

# SUNBURY COVE

## A SUBDIVISION OF ACREAGE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN QUARTER TOWNSHIP 4 AND TOWNSHIP 2, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS, CONTAINING 10.962 ACRES OF LAND, MORE OR LESS, SAID 10.962 ACRES BEING ALL OUT OF THAT 10.962 ACRE TRACT OF LAND AS CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC, OF RECORD IN INSTRUMENT No. 201404040041349, 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 HIS PLAT CORRECTLY REPRESENTS ITS **"SUNBURY COVE"**, A SUBDIVISION CONTAINING LOTS NUMBERED 1-28, RESERVE 'A', RESERVE 'B', AND RESERVE 'C', INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SHADY BLOSSOM LANE AND SUNBURY ROAD, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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 FORM STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", RESERVE AREAS 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 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.

IN WITNESS WHEREOF, TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS \_\_\_\_ DAY OF \_\_\_\_.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

M/I HOMES OF CENTRAL OHIO, LLC  
AN OHIO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
\_\_\_\_\_

TIMOTHY C. HALL, JR.  
AREA PRESIDENT

STATE OF OHIO  
COUNTY OF FRANKLIN:

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, AN OHIO LIMITED LIABILITY COMPANY, 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, AN OHIO 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 \_\_\_\_ DAY OF \_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_

DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

CITY ENGINEER/ADMINSTRATOR, DIVISION OF DESIGN AND CONSTRUCTION,  
COLUMBUS OHIO

DIRECTOR OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY ORDINANCE No. \_\_\_\_\_ WHEREIN SUNBURY ROAD AND SHADY BLOSSOM LANE ARE 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 \_\_\_\_\_, 2014

CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_:\_\_\_\_\_, FEE \_\_\_\_\_.

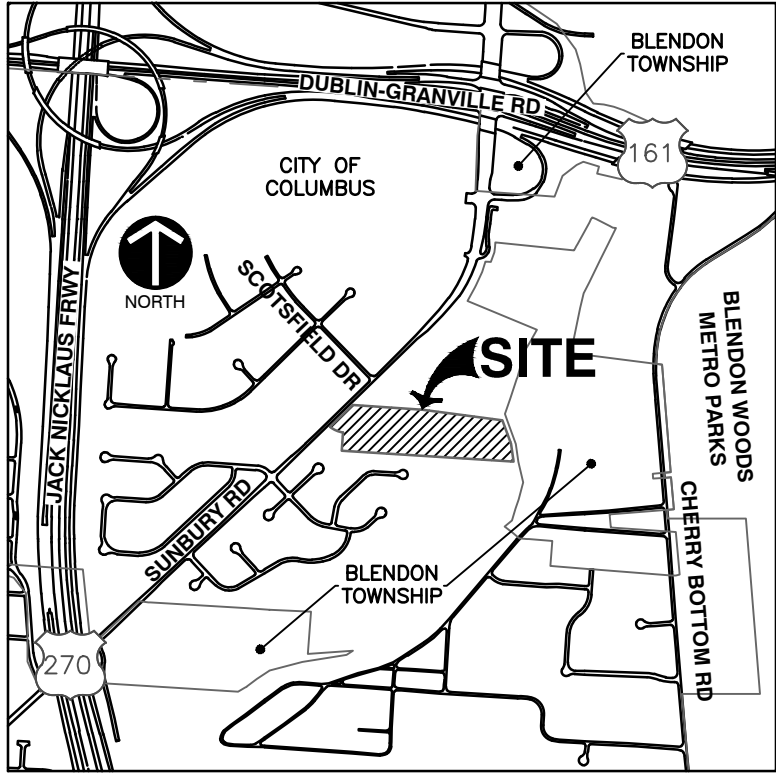
AT \_\_\_\_:\_\_\_\_\_, FEE \_\_\_\_\_.

FILE NO. \_\_\_\_\_.

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO



VICINITY MAP

SCALE IN FEET  
0 1500 3000

**SURVEY DATA:**  
**BASIS OF BEARINGS:**  
THE BEARINGS FOR THIS SURVEY ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF S 86°16'08" E FOR THE NORTHERLY LINE OF SUNBURY COVE USING THE ODOT "VIRTUAL REFERENCE SYSTEM" — OHIO STATE PLANE, SOUTH ZONE, NAD 83 (2011).

**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.

**IRON PINS:**  
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" I.D. IRON PIPE, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**PERMANENT MARKERS:**  
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

- LEGEND**
- I.P. FOUND
  - I.P. SET
  - ⊗ PERMANENT MARKER SET
  - △ MAG NAIL SET

JOHN J. RAAB  
PROFESSIONAL LAND SURVEYOR NO. 7863



**Civil & Environmental Consultants, Inc.**

8740 Orion Place, Suite 100 - Columbus, OH 43240  
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638  
www.ccecinc.com

**M/I HOMES OF CENTRAL OHIO, LLC.**  
**SUNBURY COVE**  
**CITY OF COLUMBUS**  
**COUNTY OF FRANKLIN, OHIO**

DRAWN BY: **BA** CHECKED BY: **JJR** APPROVED BY: **JAM**  
DATE: **JUNE 2014** DWG SCALE: **1"=50'** PROJECT NO: **131-018**

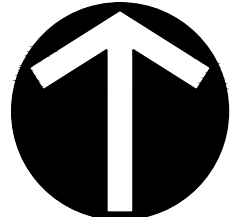
FINAL PLAT

**PLAT**  
SHEET 1 OF 2



# SUNBURY COVE

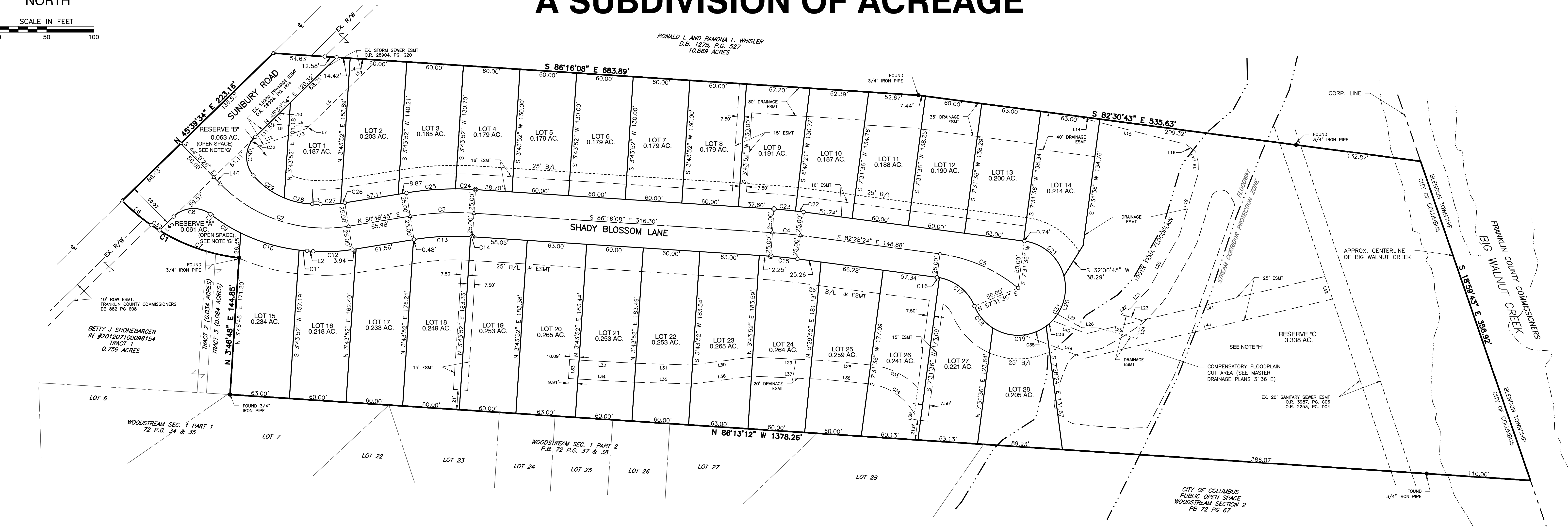
## A SUBDIVISION OF ACREAGE



NORTH

SCALE IN FEET  
0 50 100

RONALD L AND RAMONA L. WHISLER  
D.B. 1275, P.G. 527  
10.869 ACRES



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S53°09'31"E	2.12'
L2	S85°55'54"E	6.51'
L3	N87°48'13"W	8.83'
L4	N86°16'08"W	28.68'
L5	N45°47'12"E	42.81'
L6	N45°47'12"E	58.20'
L7	N45°47'12"E	2.65'
L8	N86°07'13"W	21.01'
L9	N86°07'13"W	21.64'
L10	N45°36'06"E	32.42'
L11	N45°45'16"E	19.69'
L12	N69°33'30"E	46.11'
L13	N69°33'30"E	21.09'
L14	N82°30'43"W	30.20'
L15	N75°48'07"W	125.07'
L16	N52°33'39"W	11.97'
L17	N16°04'54"W	11.47'
L18	N1°07'39"W	12.05'
L19	N16°56'13"E	68.50'
L20	N29°31'24"E	54.26'
L21	N44°01'51"E	28.10'
L22	N55°38'38"E	11.61'
L23	N74°54'43"W	22.64'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L24	N15°05'17"E	20.00'
L25	S74°54'43"E	42.43'
L26	S89°07'08"E	17.25'
L27	S60°43'43"E	29.40'
L28	N84°21'50"W	47.32'
L29	N87°23'40"W	78.43'
L30	S82°37'08"W	64.28'
L31	N88°16'10"W	59.06'
L32	N86°46'46"W	69.86'
L33	S3°13'14"W	20.00'
L34	S86°46'46"E	70.12'
L35	S88°16'10"E	60.92'
L36	N82°37'08"E	64.13'
L37	S87°23'40"E	76.16'
L38	S84°21'50"E	46.79'
L39	S73°13'36"W	6.07'
L40	N69°21'08"W	38.78'
L41	S76°32'14"W	259.14'
L42	S18°43'24"E	25.11'
L43	N76°32'14"E	269.11'
L44	S69°21'08"E	69.65'
L45	N45°39'34"E	20.87'
L46	S44°20'26"E	9.88'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	205.00'	39°11'49"	140.24'	N 63°56'21" W	137.53'
C2	155.00'	54°50'49"	148.38'	S 71°45'51" E	142.77'
C3	300.00'	12°55'07"	67.64'	N 87°16'19" E	67.50'
C4	450.00'	3°47'44"	29.81'	S 84°22'16" E	29.81'
C5	162.50'	32°12'11"	91.33'	S 66°22'18" E	90.14'
C6	205.00'	11°16'29"	40.34'	S 49°58'40" E	40.27'
C7	205.00'	25°04'47"	89.73'	N 70°59'51" W	89.02'
C8	30.00'	81°10'55"	42.51'	N 86°15'02" E	39.04'
C9	190.00'	10°44'13"	35.60'	S 58°31'37" E	35.55'
C10	190.00'	19°31'01"	64.72'	S 73°39'14" E	64.41'
C11	190.00'	2°31'09"	8.35'	S 84°40'19" E	8.35'
C12	180.00'	13°15'21"	41.64'	N 87°26'26" E	41.55'
C13	275.00'	12°30'46"	60.06'	N 87°04'08" E	59.94'
C14	275.00'	0°24'21"	1.95'	S 86°28'18" E	1.95'
C15	425.00'	3°47'44"	28.15'	S 84°22'16" E	28.15'
C16	50.00'	3°02'53"	2.66'	S 80°56'57" E	2.66'
C17	50.00'	56°57'07"	49.70'	S 50°56'57" E	47.68'
C18	50.00'	35°14'11"	30.75'	S 40°05'29" E	30.27'
C19	50.00'	68°44'28"	59.99'	N 87°55'11" E	56.45'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C20	50.00'	68°07'08"	59.45'	N 19°29'23" E	56.01'
C21	50.00'	67°54'13"	59.26'	N 48°31'17" W	55.85'
C22	475.00'	1°02'31"	8.64'	N 82°59'39" W	8.64'
C23	475.00'	2°45'13"	22.83'	N 84°53'31" W	22.83'
C24	325.00'	3°45'26"	21.31'	N 88°08'51" W	21.31'
C25	325.00'	9°09'41"	51.97'	S 85°23'35" W	51.91'
C26	130.00'	1°57'06"	4.43'	S 81°47'18" W	4.43'
C27	130.00'	9°25'56"	21.40'	S 87°28'49" W	21.38'
C28	86.00'	20°15'53"	30.42'	N 77°40'16" W	30.26'
C29	86.00'	27°01'15"	40.56'	N 54°01'42" W	40.18'
C30	30.00'	86°10'38"	45.12'	N 2°34'15" E	40.99'
C31	50.00'	240°00'00"	209.44'	N 37°31'36" E	86.60'
C32	30.00'	32°10'38"	16.85'	N 29°34'05" E	16.63'
C33	82.85'	39°11'41"	56.67'	N 64°45'59" W	55.57'
C34	62.85'	54°55'01"	60.24'	S 56°54'19" E	57.96'
C35	50.00'	29°54'16"	26.10'	N 68°30'06" E	25.80'
C36	50.00'	9°58'50"	8.71'	N 48°33'33" E	8.70'
C37	205.00'	2°50'32"	10.17'	S 57°02'11" E	10.17'

**NOTE "A":** THE LAND SHOWN HEREON HEREBY BEING PLATTED AS SUNBURY COVE, IS WITHIN ZONE X AND ZONE AE, AS SHOWN ON THE FEDERAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 39049C0184K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

**NOTE "B":** NO DETERMINATION HAS BEEN MADE BY THE BUILDING SERVICES DIVISION, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORP. OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF SUNBURY COVE DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**NOTE "C": AGRICULTURAL RECOUPMENT:** GRANTOR BEING THE DULY AUTHORIZED REPRESENTATIVE OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREES THAT GRANTOR WILL INDEMNIFY THE CITY OF THE COLUMBUS FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

**NOTE "D":** AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1035-2004 (Z13-036) PASSED ON MAY 21, 2013. THIS ORDINANCE AND AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT, SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT, APPLICABLE USE AND DEVELOPMENT LIMITATIONS OR REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFY THE PUBLIC TO THE EXISTENCE, AT THE TIME OF PLATTING, OF ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, COVENANTS RUNNING WITH THE LAND, OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATIONAL PURPOSES ONLY.

**NOTE "E":** AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT EXISTING RECORDED EASEMENT INFORMATION ABOUT SUNBURY COVE OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

**NOTE "F":** ACREAGE BREAKDOWN  
TOTAL ACREAGE: 10.962  
ACREAGE IN LOTS 1-28 INCLUSIVE: 6.053  
ACREAGE IN RIGHTS-OF-WAY: 1.447  
ACREAGE IN RESERVES: 3.462

**NOTE "G": RESERVE "A", & "B":** AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE SUNBURY COVE SUBDIVISIONS FOR THE PURPOSE OF STORMWATER MANAGEMENT BASIN, DRAINAGE EASEMENT, AND OPEN SPACE UNTIL SUCH TIME AS SAID ASSOCIATION IS FORMED AND FUNDED. THE DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RESERVES.

**NOTE "H": RESERVE "C":** AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE SUNBURY COVE SUBDIVISIONS FOR THE PURPOSE OF STORMWATER MANAGEMENT BASIN, DRAINAGE EASEMENT, AND OPEN SPACE UNTIL SUCH TIME AS SAID ASSOCIATION IS FORMED AND FUNDED. THE DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RESERVES.



**Civil & Environmental Consultants, Inc.**  
8740 Orion Place, Suite 100 - Columbus, OH 43240  
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638  
www.cecinc.com

**M/I HOMES OF CENTRAL OHIO, LLC.**  
**SUNBURY COVE**  
**CITY OF COLUMBUS**  
**COUNTY OF FRANKLIN, OHIO**

DRAWN BY: BA CHECKED BY: JUR APPROVED BY: JAM  
DATE: JUNE 2014 DWG SCALE: 1"=50' PROJECT NO: 131-018

FINAL PLAT

**PLAT**  
SHEET 2 OF 2