

BEGGROW STREET DEDICATION PHASE I

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, AND BEING A 1.691 ACRE TRACT, CONTAINING 1.694 ACRES OUT OF AN ORIGINAL 33.215 ACRE TRACT DEEDED TO PIZZUTI LAND, LLC IN INSTRUMENT NUMBER 200710160180944, AND 0.007 ACRE OUT OF A 87.151 ACRE TRACT DEEDED TO PIZZUTI RICKENBACKER WEST I LLC IN INSTRUMENT NUMBER 200712100211959, ALL REFERENCES BEING TO THOSE OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, PIZZUTI LAND LLC, AN OHIO LIMITED LIABILITY COMPANY, BY SCOTT B. WEST, SENIOR VICE PRESIDENT, AND PIZZUTI RICKENBACKER WEST I LLC, AN OHIO LIMITED LIABILITY COMPANY, BY SCOTT B. WEST, SENIOR VICE PRESIDENT, OWNERS OF THE LANDS PLATED HEREIN, DULY AUTHORIZED IN BEGROW STREET DEDICATION PHASE I AND DO HEREBY ACCEPT THIS PLAT AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PART OF THE STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "UTILITY EASEMENT", "WATERLINE EASEMENT", OR "STORM EASEMENT". EACH OF THE ABOVE-MENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITIES, PUBLIC UTILITIES, ABOVE, BELOW AND ON THE SURFACE OF THE LANDS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO: TELEVISION CABLE, TELEPHONE, POWER, WATER, GAS, CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENTS" 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, INCLUDING 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. FURTHERMORE, IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 3123.08(C)(8) OF THE COLUMBUS CITY CODES, 1999, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TELEVISION INDUSTRY FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF TELEVISION CABLE EQUIPMENT. 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.

IN WITNESS WHEREOF, SCOTT B. WEST, SENIOR VICE PRESIDENT OF PIZZUTI LAND LLC, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2008.

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

PIZZUTI LAND LLC
SCOTT B. WEST
SENIOR 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, SENIOR 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS _____ DAY OF _____, 2008.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, SCOTT B. WEST, SENIOR VICE PRESIDENT OF PIZZUTI RICKENBACKER WEST I LLC, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2008.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: PIZZUTI RICKENBACKER WEST I LLC
AN OHIO LIMITED LIABILITY COMPANY

PIZZUTI RICKENBACKER WEST I LLC
SCOTT B. WEST
SENIOR VICE PRESIDENT
PIZZUTI RICKENBACKER WEST I LLC

STATE OF OHIO
COUNTY OF FRANKLIN ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, SCOTT B. WEST, SENIOR VICE PRESIDENT OF PIZZUTI RICKENBACKER WEST I 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 RICKENBACKER WEST I LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS _____ DAY OF _____, 2008.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS _____ DAY OF _____, 2008.
DEVELOPMENT DIRECTOR
COLUMBUS, OHIO

APPROVED THIS _____ DAY OF _____, 2008.
CITY ENGINEER
COLUMBUS, OHIO

APPROVED THIS _____ DAY OF _____, 2008.
DIRECTOR OF PUBLIC SERVICE
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2008, 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, 2008.
CITY CLERK
COLUMBUS, OHIO

TRANSFERRED THIS _____ DAY OF _____, 2008.
AUDITOR
FRANKLIN COUNTY, OHIO

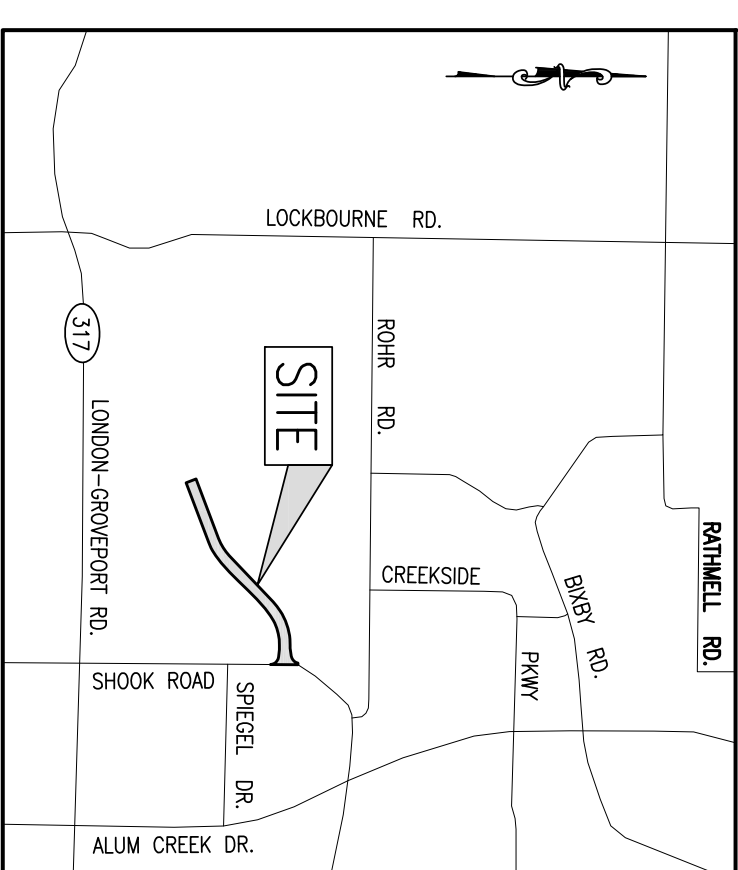
DEPUTY AUDITOR
FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2008.
RECORDER
FRANKLIN COUNTY, OHIO

FILE NO. _____

RECORDED THIS _____ DAY OF _____, 2008.
DEPUTY RECORDER
FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____



- LEGEND**
- 5/8" x 30" REBAR SET W/ FOUND, AS LABELED
 - YELLOW I.D. CAP MARKED
 - ▲ BRH GROUPSM
 - ▲ RAILROAD SPIKE SET
 - ▲ RAILROAD SPIKE SET
 - MAG NAIL SET
 - ⊗ MONUMENT FOUND
 - FOUND, AS LABELED
 - △ RAILROAD SPIKE FOUND
 - ⊞ PROPERTY LINE
 - ⊞ CENTER LINE
 - ⊞ RIGHT-OF-WAY LINE
 - ⊞ PARCEL NUMBER

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 PANEL MAP NUMBER 390490429 K, EFFECTIVE DATE JUNE 17, 2005.

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 AREAS 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 I" 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. ZONING ORDINANCE 2005-008, CHAPTER 1509.01, ARTICLE 1509.02, SECTION 1509.0201, AS AMENDED, IS APPLICABLE TO 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 NOTING 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.

NO VEHICULAR ACCESS NOTE

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY OF BEGROW STREET DEDICATION PHASE I IS EXTENDED AND DEDICATED BY PLAT OR DEED. SEE NOTE "X" ON SHEET TWO.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREPARED, 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 BRH GROUP, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN NOVEMBER 2006, OCTOBER 2007 AND SEPTEMBER 2008.

ANTHONY J. ROBINSON, P.S. No. 8120 _____ DATE

PREPARED BY:

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SHEET

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