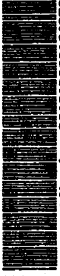



DO NOT DETACH

 Instrument Number: 201912060164279 Recorded Date: 12/06/2019 9:50:20 AM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov	Return To (Box): PLAT CITY OF COLS.
Transaction Number: T20190078440 Document Type: PLAT Document Page Count: 2	Box
Submitted By (Walk-In): EMH & T: RECORDINGS ONLY	Walk-in
Developer: ROMANELLI AND HUGHES BUILDING CO	Plat: INVERNESS PLACE
Fees: Plat Recording Fee: \$172.80 Total Fees: \$172.80 Amount Paid: \$172.80 Amount Due: \$0.00	Instrument Number: 201912060164279 Volume/Page: PB 127 066 Recorded Date: 12/06/2019 9:50:20 AM

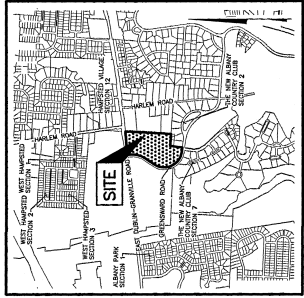
OFFICIAL RECORDING COVER PAGE

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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT
NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

INVERNESS PLACE



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany County Club Section 27" of record in the Public Records of Franklin County, Ohio, and the bearings shown on the subdivision plat entitled "Greenward Road" of record in the Public Records of Franklin County, Ohio. On said plat, the bearing of the centerline of Greenward Road has a bearing of South 82° 22' 00" East.

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, 1/2" diameter, 12" long, with a 1/2" diameter hole in 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 iron spikes. Iron spikes are to be set to monument the centerline 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 markers are to be set to monument the actual location of the point. Permanent markers, where indicated hereon in positions other than the public street centerline, are to be set to monument the points indicated. Solid iron pins, are to be set to monument the points indicated. All iron pins, are to be set with the top end flush with the surface of the pavement. Once installed, the top of the cap shall be marked (punch) 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 Michael D. Moran Date 12/06/19
Professional Surveyor No. 7885

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

Joseph D. Vanden D. Vanden
City Engineer, Division of
Design and Construction,
Columbus, Ohio

John J. [Signature]
Director, Department of Public Service,
Columbus, Ohio

Approved this 18th day of October,
2019.

Approved this 17th day of October,
2019.

Approved this 21st day of October,
2019.

Approved and accepted this 18th day of November, 2019 by Ordinance No. 2019-2019 when all of Millburn Place shown dedicated hereon is accepted as such by the Council for the City of Columbus, Ohio.

Andrea Blumens
City Clerk,
Columbus, Ohio

In witness whereof, I have hereunto set my hand and affixed my seal the 20th day of November, 2019.

[Signature]
Auditor,
Franklin County, Ohio

Transferred this 22nd day of Dec., 2019.

Michael Moran
Deputy Auditor,
Franklin County, Ohio

Filed for record this 18th day of Dec., 2019 at 9:50 P.M. Rec. S. 172,80

Daniel A. Moran Sr.
Recorder,
Franklin County, Ohio

File No. 201912060164279

Yvonne Egan
Deputy Recorder,
Franklin County, Ohio

Recorded this 18th day of Dec., 2019.
Plat Book 121, Pages 066-068

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Quarter Township 3, Township 2, Range 16, United States Military District, containing 20.879 acres of land, more or less, said 20.879 acres being all of that tract of land conveyed to Vincent Romanelli and Hughes Building Company, Inc. by deed of record in Instrument Number 201912060164279, Recorder's Office, Franklin County, Ohio.

The undersigned, ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio corporation, by VINCENT ROMANELLI, Vice President, owner of the lands herein, do hereby certify that this plat correctly depicts the boundaries of the lands shown hereon, and that the same are both inclusive and areas designated as reserves "A", "B", "C", and "D", does hereby accept this plat of same and dedicates to public use, as such, all of Millburn Place shown hereon, and that hereunto dedicated.

Reserves are hereby reserved in, over and under areas designated on this plat as "A", "B", "C", and "D", for the use and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where shown, for the use and maintenance of all public and quasi-public utility easements, all adjacent lots and lands and for storm water drainage. Within those areas designated "A" through "D" on this plat, an additional easement is hereby reserved for the use and maintenance of all public and quasi-public utility easements, all adjacent lots and lands and for storm water drainage. No above ground structures, signs or other obstructions to the flow of storm water runoff are permitted within Drainage Reserves "A", "B", "C", and "D" on this plat. The use and maintenance of the same shall be as determined on this instrument approved by the City of Columbus Division of Public Works, which is hereby incorporated by reference into this plat. An additional easement is hereby reserved for the construction and maintenance of a path for use by the public.

In Witness Whereof, VINCENT ROMANELLI, Vice President of ROMANELLI AND HUGHES BUILDING COMPANY, has hereunto set his hand this 21st day of October, 2019.

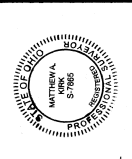
Signed and Acknowledged
In the presence of:
[Signature]
By Vincent Romanelli
Vice President
ROMANELLI AND HUGHES
BUILDING COMPANY

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared VINCENT ROMANELLI, Vice President of ROMANELLI AND HUGHES BUILDING COMPANY, who is duly qualified and who is the owner and deed of said ROMANELLI AND HUGHES BUILDING COMPANY, for the use and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 18th day of December, 2019.

My commission expires [Signature] State of Ohio



INVERNESS PLACE

ELEANOR L. TAYLOR, TRUSTEE
I.N. 200901230009131

ELEANOR L. TAYLOR, TRUSTEE
I.N. 200901160006648

DEAN A. HALDEMAN AND
ANGELA HALDEMAN
I.N. 201906040065517

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	87.710°	100.00'	130.88'	87.9700°	133.85°
C2	84.450°	100.00'	140.00'	84.2244°	134.86°
C3	89.000°	20.00'	31.42'	82.5315°	28.26°
C4	174.200°	125.00'	36.88'	151.931°	30.37°
C5	203.150°	125.00'	37.85'	181.420°	37.35°
C6	30.610°	125.00'	66.11'	8.6707°	65.34°
C7	57.530°	125.00'	121.71'	8.6707°	121.11°
C8	84.450°	75.00'	111.02'	8.4244°	101.16°
C9	240.000°	50.00'	293.44'	8.4244°	66.50°
C10	29.304°	50.00'	24.88'	8.4244°	24.65°
C11	18.951°	50.00'	27.45'	18.9450°	27.13°
C12	18.951°	125.00'	41.28'	18.9450°	41.07°
C13	27.962°	125.00'	91.16'	18.9284°	58.59°
C14	25.953°	125.00'	54.60'	6.1203°	54.46°
C15	13.371°	125.00'	29.72'	6.1203°	29.65°
C16	89.710°	75.00'	104.99'	14.7330°	96.62°
C17	54.203°	20.00'	18.87'	14.7330°	18.26°
C18	21.483°	20.00'	25.27'	14.7330°	25.12°
C19	15.330°	20.00'	24.42'	15.330°	24.37°
C20	15.330°	150.00'	34.42'	15.330°	34.37°
C21	52.925°	450.00'	49.84'	15.330°	36.50°
C22	64.925°	450.00'	53.83'	15.330°	47.82°

NOTE "L" - VEHICULAR ACCESS - EAST DUBLIN-GRANVILLE ROAD: Within limits shown and hereby waived and release all right of direct vehicular access to the property shown on this plat to the extent as East Dublin-Granville Road is shown on the plat, the road improvement to be constructed in the future, the excavation of any ditch or other structure shown on the plat, and the installation of any direct vehicular access to said road other than for present or future construction.

NOTE "M" - STREAM CORRIDOR PRESERVATION ZONE: As required by the zoning code, no structure or building shall be placed upon, in or under the area designated herein as a Stream Corridor Preservation Zone. The zoning code shall not be limited to, grading and clearing and shall be performed in accordance with the zoning code. The zoning code shall be amended to provide that nothing herein shall prohibit the removal of debris from the Stream Corridor Preservation Zone. Within Loss and S. said Stream Corridor Preservation Zone shall be clearly marked by bollards placed on the Stream Corridor Preservation Zone. The zoning code shall be amended to provide that the fee simple title to each lot in which a portion of the Stream Corridor Preservation Zone is located shall remain in the fee simple title to the lot, and shall not be subject to a separate fee simple title to the Stream Corridor Preservation Zone that falls within the limits of said owner's lot.

NOTE "N" - DEPRESSIONS: The plat shows the location of depressions in the ground. The zoning code shall be amended to provide that the zoning code shall not apply to any depression in the ground shown on this plat. The zoning code shall be amended to provide that the zoning code shall not apply to any depression in the ground shown on this plat. The zoning code shall be amended to provide that the zoning code shall not apply to any depression in the ground shown on this plat.

NOTE "O" - ACREAGE BREAKDOWN: The acreage in this plat is shown in the following table:

LINE	BEARING	DISTANCE	AREA
L1	N71°27'00"W	22.45'	1.24
L2	M62°37'50"E	88.91'	5.92
L3	N12°42'33"E	13.22'	0.16
L4	N72°37'54"E	6.16'	0.14
L5	N57°15'27"E	12.95'	0.15
L6	S82°33'36"W	30.11'	0.11
L7	N57°15'27"E	8.80'	0.07
L8	S70°14'47"E	23.10'	0.18
L9	N70°13'19"W	22.37'	0.17
L10	S52°32'15"W	44.65'	0.21
L11	S81°05'09"W	5.76'	0.01
L12	S82°32'00"E	34.33'	0.23

NOTE "P" - AGRICULTURAL RECOUPMENT: Grantor, from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code in effect on the date of filing this plat for the zoning code in effect on the date of filing this plat. The zoning code shall be amended to provide that the zoning code shall not apply to any agricultural recoupment assessed or levied in the future against the property designated herein, which was not assessed or levied on or before the date of filing this plat.

NOTE "Q" - ACREAGE BREAKDOWN: The acreage in this plat is shown in the following table:

LINE	BEARING	DISTANCE	AREA
L1	N71°27'00"W	22.45'	1.24
L2	M62°37'50"E	88.91'	5.92
L3	N12°42'33"E	13.22'	0.16
L4	N72°37'54"E	6.16'	0.14
L5	N57°15'27"E	12.95'	0.15
L6	S82°33'36"W	30.11'	0.11
L7	N57°15'27"E	8.80'	0.07
L8	S70°14'47"E	23.10'	0.18
L9	N70°13'19"W	22.37'	0.17
L10	S52°32'15"W	44.65'	0.21
L11	S81°05'09"W	5.76'	0.01
L12	S82°32'00"E	34.33'	0.23

NOTE "R" - ACREAGE BREAKDOWN: The acreage in this plat is shown in the following table:

LINE	BEARING	DISTANCE	AREA
L1	N71°27'00"W	22.45'	1.24
L2	M62°37'50"E	88.91'	5.92
L3	N12°42'33"E	13.22'	0.16
L4	N72°37'54"E	6.16'	0.14
L5	N57°15'27"E	12.95'	0.15
L6	S82°33'36"W	30.11'	0.11
L7	N57°15'27"E	8.80'	0.07
L8	S70°14'47"E	23.10'	0.18
L9	N70°13'19"W	22.37'	0.17
L10	S52°32'15"W	44.65'	0.21
L11	S81°05'09"W	5.76'	0.01
L12	S82°32'00"E	34.33'	0.23

NOTE "S" - ACREAGE BREAKDOWN: The acreage in this plat is shown in the following table:

LINE	BEARING	DISTANCE	AREA
L1	N71°27'00"W	22.45'	1.24
L2	M62°37'50"E	88.91'	5.92
L3	N12°42'33"E	13.22'	0.16
L4	N72°37'54"E	6.16'	0.14
L5	N57°15'27"E	12.95'	0.15
L6	S82°33'36"W	30.11'	0.11
L7	N57°15'27"E	8.80'	0.07
L8	S70°14'47"E	23.10'	0.18
L9	N70°13'19"W	22.37'	0.17
L10	S52°32'15"W	44.65'	0.21
L11	S81°05'09"W	5.76'	0.01
L12	S82°32'00"E	34.33'	0.23

