

ALKIRE RUN SECTION 2, PART 2

CC: 13302
 Drawer D: 4463

Situated in the State of Ohio, County of Franklin, City of Columbus,
 Located in Virginia Military Survey Number 1389.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOCATED IN VIRGINIA MILITARY SURVEY NO. 1389, BEING 6.987 ACRE TRACT OF LAND IN PART AS DESCRIBED IN A DEED TO ALKIRE II DEVELOPMENT, LLC OF RECORD IN INSTRUMENT NO. 202006150083296, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO,

THE UNDERSIGNED, ALKIRE II DEVELOPMENT, LLC. BY JOHN SPAGNOLO, JR., MEMBER, FOR ALKIRE II DEVELOPMENT, LLC DULY AUTHORIZED IN THE PREMISES DOES HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS "ALKIRE RUN SECTION 2, PART 2", A SUBDIVISION OF LOTS 79 THROUGH 112, INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OF THE DRIVES SHOWN HEREON NOT HERETOFORE DEDICATED.

DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR ALKIRE RUN SECTION 2 SHOW A DESIGN THAT WOULD PROHIBIT ALL LOTS FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

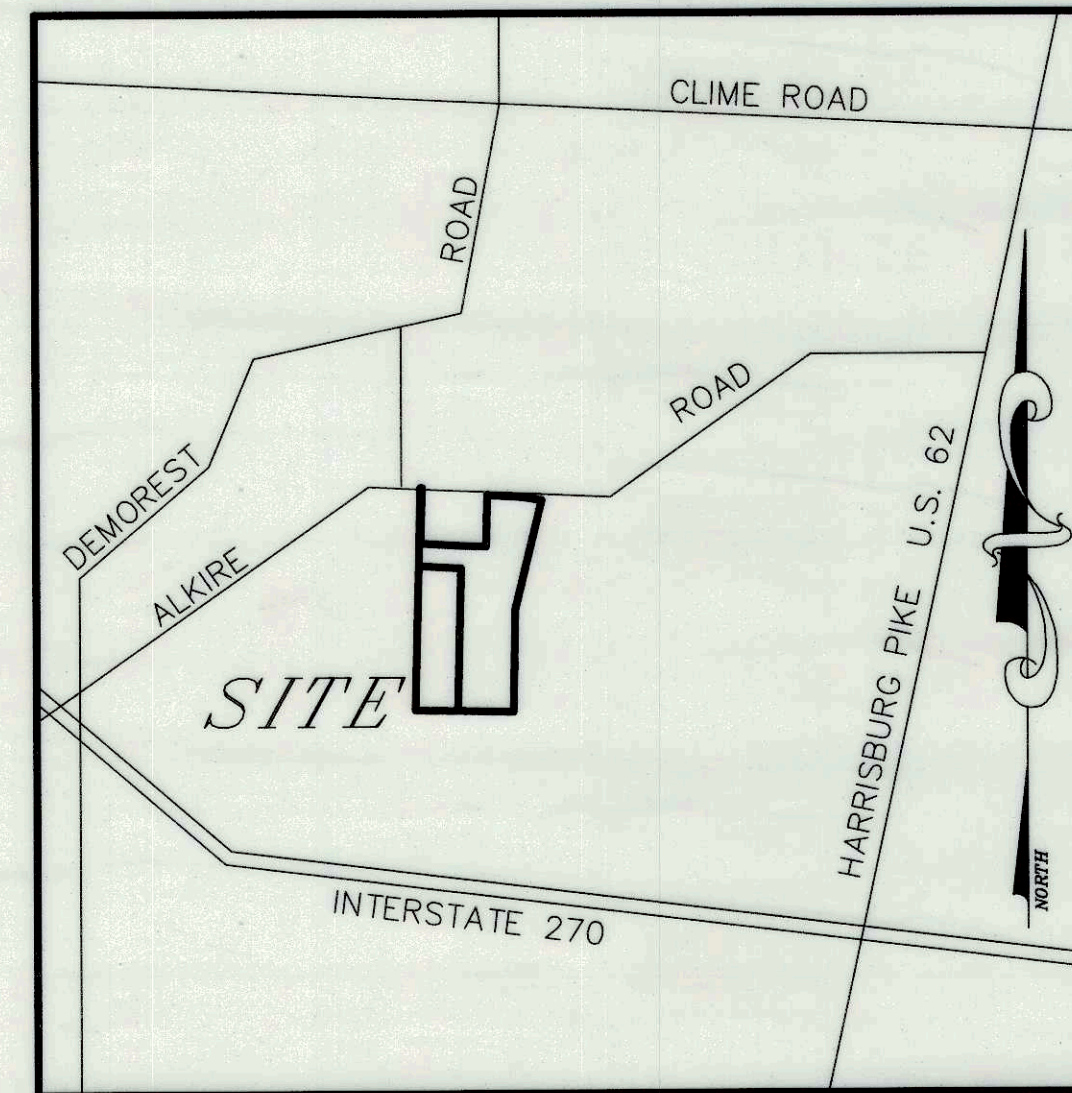
EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT. EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, 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 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. A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF COLUMBUS AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS. FUTHERMORE, IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 3123.08(c)(8) OF THE COLUMBUS CITY CODES, 1959, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TELEVISION INDUSTRY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF TELEVISION CABLE AND EQUIPMENT. 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.

IN ACCORDANCE WITH TERMS AND REGULATIONS OF SECTION 3123.08 (C) (8) OF THE COLUMBUS CITY CODE, 1959, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TELEVISION INDUSTRY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF TELEVISION CABLE AND EQUIPMENT.

GRANTOR(S) BEING THE DULY AUTHORIZED REPRESENTATIVES OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREE THAT GRANTOR(S) WILL INDEMNIFY THE CITY OF COLUMBUS FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENT ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTOR(S) CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM", MAP NUMBER 39049C0311 K EFFECTIVE DATE JUNE 17, 2008 THIS TRACT OF LAND IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN HAZARD AREA.

NO DETERMINATION HAS BEEN MADE BY THE BUILDING SERVICES DIVISION, 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. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT "ALKIRE RUN SECTION 2, PART 2" SUBDIVISION DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.



VICINITY MAP
 NO SCALE

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 883 N. CASSADY AVENUE
 COLUMBUS, OHIO 43219
 (614) 252-0993
 FAX 252-0444

IN WITNESS WHEREOF, ALKIRE II DEVELOPMENT, LLC, BY: JOHN SPAGNOLO, JR., MEMBER, FOR ALKIRE II DEVELOPMENT, LLC HAS HEREUNTO SET HIS HAND THIS 10 DAY OF July, 2020.

WITNESSES: ALKIRE II DEVELOPMENT, LLC

[Signature]

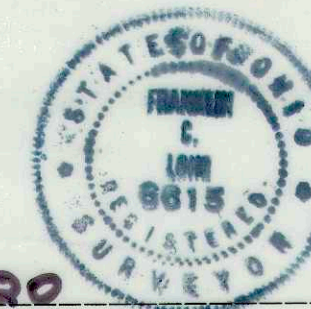
[Signature]
 JOHN SPAGNOLO, JR., MEMBER

IRON PIN
 TO BE SET UPON COMPLETION OF CONSTRUCTION AND CONSISTS OF A 3/4" IRON PIPE 30" LONG WITH A PLASTIC PLUG BEARING THE NAME "HOCKADEN"

PERMANENT MONUMENT
 TO BE SET UPON COMPLETION OF CONSTRUCTION AND CONSISTS OF A 1" IRON PIPE 30" LONG WITH AN ALUMINUM CAP BEARING THE NAME "HOCKADEN"

WE, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

[Signature] 13 July 2020
 FRANK C. LONG DATE
 PROFESSIONAL SURVEYOR NO. 6615

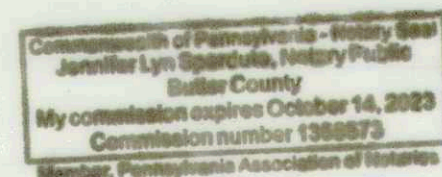


STATE OF ~~OHIO~~ **PENNSYLVANIA** SS
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED JOHN SPAGNOLO, JR., MEMBER OF SAID ALKIRE II DEVELOPMENT, LLC WHO ACKNOWLEDGES THE SIGNING OF THE FORGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF ALKIRE II DEVELOPMENT, LLC FOR THE USES AND PURPOSES THEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 10 DAY OF July, 2020.

MY COMMISSION EXPIRES October 14, 2023

[Signature]
 JENNIFER LYNN SPADUTO
 NOTARY PUBLIC, STATE OF ~~OHIO~~ **PENNSYLVANIA**



APPROVED THIS 20TH DAY OF July, 2020.

[Signature]
 DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS, OHIO

APPROVED THIS 29TH DAY OF July, 2020.

[Signature]
 CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS, OHIO

APPROVED THIS 22ND DAY OF July, 2020.

[Signature]
 DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020 BY ORDINANCE NO. _____, WHEREIN THE DRIVES DEDICATED ON THE ATTACHED PLAT ARE ACCEPTED AS SUCH BY COUNCIL OF THE CITY OF COLUMBUS, OHIO.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 2020.

 CITY CLERK, COLUMBUS, OHIO

TRANSFERRED THIS _____ DAY OF _____, 2020.

 AUDITOR, FRANKLIN COUNTY, OHIO

 DEPUTY AUDITOR, COLUMBUS, OHIO

FILED THIS _____ DAY OF _____, 2020.

 RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2020, AT _____ M.

 DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGE _____, FEE _____, INST NO. _____

NOTE: AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF CITY OF COLUMBUS ZONING ORDINANCE 1805-02 PASSED DECEMBER 9, 2002 (Z02-043) AND LETTER OF RESTRICTIONS AND COVENANTS DATED OCTOBER 7, 2002. 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, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE AND IS FOR INFORMATIONAL PURPOSES ONLY.

NOTE: BEARINGS ARE BASED UPON THE WEST LINES OF ALKIRE LAKES SECTION 1, PART 1 & 2 ASSUMED TO BE SOUTH 13°34'38" WEST AND ALL OTHER BEARINGS REFERENCED FROM THIS MERIDIAN.