

BEGGROW STREET DEDICATION - PHASE II

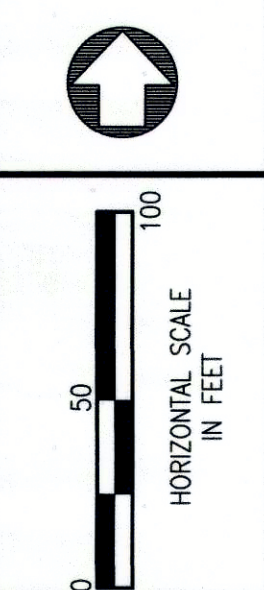
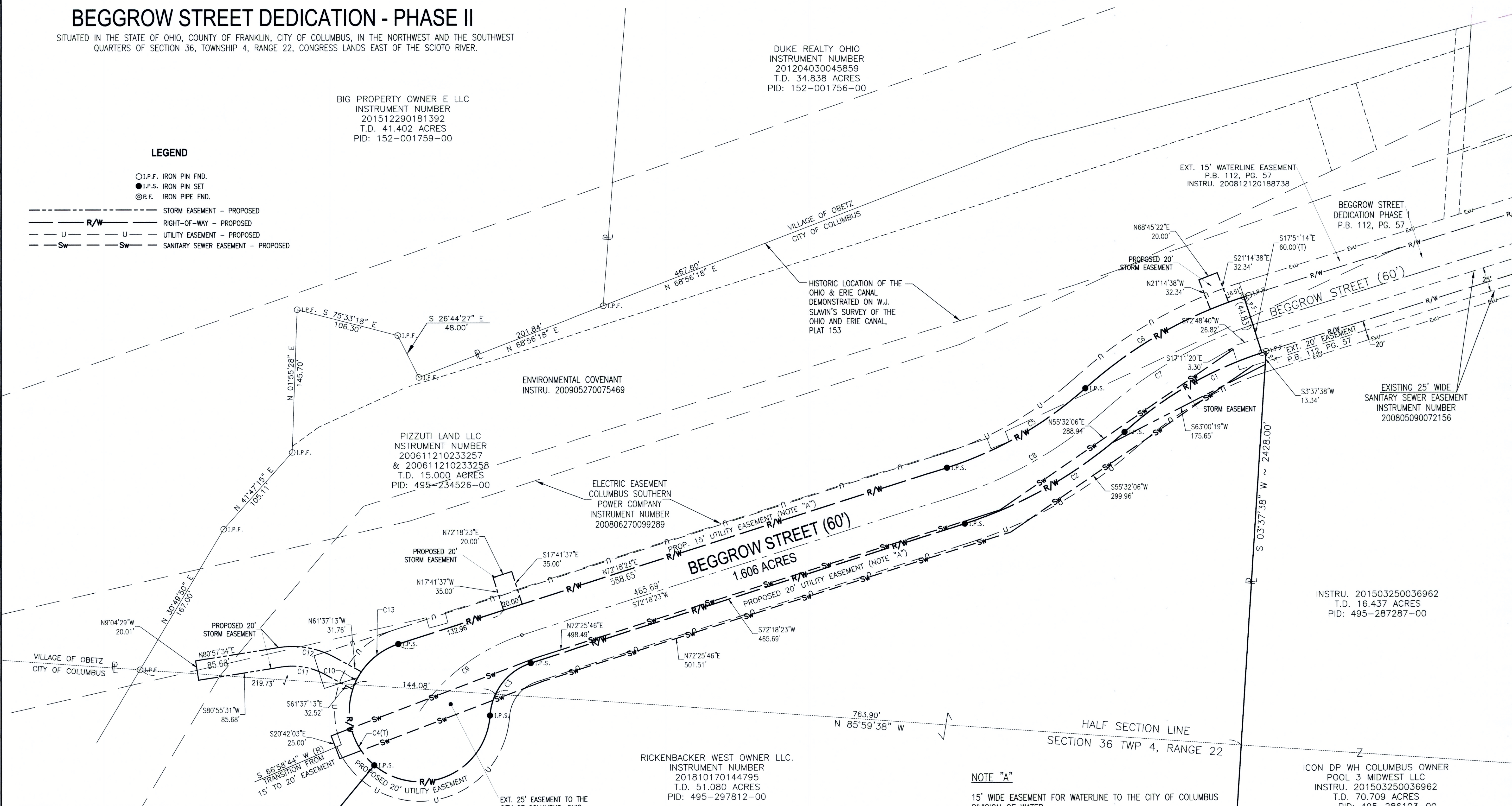
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 4, RANGE 22, CONGRESS LANDS EAST OF THE SCIOTO RIVER.

BIG PROPERTY OWNER E LLC
INSTRUMENT NUMBER
201512290181392
T.D. 41.402 ACRES
PID: 152-001759-00

DUKE REALTY OHIO
INSTRUMENT NUMBER
201204030045859
T.D. 34.838 ACRES
PID: 152-001756-00

LEGEND

- I.P.F. IRON PIN FND.
- I.P.S. IRON PIN SET
- ⊙ R.F. IRON PIPE FND.
- STORM EASEMENT - PROPOSED
- R/W RIGHT-OF-WAY - PROPOSED
- U UTILITY EASEMENT - PROPOSED
- Sw SANITARY SEWER EASEMENT - PROPOSED



DATE	NO.	PLAN ISSUE/REVISION
12/3/18 <td></td> <td></td>		

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Jobs Henderson
A HULL COMPANY

BEGGROW STREET DEDICATION - PHASE II
COLUMBUS, OHIO

JOB NUMBER:
BRH001
2/2

PIZZUTI LAND LLC
INSTRUMENT NUMBER
200611210233257
& 200611210233258
T.D. 15.000 ACRES
PID: 495-234526-00

ELECTRIC EASEMENT
COLUMBUS SOUTHERN
POWER COMPANY
INSTRUMENT NUMBER
200806270099289

RICKENBACKER WEST OWNER LLC.
INSTRUMENT NUMBER
201810170144795
T.D. 51.080 ACRES
PID: 495-297812-00

INSTRU. 201503250036962
T.D. 16.437 ACRES
PID: 495-287287-00

ICON DP WH COLUMBUS OWNER
POOL 3 MIDWEST LLC
INSTRU. 201503250036962
T.D. 70.709 ACRES
PID: 495-286103-00

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	163.04	388.00	02°04'36"	S60°06'28"W	161.85'
C2	189.51	448.00	02°14'13"	S60°11'17"W	188.10'
C3	71.92	60.00	068°40'35"	S37°58'06"W	67.69'
C4	312.50	72.00	248°40'35"	N52°01'54"W	118.90'
C5	164.13	388.00	02°14'13"	N60°11'17"E	162.91'
C6	188.26	448.00	02°04'36"	N60°06'28"E	186.88'
C7	175.65	418.00	02°04'36"	S60°06'28"W	174.36'
C8	176.82	418.00	02°14'13"	N60°11'17"E	175.50'
C9	132.31	201.00	037°43'00"	S53°26'53"W	129.94'

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C10	20.08	72.00	015°58'44"	S26°11'56"W	20.01'
C11	45.76	70.00	037°27'16"	N80°20'51"W	44.95'
C12	58.83	90.00	037°27'16"	N80°20'51"W	57.79'
C13	47.90	72.00	038°07'05"	S53°14'51"W	47.02'

BASIS OF BEARING

BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIANS AS THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, MONUMENTS USED ALONG THE CENTERLINE OF SHOOK ROAD: FCGS 9930 AND FCGS 9927 CENTERLINE BEARING = N03°37'38"E 2666.15'

SOURCE DATA

PIZZUTI LAND LLC, OF RECORD IN INSTRUMENTS NUMBER 200611210233257, 200611210233258 AND 200812090177545 PLAT OF "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 FOR WATERLINE TO THE CITY OF COLUMBUS DIVISION OF WATER.
20' WIDE EASEMENT IS A GENERAL UTILITY EASEMENT.

PARTIAL RELEASE OF EASEMENT

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

THE "COMPANY" RESERVES THE FOLLOWING 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, WHICH 1.345 ACRES IS OUT OF TAX PARCEL NUMBER 495-287286 AND 0.261 ACRE IS OUT OF TAX PARCEL NUMBER 495-234526.

THIS PLAT WAS PREPARED BY JOBES HENDERSON AND ASSOCIATES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, BASED ON ACTUAL FIELD SURVEY OF THE PREMISES.