

WOODLANDS AT CENTRAL COLLEGE SECTION 4

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Quarter Township 1, Township 2, Range 17, United States Military Lands, containing 6.305 acres of land, more or less, said 6.305 acres being part of that tract of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number 202509290109639, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"WOODLANDS AT CENTRAL COLLEGE SECTION 4"**, a subdivision containing Lots numbered 81 to 103, both inclusive, and areas designated as Reserves "L", "M", "N" and "O", does 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 "O". Easements designated as "Easement" or "Drainage Easement" 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.

Reserve "O" 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 Woodlands at Central College development as more fully provided in the master association declaration of covenants, conditions, and restrictions for Woodlands at Central College development and the declaration of covenants, conditions and restrictions applicable to Woodlands at Central College, 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 81 to 103, both inclusive, and to said Reserves "L", "M", "N" and "O", and to lots, units and reserve areas in existing and future sections of Woodlands at Central College 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 "O", to be shared with the owners of the fee simple titles to each other of said Lots 81 to 103, both inclusive, and to said Reserves "L", "M", "N" and "O", with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of Woodlands at Central College development. Said owners of the fee simple titles to said Lots 81 to 103, both inclusive, and to said Reserves "L", "M", "N" and "O" shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of Woodlands at Central College development may provide. Within said Reserve "O", a non-exclusive access easement is hereby granted to The City of Columbus, its successors and assigns, and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental Services to the lots and lands adjacent to said Reserve "O".

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this 16th day of April, 2026.

Signed and Acknowledged
In the presence of:

**M/I HOMES
OF CENTRAL OHIO, LLC**

Don Brin
Steve Peck

By **TIMOTHY C. HALL JR.**,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 16th day of April, 2026.

My commission expires 10-29-2030
Notary Public, State of Ohio



Approved this 16th day of April,
2026.

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

Approved this 17th day of Apr.,
2026.

[Signature]
City Engineer/Administrator, Division of
Design and Construction, Columbus, Ohio

Approved this 17th day of April,
2026.

Kelly Scocco
Director, Department of Public Service,
Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance
No. _____ 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 _____, 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 \$ _____

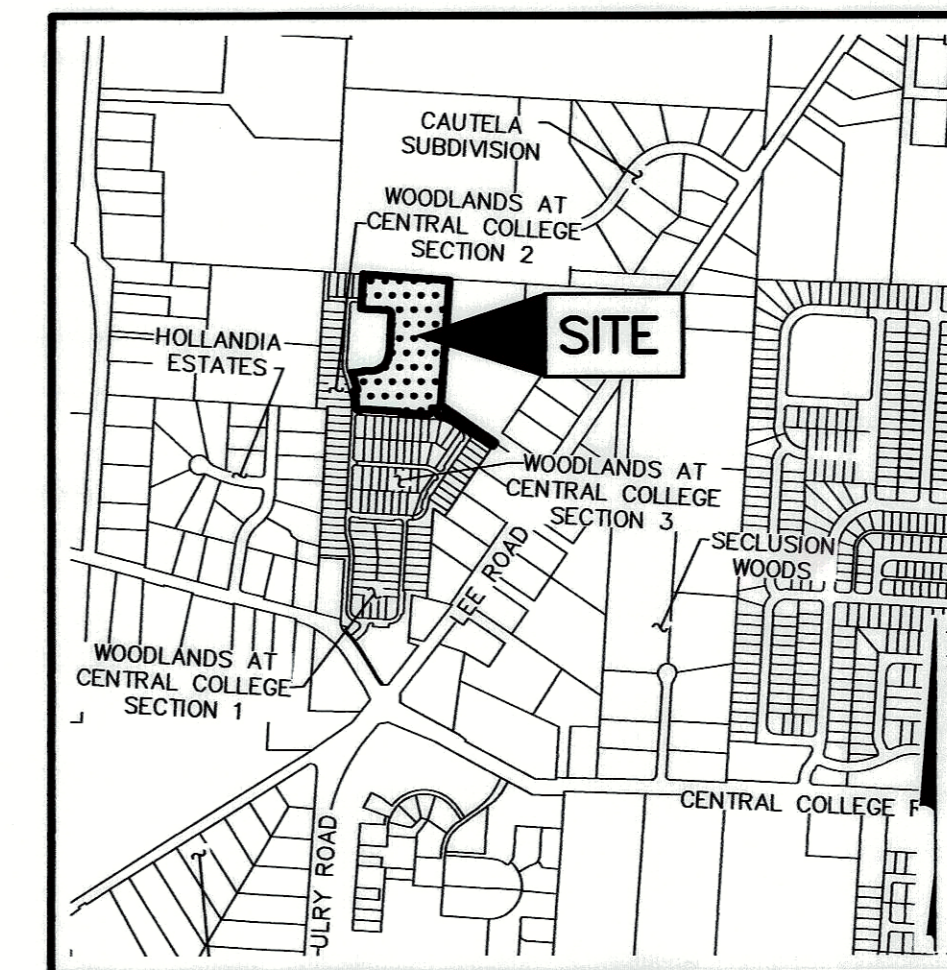
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____,
20____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments FCGS 8828 and FCGS 5244, having a bearing of North 38° 07' 08" East between said monuments (also being the centerline of Lee Road), as established by the Franklin County Engineering Department.

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
BY



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 decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By *Matthew A Kirk*
Professional Surveyor No. 7865

7 April 26
Date

