\1156002_Plat.dwg Saved on: 10-08-20 11:52 Revised by: jec/frm