# DO NOT DETACH



**Instrument Number: 202401240007690**
**Recorded Date: 01/24/2024 12:43:39 PM**



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):**
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Box

**Transaction Number:** T20240005197
**Document Type:** PLAT
**Document Page Count:** 2

**Submitted By (Walk-In):**
EMH & T BOX

Walk-In

**Developer:**
SUGAR FARMS

**Plat:**
EMHT INC

| **Fees:** | |
|---|---|
| Plat Recording Fee: | $172.80 |
| **Total Fees:** | $172.80 |
| **Amount Paid:** | $172.80 |
| **Amount Due:** | $0.00 |

**Instrument Number:** 202401240007690
**Volume/Page:** PB 132 425
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**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.

# SUGAR FARMS SECTION 4

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey Numbers 6542 and 6635, containing 23.602 acres of land, more or less, said 23.602 acres being part of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Instrument Number 202106170106556, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC,** a Michigan limited liability company, by **MATHEW J. CALLAHAN,** Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SUGAR FARMS SECTION 4"**, a subdivision containing Lots numbered 163 to 228, both inclusive, and areas designated as Reserve "P" and Reserve "Q", does hereby accept this plat of same and dedicates to public use, as such, all of Melanzana Drive and Zucchina Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Path Easement". Each of the aforementioned designated easements 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. Within those areas designated "Path Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing and maintaining a paved shared use path for use by the public. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC,** has hereunto set his hand this 9 day of November, 2023.

**Signed and Acknowledged In the presence of:**

**PULTE HOMES OF OHIO LLC**

By _____
**MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition**

**STATE OF OHIO**
**COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition of **PULTE HOMES OF 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 **PULTE HOMES OF OHIO LLC,** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 9 day of November, 2023.

My commission expires 7.7.26

_____
Notary Public, State of Ohio

ANDREA LYNN REECE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-07-2026

Approved this 16th day of NOVEMBER 2023.

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

Approved this 16th day of NOVEMBER 2023.

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

Approved this 16th day of November 2023.

_____
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this 4th day of December, 2023 by Ordinance No. 3354-2023 wherein all of Melanzana Drive and Zucchina Drive shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal the 13th day of December 2023

_____
City Clerk, Columbus, Ohio

Transferred this 23rd day of Jan., 2024

_____
Auditor, Franklin County, Ohio

_____
Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at _____ M. Fee $_____

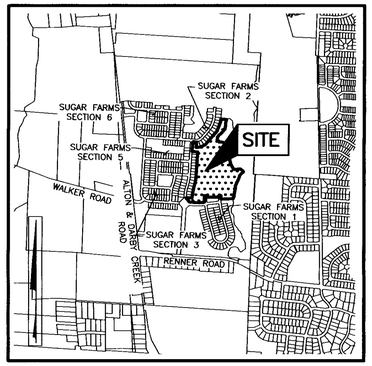
_____
Recorder, Franklin County, Ohio

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 on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK154 and FCGS 5268. The portion of the centerline of Alton & Darby Creek Road, having a bearing of North 06° 29' 44" West and monumented as shown hereon, is designated as the "basis of bearings" for this plat.

**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

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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.

O = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)

By _____
Professional Surveyor No. 7865

2 NOV 23
Date

I:\2022\20220523\DWG\SHEETS\PLAT\20220523-SS-PLAT-SEC4.DWG plotted by KIRK, MATTHEW on 11/1/2023 7:57:00 AM last saved by MKIRK on 11/1/2023 7:53:25 AM

# SUGAR FARMS SECTION 4

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1 | 4°02'38" | 1800.00' | 127.04' | N 01°52'04" E | 127.01' |
| C2 | 180°00'00" | 150.00' | 471.24' | N 86°06'37" W | 300.00' |
| C3 | 4°15'03" | 1500.00' | 111.29' | N 01°45'51" E | 111.26' |
| C4 | 5°29'53" | 1500.00' | 143.94' | N 03°06'37" W | 143.89' |
| C5 | 5°42'19" | 1800.00' | 179.24' | N 03°00'24" W | 179.16' |
| C6 | 1°37'12" | 1825.00' | 51.60' | S 01°16'32" E | 51.60' |
| C7 | 1°37'12" | 1825.00' | 51.60' | S 00°20'40" W | 51.60' |
| C8 | 1°37'12" | 1825.00' | 51.60' | S 01°57'52" W | 51.60' |
| C9 | 1°06'55" | 1825.00' | 35.53' | S 03°19'55" W | 35.52' |
| C10 | 8°49'14" | 175.00' | 26.94' | S 08°18'00" W | 26.91' |
| C11 | 15°39'56" | 175.00' | 47.85' | S 20°32'35" W | 47.70' |
| C12 | 15°39'56" | 175.00' | 47.85' | S 36°12'31" W | 47.70' |
| C13 | 15°39'56" | 175.00' | 47.85' | S 51°52'28" W | 47.70' |
| C14 | 15°39'56" | 175.00' | 47.85' | S 67°32'24" W | 47.70' |
| C15 | 15°39'56" | 175.00' | 47.85' | S 83°12'20" W | 47.70' |
| C16 | 15°39'56" | 175.00' | 47.85' | N 81°07'44" W | 47.70' |
| C17 | 15°39'56" | 175.00' | 47.85' | N 65°27'48" W | 47.70' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C18 | 15°39'56" | 175.00' | 47.85' | N 49°47'52" W | 47.70' |
| C19 | 15°39'56" | 175.00' | 47.85' | N 34°07'56" W | 47.70' |
| C20 | 15°39'56" | 175.00' | 47.85' | N 18°28'00" W | 47.70' |
| C21 | 14°31'25" | 175.00' | 44.36' | N 03°22'19" W | 44.24' |
| C22 | 0°41'24" | 1475.00' | 17.77' | S 03°32'41" W | 17.77' |
| C23 | 2°08'09" | 1475.00' | 54.99' | S 02°07'54" W | 54.98' |
| C24 | 2°08'09" | 1475.00' | 54.99' | S 00°00'15" E | 54.98' |
| C25 | 2°08'09" | 1475.00' | 54.99' | S 02°08'24" E | 54.98' |
| C26 | 1°55'47" | 1525.00' | 51.36' | S 00°21'05" E | 51.36' |
| C27 | 1°55'32" | 1525.00' | 51.25' | S 01°34'35" W | 51.25' |
| C28 | 1°21'02" | 1525.00' | 35.95' | S 03°12'52" W | 35.95' |
| C29 | 180°00'00" | 125.00' | 392.70' | N 86°06'37" W | 250.00' |
| C30 | 1°33'18" | 1775.00' | 48.17' | S 03°06'44" W | 48.17' |
| C31 | 1°49'32" | 1775.00' | 56.55' | S 01°25'19" W | 56.55' |
| C32 | 1°49'32" | 1775.00' | 56.55' | S 00°24'12" E | 56.55' |
| C33 | 1°54'37" | 1825.00' | 60.84' | S 03°02'26" E | 60.84' |

Ⓐ Δ=2°50'49" R=1475.00' Arc=73.29' ChBrg=N01°47'05"W Ch=73.28'

Ⓑ S89°38'18"W 50.00'

Ⓒ Δ=0°57'18" R=1525.00' Arc=25.42' ChBrg=S00°50'19"E Ch=25.42'

Ⓓ Δ=1°09'44" R=1775.00' Arc=36.00' ChBrg=N00°44'06"W Ch=36.00'

Ⓔ S89°50'45"W 50.00'

Ⓕ Δ=3°50'30" R=1825.00' Arc=122.37' ChBrg=S02°04'30"E Ch=122.34'

Ⓖ Δ=88°08'11" R=20.00' Arc=30.77' ChBrg=S40°04'21"W Ch=27.82'

SCALE: 1" = 60'

GRAPHIC SCALE (in feet)

Legend
B.L. = Building Line
G.L. = Garage Line
D.E. = Drainage Easement
P.E. = Path Easement
Esmt = Easement
(R) = Radial to Centerline
(NR) = Not Radial to Centerline

Line Type Legend
- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

**NOTE "A" - 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 "B":** No determination has been made by the Development Department or Building Services Department, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the final plat of Sugar Farms Section 4 does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "C":** At the time of platting, part of Reserve "P" is within Zone "X"(Shaded) (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and the remainder of Sugar Farms Section 4 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0281K, for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008.

**NOTE "D" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for Sugar Farms Section 4 show a design that would prohibit all of the lots in Sugar Farms Section 4 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

**NOTE "E":** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1685-0020, passed December 16, 2020 (Z18-058). This ordinance, and any 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, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

**NOTE "F" - ACREAGE BREAKDOWN:**

| | |
|---|---|
| Total acreage: | 23.602 Ac. |
| Acreage in rights-of-way: | 2.098 Ac. |
| Acreage in Reserves: | 10.945 Ac. |
| Acreage in remaining lots: | 10.559 Ac. |

**NOTE "G" - ACREAGE BREAKDOWN:** Sugar Farms Section 4 is out of the following Franklin County Parcel Numbers:

| | |
|---|---|
| 203-299511 | 23.602 Ac. |

**NOTE "H" - RESERVES,** as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Sugar Farms subdivisions for the purpose of open space and storm water management.

**NOTE "I":** 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 Sugar Farms Section 4 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.

J:\20220523\DWG\04SHEETS\PLAT\20220523--VS-PLAT-SEC4.DWG plotted by MASTON, JOHN on 1/2/2024 9:28:23 AM last saved by MKIRK on 11/1/2023 7:57:06 AM
Xrefs: