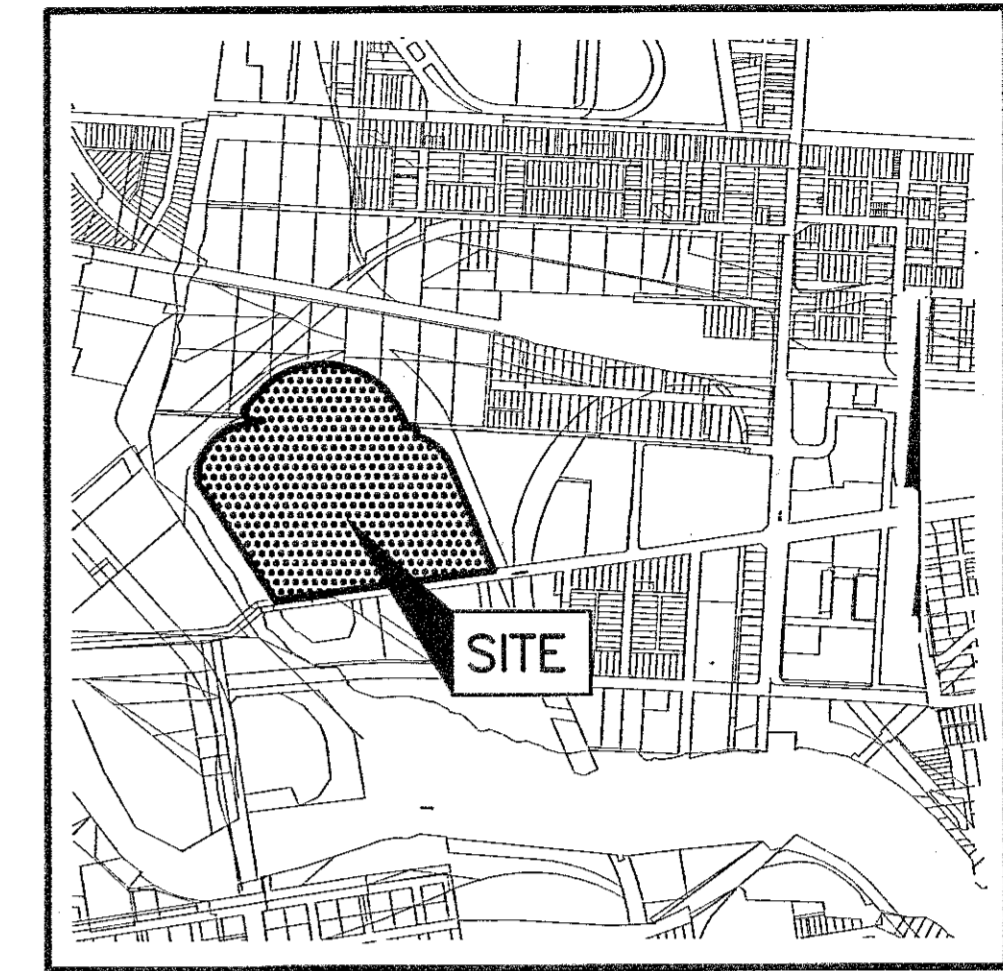


CONFLUENCE VILLAGE



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Half Sections 8 and 9, Township 5, Range 22, Refugee Lands, containing 28.631 acres of land, more or less, said 28.631 acres being comprised of a resubdivision of the subdivision entitled "W.A. Neil's Waterworks Addition", of record in Plat Book 3, Page 33, Lot F of the subdivision entitled "W.A. Neil's Penitentiary Farm", of record in Plat Book 5, Page 44, and Lots 13, 14, 17, 18 and 21 of the subdivision entitled "Breckon, Conover and Smith's Northwest Addition", of record in Plat Book 1, Page 250, said resubdivided areas being conveyed to WEST END DEVELOPMENT, LLC, a Delaware limited liability company, by deeds of record in Instrument Numbers 201910310145389 and 201910310145390, said WEST END DEVELOPMENT, LLC (now known as CONFLUENCE DEVELOPMENT, LLC) (See Affidavit Relating to Title, of record in Instrument Number 201911120150240), Recorder's Office, Franklin County, Ohio, and those portions of Broadbelt (Broadbelt) Alley, Michigan Avenue, Hocking Street, Nationwide Boulevard and those unnamed alleys vacated by City of Columbus Ordinance Numbers 23-31, 139-33, 1118-2010, 37065, 2093-2019 and 30793.

The undersigned WEST END DEVELOPMENT, LLC (now known as CONFLUENCE DEVELOPMENT, LLC), a Delaware limited liability company, by JOSHUA GLESSING, Authorized Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "CONFLUENCE VILLAGE", a subdivision containing Lots numbered 1 to 5, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Columbus Crew Way, Edge of River Avenue, Jaeger Bend Drive, Nordecke Alley, the Access Easement and the Sidewalk Easement shown hereon and not heretofore dedicated.

Easements are hereby reserved and dedicated in, over and under areas designated on this plat as "Access Easement", "Sewer Easement" or "Sidewalk Easement". Within those areas designated "Access Easement" on this plat, a perpetual highway/roadway 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 "Sewer Easement" on this plat, an exclusive perpetual easement is granted to the City of Columbus in, on, over, under, across, within and through, including reasonable ingress and egress access, for the purpose of accessing, excavating, constructing, installing, reconstructing, replacing, removing, repairing, maintaining, controlling and operating sanitary sewer utility lines and associated appurtenances thereto. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby granted to the City of Columbus for a sidewalk for use by the public.

In Witness Whereof, JOSHUA GLESSING, Authorized Officer of WEST END DEVELOPMENT, LLC (now known as CONFLUENCE DEVELOPMENT, LLC), a Delaware limited liability company, has hereunto set his hand this 14th day of November, 2019.

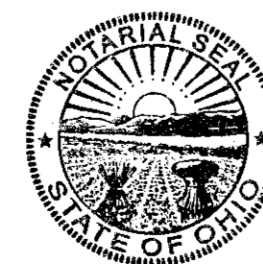
Signed and Acknowledged
In the presence of WEST END DEVELOPMENT LLC
(now known as
CONFLUENCE DEVELOPMENT, LLC),
a Delaware limited liability company

By Joshua Glessing
JOSHUA GLESSING,
Authorized Officer

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JOSHUA GLESSING, Authorized Officer of WEST END DEVELOPMENT, LLC (now known as CONFLUENCE DEVELOPMENT, LLC), a Delaware limited liability company, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said WEST END DEVELOPMENT, LLC (now known as CONFLUENCE DEVELOPMENT, LLC), a Delaware limited liability company, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 14th day of November, 2019.
My commission expires 10-17-22
Rhonda Loomis
Notary Public, State of Ohio



RHONDA LOOMIS
Notary Public, State of Ohio
My Commission Expires
10-17-2022

Approved this 14th day of November, 2019.
Scott S. Messer / ASB
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 14th day of November, 2019.
For Sandra Dwyer
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 14th day of November, 2019.
Donna Ball
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this ___ day of _____, 20___, by Ordinance No. _____ wherein all of Columbus Crew Way, Edge of River Avenue, Jaeger Bend Drive, Nordecke Alley, the Access Easement and the Sidewalk Easement shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio. The City of Columbus, Ohio by its approval and acceptance of this plat does hereby vacate the portions of the existing easements shown hereon by hatching and rededicates that portion of Nationwide Boulevard as shown hereon by cross hatching. (See hatch legend on sheet 3)

In witness thereof, I have hereunto set my hand and affixed my seal the ___ day of _____, 20___.
City Clerk, Columbus, Ohio

Transferred this ___ day of _____, 20___.
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20___ at _____ M. Fee \$_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20___.
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the portion of the northerly right of way line of Nationwide Boulevard, having a bearing of North 82°21' 25" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment).

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

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be 8-inch long mag spikes. Mag spikes are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement, and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



Evans, McCreath, Hamilton & Hill, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4300 Fax: 614.775.3400
emht.com

We 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.

- = Iron Pin (See Survey Data)
- = MAG Spike to be set
- ⊙ = Permanent Marker (See Survey Data)
- = 4" Steel Fence Post found
- ⊗ = Chiseled X found

By Matthew A. Kirk 14 Nov 19
Professional Surveyor No. 7865 Date



CONFLUENCE VILLAGE

NOTE "A" - AGRICULTURAL RECOUPMENT: 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 result from grantor's conversion of the property from agricultural use.

NOTE "B": All of Lots 1, 2 and 5 and part of Lots 3 and 4, as platted hereon, are within Zone AE (special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined). The remaining parts of Lots 3 and 4 are in Zone X(Shaded) (areas of 0.2% annual chance flood; areas of 1% chance flood average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) as delineated on FEMA Flood Insurance Rate Maps, for Franklin County, Ohio and Incorporated Areas, maps numbered 39049C0307K and 39049C0309K, both with an effective date of June 17, 2008.

NOTE "C": No determination has been made by the Department of Building and Zoning Services, 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. The City of Columbus approval of the final plat of Confluence Village does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "D": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1532-2013 passed July 18, 2013. 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 "E" - ACREAGE BREAKDOWN:
 Total acreage 28.631 Ac.
 Acreage in lots 25.446 Ac.
 Acreage in rights-of-way 3.185 Ac.

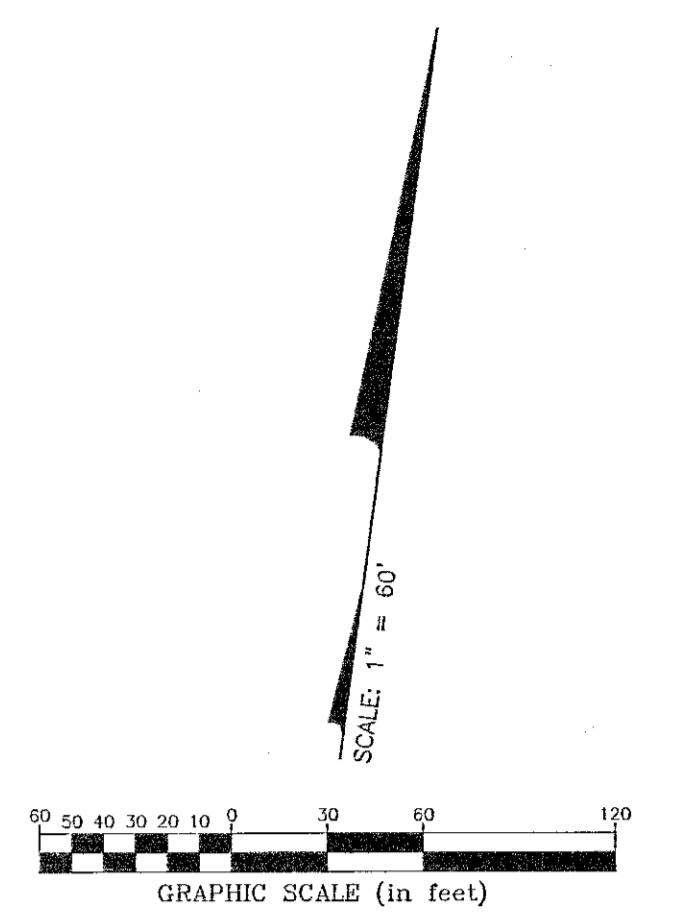
NOTE "F" - ACREAGE BREAKDOWN: Confluence Village is out of the following Franklin County Parcel Numbers:

010-005518	20.977 Ac.
010-008300	7.550 Ac.
010-300328	0.104 Ac.

NOTE "G": At the time of platting, electric, cable and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information desired about Confluence Village or any part hereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

NOTE "H": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

- (A) CHESAPEAKE AND OHIO RAILWAY
D.B. 924, P. 338,
NKA CSX TRANSPORTATION INC.,
O.R. 13276A16
O.R. 13283G13,
- (B) CHESAPEAKE AND OHIO RAILWAY
D.B. 104, P. 235
D.B. 406, P. 221
D.B. 924, P. 338
NKA CSX TRANSPORTATION INC.,
O.R. 13276A14
O.R. 13283G13,
- (C) NWD 500 NATIONWIDE, LLC
I.N. 201605170061956
- (D) THE CITY OF COLUMBUS
D.B. 496, P. 138



- ① Existing Utility Easement
I.N. 201603210032748
- ② Existing Utility Easement
I.N. 201603210032748
to be vacated
See Note "I"

Line Type Legend

- P/L — Existing Property Line
- EX R/W — Existing R/W Line
- — Existing R/W Centerline
- — Existing Easement Line
- P/L — Proposed Subdivision Boundary Line/
Boundary Line
- — Proposed Lot Line
- R/W — Proposed R/W Line
- — Proposed R/W Centerline
- — Proposed Easement Line
- — FEMA Flood Boundary
- — Non-concentric Right-of-way offsets

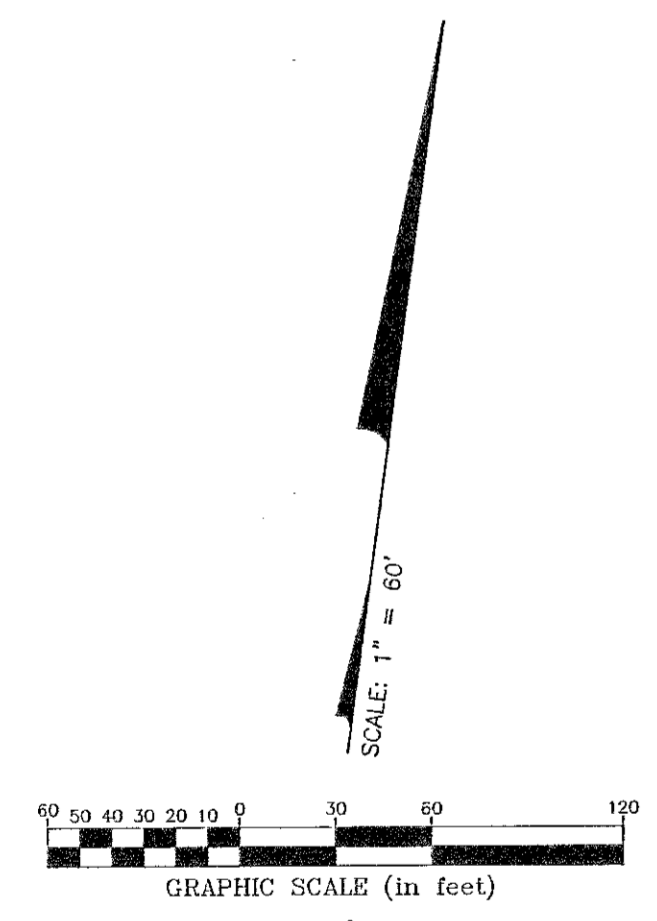
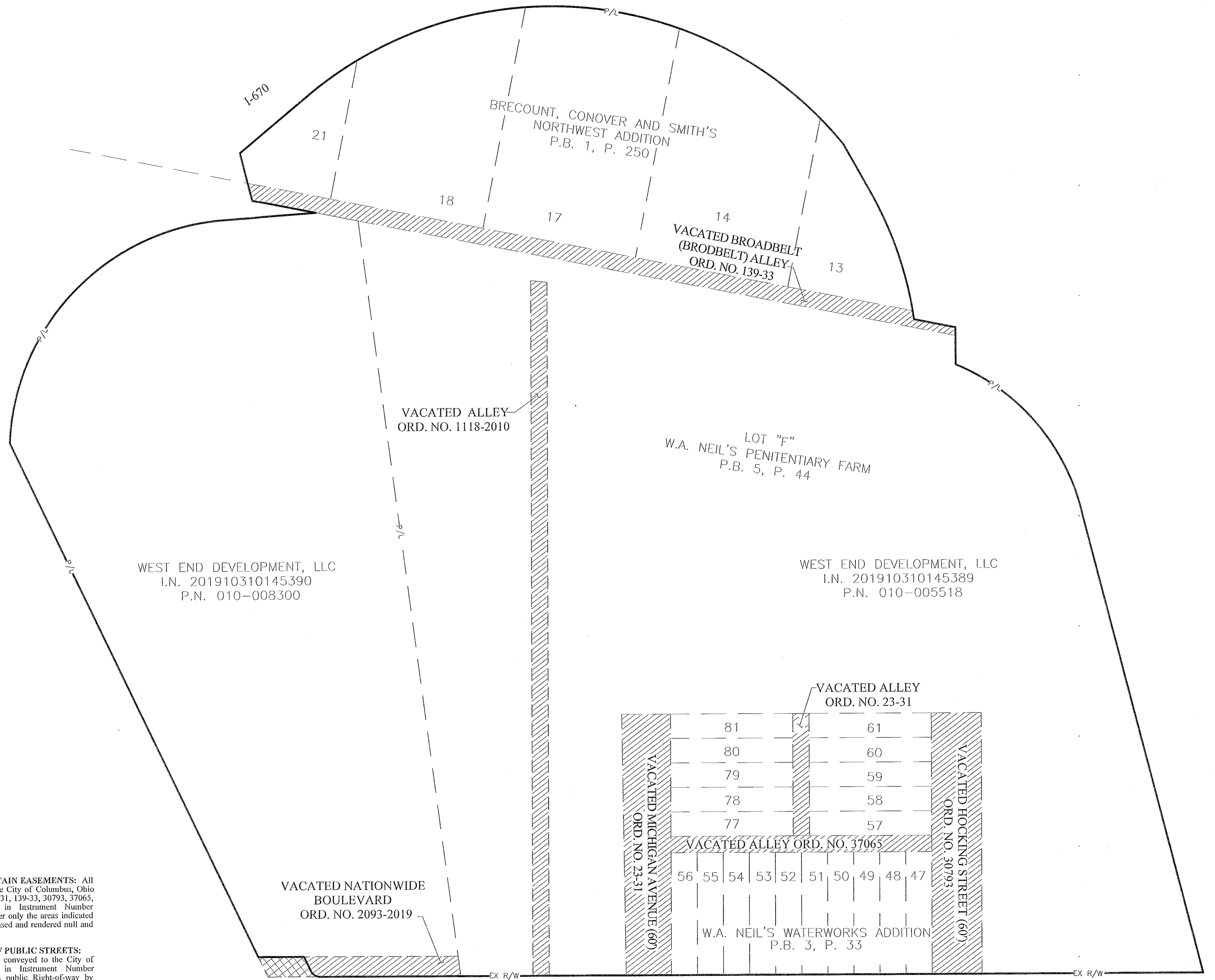
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25°40'01"	503.50'	225.55'	S 69°30'22" W	223.67'
C2	14°10'29"	503.50'	124.56'	S 63°45'36" W	124.25'
C3	11°29'33"	503.50'	100.99'	S 76°35'37" W	100.82'
C4	18°44'56"	204.50'	66.92'	S 88°17'09" E	66.62'
C5	5°10'48"	471.00'	42.58'	N 79°44'59" E	42.57'
C6	84°49'12"	30.00'	44.41'	N 34°44'59" E	40.47'
C7	5°59'17"	537.00'	56.12'	S 79°20'44" W	56.10'
C8	107°59'49"	10.00'	18.85'	S 61°39'31" E	16.18'
C9	7°40'12"	466.50'	62.45'	N 60°30'28" E	62.40'
C10	89°57'47"	10.00'	15.70'	N 11°41'28" E	14.14'
C11	74°57'33"	10.00'	13.08'	S 29°49'10" W	12.17'
C12	37°36'13"	17.50'	11.49'	N 39°55'01" W	11.28'
C13	10°37'34"	533.50'	98.94'	S 61°59'09" W	98.80'
C14	9°58'20"	237.00'	41.25'	S 87°19'33" W	41.20'
C15	8°46'35"	237.00'	36.30'	N 83°17'59" W	36.27'

- ① Δ=64°21'10" R=12.25'
Arc=13.76'
ChBrg=N65°28'01"W
Ch=13.05'
- ② N33°17'26"W
19.56'
- ③ S82°21'25"W
56.02'
- ④ N78°08'41"E
113.00'
- ⑤ N86°33'03"W
79.70'

CONFLUENCE VILLAGE

INDEX OF VACATED RIGHTS-OF-WAY AND LOTS IN "W.A. NEIL'S WATERWORKS ADDITION", "W.A. NEILS PENITENTIARY FARM" AND "BRECOUNT, CONOVER AND SMITH'S NORTHWEST ADDITION" TO BE RESUBDIVIDED



- Line Type Legend**
- P/L — Existing Property Line
 - - - EX R/W — Existing R/W Line
 - — — Existing R/W Centerline
 - - - Existing Easement Line
 - P/L — Proposed Subdivision Boundary Line/
Boundary Line
 - Proposed Lot Line
 - R/W — Proposed R/W Line
 - - - Proposed R/W Centerline
 - - - Proposed Easement Line
 - - - FEMA Flood Boundary
 - Non-concentric Right-of-way offsets

- Hatch Legend**
- Easements to be released (See Note "I")
 - Right-of-way to be rededicated (See Note "J")

NOTE "I" - RELEASE OF CERTAIN EASEMENTS: All rights and easements reserved by the City of Columbus, Ohio as shown in Ordinance Numbers 23-31, 139-33, 30793, 37065, 1118-2010 and 2093-2019, and in Instrument Number 201603210032748 in, over and under only the areas indicated hereon by hatching, are hereby released and rendered null and void.

NOTE "J" - REDEDICATION OF PUBLIC STREETS: The part of Nationwide Boulevard conveyed to the City of Columbus by deed of record in Instrument Number 201907170087205 and declared as public Right-of-way by Ordinance Number 1453-2016, shown hereon by cross hatching, is hereby rededicated as Edge of River Avenue.

A:\2019\07\17\0087205\DWG\04888253.PLT\20190717-05-PLT.dwg plotted by: MASTON, JOHN on 11/13/2019 2:21:07 PM last saved by: MASTON, JOHN on 11/13/2019 10:54:39 AM