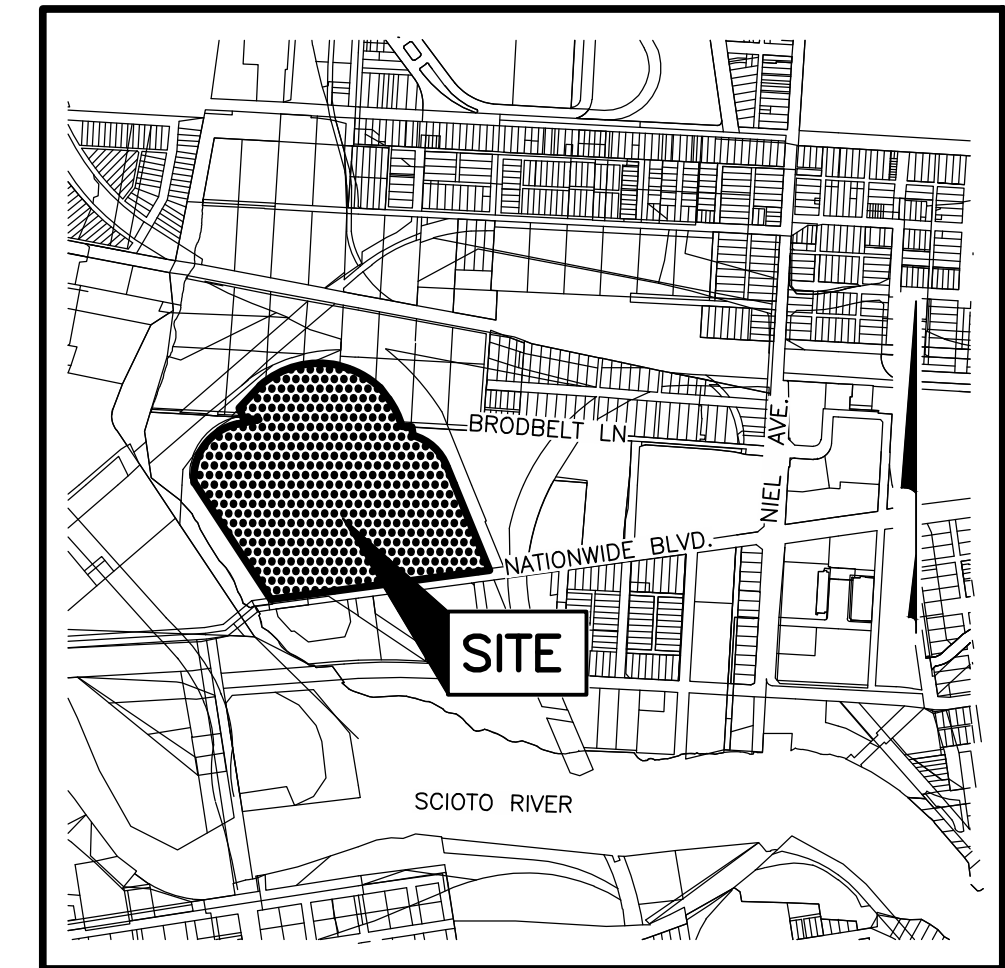


CONFLUENCE VILLAGE



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Half Sections 8 and 9, Township 5, Range 22, Refugee Lands, containing 28.631 acres of land, more or less, said 28.631 acres being comprised of a resubdivision of the subdivision entitled "W.A. Neil's Waterworks Addition", of record in Plat Book 3, Page 33, Lot F of the subdivision entitled "W.A. Neil's Penitentiary Farm", of record in Plat Book 5, Page 44, and Lots 13,14, 17, 18 and 21 of the subdivision entitled "Brecount, Conover and Smith's Northwest Addition," of record in Plat Book 1, Page 250, said resubdivided areas being conveyed to **WEST END DEVELOPMENT, LLC** by deeds of record in Instrument Numbers 201910310145389 and 201910310145390. Recorder's Office, Franklin County, Ohio, and those portions of Broadbelt (Brodbelt) Alley, Michigan Avenue, Hocking Street, Nationwide Boulevard and those unnamed alleys vacated by City of Columbus Ordinance Numbers 23-31, 139-33, 1118-2010, 37065, 2093-2019 and 30793.

The undersigned, **WEST END DEVELOPMENT, LLC**, A Delaware limited liability company by **DAVID A. JENKINS**, Authorized Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**CONFLUENCE VILLAGE**", a subdivision containing Lots numbered 1 to 5, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Street A, Street B, Street C and Street D shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Sidewalk 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 "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Within those areas designated "Access Easement" on this plat, an additional easement is reserved for vehicular turnaround use by the public.

In Witness Whereof, **DAVID A. JENKINS**, Authorized Officer of **WEST END DEVELOPMENT, LLC** has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged **WEST END DEVELOPMENT, LLC**
In the presence of

By **DAVID A. JENKINS**,
Authorized Officer

STATE OF OHIO
COUNTY OF CUYAHOGA ss:

Before me, a Notary Public in and for said State, personally appeared **DAVID A. JENKINS**, Authorized Officer of **WEST END DEVELOPMENT, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **WEST END DEVELOPMENT, LLC** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of ___, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ___ day of ___, 20__.

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

Approved this ___ day of ___, 20__.

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

Approved this ___ day of ___, 20__.

Director, Department of Public Service, Columbus, Ohio

Approved and accepted this ___ day of ___, 20__, by Ordinance No. _____ wherein all of Street A, Street B, Street C and Street D shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio. The City of Columbus, Ohio by its approval and acceptance of this plat does hereby vacate the portions of the existing easements shown hereon by hatching and rededicates that portion of Nationwide Boulevard as shown hereon by cross hatching. (See Hatch Legend on sheet 3)

In witness thereof, I have hereunto set my hand and affixed my seal the ___ day of ___, 20__.

City Clerk, Columbus, Ohio

Transferred this ___ day of ___, 20__.

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 _____

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the portion of the northerly right of way line of Nationwide Boulevard, having a bearing of North 82°21' 25" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment).

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



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 Spike to be set
- ⊙ = Permanent Marker (See Survey Data)
- = 4" Steel Fence Post found
- ⊗ = Chiseled X found

By _____ Date _____
Professional Surveyor No. 7865

U:\20190172\DWG\CASHSHEETS\PLAT\20190172-VS-PLAT-01.DWG plotted by KIRK, MATTHEW on 11/4/2019 9:19:23 AM last saved by MCKR on 11/4/2019 8:19:07 AM