THE UNDERSIGNED, PIZZUTI LAND LLC, AN OHIO LIMITED LIABILITY COMPANY, BY SCOTT B. WEST, EXECUTIVE VICE PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN "BEGRROW STREET DEDICATION PHASE II" AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "WATER EASEMENT" AND "STORM 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 "STORM 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 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.

EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

FURTHERMORE, IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 4307.13(C)(8) OF THE COLUMBUS CITY CODES, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TELEVISION INDUSTRY FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF TELEVISION CABLE AND EQUIPMENT TO BE INSTALLED IN THE UTILITY TRENCH DURING THE TIME THE TRENCH IS OPEN FOR THE INSTALLATION OF TELEPHONE AND POWER CABLES; OTHERWISE, THE OWNER OR DEVELOPER MAY REVOKE THE OFFER OF AN EASEMENT.

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IN WITNESS WHEREOF, SCOT HEREUNTO SET HIS HAND T	T B WEST EXECUT	IVE VICE PRESID	ENT OF PIZZUT	I LAND LLC, HA
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HERELINTO SET HIS HAND T	HIS ス/' DAY	OF / IP	C. (1996) – E. S.	_ , 2012.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

PIZZUTI LAND LLC AN OHIO LIMITED LIABILITY COMPANY

SCOTT B. WEST EXECUTIVE VICE PRESIDENT

PIZZUTI LAND LLC

STATE OF OHIO COUNTY OF FRANKLIN ss:

BEFORE ME. A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, SCOTT B. WEST, EXECUTIVE VICE PRESIDENT OF PIZZUTI LAND LLC, 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 PIZZUTI LAND LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL DAY OF APRIL

11-30-16 MY COMMISSION EXPIRES NOTARY PUBLIC STATE OF OHIO

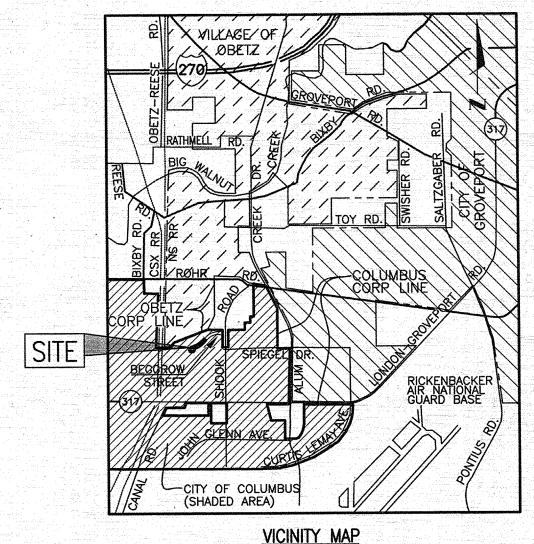
Notary Public, State of Ohio My Commission Expires 11.30.16

APPROVED THIS 30TH DAY OF APPLL , 2012. BUILDING AND ZONING SERVICES APPROVED THIS 4TH DAY OF May, 2012. APPROVED THIS 5th DAY OF May , 2012. APPROVED AND ACCEPTED THIS _____ DAY OF ______, 2012, BY ORDINANCE NO. WHEREIN ALL OF THE STREET SHOWN DEDICATED HEREON, IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF COLUMBUS, OHIO. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ______, 2012. CITY CLERK COLUMBUS, OHIO TRANSFERRED THIS ______ DAY OF ______, 2012. FRANKLIN COUNTY, OHIO DEPUTY AUDITOR FRANKLIN COUNTY, OHIO FILED FOR RECORD THIS _____ DAY OF ______, 2012. RECORDER M. FEE \$ FRANKLIN COUNTY, OHIO FILE NO RECORDED THIS _____ DAY OF _____ , 2012. DEPUTY RECORDER

SOURCE DATA

THE FOREGOING PLAT HAS BEEN PREPARED UTILIZING THE DEED TO PIZZUTI LAND LLC, OF RECORD IN INSTRUMENT NUMBER 200611210233257 & 200611210233258, THE DEED TO PIZZUTI LAND, LLC, OF RECORD IN INSTRUMENT NUMBER 200812090177545 AND THE PLAT "BEGGROW STREET DEDICATION, PHASE I, OF RECORD IN PLAT BOOK 112, PAGE 57, RECORDS ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

FRANKLIN COUNTY, OHIO



Columbus, Ohio 43215 Phone: (614) 220-9122 Fax: (614) 224-6607 Email: info@brhgroup.com

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BASIS OF BEARING

BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIANS AS THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, 86 ADJUSTED, MONUMENTS USED ALONG THE CENTERLINE OF SHOOK ROAD: FCGS 9930 AND FCGS 9927 CENTERLINE BEARING = N 03'37'38" E 2666.15'

FLOOD ZONE NOTE

BY GRAPHICAL PLOTTING ONLY, THE SITE IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANAL MAP NUMBER 39049C0429 K, EFFECTIVE DATE JUNE 17, 2008.

AGRICULTURAL RECOUPMENT NOTE

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 RESAULT FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

WETLAND NOTE

NO DETERMINATION HAS BEEN MADE BY THE DEVELOPMENT DEPARTMENT, BUILDING SERVICES DIVISION, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WELANDS 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 "BEGGROW STREET DEDICATION - PHASE II" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

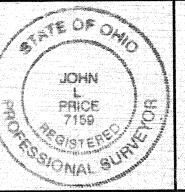
ZONING NOTE

AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE # 1170-2008, PASSED ON JULY 21, 2008, ZONING FILE NUMBER Z08-027. THIS ORDINACE, 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 NOTIFING THE PUBLIC OF THE EXISTANCE, 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.

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. PERMANENT MONUMENTS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

THIS PLAT WAS PREPARED BY BRH GROUP, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, BASED ON ACTUAL FIELD SURVEYS OF THE PREMISES IN NOVEMBER 2006, OCTOBER 2007, SEPTEMBER 2008 AND AUGUST 2010.

REGISTERED PROFESSIONAL SURVEYOR NO. 7159



04/13/2012 SCALE SHEET

JOB NO.

DRAWN BY

DESIGNED BY

CHECKED BY

FIELD CREW

FIELD BOOK

40032.49