

FINAL PLAT
FOR

South Hampton Section 1, Part 2

Township 15, Range 20, Section 21, Southeast Quarter
Violet Township, Fairfield County, Ohio

DEDICATION

Fairfield County Commissioners

Steve A. Davis

Jeff Fix

David L. Levacy

Jeremiah D. Upp,
Fairfield County, Engineer

Tony J Vogel,
Fairfield County Sanitary Engineer

Holly Mattei,
Director, Fairfield County
Regional Planning Commission

Kelly Sarko,
Violet Township Zoning Inspector

Dr. Carri L. Brown, PhD, MBA, CGFM,
Fairfield County Auditor

Lisa McKenzie,
Fairfield County Recorder

OWNER

SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

DEVELOPER



5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

Approved and accepted this _____ day of _____, 2025. The streets, roads, etc. herein dedicated to public use are hereby accepted as such for the County of Fairfield, State of Ohio. Crescent View Drive, Sophia Way, and Charlotte Court as shown hereon, comprising a total of 1.312 acres, to the public use forever.

This plat is hereby approved as of _____, 2025, however, streets are not accepted until inspected and approved.

This plat is hereby approved as of _____, 2025, however, sanitary sewers and waterlines are not accepted until inspected and approved.

I hereby certify that this plat was approved by the Fairfield County Regional Planning Commission on _____, 2025. This approval becomes void unless this plat is filed for recording within one hundred and eighty (180) days of the above approval.

This plat is consistent with the current Violet Township Zoning Resolution.

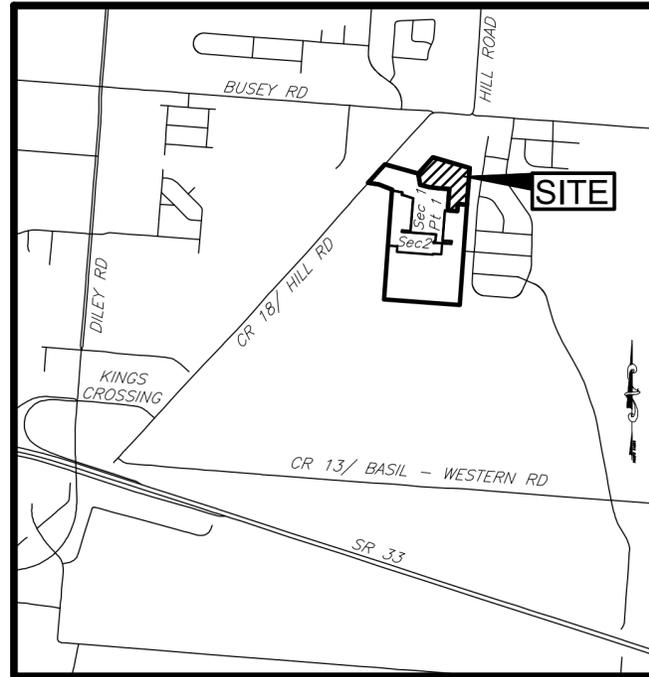
I hereby certify that the land described by this plat was transferred on _____, 2025.

I hereby certify that this plat was filed for recording on _____, 2025, at ____am-pm and that it was recorded on _____, 2025, in Instrument # _____ plat records of Fairfield County, Ohio. Fee \$ _____.

ENGINEER/SURVEYOR

VERDANTAS

1555 W Main St.
Newark, OH 43055
614-352-2914



LOCATION MAP
NO SCALE

SITE STATISTICS

Total Acreage	= 7.486 Acres
Lot Area	= 5.743 Acres
Total # of Lots	= 19 Lots
Open Space Area	= 0.431 Acres
Right of Way	= 1.312 Acres
Length of Street	= 908.92 L.F.
Existing Zoning	= P.D.

PARENT PARCEL

SP Hill Road Development, Inc.
Instrument Number 202300004129
PID# 037-02095-00,
Total Acreage = 50.904 Acres

SURVEY DATA

BASIS OF BEARINGS: For the purpose of this plat the bearings are based on the South line of South Hampton Section 1, Part 1, as recorded in Instrument No. 202400005924, as being S 85°50'01" W, and is an assumed Meridian used to denote angles only.

SOURCE OF DATA: The sources of recorded survey data are the records of the Fairfield County, Ohio Recorder, and referenced in the plan and text of this plat.

IRON PINS SET: All iron pins set are 5/8" rebar with red ID cap "VERDANTAS".

Monuments shown on the plat as not in place at the time of recording shall be placed prior to acceptance of the streets.

SITUATE

Situated in the Township of Violet, County of Fairfield, State of Ohio, Township 15, Range 20, Section 21, Southeast Quarter and being 7.486 acres out of a 50.904 acre parcel conveyed to **SP HILL ROAD DEVELOPMENT, INC.**, of record in Instrument #202300004129, while being part of P.P.N. 0370209500, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio

OWNER AGREEMENT

I, the undersigned, **BERARDINO PALMIERI**, President of **SP HILL ROAD DEVELOPMENT, INC.**, being the owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents **South Hampton Section 1, Part 2**, a subdivision containing Lots numbered 14-32 inclusive, Open Space "A", does hereby accept this plat of the same and dedicates the streets Crescent View Drive (0.104 ac.), Sophia Way (0.178 ac.), and Charlotte Court (1.03 ac.) as shown hereon, comprising a total of 1.312 acres, to the public use forever.

In Witness Whereof, **BERARDINO PALMIERI**, President of **SP HILL ROAD DEVELOPMENT, INC.**, have hereunto set their hand

this _____ day of _____, 2025.

Signed and acknowledged
in the presence of:

SP Hill Road Development, Inc.

WITNESS:

By _____
BERARDINO PALMIERI, President

WITNESS:

STATE OF OHIO
COUNTY OF _____ ss:

Before me, a Notary Public in and for said State, personally appeared **BERARDINO PALMIERI**, President of **SP HILL ROAD DEVELOPMENT, INC.** Acknowledged the signing of the foregoing instrument his voluntary act and deed and the free and voluntary act and deed of said 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 _____, 2025.

Notary Public, State of Ohio

My commission expires _____

I hereby certify that this plat represents a true and complete survey made by Verdantas, being performed and/or completed under the direct supervision of Scott A. England, Registered Surveyor No. 7452 and that all markers and monuments indicated are in place or will be in place by the time of street acceptance and are correctly shown as to materials, locations and meets the latest provision of Ohio Administrative Code Chapter 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio, to the best of my knowledge and belief is correct.

By _____
Bryan D. Butler, P.S.
Professional Surveyor NO. 8904

V:\SOUTH HAMPTON\DRAWINGS\3-FINAL PLAT\SECTION 1, PT 2\SH SEC 1, PT 2 - FINAL PLAT.DWG - 1 XREFS: South Hampton Engineering Base - PLOTTED BY SLANNING - October 20, 2025 - 3:54 PM

FINAL PLAT
FOR

South Hampton Section 1, Part 2

Township 15, Range 20, Section 21, Southeast Quarter
Violet Township, Fairfield County, Ohio

Legal Description
South Hampton, Section 1, Part 2
7.486 AC.

Situated in the State of Ohio, County of Fairfield, Township of Violet, being a part of the Southeast Quarter of Section 21, Township 15, Range 20 and being part of the 50.904 acre parcel (PID 0370209500) conveyed to SP Hill Road Development, Inc. by Instrument No. 202300004129, Recorder's Office, Fairfield County, Ohio, and being more particularly described as follows:

- Beginning at a found 3/4" iron pin (capped PS 7452), at the northeast corner of Open Space "A" of South Hampton, Section 1, Part 1 as recorded in Instrument No. 202400005924 in the Fairfield County Recorder's Office;
- Thence along the easterly line of a 2.04 acre tract (PID 037-02095-40) conveyed to Jeffrey and Jacqueline Foster by Instrument No. 202300016743 and a 2.04 acre tract (PID 037-02095-44) conveyed to Michael and Karen Lombardo by Official Record 1537, Page 3684, North 41°38'33" East, 314.41 feet to a 3/4" iron pin (capped PS 7452) found on the southerly line of a 5.09 acre tract (PID 037-02095-30) conveyed to Scott M. and Deena J. Lynd by Official Record 1830, Page 3763;
- Thence with the southerly line of said 5.09 acre parcel, South 74°00'07" East, 548.86 feet to a point in the east line of Section 21, also being the westerly line of Woodstream, Section 1 as recorded in P.C. 2, Slide 27, passing online a 1" iron pin encased in concrete to be set at 22.12' and 441.88' also a 5/8" iron pin set at 545.86' ;
- Thence along the east line of Section 21 and the westerly line of Woodstream, Section 1, South 04°14'53" West, 530.76 feet to a 1" iron pin encased in concrete to be set in the easterly line of Section 21, passing online a 5/8" iron pin set at 3.00';
- Thence through the grantor's property on the following three (3) courses and distances:
 1. North 85°50'01" West, 131.42 feet, to a 5/8" iron pin to be set;
 2. South 04°09'59" West, 103.41 feet to a 1" iron pin encased in concrete to be set;
 3. North 85°50'01" West, 136.00 feet to a 3/4" iron pin (capped 7452) found at the southeast corner of Lot 33 of said South Hampton, Section 1, Part 1, passing online a mag nail to be set at 25.00 feet and a 3/4" steel rod to be set at 50.00 feet;
- Thence with the easterly and southerly lines of said South Hampton, Section 1, Part 1 the following five (5) courses and distances:
 1. North 04°09'59" East, 310.00 feet to 1" iron pin encased in concrete found;
 2. North 85°50'01" West, 146.00 feet to a 3/4" iron pin (capped PS 7452) found;
 3. North 82°49'59" West, 140.17 feet to a 3/4" iron pin (capped PS 7452) found;
 4. North 75°50'45" West, 139.71 feet to a 1" iron pin encased in concrete found;
 5. North 09°07'10" West, 159.90 feet to the Point of Beginning.

Containing 7.486 acres of land, more or less, and being subject to all rights-of-way, easements, restrictions, covenants and/or conditions of record.

Basis of Bearings: South line of South Hampton, Section 1, Part 1 as recorded in Instrument No. 202400005924.

NOTES

NOTE "A" The purpose of this plat is to show certain property rights-of-ways, and easements boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat.

NOTE "B": No Vehicular Access shall be permitted to Open Space "A" with the exception of maintenance vehicles.

NOTE "C": No Vehicular Access to be in effect until such time as the public street right-of-way is extended and dedicated by plat.

NOTE "D" All lots in the South Hampton Subdivision shown on this plat shall be part of a drainage maintenance district for the maintenance, repair and replacement of the drainage/ storm sewer system serving the South Hampton Subdivision. Each lot shall be assessed in accordance with the rules and regulations governing such district for the inspections, maintenance, repair and replacement of such drainage/storm sewer system.

NOTE "E" Areas designated as "Perimeter No Build Zone" shall not allow permanent structures such as decks, patios or fences but shall allow trees, bushes and other landscape materials to be planted. All existing trees within this area shall be preserved and remain undisturbed with the exception of dead or poor conditioned trees or for utility crossings. Utilities are allowed within this Zone.

NOTE "F" Open Space "A" shall be owned, maintained, managed and governed by the South Hampton Homeowners' Association, Inc. (HOA) and shall be used as Passive Open Space and Recreation. All amenities located on and within all Open Space areas including trees, ponds, landscaping, landscape structures, multi-use paths, fencing, signage and/or other similar recreational installations or amenities, constructed by the Developer for the owners within the South Hampton Subdivision shall be owned and maintained by the South Hampton Homeowners Association Inc.

NOTE "G" New Deciduous and Evergreen Trees will be installed by the developer within the areas designated as "Landscape Easement". Trees within the Open Space areas shall be maintained at the expense of the HOA. If a tree becomes dead or diseased it shall be replaced by the HOA. Utilities are allowed to cross this easement if needed.

NOTE "H" Fences: With the exception of HOA approved fencing with respect to any swimming pool, fences shall not be allowed in South Hampton. The approved style and materials for fences are set forth in Exhibit E of the approved Zoning Text.

NOTE "I" All of South Hampton is located in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39045C0110G, effective date JANUARY 6, 2012.

UTILITY EASEMENTS: Utility easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

UTILITY AND SANITARY SEWER EASEMENTS: Utility and sanitary sewer easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility and sanitary sewer lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

SANITARY SEWER EASEMENTS: Easements designated as Sanitary Sewer Easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of sanitary sewer lines and services, and for the express privilege of removing any and all trees, fencing, or other obstructions to the free use of said sewers and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No other utilities are to be placed or constructed in designated Sanitary Sewer Easements.

DRAINAGE EASEMENTS: An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage Easement" hereon including the right to construct, clean, repair, keep unobstructed, and care for said sewers, swales, ditches, piping and appurtenant structures, together with the right of access to the said areas for said purpose. No above grade structures, dams, fencing, or other obstructions to the flow of storm water runoff are permitted within the drainage easement areas as delineated on this plat, except those shown on the approved construction drawings.

7.2.5 DRAINAGE AND SANITARY SEWER EASEMENTS: An easement is hereby granted for the purpose of construction, operation, reconstruction, usage, and maintenance of storm drainage swales and sanitary sewers, ditches and underground piping and appurtenant works on any part of easement areas designated "Drainage and Sanitary Sewer Easement" hereon including the right to construct, clean, repair, keep unobstructed, and care for said sewers, swales, ditches, piping and appurtenant structures, together with the right of access to the said areas for said purpose. No above grade structures, dams, fencing, or other obstructions to the flow of storm water runoff are permitted within the drainage and sanitary sewer easement areas as delineated on this plat, except those shown on the approved construction drawings, unless approved by the Fairfield County Engineer and the Fairfield County Sanitary Engineer.

WATER LINE EASEMENTS: Easements designated as Water Easements on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water lines and services, and for the express privilege of removing any and all trees or other obstructions to the free use of said water lines and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No other utilities are to be placed or constructed in designated Water Easements.

DRAINAGE MAINTENANCE DISTRICT: A Maintenance Agreement for drainage facilities is a part of the improvement plans of the above real estate (subdivision) and the obligation to pay the maintenance fees shall pass with the Title to the property. There shall be inserted in each deed passing Title to any of the land herein by the owner or developer the words:

"Title to the fee includes the obligation to pay the drainage maintenance fee assessed, or to be assessed, by the County, pursuant to the Ohio Revised Code 6137 and following sections. This includes the obligation to pay such portion of the drainage maintenance fee assessment, or to be assessed, to the public corporation(s) as established in the original schedule, as amended from time to time."

All lots in the subdivision shall be part of a drainage district for of the maintenance, repair and replacement of the drainage/storm sewersystem serving the subdivision. Each lot shall be assessed in accordance with the rules and regulations governing such district for the inspections, maintenance, repair and replacement of such drainage/storm sewer system."

The owner or owners of the fee simple title to each of the lots and lands shown hereon that has within it a portion of the area designated hereon as "Drainage Easement" or "Drainage and Sanitary Sewer Easement" shall care for, maintain, and keep open and unobstructed the major storm drainage swale within said portion of the drainage easement or drainage and sanitary sewer easement area.

The easement for storm sewer, storm drainage swales, and where applicable sanitary sewer, and appurtenant works is hereby granted to the Board of Fairfield County Commissioners and its assigns, for use at such time as it is determined that for reasons of public health, safety, and welfare it is necessary to construct, reconstruct, maintain, and keep open and unobstructed the major storm drainage swales within said "drainage easement area" or "drainage and sanitary sewer easement area"; and that the costs thereof, both direct and incidental thereto, shall be paid for by the owner or owners of the fee simple title to the lots and land upon which such maintenance is performed, unless paid by a drainage maintenance district established for the subdivision.

A property owners association is required as a condition of this plat. All property owners shall be members of said association, and shall be subject to the provisions of a Declaration of Covenants, Easements, Restrictions and Assessments for South Hampton and responsible for items identified in the document establishing said association and the Declaration.

OWNER

SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

DEVELOPER



5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

ENGINEER/SURVEYOR

VERDANTAS

1555 W Main St.
Newark, OH 43055
614-352-2914

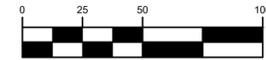
FINAL PLAT
FOR

South Hampton Section 1, Part 2

Township 15, Range 20, Section 21,
Southeast Quarter
Violet Township, Fairfield County, Ohio

Scott M &
Deena J Lynd Surv
5.09 Acres
O.R. 1830, Pg 3763
P.N. 037-02095-30

GRAPHIC SCALE



1 inch = 50 feet

3
4

Michael & Karen
Lombardo Surv
2.04 Acres
O.R. 1537, Pg 3684
P.N. 037-02095-44

Jeffrey and
Jacqueline Foster
2.04 Acres
Inst. 202300016743
P.N. 037-02095-40

P.O.B.
Section 1
Part 2

LEGEND

- = 1" Iron Pin Encased in Concrete Set (Permanent Marker)
- ⊙ = 1" Iron Pin Encased in Concrete Found
- ⊙ = 3/4" Iron Pin Found Capped "WATCON 7452"
- = 5/8" Iron Pin Set Capped "VERDANTAS"
- = Iron Pin Found
- = MAG Nail to be set
- ▲ = MAG Nail found
- DE = Drainage Easement
- SE = Sanitary Easement
- UE = Utility Easement

OWNER

SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

DEVELOPER

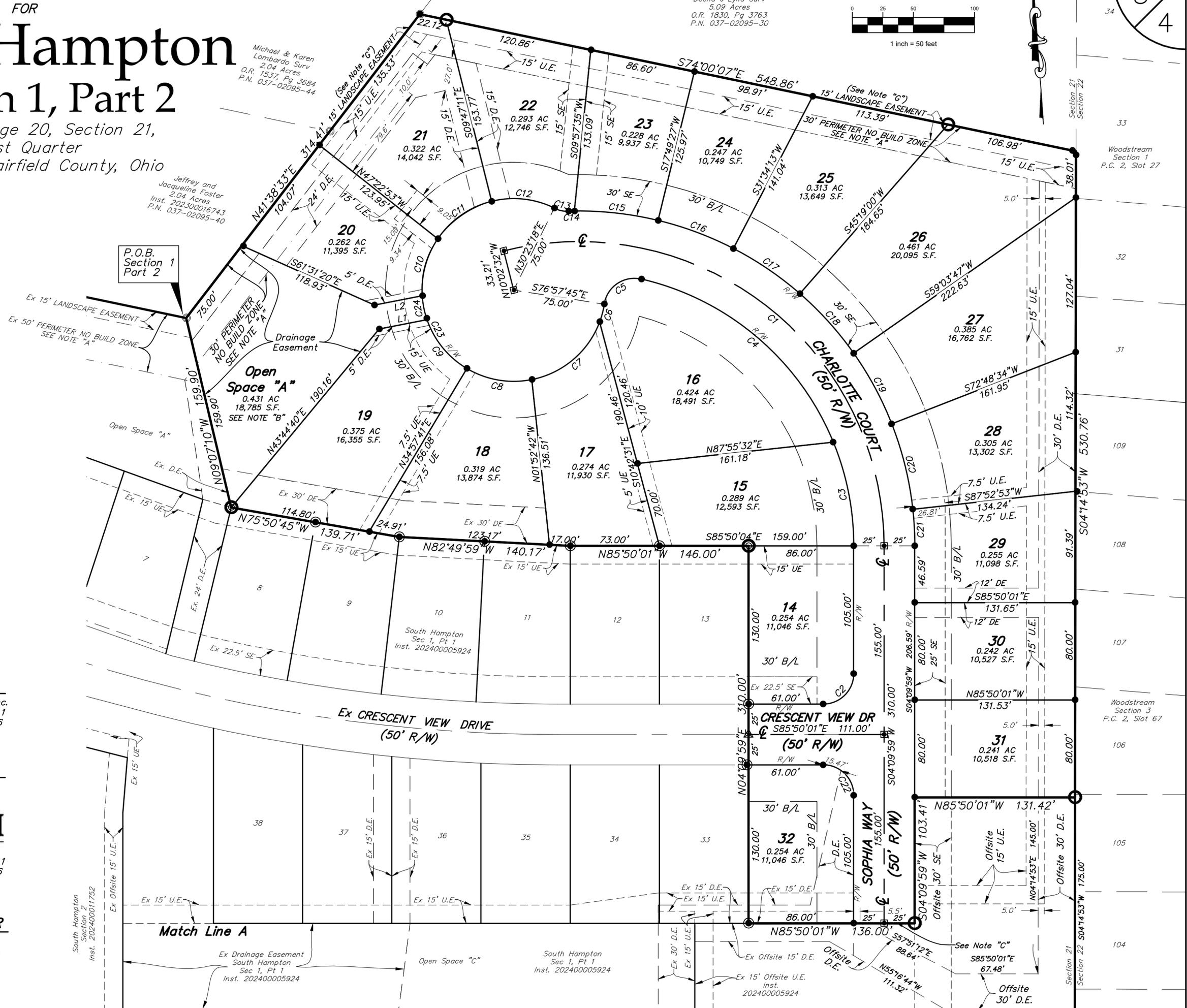


5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

ENGINEER/SURVEYOR

VERDANTAS

1555 W Main St.
Newark, OH 43055
614-352-2914



X:\SOUTH HAMPTON\DRAWINGS\3-FINAL PLAT\SECTION 1 - PT 2\SH SEC 1 - PT 2 - FINAL PLAT.DWG - 1 XREFS: South Hampton_Engineering_Base - PLOTTED BY SLANNING - October 20, 2025 - 3:54 PM

FINAL PLAT
FOR

South Hampton Section 1, Part 2

Township 15, Range 20, Section 21, Southeast Quarter
Violet Township, Fairfield County, Ohio

LEGEND

- = 3/4" Iron Pin Found
Capped "WATCON 7452"
- = 5/8" Iron Pin Set
Capped "VERDANTAS"
- = 5/8" Iron Pin Found
- = MAG Nail to be set
- ▲ = MAG Nail found
- DE = Drainage Easement
- SE = Sanitary Easement
- UE = Utility Easement

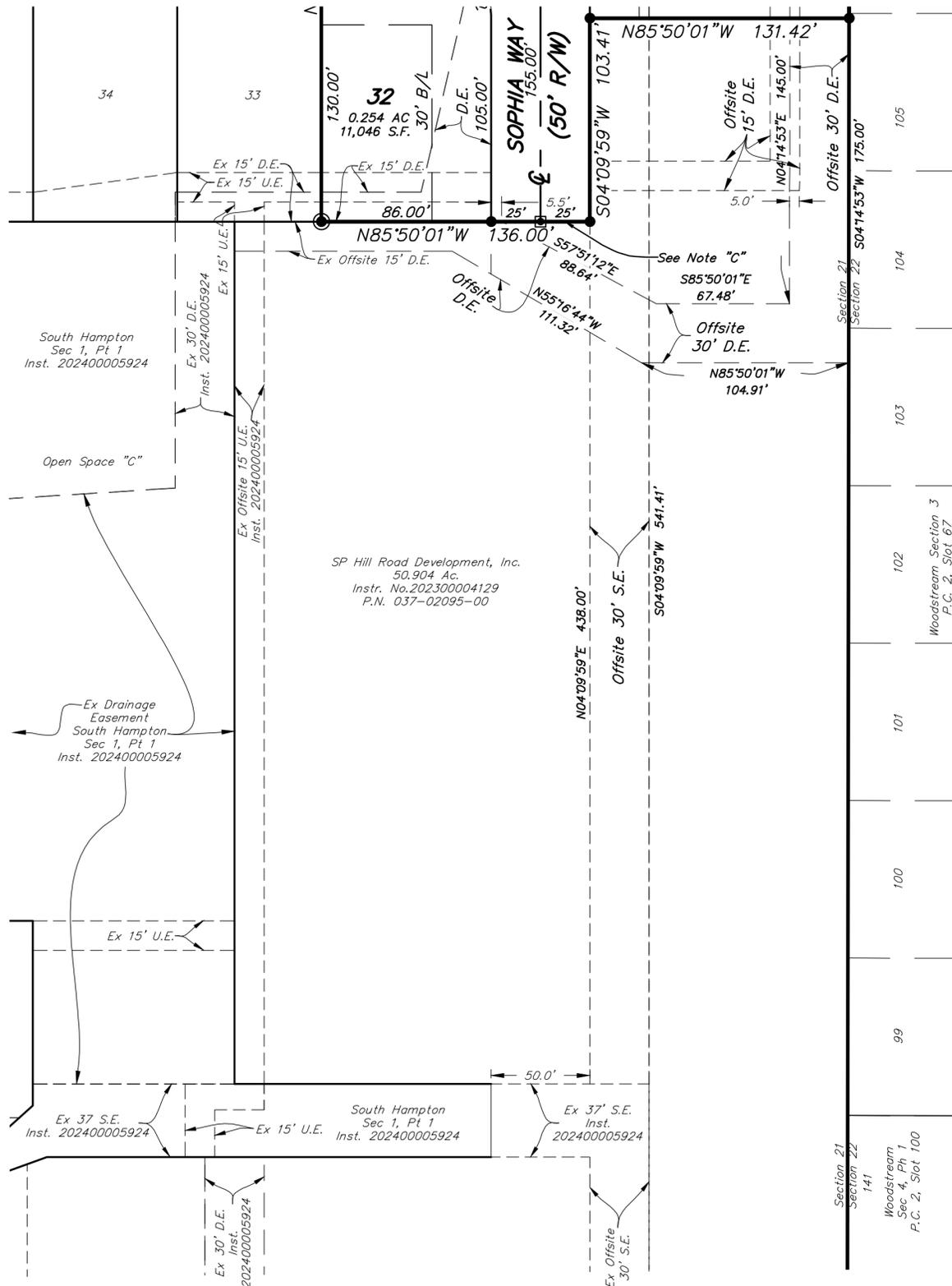
GRAPHIC SCALE



1 inch = 50 feet

Line Table		
Line #	Direction	Length
L1	N82°57'49"E	40.00'
L2	S82°57'49"W	40.00'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	250.00'	104°12'31"	454.70'	N47°56'17"W	394.57'
C2	25.00'	90°00'00"	39.27'	S49°09'59"W	35.36'
C3	225.00'	22°14'38"	87.35'	N6°57'22"W	86.80'
C4	225.00'	54°34'42"	214.33'	N45°22'00"W	206.31'
C5	25.00'	94°18'22"	41.15'	S60°11'40"W	36.66'
C6	75.00'	11°28'42"	15.03'	S18°46'36"W	15.00'
C7	75.00'	58°13'24"	76.21'	S53°37'39"W	72.98'
C8	75.00'	42°13'20"	55.27'	N76°08'59"W	54.03'
C9	75.00'	40°20'23"	52.80'	N34°52'07"W	51.72'
C10	75.00'	41°59'34"	54.97'	N21°37'20"E	53.75'
C11	75.00'	37°35'39"	49.21'	S61°24'53"W	48.33'
C12	75.00'	40°10'39"	52.59'	N79°42'02"W	51.52'
C13	25.00'	27°56'46"	12.19'	N73°35'05"W	12.07'
C14	275.00'	0°59'28"	4.76'	N87°03'44"W	4.76'
C15	275.00'	14°23'26"	69.07'	S79°22'17"E	68.89'
C16	275.00'	13°44'47"	65.98'	S65°18'10"E	65.82'
C17	275.00'	13°44'47"	65.98'	S51°33'23"E	65.82'
C18	275.00'	13°44'47"	65.98'	S37°48'36"E	65.82'
C19	275.00'	13°44'47"	65.98'	S24°03'49"E	65.82'
C20	275.00'	15°04'19"	72.34'	S9°39'17"E	72.13'
C21	275.00'	6°17'06"	30.17'	S1°01'26"W	30.15'
C22	25.00'	90°00'00"	39.27'	S40°50'01"E	35.36'
C23	75.00'	287°21'03"	376.14'	S23°17'13"E	88.85'
C24	75.00'	15°19'28"	20.06'	N7°02'11"W	20.00'



ENGINEER/SURVEYOR
VERDANTAS
1555 W Main St.
Newark, OH 43055
614-352-2914

OWNER
SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

DEVELOPER
PALMIERI BUILDERS
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

X:\SOUTH HAMPTON\DRAWINGS\3-FINAL PLAT\SECTION 1, PT 2\SH SEC 1, PT 2 - FINAL PLAT.DWG - 1 XREFS: South Hampton Engineering Base - PLOTTED BY SLANNING - October 16, 2025 - 3:06 PM

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Fairfield, Violet Township, being in Section 23, Township 16, Range 20, Refugee Lands and being the remainder of a 43.315 acre tract as conveyed to John E. Donley in Official Record 1256, Page 1187, the remainder of a 52.189 acre tract (Tract 1) as conveyed to John E. Donley in Official Record 1169, Page 2197, the remainder of a 23.912 acre tract (Tract 2) as conveyed to John E. Donley in Official Record 1169, Page 2197, a 4 acre tract as conveyed to John E. Donley in Official Record 1400, Page 1726 and the remainder of a 1.25 acre tract as conveyed to John E. Donley in Official Record 1400, Page 1726 as further described as follows;

Beginning at an iron pin set at the southeast corner of Lot 162 as created in Meadowmoore, Section 3, Phase 2 as recorded in Plat Cabinet 2, Slot 150, the northwest corner of an 87.8357 acre tract as conveyed to Hickory Lakes Development Sub, LLC in Instrument Number 202500012292, the southwest corner of the remainder of said 43.315 acre tract, the southwest corner of Section 23, the northwest corner of Section 26, the northeast corner of Section 27, the southeast corner of Section 22 and being the TRUE POINT OF BEGINNING for the land herein described as follows;

Thence with the east line of said Lot 162, the east line of Banker Drive as dedicated side Meadowmoore Section 3, Phase 2, the west line of the remainder of said 43.315 acre tract, the west line of Section 23 and the east line of Section 22, N 04° 14' 14" E, 215.01 feet to an iron pipe previously set at the northeast corner of said Banker Drive as dedicated in said Meadowmoore Section 3, Phase 2 the southeast corner of Lot 163 as created in said Meadowmoore Section 3, Phase 2, the southwest corner of Reserve "F" as created in Meadowmoore Reserve Section 2, Phase 1 as recorded in Plat Cabinet 3, Slot 110 and the northwest corner of the remainder of said 43.315 acre tract;

Thence with the north line of the remainder of said 43.315 acre tract and the south line of said Reserve "F", S 85° 45' 46" E, 355.06 feet to an iron pipe previously set at the southeast corner of said Reserve "F" and an angle point in the north line of the remainder of said 43.315 acre tract;

Thence the follow four (4) courses with the east line of said Reserve "F" and the north line of the remainder of said 43.315 acre tract:
 1. N 04° 08' 19" E, 184.24 feet to an iron pipe previously set;
 2. S 85° 51' 41" E, 38.07 feet to an iron pipe previously set;
 3. N 04° 08' 19" E, 277.20 feet to an iron pipe previously set;
 4. S 85° 51' 41" E, 150.00 feet to an iron pipe previously set in the east line of said Reserve "F" and the north line of the remainder of said 43.315 acre tract;

Thence with the east line of said Reserve "F" as created in said Meadowmoore Reserve Section 2, Phase 1 the north line of the remainder of said 43.315 acre tract and the remainder of said 52.189 acre tract (Tract 1), N 04° 08' 19" E, 285.31 feet to an iron pipe previously set at the southwest corner of Hayden Avenue as created in Meadowmoore Reserve Section 2, Phase 1 as recorded in Plat Cabinet 3, Slot 110 and being an angle point in the north line of the remainder of said 52.189 acre tract (Tract 1);

Thence with the south line of Hayden Avenue as dedicated in said Meadowmoore Reserve Section 2, Phase 1, the south line of Lot 150 as created in said Meadowmoore Reserve Section 2, Phase 1 as recorded in Plat Cabinet 3, Slot 110 and the north line of the remainder of said 52.189 acre tract (Tract 1), S 85° 51' 41" E, passing over a iron pipe set at 50 feet, a total distance of 200.00 feet to an iron pin set at the southeast corner of said Lot 150, the southwest corner of Lot 141 as created in said Meadowmoore Reserve Section 2, Phase 1, the northwest corner of Lot 140 as created in said Meadowmoore Reserve Section 1, Phase 2 and being an angle point in the north line of the remainder of said 52.189 acre tract (Tract 1);

Thence with the west line of said Lot 140, the west line of Lots 139, 138 and 137 as created in said Meadowmoore Reserve Section 1, Phase 2, the west line of Hastings Street as dedicated in said Meadowmoore Reserve Section 1, Phase 2, the north line of the remainder of said 52.189 acre tract (Tract 1) and the north line of the remainder of said 43.315 acre tract, S 04° 08' 19" W, passing over an iron pin set at 410.00 feet, a total distance of 460.00 feet to a 5/8" rebar found capped "CEC" at the southwest corner of Hastings Street as created in said Meadowmoore Reserve Section 1, Phase 2 and being an angle point in the north line of the remainder of said 43.315 acre tract;

Thence with the south line of Hastings Street as dedicated in Meadowmoore Reserve Section 1, Phase 2 and the north line of the remainder of said 43.315 acre tract, S 85° 51' 41" E, 20.45 feet to a 5/8" rebar found capped "CEC" at the northwest corner of Lot 136 as created in Meadowmoore Reserve Section 1, Phase 2 and being an angle point in the north line of the remainder of said 43.315 acre tract;

Thence with the west line of said Lot 136 and the north line of the remainder of said 43.315 acre tract, S 04° 08' 19" W, 150.00 feet to an iron pin set at the southwest corner of said Lot 136 and an angle point in the north line of the remainder of said 43.315 acre tract;

Thence with the south line of said Lot 136, the south line of Lots 135, 134, 133, 132, 131 and 130 as all are created in Meadowmoore Reserve Section 1, Phase 2 and the north line of the remainder of said 43.315 acre tract, S 85° 51' 41" E, 630.00 feet to a 5/8" rebar found capped "CEC" at the southeast corner of said Lot 130, being in the west line of Reserve "D" as created in said Meadowmoore Reserve Section 1, Phase 2, and being an angle point in the north line of the remainder of said 43.315 acre tract;

Thence with the west line of said Reserve "D" and the north line of the remainder of said 43.315 acre tract, S 04° 08' 19" W, 150.00 feet to a 5/8" rebar found capped "CEC" at the southwest corner of said Reserve "D" and being an angle point in the north line of the remainder of said 43.315 acre tract;

Thence with the south line of said Reserve "D" and the north line of the remainder of said 43.315 acre tract, S 85° 51' 41" E, 292.45 feet to a 5/8" rebar found capped "CEC" at a point of curvature in said line;

Thence with the east line of said Reserve "D" and the north line of the remainder of said 43.315 acre tract along a curve to the left having a central angle of 90° 00' 00", a radius of 225.00 feet, an arc length of

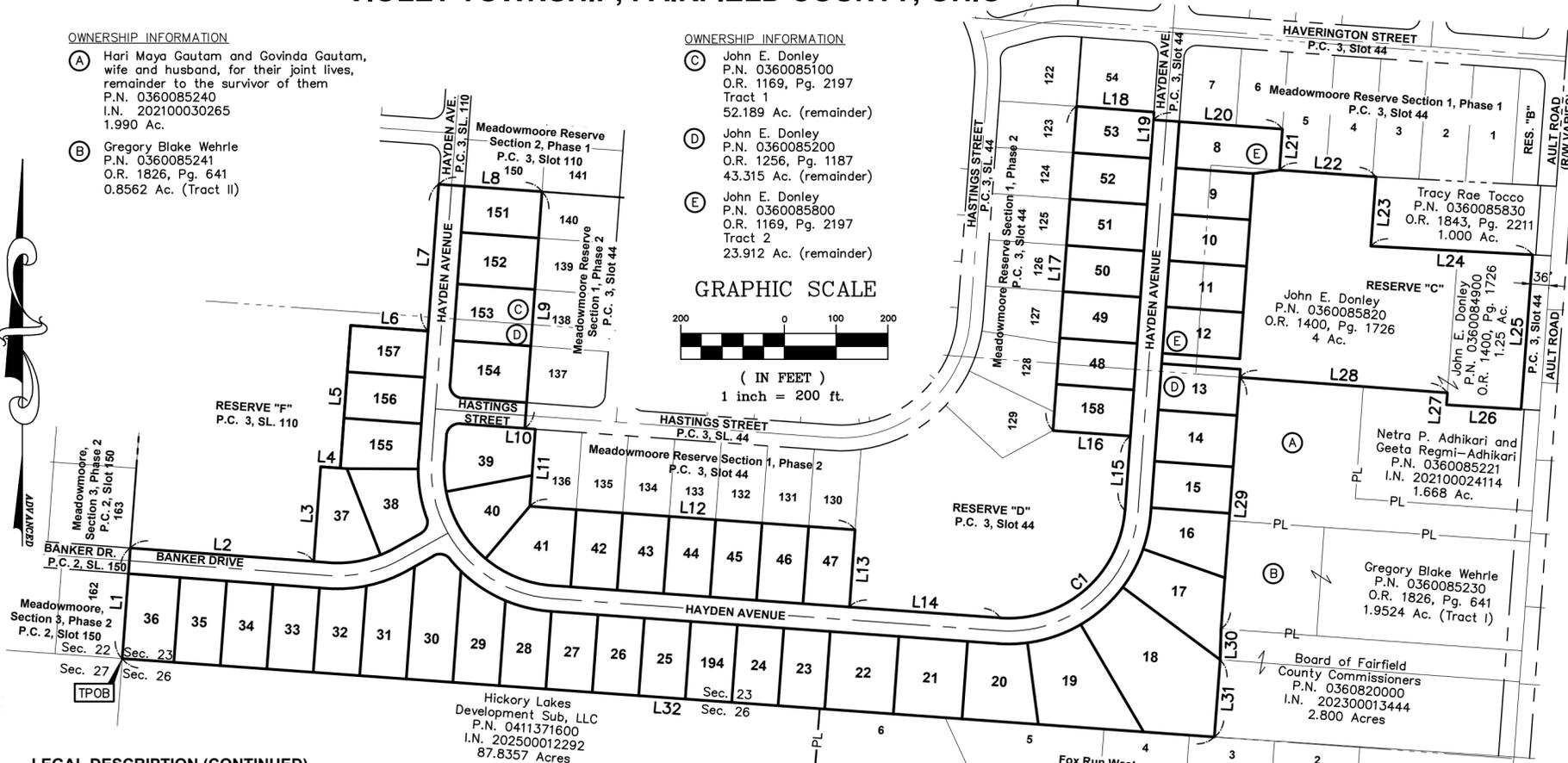
MEADOWMOORE RESERVE SECTION 3 SECTION 23, TOWNSHIP 16, RANGE 20 REFUGEE LANDS VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

OWNERSHIP INFORMATION

- (A) Hari Maya Gautam and Govinda Gautam, wife and husband, for their joint lives, remainder to the survivor of them
P.N. 0360085240
I.N. 202100030265
1.990 Ac.
- (B) Gregory Blake Wehrle
P.N. 0360085241
O.R. 1826, Pg. 641
0.8562 Ac. (Tract II)

OWNERSHIP INFORMATION

- (C) John E. Donley
P.N. 0360085100
O.R. 1169, Pg. 2197
Tract 1
52.189 Ac. (remainder)
- (D) John E. Donley
P.N. 0360085200
O.R. 1256, Pg. 1187
43.315 Ac. (remainder)
- (E) John E. Donley
P.N. 0360085800
O.R. 1169, Pg. 2197
Tract 2
23.912 Ac. (remainder)



LEGAL DESCRIPTION (CONTINUED)

353.43 feet, and a chord bearing and distance of N 49° 08' 19" E, 318.20 feet to a 5/8" rebar found capped "CEC" at a point of tangency in said line;

Thence continuing with the east line of said Reserve "D" and the north line of the remainder of said 43.315 acre tract, N 04° 08' 19" E, 144.48 feet to a 5/8" rebar found capped "CEC" at the northeast corner of said Reserve "D" and an angle point in the north line of the remainder of said 43.315 acre tract;

Thence with the north line of said Reserve "D" and the north line of the remainder of said 43.315 acre tract, N 85° 51' 41" W, 150.00 feet to a 5/8" rebar found capped "CEC" at an angle point in the north line of said Reserve "D", an angle point in the south line of Lot 129 as created in said Meadowmoore Reserve Section 1, Phase 2 and being an angle point in the north line of the remainder of said 43.315 acre tract;

Thence with the south line of said Lot 129, the east line of Lots 128, 127, 126, 125, 124 and 123 as all are created in said Meadowmoore Reserve Section 1, Phase 2, the north line of the remainder of said 43.315 acre tract and the north line of the remainder of said 23.912 acre tract (Tract 2), N 04° 08' 19" E, 630.00 feet to a 5/8" rebar found capped "CEC" at the northeast corner of said Lot 123, the southeast corner of Lot 122 as created in said Meadowmoore Reserve Section 1, Phase 2, the southwest corner of Lot 54 as created in Meadowmoore Reserve Section 1, Phase 1 as recorded in Plat Cabinet 3, Slot 44, and being an angle point in the north line of the remainder of said 23.912 acre tract (Tract 2);

Thence with the south line of said Lot 54 and the north line of the remainder of said 23.912 acre tract (Tract 2), S 85° 51' 41" E, 150.00 feet to a 5/8" rebar found capped "CEC" at the southeast corner of said Lot 54, being in the west line of Hayden Avenue as dedicated in said Meadowmoore Reserve Section 1, Phase 1, and being an angle point in the north line of the remainder of said 23.912 acre tract (Tract 2);

Thence with the north line of the remainder of said 23.912 acre tract (Tract 2) and the west line of Hayden Avenue as dedicated in said Meadowmoore Reserve Section 1, Phase 1, S 04° 08' 19" W, 15.25 feet to a 5/8" rebar found capped "CEC" at the southwest corner of Hayden Avenue as created in said Meadowmoore Reserve Section 1, Phase 1 and being an angle point in the north line of the remainder of said 23.912 acre tract (Tract 2);

Thence with the south line of Hayden Avenue as dedicated in said Meadowmoore Reserve Section 1, Phase 1, the south line of Lots 7 and 6 as created in said Meadowmoore Reserve Section 1, Phase 1 and the north line of the remainder of said 23.912 acre tract (Tract 2), S 85° 51' 41" E, passing over a 5/8" rebar found capped "CEC" at 50.00 feet, a total distance of 250.00 feet to a 5/8" rebar found capped "CEC" at the southeast corner of said Lot 6, being in the west line of Lot 5 as created in said Meadowmoore Reserve Section 1, Phase 1 and being the northeast corner of the remainder of said 23.912 acre tract (Tract 2);

LEGAL DESCRIPTION (CONTINUED)

Thence with the west line of said Lot 5 and the north line of the remainder of said 23.912 acre tract (Tract 2), S 04° 08' 19" W, 79.26 feet to a 5/8" rebar found capped "CEC" at the southwest corner of said Lot 5, an angle point in the east line of the remainder of said 23.912 acre tract (Tract 2) and being in the north line of said 4 acre tract;

Thence with the south line of said Lot 5, the south line of Lot 4 and a portion of the south line of Lot 3 as both are created in said Meadowmoore Reserve Section 1, Phase 1, and the north line of said 4 acre tract, S 85° 51' 41" E, 186.62 feet to a 5/8" rebar found capped "CEC" at the northwest corner of a 1.000 acre tract as conveyed to Tracy Rae Tocco in Official Record 1843, Page 2211, the northeast corner of said 4 acre tract, being in the south line of said Lot 3;

Thence with the west line of said 1.000 acre tract and the east line of said 4 acre tract, S 04° 13' 25" W, 134.78 feet to an iron pin set at the southwest corner of said 1.000 acre tract, an angle point in the east line of said 4 acre tract;

Thence with the east line of said 4 acre tract, the south line of said 1.000 acre tract, the north line of the remainder of said 1.25 acre tract, S 86° 58' 03" E, 312.99 feet to an iron pin set at the northeast corner of the remainder said 1.25 acre tract, the northwest corner of Ault Road (R/W Varies) as dedicated in said Meadowmoore Reserve Section 1, Phase 1 and being an angle point in the west right of way line of Ault Road;

Thence with the east line of the remainder of said 1.25 acre tract and the west line of said Ault Road, S 04° 13' 25" W, 300.44 feet to an iron pin set at the southeast corner of the remainder of said 1.25 acre tract, the northeast corner of a 1.668 acre tract as conveyed to Netra P. Adhikari and Geeta Regmi-Adhikari in Instrument Number 202100024114 and being the southwest corner of Ault Road as created in said Meadowmoore Reserve Section 1, Phase 1;

Thence with the north line of said 1.668 acre tract and the south line of the remainder of said 1.25 acre tract, N 86° 35' 28" W, 144.44 feet to an iron pin set at the southwest corner of the remainder of said 1.25 acre tract and an angle point in the north line of said 1.668 acre tract;

Thence with a portion of the west line of the remainder of said 1.25 acre tract and the north line of said 1.668 acre tract, N 04° 13' 25" E, 23.61 feet to an iron pin set at the southeast corner of said 4 acre tract, being an angle point in the north line of said 1.668 acre tract and being in the west line of the remainder of said 1.25 acre tract;

Thence with the north line of said 1.668 acre tract, the north line of a 1.990 acre tract as conveyed to Hari Maya Gautam and Govinda Gautam, wife and husband, for their joint lives, remainder to the survivor of them in Instrument Number 202100030265 and the south line of said 4 acre tract, N 85° 45' 37" W, 402.15 feet to a 5/8" rebar found at the northwest corner of said 1.990 acre tract and being in the east line of the remainder of said 43.315 acre tract;

LEGAL DESCRIPTION (CONTINUED)

Thence with the west line of said 1.990 acre tract, the west line of a 0.8562 acre tract (Tract II) as conveyed to Gregory Blake Wehrle in Official Record 1826, Page 641, and the east line of the remainder of said 43.315 acre tract, S 04° 13' 25" W, 488.80 feet to a 3/4" pipe found at the southwest corner of said 0.8562 acre tract (Tract II), an angle point in the east line of the remainder of said 43.315 acre tract and the northwest corner of a 2.800 acre tract as conveyed to the Board of Fairfield County Commissioners in Instrument Number 202300013444;

Thence with the west line of said 2.800 acre tract and the east line of the remainder of said 43.315 acre tract, S 01° 53' 08" W, 60.05 feet to a 5/8" rebar found being an angle point in the east line of the remainder of said 43.315 acre tract;

Thence with the west line of said 2.800 acre tract and the east line of the remainder of said 43.315 acre tract, S 04° 13' 25" W, 150.00 feet to a 3/4" pipe found at the southwest corner of said 2.800 acre tract, the southeast corner of the remainder of said 43.315 acre tract, and being in the north line of Lot 3 as created in Fox Run West as recorded in Plat Book 10, Page 69, also being in the south line of Section 23 and the north line of Section 26;

Thence with the south line of the remainder of said 43.315 acre tract, the north line of said Lot 3, the north line of Lots 4, 5 and 6 as created in said Fox Run West, the north line of said 87.8357 acre tract as conveyed to Hickory Lakes Development Sub, LLC, the south line of Section 23 and the north line of Section 26, N 85° 52' 43" W, 2115.17 feet to the TRUE POINT OF BEGINNING, containing 28.782 acres, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Fairfield County records, along with an actual field survey. A drawing of the above description is attached hereto and made a part thereof.

Bearings shown hereon are based on the bearing of South 04°13'25" West for the centerline of Ault Road, as determined by GPS observations and post processed utilizing NGS Opus Solutions, based on NAD83 (2011), Ohio State Plane South Zone

All references used in this description can be found at the Recorder's Office Fairfield County, Ohio.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	225.00'	353.43'	N49°08'19"E	318.20'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	215.01'	N04°14'14"E
L2	355.06'	S85°45'46"E
L3	184.24'	N04°08'19"E
L4	38.07'	S85°51'41"E
L5	277.20'	N04°08'19"E
L6	150.00'	S85°51'41"E
L7	285.31'	N04°08'19"E
L8	200.00'	S85°51'41"E
L9	460.00'	S04°08'19"W
L10	20.45'	S85°51'41"E
L11	150.00'	S04°08'19"W
L12	630.00'	S85°51'41"E
L13	150.00'	S04°08'19"W
L14	292.45'	S85°51'41"E
L15	144.48'	N04°08'19"E
L16	150.00'	N85°51'41"W
L17	630.00'	N04°08'19"E
L18	150.00'	S85°51'41"E
L19	15.25'	S04°08'19"W
L20	250.00'	S85°51'41"E
L21	79.26'	S04°08'19"W
L22	186.62'	S85°51'41"E
L23	134.78'	S04°13'25"W
L24	312.99'	S86°58'03"E
L25	300.44'	S04°13'25"W
L26	144.44'	N86°35'28"W
L27	23.61'	N04°13'25"E
L28	402.15'	N85°45'37"W
L29	488.80'	S04°13'25"W
L30	60.05'	S01°53'08"W
L31	150.00'	S04°13'25"W
L32	2115.17'	N85°52'43"W



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat
 PLAN PREPARED BY: JEP
 CHECKED BY: JEP
 781 Science Blvd., Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

SCALE: 1" = 200'	JOB NO.: 23-0003-1174
DATE: October 22, 2025	SHEET 2 / 5

MEADOWMOORE RESERVE SECTION 3 SECTION 23, TOWNSHIP 16, RANGE 20 REFUGEE LANDS VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

Final Plat
 PLAN PREPARED BY: JEP
 CHECKED BY: JEP
 781 Science Blvd., Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

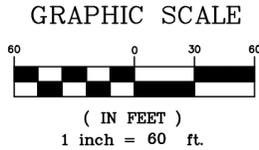
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

SCALE: 1" = 60'
 DATE: October 22, 2025

JOB NO.: 23-0003-1174
 SHEET 3 / 5

- LEGEND**
- = IRON PIN SET
 - ⊙ = PERMANENT MARKER
 - ⊗ = PK NAIL SET
 - = IRON PIN FOUND
 - ⊙ = IRON PIPE FOUND
 - ⊗ = PK NAIL FOUND

LINE	DISTANCE	BEARING
L1	12.70'	S85°51'41"E



"SAN.ESMT." = SANITARY SEWER EASEMENT
 "DR.ESMT." = DRAINAGE EASEMENT
 "UTIL.ESMT." = UTILITY EASEMENT
 "TEMP.ESMT." = TEMPORARY EASEMENT

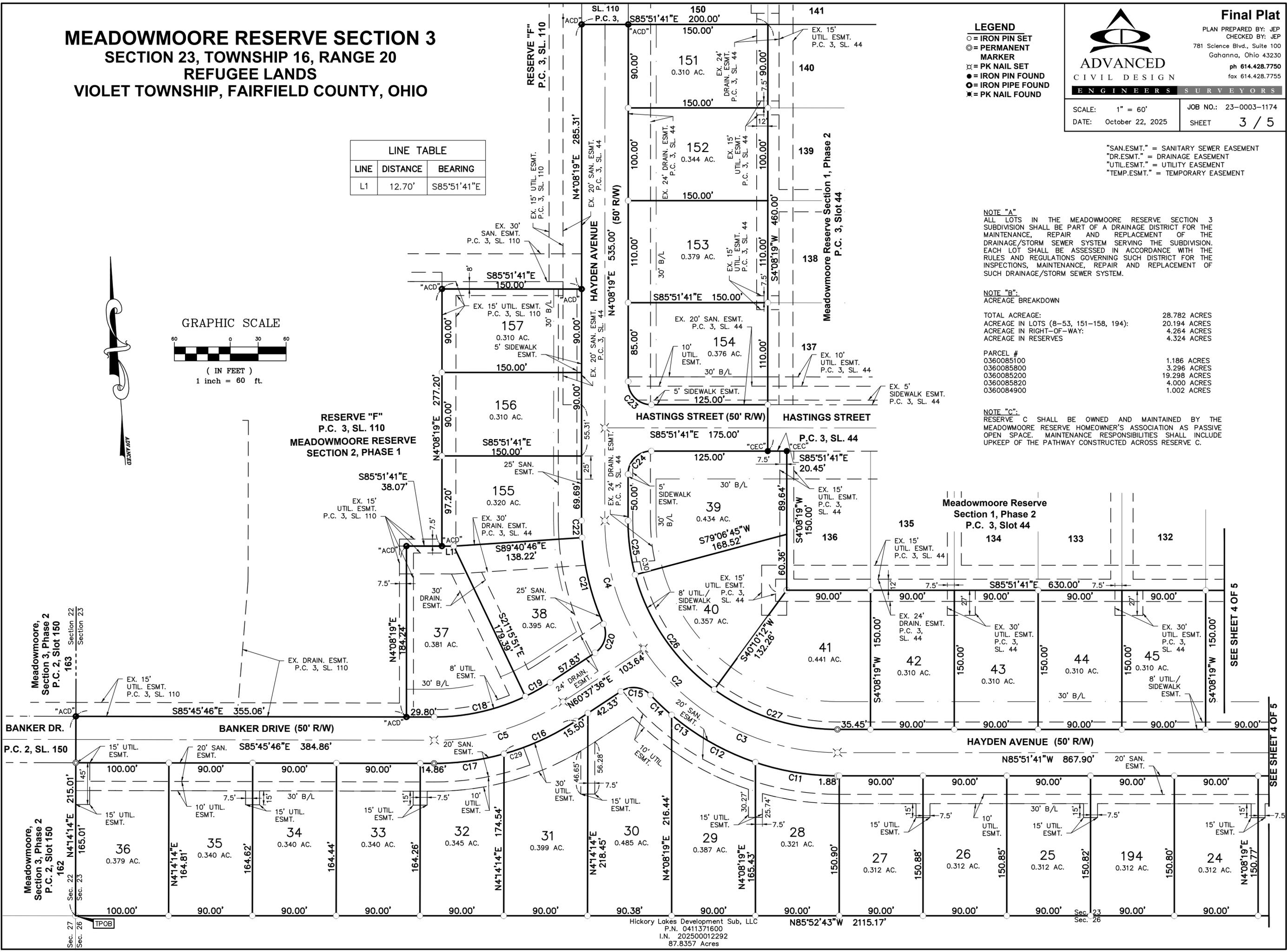
NOTE "A"
 ALL LOTS IN THE MEADOWMOORE RESERVE SECTION 3 SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM.

NOTE "B"
 ACREAGE BREAKDOWN
 TOTAL ACREAGE: 28.782 ACRES
 ACREAGE IN LOTS (8-53, 151-158, 194): 20.194 ACRES
 ACREAGE IN RIGHT-OF-WAY: 4.264 ACRES
 ACREAGE IN RESERVES: 4.324 ACRES

PARCEL #

0360085100	1.186 ACRES
0360085800	3.296 ACRES
0360085200	19.298 ACRES
0360085820	4.000 ACRES
0360084900	1.002 ACRES

NOTE "C"
 RESERVE C SHALL BE OWNED AND MAINTAINED BY THE MEADOWMOORE RESERVE HOMEOWNER'S ASSOCIATION AS PASSIVE OPEN SPACE. MAINTENANCE RESPONSIBILITIES SHALL INCLUDE UPKEEP OF THE PATHWAY CONSTRUCTED ACROSS RESERVE C.



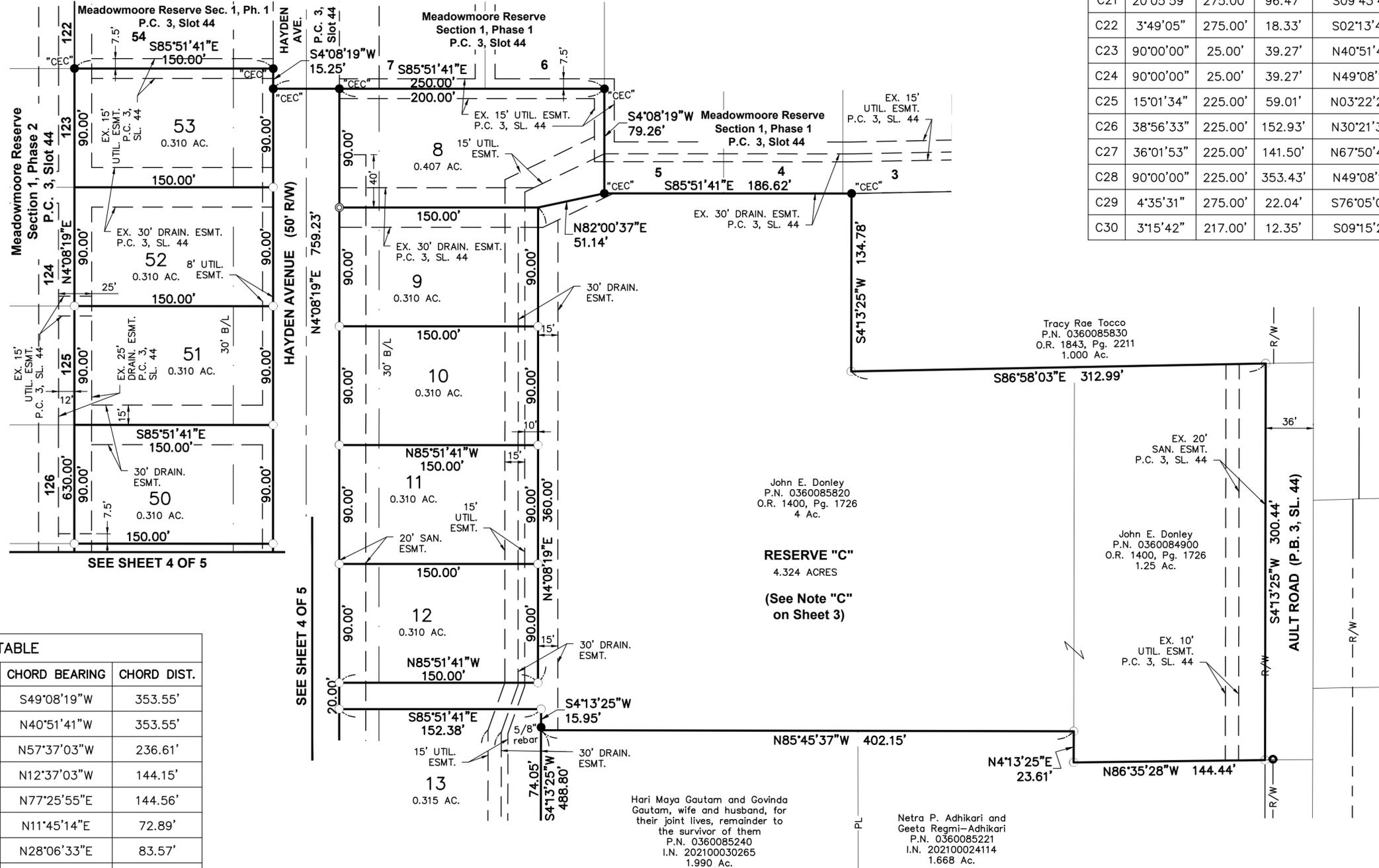
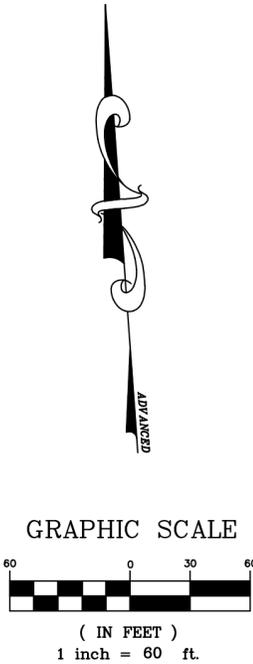
Hickory Lakes Development Sub, LLC
 P.N. 0411371600
 I.N. 202500012292
 87.8357 Acres

SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

**MEADOWMOORE RESERVE SECTION 3
SECTION 23, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO**

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C16	17°45'16"	275.00'	85.21'	N69°30'14"E	84.87'
C17	15°51'23"	275.00'	76.11'	N86°18'33"E	75.86'
C18	25°47'17"	225.00'	101.27'	S81°20'36"W	100.42'
C19	7°49'22"	225.00'	30.72'	S64°32'17"W	30.70'
C20	80°24'21"	25.00'	35.08'	S20°25'25"W	32.27'
C21	20°05'59"	275.00'	96.47'	S09°43'46"E	95.98'
C22	3°49'05"	275.00'	18.33'	S02°13'46"W	18.32'
C23	90°00'00"	25.00'	39.27'	N40°51'41"W	35.36'
C24	90°00'00"	25.00'	39.27'	N49°08'19"E	35.36'
C25	15°01'34"	225.00'	59.01'	N03°22'28"W	58.84'
C26	38°56'33"	225.00'	152.93'	N30°21'32"W	150.00'
C27	36°01'53"	225.00'	141.50'	N67°50'45"W	139.18'
C28	90°00'00"	225.00'	353.43'	N49°08'19"E	318.20'
C29	4°35'31"	275.00'	22.04'	S76°05'06"W	22.03'
C30	3°15'42"	217.00'	12.35'	S09°15'25"E	12.35'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	250.00'	392.70'	S49°08'19"W	353.55'
C2	90°00'00"	250.00'	392.70'	N40°51'41"W	353.55'
C3	56°29'17"	250.00'	246.48'	N57°37'03"W	236.61'
C4	33°30'43"	250.00'	146.22'	N12°37'03"W	144.15'
C5	33°36'39"	250.00'	146.65'	N77°25'55"E	144.56'
C6	15°13'51"	275.00'	73.10'	N11°45'14"E	72.89'
C7	17°28'47"	275.00'	83.90'	N28°06'33"E	83.57'
C8	22°49'37"	275.00'	109.56'	N48°15'45"E	108.84'
C9	22°49'37"	275.00'	109.56'	N71°05'23"E	108.84'
C10	11°38'07"	275.00'	55.85'	N88°19'15"E	55.75'
C11	18°41'24"	275.00'	89.71'	S76°31'00"E	89.31'
C12	17°20'29"	275.00'	83.23'	S58°30'03"E	82.92'
C13	4°20'18"	275.00'	20.82'	S47°39'39"E	20.82'
C14	6°31'27"	275.00'	31.31'	S42°13'46"E	31.30'
C15	80°24'21"	25.00'	35.08'	S79°10'14"E	32.27'

John E. Donley
P.N. 0360085820
O.R. 1400, Pg. 1726
4 Ac.

RESERVE "C"
4.324 ACRES
(See Note "C" on Sheet 3)

Hari Maya Gautam and Govinda Gautam, wife and husband, for their joint lives, remainder to the survivor of them
P.N. 0360085240
I.N. 202100030265
1.990 Ac.

Netra P. Adhikari and Geeta Regmi-Adhikari
P.N. 0360085221
I.N. 202100024114
1.668 Ac.

Tracy Rae Tocco
P.N. 0360085830
O.R. 1843, Pg. 2211
1.000 Ac.

John E. Donley
P.N. 0360084900
O.R. 1400, Pg. 1726
1.25 Ac.

EX. 10' UTIL. ESMT.
P.C. 3, S.L. 44

- LEGEND**
- = IRON PIN SET
 - ⊙ = PERMANENT MARKER
 - ⊗ = PK NAIL SET
 - = IRON PIN FOUND
 - ⊙ = IRON PIPE FOUND
 - ⊗ = PK NAIL FOUND

"SAN.ESMT." = SANITARY SEWER EASEMENT
"DR.ESMT." = DRAINAGE EASEMENT
"UTIL.ESMT." = UTILITY EASEMENT
"TEMP.ESMT." = TEMPORARY EASEMENT



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'	JOB NO.: 23-0003-1174
DATE: October 22, 2025	SHEET 5 / 5