

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.

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, BEING 1.345 ACRES OUT OF THAT ORIGINAL 33.215 ACRE TRACT AS DESCRIBED IN A DEED TO PIZZUTI LAND LLC, FILED ON DECEMBER 09, 2008 OF RECORD IN INSTRUMENT NUMBER 200812090177545 AND 0.2611 ACRE OUT OF THAT ORIGINAL 156.253 ACRE TRACT AS DESCRIBED IN DEEDS TO PIZZUTI LAND LLC, FILED ON NOVEMBER 21, 2006 OF RECORD IN INSTRUMENT NUMBER 200611210233257 (1/2 INTEREST) AND INSTRUMENT NUMBER 200611210233258 (1/2 INTEREST), ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, PIZZUTI LAND LLC, AN OHIO LIMITED LIABILITY COMPANY, BY SCOTT B. WEST, EXECUTIVE VICE PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN "BEGGROW STREET DEDICATION PHASE II" AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF THE STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "WATER EASEMENT" AND "STORM EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND DRAINAGE 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 "STORM 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.

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.

FURTHERMORE, IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 4307.13(C)(8) OF THE COLUMBUS CITY CODES, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TELEVISION INDUSTRY FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF TELEVISION CABLE AND EQUIPMENT TO BE INSTALLED IN THE UTILITY TRENCH DURING THE TIME THE TRENCH IS OPEN FOR THE INSTALLATION OF TELEPHONE AND POWER CABLES; OTHERWISE, THE OWNER OR DEVELOPER MAY REVOKE THE OFFER OF AN EASEMENT.

IN WITNESS WHEREOF, SCOTT B. WEST, EXECUTIVE VICE PRESIDENT OF PIZZUTI LAND LLC, HAS HERETO SET HIS HAND THIS 5th DAY OF February, 2018.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: PIZZUTI LAND LLC AN OHIO LIMITED LIABILITY COMPANY

Donna J. Anderson
DONNA J. ANDERSON
Lisa Strup
LISA STRUP

BY *Scott B. West*
SCOTT B. WEST
EXECUTIVE VICE PRESIDENT
PIZZUTI LAND LLC

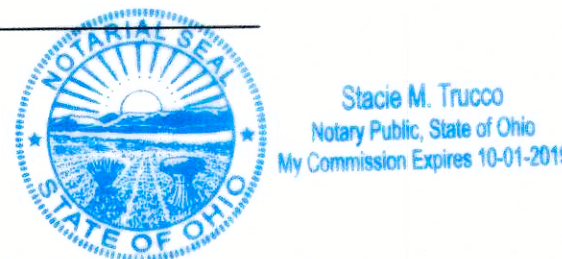
STATE OF OHIO
COUNTY OF FRANKLIN ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, SCOTT B. WEST, EXECUTIVE VICE PRESIDENT OF PIZZUTI LAND LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF PIZZUTI LAND LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 5th DAY OF February, 2018.

MY COMMISSION EXPIRES 10.1.2019

Stacie M. Trucco
NOTARY PUBLIC, STATE OF OHIO



APPROVED THIS 5th DAY OF FEBRUARY, 2018.

Scott J. Mense, ABS
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES
COLUMBUS, OHIO

APPROVED THIS 9th DAY OF February, 2018.

James Young, LSWS
CITY ENGINEER / ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION - COLUMBUS, OHIO

APPROVED THIS 9th DAY OF February, 2018.

Jennifer Gallo, M
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2018, BY ORDINANCE NO. _____ WHEREIN ALL OF THE STREET SHOWN DEDICATED HEREON, IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF COLUMBUS, OHIO.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

CITY CLERK
COLUMBUS, OHIO

TRANSFERRED THIS _____ DAY OF _____, 2018.

AUDITOR
FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR
FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2018.
AT _____ M. FEE \$ _____

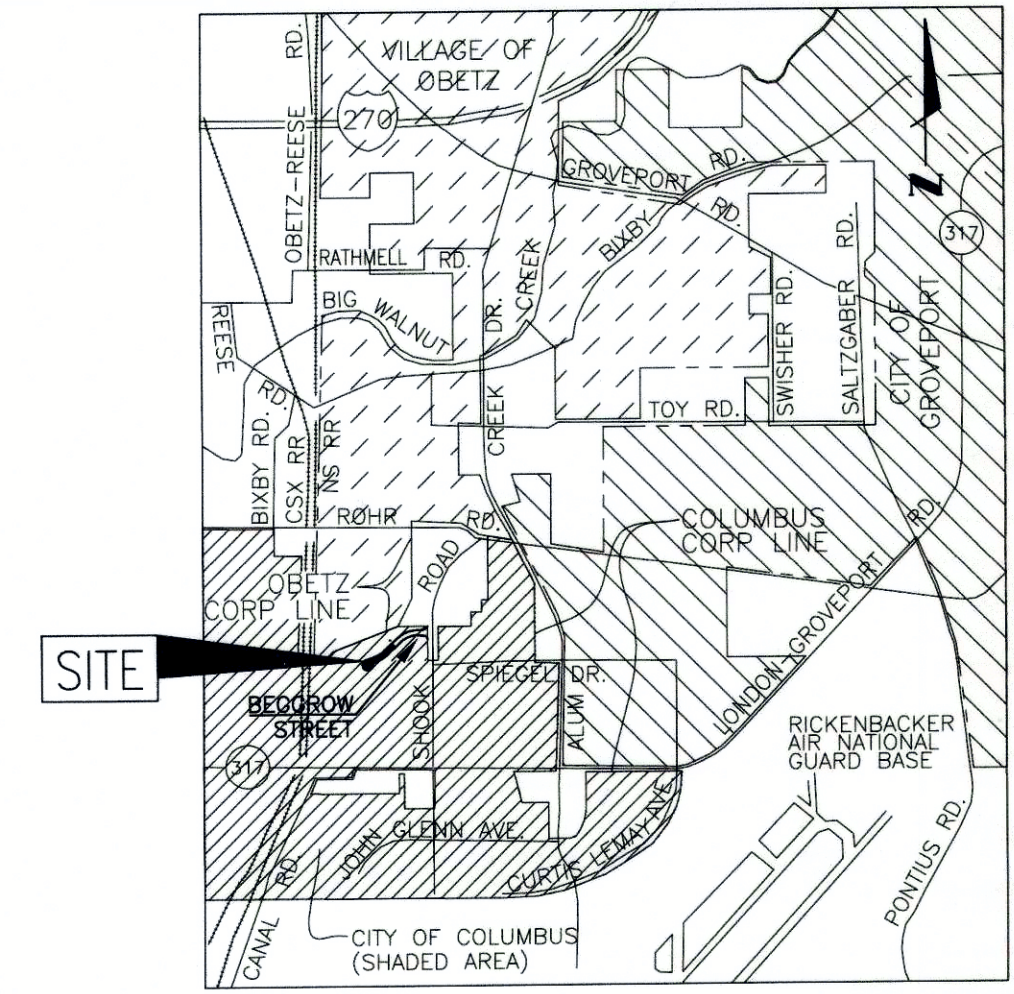
RECORDER
FRANKLIN COUNTY, OHIO

FILE NO. _____

RECORDED THIS _____ DAY OF _____, 2018.

DEPUTY RECORDER
FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____



VICINITY MAP
NOT TO SCALE

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'

FLOOD ZONE NOTE

BY GRAPHICAL PLOTTING ONLY, THE SITE IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANAL MAP NUMBER 39049C0429 K, EFFECTIVE DATE JUNE 17, 2008.

AGRICULTURAL RECOUPMENT NOTE

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.

WETLAND NOTE

NO DETERMINATION HAS BEEN MADE BY THE DEVELOPMENT DEPARTMENT, 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. THE CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF "BEGGROW STREET DEDICATION - PHASE II" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

ZONING NOTE

AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE # 1170-2008, PASSED ON JULY 21, 2008, ZONING FILE NUMBER Z08-027. 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 EXISTANCE, 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.

SURVEYOR

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

THIS PLAT WAS PREPARED BY JOBES HENDERSON AND ASSOCIATES AND IS A TRUE AND ACCURATE REPRESENTATION, BASED ON ACTUAL FIELD SURVEYS OF THE PREMISES IN AUGUST OF 2017.



Jeremy L. Van Ostran
JEREMY L. VAN OSTRAN
REGISTERED PROFESSIONAL SURVEYOR NO. 8283

2/2/18
DATE

DRAWN	JLK	CHECKED	JLV	DATE	1/23/18
	DATE				
PLAN ISSUE/REVISION					
NO.					
59 Grant Street Newark, Ohio 43065 PH: (740) 344-5451 www.jobeshenderson.com					
BEGGROW STREET DEDICATION - PHASE II COLUMBUS, OHIO					
JOB NUMBER: BRH001					
1/2					