

FINAL PLAT
TUTTLE REDEVELOPMENT

BEING A REPLAT OF LOT 1 AND RESERVE "E" OF TUTTLE CROSSING NORTHWEST

State of Ohio, County of Franklin, City of Columbus

Virginia Military Survey Nos. 2419 and 3011

Situate in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Nos. 3011 and 2419, being a resubdivision of all of Lot 1 and a portion of Reserve "E" as numbered and delineated in the plat of Tuttle Crossing Northwest, recorded in Plat Book 71, Page 33, containing 17.186 acres and being the same tract as conveyed to VISION DAIMLER TUTTLE CROSSING, LLC as described in Instrument Number 202412190133839, all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, VISION DAIMLER TUTTLE CROSSING, LLC, an Ohio limited liability company, by P. Brent Wrightsel, Managing Member of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "TUTTLE REDEVELOPMENT", a subdivision containing Lot 1-A, Lot 2-A, and Lot 3-A does hereby accept this plat of same and dedicates to public use, as such, all or parts of Emerald Parkway and Tuttle Crossing Boulevard shown hereon and not heretofore dedicated. Within the area designated "Sidewalk Easement" on this plat, an easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

In witness whereof, P. Brent Wrightsel, Managing Member of **VISION DAIMLER TUTTLE CROSSING, LLC**, an Ohio limited liability company, has caused this plat to be executed by this duly authorized office.

This 29th day of September, 2025.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: Holly Coen Miller

VISION DAIMLER TUTTLE CROSSING, LLC
AN OHIO LIMITED LIABILITY COMPANY

P. Brent Wrightsel
Managing Member

State of Ohio
County of Franklin

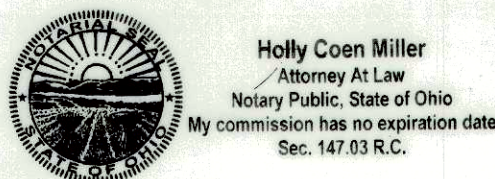
Before me a notary public in and for said county personally appeared P. Brent Wrightsel, Managing Member of **VISION DAIMLER TUTTLE CROSSING, LLC**, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed of said **VISION DAIMLER TUTTLE CROSSING, LLC**, an Ohio limited liability company, and purposes expressed therein.

In witness thereof, I have hereunto set my hand and affixed my official seal

This 29th day of September, 2025

My commission expires N/A

Holly Coen Miller
Notary Public, State of Ohio



Tuttle Crossing Owners Association, Inc.

BY: Rayna Baumbusch

Rayna Baumbusch
Authorized Trustee

State of Ohio
County of Franklin

Before me a notary public in and for said county personally appeared _____, Authorized Trustee of **Tuttle Crossing Owners Association, Inc.**, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed of said **Tuttle Crossing Owners Association, Inc.**, and purposes expressed therein.

In witness thereof, I have hereunto set my hand and affixed my official seal

This 29th day of September, 2025

My commission expires 07-20-2027

Mary Heidenreich
Notary Public, State of Ohio



E. P. FERRIS
AND
ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Approved this 2nd day of OCTOBER, 2025

Scott S. Messer / P.B.

Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 2nd day of October, 2025

Paul G. [Signature]

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

Approved this 2nd day of October, 2025

Kelly B. Scocco

Director, Department of Public Service, Columbus Ohio

Approved and accept this _____ day of _____, 20____, by Ordinance No. _____ wherein Emerald Parkway and Tuttle Crossing Boulevard are hereby dedicated and accepted as such by the County of the City of Columbus, Ohio.

In witness there 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

Filed for record this _____ day of _____, 20____

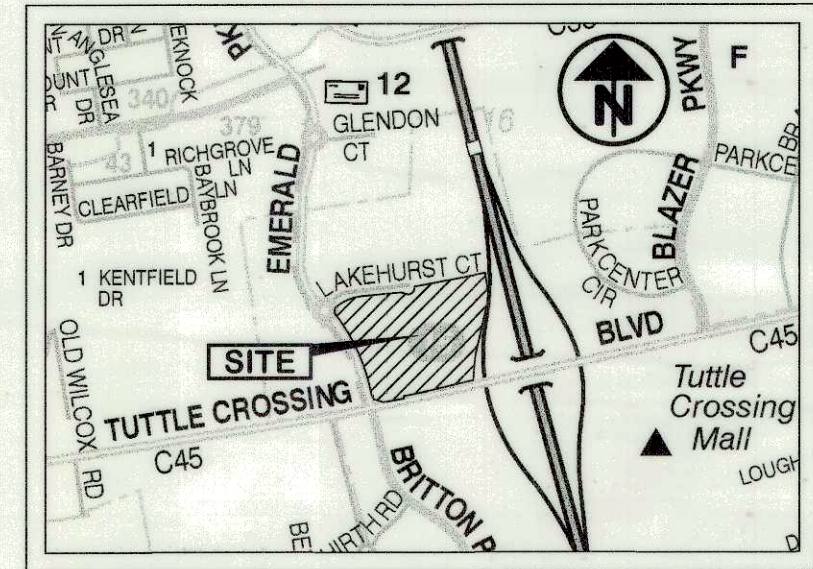
At _____:____, ____M. Fee _____.

File No. _____

Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Page _____



LOCATION MAP
Not To Scale

OWNER/DEVELOPER

VISION DAIMLER TUTTLE CROSSING, LLC
2935 Kenny Rd.
Columbus, OH 43221

Primary Contact: P. Brent Wrightsel
Phone: 614-487-1804
Email: brent@visioncompanies.com

MONUMENTS

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8797" 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.

BASIS OF BEARINGS

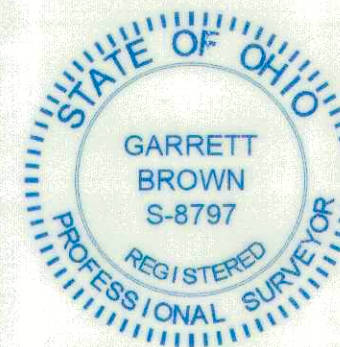
The bearings shown hereon are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011 Adjustment, 2010.00 Epoch) as determined by ODOT RTN observations, with the centerline of Tuttle Crossing Boulevard between Franklin County Engineering Department monuments FCGS 6641 RESET 2008 and FCGS 2213 RESET bearing South 80°27'41" West.

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 and the Franklin County Tax Map Room.

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.



BY: Dan [Signature] 9/22/2025
Garrett G. Brown, P.S., E.L.
Registered Surveyor No. 8797

DRWN BY BPB CHK BY CCB DATE 9/16/25