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Instrument Number: 202507010068771
Recorded Date: 07/01/2025 8:24:49 AM

Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
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Transaction Number: T20250048373
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Developer:
PULTE HOMES OF OHIO LLC

Plat:
CLOVER RUN SECTION 2 PART 2

Fees:	
Plat Recording Fee:	$224.40
Total Fees:	$224.40
Amount Paid:	$224.40
Amount Due:	$0.00

Instrument Number: 202507010068771
Volume/Page: PB 132 697
Recorded Date: 07/01/2025 8:24:49 AM

OFFICIAL RECORDING COVER PAGE

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CLOVER RUN SECTION 2, PART 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 5243

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 5243, CONTAINING 10.205 ACRES OF LAND, MORE OR LESS, ALL OUT OF THAT ORIGINAL 57.221 ACRE TRACT OF LAND, CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY DEED RECORDED IN INSTRUMENT NUMBER 202308300089025, ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "CLOVER RUN SECTION 2, PART 2", A SUBDIVISION CONTAINING LOTS NUMBERED 54-75, 126-137, 149-162, AND 165-171 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CLONFERT ROAD, FORTUNE DRIVE, LUCKLEAF WAY, AND RYE STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" AND "DRAINAGE EASEMENT" (DRN. ESMT), 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 FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT", 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.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 57.221 ACRE TRACT OF LAND OWNED BY PULTE HOMES OF OHIO LLC ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 2 DAY OF May 2025

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

BY: _____

Mahsa Naseri

PULTE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

_____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO LLC, A MICHIGAN 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 2 DAY OF May 2025, NOTARY PUBLIC WITH SEAL

EVA GROW
Notary Public, State of Ohio
My Commission Expires
April 12, 2030

MY COMMISSION EXPIRES 4-12-2030

APPROVED THIS 7TH DAY OF MAY 2025

Scott J. Messer /HSB
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 7th DAY OF May 2025

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

APPROVED THIS 7 DAY OF May 2025

Kelly B Scocco
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS 2nd DAY OF June 2025 BY ORDINANCE No. 1309-2025 WHEREIN CLONFERT ROAD, FORTUNE DRIVE, LUCKLEAF WAY, AND RYE STREET ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS OHIO.

IN WITNESS THERE I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 6th DAY OF June 2025

Taylor G. Johnson
CITY CLERK, COLUMBUS OHIO

TRANSFERRED THIS 30th DAY OF June 2025

AUDITOR, FRANKLIN COUNTY OHIO

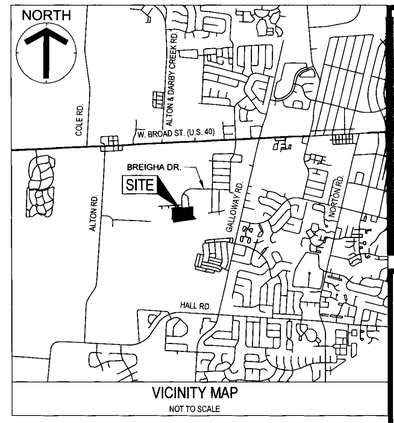
DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS 1ST DAY OF JULY 2025
AT 8:24AM FEE 224.40

Daniel O. O'Connor Jr. M.E.
RECORDER, FRANKLIN COUNTY OHIO

AT 8:24AM FEE 224.40
FILE No. 202507010068771
PLAT BOOK 132 PAGE 697-700

Marcie Egan
DEPUTY RECORDER, FRANKLIN COUNTY OHIO



PLAT NOTES
PLAT NOTES WITH REGARD TO "CLOVER RUN SECTION 2, PART 2" ARE LOCATED ON PAGE 2 OF 3.

BASIS OF BEARING
OHIO STATE PLAN COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY GPS OBSERVATIONS, HAVING A RELATIVE BEARING OF NORTH 87° 13' 19" EAST FOR A PORTION OF THE CENTERLINE OF WEST BROAD STREET.

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.

CESO IRON PIN LEGEND

- ◎ IRON PIN FOUND AS DESCRIBED
- ◉ IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

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.

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

_____ 4/30/25
MATTHEW ACKROYD, P.S. DATE:
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

CLOVER RUN SECTION 2, PART 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 5243

Revisions / Submissions

ID	Description	Date

Project Number:	760461
Scale:	1"=40'
Drawn By:	APC
Checked By:	ALB
Date:	4/28/2025
Issue:	

Drawing Title: PLAT

C:\DCVACCDocs\CESO\KH Clover Run Columbus OH\Project Files_CESO\05-SURVEY\Dwg\760461-KH-CLOVER RUN-PLAT-SEC 2 Phase B.dwg - 4/28/2025 - Alex Benson

24640-00002 + 4030 E



NOTE "A": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008), THE PROJECT AREA HEREON LIES WITHIN ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL NO. 39049C0283K.

NOTE "B": NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING & ZONING SERVICES, 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 "CLOVER RUN SECTION 2, PART 2" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN (PID 010-318742-00):

ACREAGE IN R/W	2.186 ACRES
ACREAGE IN REMAINING LOTS	8.019 ACRES
TOTAL ACREAGE	10.205 ACRES

NOTE "D": 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 "CLOVER RUN SECTION 2, PART 2" 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 "E"-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 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 "F": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #0411-2021 (Z18-065)(PUD 6) PASSED ON OCTOBER 13, 2021. 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 NOTIFYING THE PUBLIC OF 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 "G" - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "CLOVER RUN SECTION 2, PART 2", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "CLOVER RUN SECTION 2, PART 2", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "I": 10' WIDE NO VEHICULAR ACCESS IN THOSE AREAS SHOWN HEREON DELINEATED AS "I*I".

NOTE "J": AREAS DESIGNATED AS STORMWATER CONTROL PRACTICE (SCP) EASEMENTS ARE HEREBY GRANTED TO THE CITY OF COLUMBUS, OHIO FOR THE PURPOSES OF PROVIDING EASEMENT RIGHTS IN, OVER, UNDER, ACROSS AND THROUGH THE REAL PROPERTY INCLUDING THE RIGHT OF REASONABLE ACCESS THERETO, BUT WITHOUT ANY OBLIGATION WHATSOEVER, TO ACCESS, RECONSTRUCT, REPLACE, REMOVE, REPAIR, MAINTAIN, CONTROL, AND OPERATE WATER AND SEWER DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE TILES, PIPES, DITCHES, CHANNELS, CULVERTS, SEWER UTILITY LINES, TEMPORARY SEDIMENT SETTLING PONDS AND SEDIMENT TRAPS, DETENTION AND RETENTION FACILITIES, POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, AND THEIR APPURTENANCES ("IMPROVEMENT"), FOR ACCEPTING, TRANSPORTING, DETAINING, AND RELEASING WATER COURSES.

THE OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE IMPROVEMENT IN STRICT COMPLIANCE WITH THE APPROVED AND EXECUTED POST-CONSTRUCTION STORMWATER CONTROL PRACTICES INSPECTION AND MAINTENANCE AGREEMENT, ON FILE WITH THE DEPARTMENT OF PUBLIC UTILITIES, AND ALL STORM WATER INSPECTION, OPERATION AND MAINTENANCE RESPONSIBILITIES PROVIDED IN THE AGREEMENT, INCLUDING, BUT NOT LIMITED TO, KEEPING ALL INLETS AND OUTLETS FREE AND CLEAR OF DEBRIS, REPAIRING ANY DAMAGED STRUCTURES, MAINTAINING SEDIMENT ACCUMULATION IN ANY DETENTION BASIN(S), TEMPORARY SEDIMENT SETTLING PONDS AND POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, REPAIRING UNDERCUT OR ERODED AREAS, MAINTAINING ANY HARDSCAPE SURFACES, LAWN CARE MAINTENANCE, AND REPAIRING ANY DAMAGED LANDSCAPE AREAS.

IN THE EVENT THE IMPROVEMENT INCLUDES, OR IS LOCATED WITHIN A PARKING LOT AS APPROVED BY GRANTEE IN THE ABOVE-REFERENCED PLAN FILE NUMBER, WHICH WILL SERVE AS A DETENTION/RETENTION IMPROVEMENT, GRANTOR MAY INSTALL STANDARD OR TYPICAL PARKING LOT FEATURES AS SHOWN ON THE APPROVED ABOVE-REFERENCED PLAN FILE NUMBER AT GRANTOR'S SOLE RISK AND GRANTEE AND GRANTEE'S EMPLOYEES, AGENTS, REPRESENTATIVES, AND CONTRACTORS SHALL NOT BE LIABLE FOR ANY DAMAGE OR DESTRUCTION OF SUCH PARKING LOT FEATURES DURING GRANTEE'S GOOD FAITH EXERCISE OF GRANTEE'S RIGHTS IN THIS EASEMENT.

THE CITY SHALL HAVE THE RIGHT, AT ANY TIME, TO INSPECT THE IMPROVEMENT, INCLUDING THE DETENTION BASIN, TEMPORARY SEDIMENT SETTLING PONDS AND POST-CONSTRUCTION PRACTICES, TO ASCERTAIN WHETHER THE IMPROVEMENT AND APPURTENANT FACILITIES ARE FUNCTIONING IN ACCORDANCE WITH ANY APPROVED PLANS. THE POST-CONSTRUCTION STORMWATER CONTROL PRACTICES INSPECTION AND MAINTENANCE AGREEMENT, REQUIREMENTS OF THE THEN-CURRENT CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL AND GENERALLY ACCEPTED ENGINEERING STANDARDS. IN THE EVENT THE IMPROVEMENT IS NOT CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, THE OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE, SHALL COMPLETE CONSTRUCTION OF THE IMPROVEMENT IN A TIMELY MANNER. THE OWNER SHALL USE ALL COMMERCIALLY REASONABLE EFFORTS TO TIMELY COMPLETE CONSTRUCTION OF THE IMPROVEMENT, BUT EXCEPT FOR EVENTS OF FORCE MAJEURE, UNDER NO CIRCUMSTANCES SHALL THE TIME EXCEED NINETY (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IF THE PROPERTY OWNER FAILS TO DILIGENTLY COMPLETE THE CONSTRUCTION OF THE IMPROVEMENT, CITY SHALL HAVE THE RIGHT, BUT NO OBLIGATION WHATSOEVER, TO ENTER UPON THE PROPERTY AND PERFORM THE CONSTRUCTION. IN THE EVENT THE CITY PERFORMS SUCH CONSTRUCTION AS PROVIDED HEREIN, THE OWNER SHALL FULLY AND IMMEDIATELY REIMBURSE CITY FOR ANY COSTS INCURRED BY CITY AND CITY SHALL HAVE THE RIGHT TO CALL UPON ANY STORMWATER CONTROL PRACTICE CONSTRUCTION BOND AGREEMENT.

IN THE EVENT THE IMPROVEMENT IS NOT FUNCTIONING PROPERLY AND REQUIRES REPAIR, OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE, SHALL COMMENCE SUCH REPAIRS AS NEEDED IN A TIMELY MANNER. THE OWNER SHALL USE ALL COMMERCIALLY REASONABLE EFFORTS TO TIMELY PERFORM THE REPAIRS, BUT EXCEPT FOR EVENTS OF FORCE MAJEURE, UNDER NO CIRCUMSTANCES SHALL THE TIME EXCEED NINETY (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IF OWNER FAILS TO MAINTAIN AND DILIGENTLY COMPLETE REPAIRS TO THE IMPROVEMENT, CITY SHALL HAVE THE RIGHT, BUT NO OBLIGATION WHATSOEVER, TO ENTER UPON THE PROPERTY AND PERFORM THE REPAIR. IN THE EVENT THE CITY PERFORMS SUCH REPAIR AS PROVIDED HEREIN, OWNER SHALL FULLY AND IMMEDIATELY REIMBURSE CITY FOR THE ACTUAL COST OF THE REPAIR UPON RECEIPT OF AN INVOICE ITEMIZING THE COST. IN THE EVENT THE OWNER FAILS TO PAY SAID COSTS TO CITY WITHIN THIRTY (30) DAYS OF DEMAND BY CITY, OWNER SHALL ALSO BE RESPONSIBLE FOR ALL ADDITIONAL COSTS INCURRED BY CITY IN COLLECTING SAID REIMBURSEMENT, INCLUDING, BUT NOT LIMITED TO, INTEREST AT THE HIGHEST RATE ALLOWED BY LAW, ALL COURT FEES AND COSTS, AND ATTORNEY'S FEES AND/OR MAY BE SUBJECT TO ASSESSMENT.

UPON THE CITY'S ENTRY INTO THE SCP EASEMENT AREA TO EXERCISE ANY OF ITS RIGHTS, CITY WILL RESTORE THE EASEMENT AREA TO ITS FORMER CONDITION AS IS REASONABLY PRACTICABLE, BUT SUBJECT TO THE COMPLETION OF THE IMPROVEMENT CONTEMPLATED HEREIN. OWNER UNDERSTANDS AND AGREES ANY RESTORATION OF OWNER'S PROPERTY IS SPECIFICALLY LIMITED TO REASONABLY RESTORING THE GRADE AND SURFACE TO THEIR FORMER CONDITION, EXCEPT UTILITY SERVICE LINES, ASPHALT-PAVED PARKING AREAS, AND SIDEWALKS THAT DO NOT, IN ANY MANNER, IMPAIR OR INTERFERE WITH THE IMPROVEMENTS OR CITY'S RIGHTS, WILL BE RESTORED. CITY'S RESTORATION WILL NOT INCLUDE REPAIR, REPLACEMENT, OR COMPENSATION OF OR FOR ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, TREES, VEGETATION, AND/OR LANDSCAPING.

OWNER SHALL FOREVER INDEMNIFY AND HOLD HARMLESS THE CITY AND ALL OF ITS AGENTS, EMPLOYEES AND REPRESENTATIVES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, SUITS, AND ACTIONS, INCLUDING ATTORNEY'S FEES, ARISING OR RESULTING, IN ANY MANNER, FROM OWNER, ITS SUCCESSORS AND ASSIGNS, ACTIONS OR INACTIONS ASSOCIATED IN ANY MANNER WITH THE USE OF THE IMPROVEMENT.

NOTE "K": ALL PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS (CRPD)/CITY FORESTER OR IF THE PUBLIC TREE REMOVAL HAS BEEN DESIGNATED ON THE APPROVED FINAL SITE COMPLIANCE PLAN. TREES APPROVED FOR REMOVAL BY CRPD/CITY FORESTER SHALL BE PAID FOR UNDER CMSC ITEM 201, CLEARING AND GRUBBING, UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO EIGHTEEN (18) INCHES BELOW GRADE. ALL CLEARING AND GRUBBING PERFORMED ON CRPD PROPERTY, RIGHT-OF-WAY, OR ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD FORESTRY AT FORESTRY@COLUMBUS.GOV BEFORE WORK IS BEGINS. TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION. IF A PUBLIC TREE NEEDS TO BE REMOVED, THE CONTRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO THE CITY FORESTRY SECTION AT FORESTRY@COLUMBUS.GOV AND REFER TO THE CRPD TREE MITIGATION PLAN GUIDANCE, ANSI A300 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE REPLACEMENT STANDARDS.

NOTE "L": A TREE PROTECTION PLAN WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE SHALL BE INCLUDED IN THE APPROVED FINAL SITE COMPLIANCE PLAN (FSCP). REFER TO CRPD STANDARD DRAWING FOR TREE PROTECTION. CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, FUEL, EQUIPMENT, OR VEHICLES ARE NOT TO BE STOCKPILED, STORED, PARKED, OR PARKED WITHIN THE DRIP LINE OF PUBLIC TREES. ALL TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE "BEST MANAGEMENT PRACTICES - MANAGING TREES DURING CONSTRUCTION" A COMPANION PUBLICATION TO ANSI A300 PART 5. IF THERE IS A QUESTION WHETHER A TREE OR NOT NEEDS TO BE PROTECTED, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY SECTION AT FORESTRY@COLUMBUS.GOV . FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT ANSI A300/CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

NOTE "M": A PORTION OF THE DRAINAGE EASEMENT WITHIN LOT 63 WITHIN THIS PLAT, WILL BE CONSIDERED TO BE RELEASED AT A LATER DATE AND AFTER THE RYE STREET EXTENSION IS BUILT AND ACCEPTED BY THE CITY OF COLUMBUS, THE DRAINAGE EASEMENT RELEASE WILL FOLLOW AND MEET THE STANDARDS OF THE CITY OF COLUMBUS'S PROCESS AT THE TIME THE RELEASE IS REQUESTED.

CURVE TABLE

Curve	Delta	Radius	Arc Length	Chord
C1	84° 34' 10"	20.00'	29.52'	S38° 45' 25"W, 26.91'
C2	95° 25' 50"	20.00'	33.31'	N51° 14' 35"W, 29.59'
C3	84° 34' 10"	20.00'	29.52'	N38° 45' 25"E, 26.91'
C4	95° 25' 50"	20.00'	33.31'	N51° 14' 35"W, 29.59'
C5	84° 34' 10"	20.00'	29.52'	S38° 45' 25"W, 26.91'
C6	95° 25' 50"	20.00'	33.31'	S51° 14' 35"E, 29.59'
C7	7° 42' 00"	147.50'	19.82'	S84° 53' 30"W, 19.81'
C8	7° 42' 00"	125.00'	16.80'	N84° 53' 30"E, 16.79'
C9	8° 43' 09"	88.50'	13.47'	N85° 24' 05"E, 13.45'
C10	8° 43' 09"	75.00'	11.41'	S85° 24' 05"W, 11.40'

CESO IRON PIN LEGEND

- ◎ IRON PIN FOUND AS DESCRIBED
- ◉ IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

CESO LEGEND

- * NO VEHICULAR ACCESS (SEE NOTE "I")

CESO
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

CLOVER RUN SECTION 2, PART 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 5243

Revisions / Submissions

ID	Description	Date

Project Number:	760461
Scale:	1"=40'
Drawn By:	APC
Checked By:	ALB
Date:	4/28/2025
Issue:	

Drawing Title:

PLAT

C:\DCVACCDocs\CESO\KH Clover Run Columbus OH\Project Files_CESO\05-SURVEY\Dwg\760461-KH-CLOVER RUN-PLAT-SEC 2 Phase B.dwg - 4/28/2025 - Alex Benson



LINE TABLE		
Line #	Direction	Length
L1	N00° 28' 42"E	90.42'
L2	S01° 21' 38"E	90.38'
L3	N00° 50' 32"E	99.76'
L4	S00° 01' 09"E	203.99'
L5	N01° 46' 29"W	105.91'
L6	N14° 06' 21"W	85.98'
L7	S13° 14' 40"E	105.61'
L8	S08° 57' 30"E	43.04'
L9	N51° 14' 37"E	54.90'
L10	S81° 26' 09"W	58.31'
L11	N74° 40' 47"E	69.91'
L12	N81° 28' 02"E	99.24'
L13	N83° 24' 28"E	100.12'
L14	N81° 02' 30"E	94.21'
L15	N82° 28' 51"E	93.75'
L16	N82° 48' 54"E	100.10'
L17	N81° 52' 59"E	103.75'
L18	N86° 52' 46"E	110.89'
L19	S66° 51' 30"E	39.32'
L20	S47° 45' 35"E	72.65'
L21	S51° 47' 17"W	84.04'
L22	S53° 33' 15"W	12.48'
L23	S53° 37' 18"W	59.86'
L24	S36° 22' 41"E	20.00'
L25	N53° 37' 18"E	59.26'
L26	N53° 33' 15"E	13.40'
L27	N51° 47' 17"E	86.53'
L28	N86° 28' 20"E	36.29'
L29	N01° 42' 22"W	85.42'
L30	S86° 28' 20"W	20.00'
L31	N81° 02' 30"E	124.24'

CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

CESO LEGEND

* NO VEHICULAR ACCESS (SEE NOTE "I")

CESO
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

CLOVER RUN SECTION 2, PART 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 5243

Revisions / Submissions

ID	Description	Date

Project Number:	760461
Scale:	1"=40'
Drawn By:	APC
Checked By:	ALB
Date:	4/28/2025
Issue:	

Drawing Title: **PLAT**

C:\DC\ACCDocs\CESO\KH Clover Run Columbus OH\Project Files_CESO\05-SUR\EY\Dwg\760461-KH-CLOVER RUN-PLAT-SEC 2 Phase B.dwg - 4/28/2025 - Alex Benson