

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS BEING A SUBDIVISION OF 7.624 ACRES AND BEING PART OF 77.083 ACRES TRACT OF LAND AS DESCRIBED BY DEEDS OF RECORD IN INSTRUMENT NUMBER 202305250051100, TO TRIDENT BROAD DEVELOPMENT, LLC. ALL REFERENCES ARE TO RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, TRIDENT BROAD DEVELOPMENT, LLC, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "DEDICATION PLAT OF WESTBOURNE AVENUE EXTENSION AND EASEMENTS", BEING A SUBDIVISION OF 7.624 ACRES AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF TAYLOR STATION ROAD, WESTBOURNE AVENUE, CORRINA DRIVE AND EASEMENTS SHOWN HEREON AND HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN AND DEDICATED OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENTS" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM SEWER AND ASSOCIATED APPURTENANCES BENEATH 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 UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF SEWERAGE AND DRAINAGE. FURTHERMORE, IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 3123.08(c)(8) OF THE COLUMBUS CITY CODES.

WITHIN THOSE AREAS DESIGNATED "ACCESS EASEMENT" ON THIS PLAT, A PERPETUAL HIGHWAY EASEMENT IS GRANTED TO THE CITY OF COLUMBUS IN, OVER, UNDER, ACROSS, AND THROUGH THE SUBJECT PROPERTY, FOR THE PURPOSE OF ACCESSING, EXCAVATING, CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REMOVING, CONTROLLING AND OPERATING THE ROADWAY. THE PURPOSE IS TO PROVIDE A PUBLIC USE TURNAROUND THAT SHALL BE MAINTAINED OPEN AT ALL TIMES, UNLESS PRIOR APPROVAL IS GIVEN BY THE CITY.

WITHIN THOSE AREAS DESIGNATED "PERMANENT EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF COLUMBUS FOR A SHARED-USE PATH FOR USE BY THE PUBLIC.

IN WITNESS WHEREOF, DAVID PIZZOTTI, MEMBER AND MANAGER OF TRIDENT BROAD DEVELOPMENT, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE

THIS DAY 14th DAY OF June, 2023

SIGNED AND ACKNOWLEDGED TRIDENT BROAD DEVELOPMENT, LLC
IN THE PRESENCE OF:

BY: [Signature]
DAVID PIZZOTTI
MEMBER AND MANAGER

[Signature]

STATE OF OHIO
COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID PIZZOTTI, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID TRIDENT BROAD DEVELOPMENT, LLC FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14th DAY OF June, 2023

MY COMMISSION EXPIRES 11-29-2025

DEVELOPER:

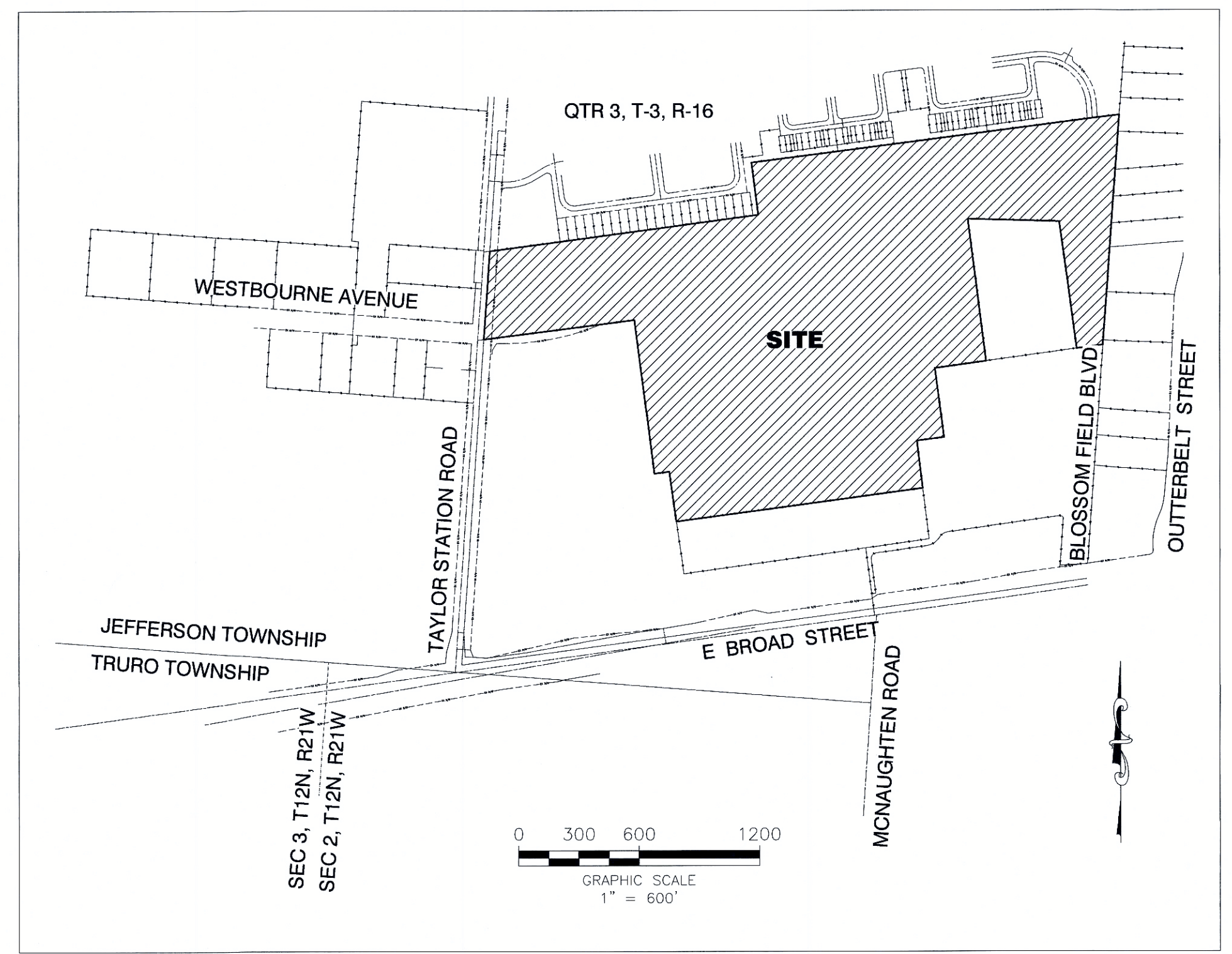
TRIDENT BROAD DEVELOPMENT, LLC
6200 E BROAD STREET
COLUMBUS, OH 43215

NOTES:

THIS DEDICATION PLAT OF WESTBOURNE AVENUE EXTENSION AND EASEMENTS PLAT IS LOCATED WITHIN FLOOD ZONE X, DFIRM ID 39049C, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS. PANEL: 39049C0352K EFFECTIVE DATE: 6/17/2008.

DEDICATION PLAT OF WESTBOURNE AVENUE EXTENSION AND EASEMENTS

A PART OF 77.083 ACRES, THE REMAINDER OF AN 84.084 ACRES TRACT
STATE OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
QUARTER TOWNSHIP 3, TOWNSHIP 1 , RANGE 16
UNITED STATES MILITARY LANDS



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:

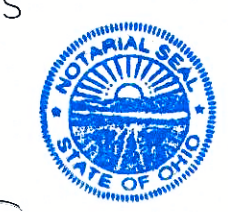
WHERE INDICATED, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE FIVE-EIGHTHS (5/8) INCH IRON ROD, THIRTY (30) INCHES LONG WITH A PLASTIC CAP PLACED ON THE TOP BEARING THE INITIALS "RII"

MAG SPIKES:

WHERE INDICATED ON THE CENTERLINES OF ROADWAYS, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE MAGNETIZED SPIKES EIGHT (8") INCHES IN LENGTH BY THREE-EIGHTS INCH (3/8") SHANK AND A ONE (1" DIA.) HEAD.

PERMANENT MARKERS:

WHERE INDICATED, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE ONE (1) INCH (I.D.) IRON PIPE, THIRTY (30) INCHES LONG, BURIED ONE (1) FOOT IN DEPTH WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS "RII"



Thomas A. O'Ancho
Notary Public, State of Ohio
My Commission Expires 11-29-2025

SURVEY DATA:

BASIS OF BEARING:

THE BEARINGS (SHOWN ON THIS PLAT/DESCRIBED HEREIN) ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, (SOUTH) ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION (RTN) REAL TIME NETWORK. THE PORTION OF THE CENTERLINE OF WESTBOURNE AVE , HAVING A BEARING OF S 85°41'30" E AND MONUMENTED AS (SHOWN HEREON/DESCRIBED HEREIN), IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

ACREAGE BREAKDOWN

ROADWAY R/W AREAS:

PROPERTY APN: 520-269045-00 = 77.083 ACRES

WESTBOURNE AVENUE = 5.389 ACRES
TAYLOR STATION ROAD = 0.687 ACRES
CORINNA DRIVE = 2.235 ACRES

TOTAL 8.311 ACRES

R/W ACCESS:

INGRESS/EGRESS EASEMENT = 0.038 ACRES
INGRESS/EGRESS EASEMENT = 0.045 ACRES
INGRESS/EGRESS EASEMENT = 0.056 ACRES

TOTAL 0.139 ACRES

CITY OF COLUMBUS APPROVALS

APPROVED THIS 14th DAY OF JUNE, 2023

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

APPROVED THIS 14th DAY OF JUNE, 2023

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

APPROVED THIS 14th DAY OF JUNE, 2023

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

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20__ BY ORDINANCE NO. _____

WHEREIN TAYLOR STATION ROAD, WESTBOURNE AVENUE, CORRINA DRIVE AND EASEMENTS ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS, OHIO

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS

THIS ____ DAY OF _____, 20__
CITY CLERK, COLUMBUS, OHIO

TRANSFERRED THIS ____ DAY OF _____, 20__
AUDITOR FRANKLIN, COUNTY, OHIO

TRANSFERRED THIS ____ DAY OF _____, 20__
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 20__ AT _____, FEE _____.

RECORDER FRANKLIN, COUNTY, OHIO

AT _____, FEE _____.

FILED No. _____
DEPUTY RECORDER FRANKLIN, COUNTY, OHIO

PLAT BOOK _____ PAGE _____.

SURVEYED AND PLATTED BY:

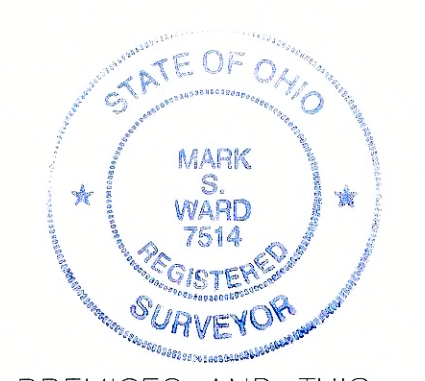
[Signature] RESOURCE INTERNATIONAL, INC.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND THIS DRAWING IS A TRUE DELINEATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION IN JANUARY 2022. ALL DEMISIONS ARE IN SURVEY FEET AND DECIMAL PARTS THEREOF.

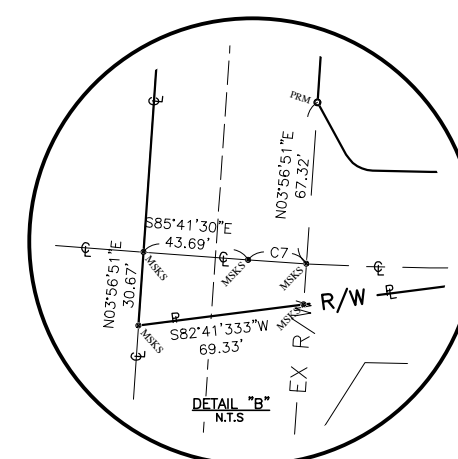
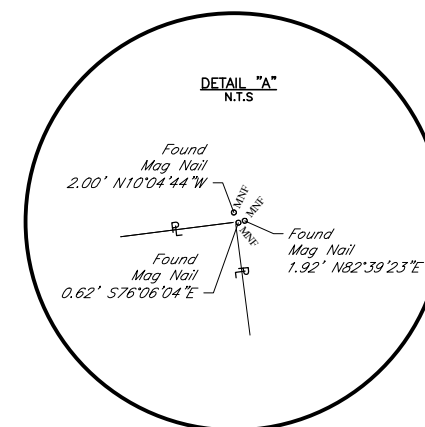
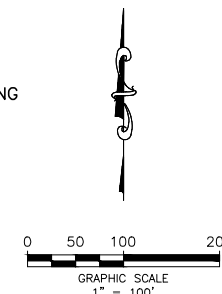
[Signature]
MARK S. WARD P.S., S-7514

6-2-23
DATE



A PART OF 77.083 ACRES, THE REMAINDER
OF AN 84.084 ACRES TRACT
STATE OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
QUARTER TOWNSHIP 3, TOWNSHIP 1 , RANGE 16
UNITED STATES MILITARY LANDS

- IPS --DENOTES IRON PIN SET (5/8" IRON STEEL ROD, 30" LONG WITH CAP STAMPED "RII")
- IPF --DENOTES IRON PIN FOUND (5/8" IRON STEEL ROD)
- P.F. --DENOTES IRON PIPE FOUND
- PRM --DENOTES PERMANENT REFERENCE MARKER SET (1" DIA.) 30" LONG WITH CAP STAMPED "RII"
- MNS --DENOTES MAG NAIL SET
- MNF --DENOTES MAG NAIL FOUND
- MSKS --DENOTES MAG SPIKE SET



CENTERLINE COORDINATE DATA			
POINT#	NORTHING	EASTING	DESCRIPTION
10	722809.6966	1872308.9066	MINE SPIKE SE
11	722806.4145	1872352.4731	MINE SPIKE SE
12	722995.4237	1873096.6751	MINE SPIKE SE
13	723212.2562	1873433.0147	MINE SPIKE SE
14	723327.8699	1873749.4249	MINE SPIKE SE

CURVE DATA TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CH BEARING
C1	13.00'	59°10'27"	13.43'	12.84' S58°30'18"
C2	804.00'	11°37'50"	163.21'	162.93' S82°33'46"
C3	43.00'	32°58'43"	24.75'	24.41' S29°56'39"
C4	109.00'	2°56'13"	5.59'	5.59' S11°59'11"
C5	109.00'	17°51'08"	33.96'	33.83' S1°35'30"
C6	804.00'	0°49'22"	11.54'	11.54' N87°58'02"
C7	1206.23'	1°09'17"	24.31'	24.31' S86°16'09"

SURVEYED AND PLATTED BY:



RESOURCE INTERNATIONAL, INC.

FLOOD ZONE X. DFIRM MAP PANEL 39049C0352K

THIS PROPERTY IS SUBJECT TO THE ENVIRONMENTAL COVENANT AS PER RECORD INSTRUMENT No.200909040130529

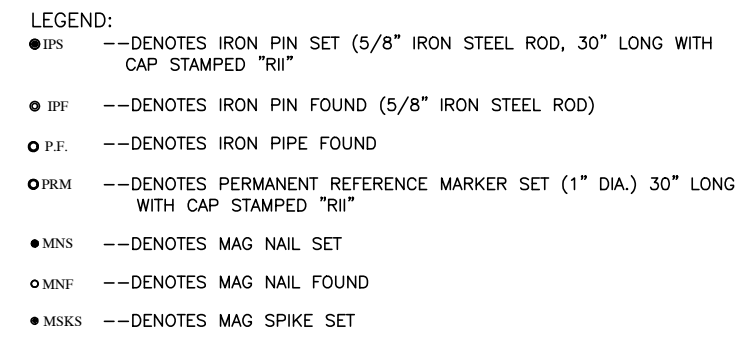
MT CARMEL HEALTH SYSTEM
150-170 E TAYLOR STATION RD
COLUMBUS, OH 43213
IN 200312110392742
520-269047-00
43 837 AC

Found Mag Nail

Found Iron Pin w/ Cap
The Klienger Group

Found Iron Pin w/
The Klienger Group

MT CARMEL HEALTH SYSTEM
6150 E BROAD ST
COLUMBUS, OH 43213
IN 200501280017471
520-274542-00
7 020 AC



SURVEYED AND PLATTED BY:

 RESOURCE INTERNATIONAL, INC.

CENTERLINE COORDINATE DATA			
POINT#	NORTHING	EASTING	DESCRIPTION
14	723327.8699	1873749.4249	MINE SPIKE SET
15	723363.7946	1874028.5251	MINE SPIKE SET
16	723413.4705	1874414.4587	MINE SPIKE SET
17	723429.6842	1874739.3964	MINE SPIKE SET
18	723419.8690	1875086.1352	MINE SPIKE SET
19	723399.8307	1875239.6465	MINE SPIKE SET
20	723399.3723	1875241.5929	MINE SPIKE SET

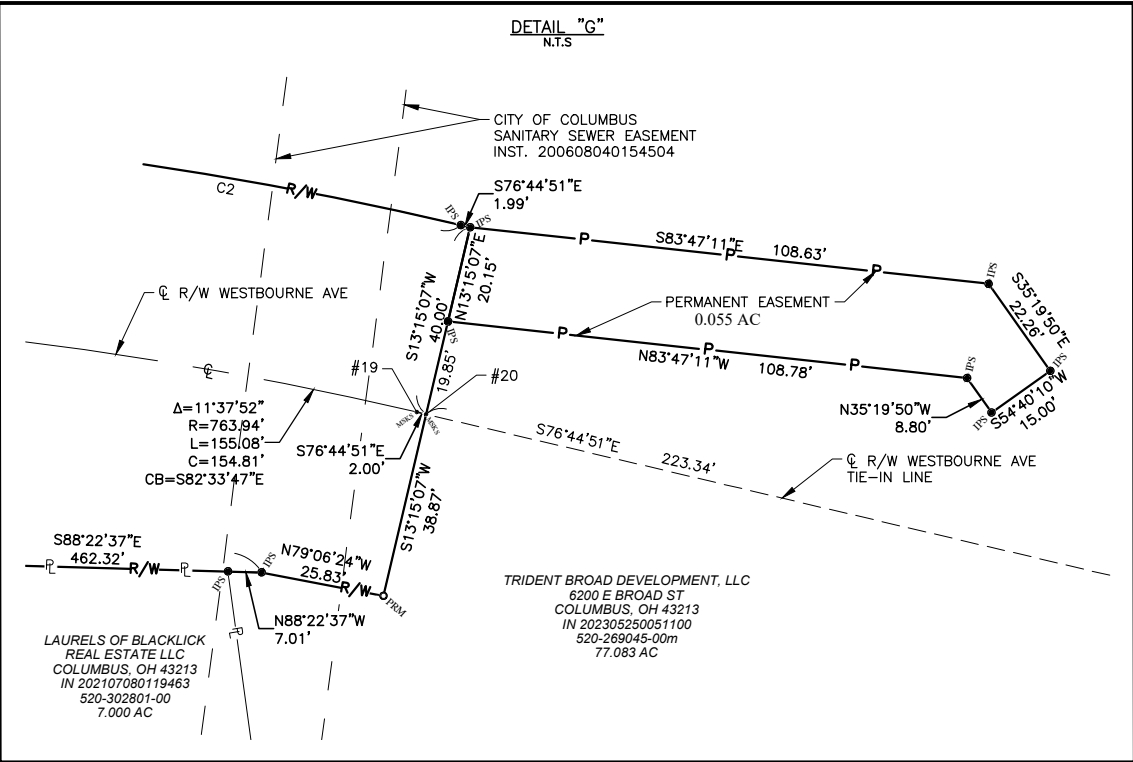
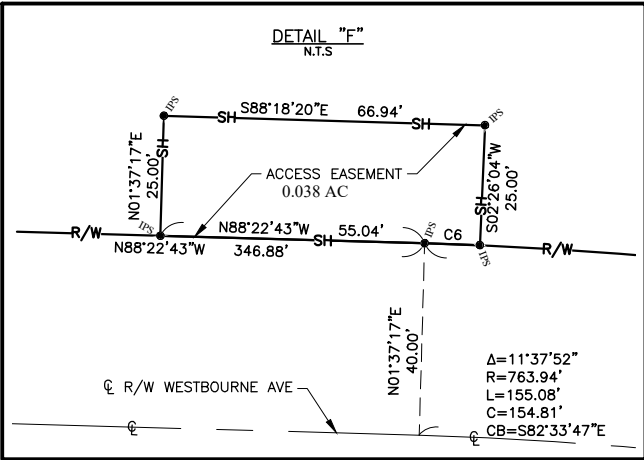
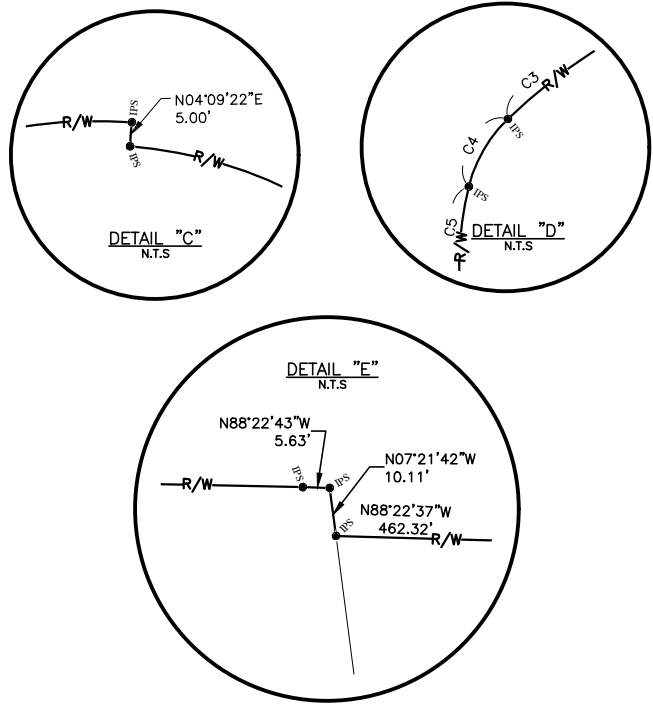
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 RESOURCE INTERNATIONAL, INC.