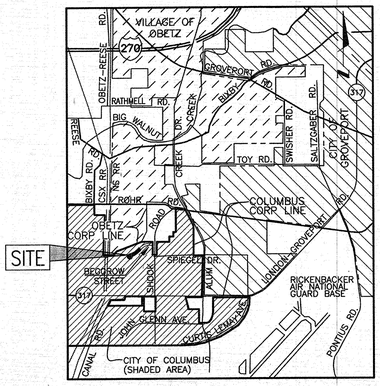
BEGGROW STREET DEDICATION – PHASE II

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF COLUMBUS, IN THE NORTHWEST AND THE
SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 4,
RANGE 22, CONGRESS LANDS EAST OF THE SCIOTO RIVER.



VICINITY MAP
NOT TO SCALE

LEGEND

- ● 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"
- ● PERMANENT MARKER 1" REBAR SET/30" LONG W/ ALUMINUM CAP STAMPED "BRH GROUP"
- ▲ RAILROAD SPIKE SET
- ■ MAG NAIL SET
- (R) RADIAL TO CURVE
- ○ FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ℄ PROPERTY LINE
- ℄ CENTER LINE
- R/W RIGHT-OF-WAY LINE
- PID: PARCEL NUMBER

0 50' 100'
SCALE: 1" = 50'

PID: 152-001755
JAMES E. DILL, TRUSTEE, ET AL
24.068 ACRES
INSTRUMENT NUMBERS
200202210046773 &
200607200141989

VILLAGE OF OBETZ
CITY OF COLUMBUS

HISTORIC OHIO AND ERIE CANAL

PID: 152-001759
INDRUSTIAL CT OWNER LLC
41.402 ACRES
INSTRUMENT NUMBER
20070120014803

PID: 495-287286
PIZZUTI LAND LLC
33.215 ACRES (ORIGINAL)
INSTRUMENT NUMBER
200812090177545
10.374 ACRES (RESIDUE)

3.279 ACRES (RESIDUE)

PID: 495-234526
PIZZUIT LAND LLC
156.253 ACRES
INSTRUMENT NUMBER
200611210233257 &
200611210233258

D/P RICKENBACKER, LLC
87.152 ACRES (TOTAL)
INSTRUMENT NUMBER
200907070098422

PID: 495-287287
16.438 ACRES

PID: 495-286103
70.708 ACRES

* BEGGROW STREET
DEDICATION PHASE I
P.B. 112, PG. 57

L1=N21°14'38"W-27.25'
L2=S68°45'22"W-10.00'
L3=S21°14'38"E-27.25'

STORM EASEMENT
15' EASEMENT R/W
* BEGGROW STREET (60') ℄
S 72°48'40" W
R/W
20' EASEMENT
SEE PARTIAL RELEASE NOTE
S 17°51'14" E (R)
60.00'
8.64'
EXISTING SANITARY SEWER EASEMENT
INSTRUMENT NUMBER
200805090072156
STORM EASEMENT
S 63°00'19" W
161.68'
S 03°37'38" W ~ 2428.00'
℄

S 75°33'18" E
106.30'
S 26°44'27" E
48.00'
467.60'
N 68°56'18" E
201.84'
N 68°56'18" E
℄
N 01°55'28" E
145.70'
N 41°47'15" E
105.11'
15' UTILITY EASEMENT
ELECTRIC EASEMENT
COLUMBUS SOUTHERN POWER COMPANY
INSTRUMENT NUMBER
200806270099289
15' EASEMENT (SEE NOTE "A")
588.65'
BEGGROW STREET (60')
S 72°18'23" W ~ 465.69'
465.69'
20' UTILITY EASEMENT
S 72°18'23" W
15.00'
N 17°41'37" W
32.50'
STORM EASEMENT
S 17°41'37" E
17.50'
S 72°18'23" W
8.69'
N 30°49'50" E
167.00'
S 80°55'30" W
186.45'
115.46'
130.46'
S 09°04'30" E
15.00'
VILLAGE OF OBETZ
CITY OF COLUMBUS
℄
STORM EASEMENT
219.73'
85.65'
35.85'
SEE NOTE "A"
144.08'
N 80°55'30" E
190.09'
N 72°18'23" E
35.85'
15' UTILITY EASEMENT
R=72.00'
S 66°58'44" W (R)
TRANSITION FROM 15' TO 20' EASEMENT
20' UTILITY EASEMENT
763.90'
N 85°59'38" W
℄
HALF SECTION LINE
SECTION 36 TWP 4, RANGE 22
Z

CURVE DATA

(A) Δ=24°04'36" R=418.00' A=175.65' CH=174.36' CHB=S 60°06'28" W

(B) Δ=24°14'13" R=418.00' A=176.82' CH=175.50' CHB=S 60°11'16.5" W

(C) Δ=37°43'00" R=201.00' A=132.31' CH=129.94' CHB=S 53°26'53" W

(D) Δ=248°40'35" R=72.00' A=312.50' CH=118.90' CHB=S 52°01'54" E

(E) Δ=68°40'34" R=60.00' A=71.92' CH=67.69' CHB=S 37°58'06" W

(F) Δ=24°14'13" R=448.00' A=189.51' CH=188.10' CHB=S 60°11'16.5" W

(G) Δ=24°14'13" R=388.00' A=164.13' CH=162.91' CHB=N 60°11'16.5" E

(H) Δ=24°04'36" R=448.00' A=188.26' CH=186.88' CHB=N 60°06'28" E

(J) Δ=24°04'36" R=388.00' A=163.04' CH=161.85' CHB=S 60°06'28" W

(K) Δ=02°45'03" R=488.00' A=21.51' CH=21.51' CHB=S 70°46'15" W

(L) Δ=05°51'10" R=72.00' A=7.35' CH=7.35' CHB=N 69°22'49" E

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'

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.

NOTE "A"

15' WIDE EASEMENT AND 35' WIDE EASEMENT FOR WATERLINE TO THE CITY OF COLUMBUS DIVISION OF POWER AND WATER (WATER).

PARTIAL RELEASE OF EASEMENT

NOTE: PARTIAL RELEASE OF EASEMENT BY COLUMBUS SOUTHERN POWER COMPANY, INSTRUMENT NUMBER 200809090136964.

THE "COMPANY RESERVES THE FOLLOWINGS RIGHTS WITHIN THE RELEASED PORTION OF THE EASEMENT:

(1). NO TREES, STREET LIGHTING, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN THE RELEASED PORTION OF THE EASEMENT. SHRUBS SHALL BE PERMITTED IF THEY DO NOT EXCEED 10 FEET IN HEIGHT.
(2). NO FILL SHALL BE PERMITTED WITHIN THE RELEASED PORTION OF THE EASEMENT WITHOUT AEP ENGINEERING WRITTEN APPROVAL.

TAX PARCEL AREA DATA

THE TOTAL AREA OF THE DEDICATED RIGHT-OF-WAY IS 1.606 ACRES, COMPRISED OF 1.345 ACRES OUT OF TAX PARCEL NUMBER 495-287286 AND 0.261 ACRE OUT OF TAX PARCEL NUMBER 495-234526.

THE FOREGOING PLAT WAS PREPARED BY BRH GROUP, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, BASED ON ACTUAL FIELD SURVEYS OF THE PREMISES. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

BRH Group, Inc.
Engineering & Surveying
444 South Front Street
Columbus, Ohio 43215
Phone: (614) 220-9122
Fax: (614) 224-6607
Email: info@brhgroup.com

BEGGROW STREET DEDICATION
PHASE II
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

No.	REVISIONS	DATE

JOB NO.	40032.49
DRAWN BY	JLP
DESIGNED BY	
CHECKED BY	JLP
FIELD CREW	
FIELD BOOK	
DATE	04/13/2012
SCALE	1" = 50'

SHEET 2 OF 2

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