

# CHELSEA GLEN DRIVE DEDICATION PLAT

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 13, Township 11, Range 21, Congress Lands, containing 1.247 acres of land, more or less, being all of that 0.991 acre tract conveyed to VILLAGES AT WHITE OAK PARK II, LTD., by deed of record in Instrument Number 201107200090081 and 0.256 acre of an Original 63.576 acre tract conveyed to HENRIETTA L. PFEIFER by deed of record in Instrument Number 200111020253526, both being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, VILLAGES AT WHITE OAK PARK II, LTD., an Ohio Limited Liability Company, by L. BRENT MILLER, President, owner of the land platted herein, duly authorized in the premises, as well as HENRIETTA L. PFEIFER, owner of the land platted herein, do hereby certify that this plat correctly represents their "CHELSEA GLEN DRIVE DEDICATION PLAT", does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Chelsea Glen Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over, and under areas as designated on this plat. Within those areas designated "Utility Easement" an easement is reserved for the construction, operation and maintenance of all public and quasi public utilities above and 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. Furthermore, in accordance with the terms and regulations of Section 3123.08(c)(8) of the Columbus City Codes, 1959, there is hereby offered an easement to the Cable T.V. Industry for the installation, operation and maintenance of television cable and equipment. Within those areas designated "Sanitary Easement" an easement is hereby reserved for the purpose of constructing, operating and maintaining a sanitary sewer. Within those areas designated "Tree Easement" an easement is hereby reserved for the purpose of installing and maintaining trees along the street. Within those areas designated "Shared Use Path Easement" an easement is hereby reserved for the purpose of constructing, operating and maintaining a bicycle and pedestrian path. Said "Shared Use Path Easement" shall not be considered dedicated public right-of-way. Within those areas designated "Grading Easement" an easement is hereby reserved for the purpose of grading and seeding. Within that area designated "Temporary Vehicle Turnaround Easement" the City of Columbus, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the area of land designated "Temporary Vehicle Turnaround Easement" near the easterly terminus of Chelsea Glen Drive shown hereon. The "Temporary Vehicle Turnaround Easement", hereby granted, shall expire and be of no effect whatsoever when the right-of-way for the extension of Chelsea Glen Drive has been conveyed or dedicated to the City of Columbus, Ohio, the instrument for said conveyance or dedication has been recorded in the Franklin County Recorder's Office, the pavement for the temporary turnaround removed and the pavement in said Chelsea Glen Drive right-of-way extension is approved by the City of Columbus, for public traffic use.

Easement areas shown hereon are outside of the platted area and are within lands owned by the undersigned and others. Said easements are hereby reserved for the uses and purposes expressed herein.

In Witness Whereof, L. BRENT MILLER, President of VILLAGES AT WHITE OAK PARK II, LTD., an Ohio Limited Liability Company, has hereunto set his hand this 2 day of Nov, 2011.

VILLAGES AT WHITE OAK PARK II, LTD.,  
an Ohio Limited Liability Company  
By: [Signature]  
L. BRENT MILLER  
President

STATE OF OHIO,  
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 2 day of Nov, 2011, by L. BRENT MILLER, President of VILLAGES AT WHITE OAK PARK II, LTD., an Ohio Limited Liability Company on behalf of the corporation and limited partnership.

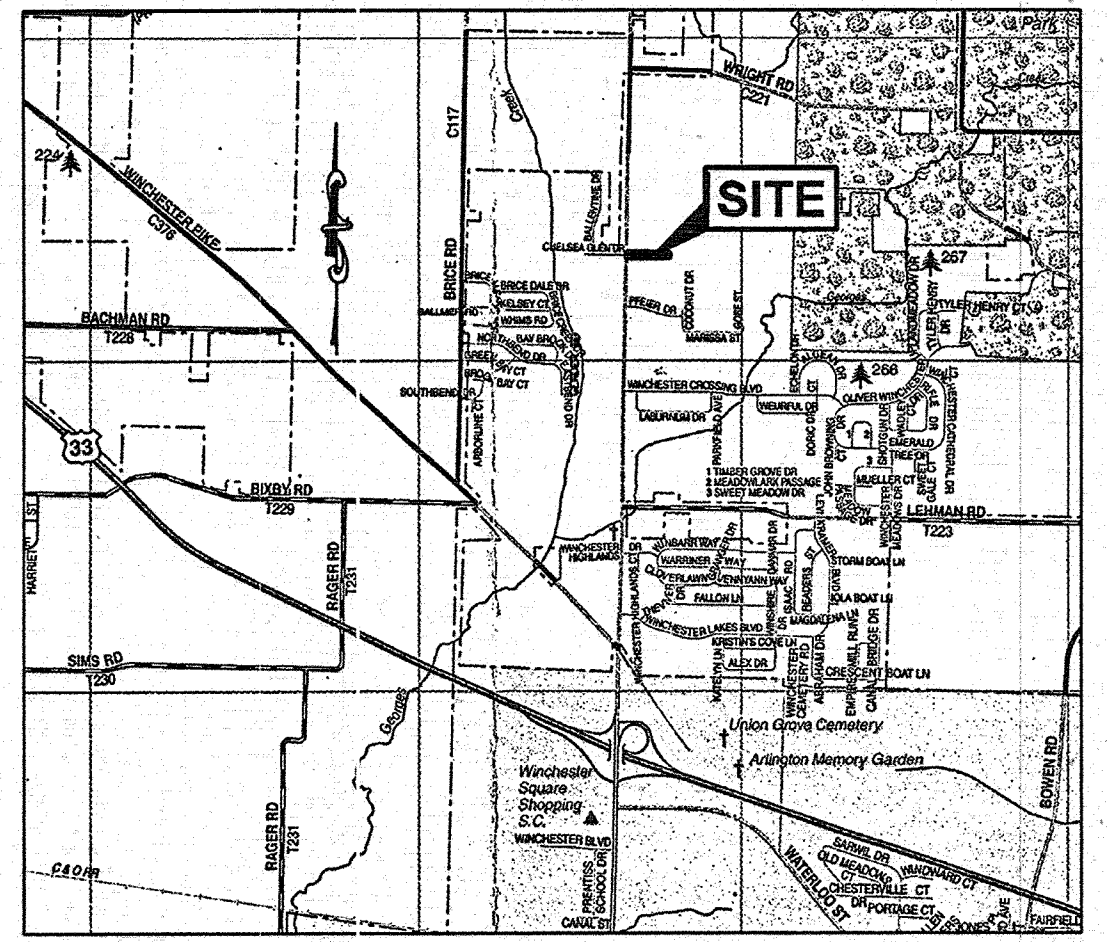
My Commission expires \_\_\_\_\_  
T.R. Bell  
Notary Public, State of Ohio

In Witness Whereof, HENRIETTA L. PFEIFER, has hereunto set her hand this 21<sup>st</sup> day of February, 2011.  
HENRIETTA L. PFEIFER  
By: [Signature]  
HENRIETTA L. PFEIFER

STATE OF OHIO,  
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2012, by HENRIETTA L. PFEIFER on behalf of herself.

My Commission expires 1/9/16  
[Signature]  
Notary Public, State of Ohio



LOCATION MAP  
NO SCALE

### RESERVATION OF EASEMENTS OUTSIDE OF PLATTED AREA BY OTHERS

In Witness Whereof, ELISSA C. GUNSOREK, Manager of GBS GENDER, LLC, an Ohio Limited Liability Company, has hereunto set his hand this 6 day of March, 2011.

GBS GENDER, LLC  
an Ohio Limited Liability Company  
By: [Signature]  
ELISSA C. GUNSOREK, Manager

STATE OF OHIO,  
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2011, by ELISSA C. GUNSOREK, Manager of GBS GENDER, LLC, an Ohio Limited Liability Company on behalf of the corporation and limited partnership.

My Commission expires 2/9/16  
[Signature]  
Notary Public, State of Ohio

David W. Gifford, Vice President  
In Witness Whereof, JASON GUNSOREK, Managing Partner of ARDENT SERVICE CORPORATION, an Ohio Limited Liability Company, has hereunto set his hand this 21<sup>st</sup> day of November, 2011.  
[Signature]  
ARDENT SERVICE CORPORATION

ARDENT SERVICE CORPORATION  
an Ohio Limited Liability Company  
By: [Signature]  
JASON GUNSOREK, Managing Partner  
David W. Gifford, Vice President

STATE OF OHIO,  
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of November, 2011, by David W. Gifford, Vice President JASON GUNSOREK, Managing Partner of ARDENT SERVICE CORPORATION, an Ohio Limited Liability Company on behalf of the corporation and limited partnership.

My Commission expires \_\_\_\_\_  
[Signature]  
Notary Public, State of Ohio

My Commission expires \_\_\_\_\_  
[Signature]  
Notary Public, State of Ohio

Approved this 23<sup>rd</sup> day of March, 2011.  
[Signature]  
Development Director, Columbus, Ohio  
BUILDING & ZONING SERVICES DEPARTMENT

Approved this 26<sup>th</sup> day of March, 2011.  
[Signature]  
City Engineer, Columbus, Ohio

Approved this 27<sup>th</sup> day of March, 2011.  
[Signature]  
Director of Public Service, Columbus, Ohio

Approved and accepted this \_\_\_ day of \_\_\_, 2011, by Ordinance No. \_\_\_\_\_, wherein all of Chelsea Glen Drive, hereby dedicated, is accepted as such by the Council for the City of Columbus.

In witness thereof, I have hereunto set my hand and affixed my seal this \_\_\_ day of \_\_\_, 2011.  
\_\_\_\_\_  
City Clerk, Columbus, Ohio

Transferred this \_\_\_ day of \_\_\_, 2011.  
\_\_\_\_\_  
Auditor, Franklin County, Ohio

\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_ day of \_\_\_, 2011, at \_\_\_ .M.  
Fee \$ \_\_\_\_\_  
\_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_ day of \_\_\_, 2011.  
\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_

### SURVEY DATA:

BASIS OF BEARINGS: The Bearings used in this plat are transferred from a GPS survey of Franklin County Monuments FCGS 2251, FCGS 9957, FCGS 9936, 10-693 and FCGS 9947 performed by the Franklin County Engineer's Office in 1991, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1986 adjustment, and determines the centerline of Gender Road as N 04° 06' 56" W south of Section 13.

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 iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED 7661".

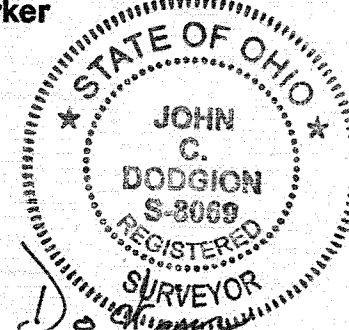
PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

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.

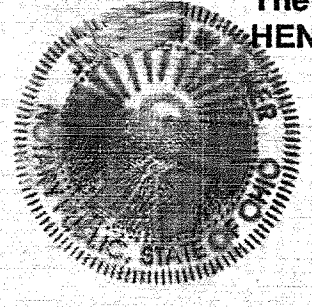
Reference Plan No.  
2852 Dr. E.

- = Iron Pin Set
- = Permanent Marker
- = Iron Pin Found

By: [Signature]  
John C. Dodgion, P.S. 8869



Date 10/06/2011



422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755  
**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS