

# WARNER JUNCTION THE RESUBDIVISION OF LOTS 1 - 6 OF JUSTIN MORRISONS SUBDIVISION

0.518 ACRE TRACT

BEING LOT NOS. 1, 2, 3, 4, 5, AND 6, OF JUSTIN MORRISON'S SUBDIVISION IN PLAT BOOK 2, PAGE 4 AS ALL IS CONVEYED TO FRANKLINTON DEVELOPMENT ASSOCIATION INSTRUMENT NUMBER 200912210183675  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a resubdivision of all of Lots 1, 2, 3, 4, 5, and 6 of Justin Morrisons Subdivision as recorded in Plat Book 2, Page 4 and being all of the 0.518 acres (surveyed) as conveyed to Franklinton Development Association as described in Instrument Number 200912210183675.

The undersigned, Franklinton Development Association, by Jim Sweeney, Representative of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents the WARNER JUNCTION, a subdivision containing Lots Numbered 1 to 18, both inclusive, and Reserve "A".

Easements are hereby reserved in, over and under area designated on this plat as "Reserve "A"". 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. No building shall be constructed in any area over which easements are hereby reserved.

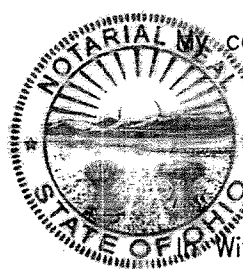
In Witness Whereof, Jim Sweeney, Representative of Franklinton Development Association has hereunto set his hand this 29<sup>th</sup> day of October, 2014.

Signed and acknowledged in the presence of:  
Jeffrey T. Mohman  
By Jim Sweeney  
Representative  
Franklinton Development Association

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Jim Sweeney, Representative of Franklinton Development Association who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said Franklinton Development Association for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 29<sup>th</sup> day of October, 2014.

  
Jeffrey T. Mohman, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.  
Notary Public, State of Ohio


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Signed and acknowledged in the presence of:  
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In Witness Thereof, I have hereunto set my hand and affixed my official seal this 29<sup>th</sup> day of October, 2014.

My commission expires has no expiration date  
Notary Public, State of Ohio  
  
Jeffrey T. Mohman, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

PLANS PREPARED BY:  
**E. P. FERRIS**  
AND ASSOCIATES  
INC.  
CONSULTING CIVIL ENGINEERS AND SURVEYORS  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999 (614) 299-2992 Fax

Approved this 30<sup>th</sup> day of October  
2014

Scott J. Messer / ABS  
Building and Zoning Services  
Department Director  
Columbus, Ohio

Approved this 31<sup>st</sup> day of October  
2014

Hassam Y. Zeb / AEP  
City Engineer,  
Columbus, Ohio

Approved this 3 day of November  
2014

Jim Quinn  
Director of Public Services,  
Columbus, Ohio

Approved and acceptec this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Ordinance No. \_\_\_\_\_ wherein the plat of Warner Junction is accepted as such.

In Witness Thereof, I have hereunto set my hand and affixed my seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
City Clerk, Columbus, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Auditor, Franklin County, Ohio

\_\_\_\_\_  
Deputy Auditor,  
Franklin County, Ohio

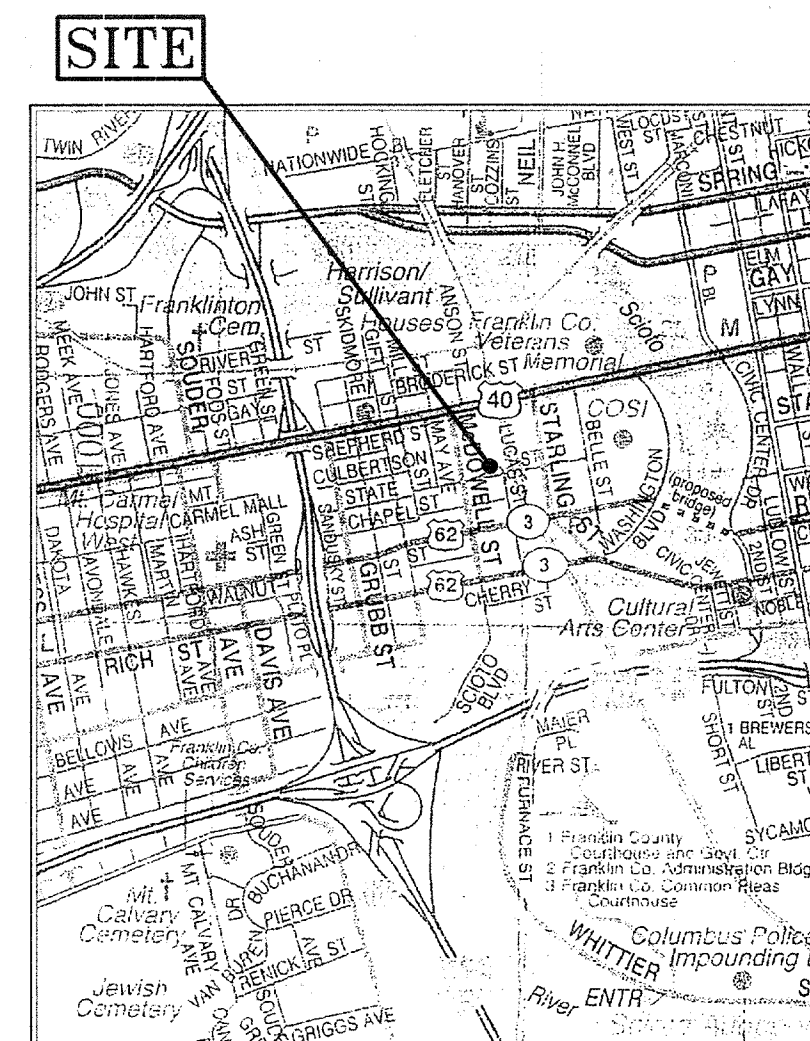
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2014  
at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_  
File No. \_\_\_\_\_

\_\_\_\_\_  
Recorder, Franklin County, Ohio

Recorded this day \_\_\_\_\_ of \_\_\_\_\_ 2014

\_\_\_\_\_  
Deputy Recorder,  
Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



Location Map  
Not To Scale

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). The bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The southerly right-of-way line of State Street having a bearing of **North 81 degrees 45 minutes 43 seconds East** is designated the basis of bearings for this description.

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

**IRON PINS:** Where indicated, unless otherwise noted, are to be set and are 5/8" iron pins, thirty inches long, capped "E.P. FERRIS SURVEYOR 8230".

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be 1" by 30" solid iron rods. Pins are to be set to monument the points indicated and are to be set, capped with an aluminum cap stamped "E.P. FERRIS SURVEYOR 8230".

### Legend

- PL Property Line
- CL Centerline
- R/W Right-of-Way
- O(IPF) Iron Pin Found
- O(IPF)(EPF) Iron Pin Found, 5/8" Rebar, Typical
- Iron Pin Set (IP Set) or MAG Nail Set
- ⊙ Permanent Marker

I 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.



By: Matthew E. Ferris 10-27-14  
Matthew E. Ferris, P.E., P.S.  
Registered Surveyor No. 8230

DRWN BY CLP CHK BY MEF DATE 10-27-14  
1036\_01