

4TH & THURMAN SUBDIVISION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
 HALF SECTION 28, TOWNSHIP 5 NORTH, RANGE 22 WEST
 REFUGEE LANDS

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, HALF SECTION 28, TOWNSHIP 5 NORTH, RANGE 22 WEST, REFUGEE LANDS, BEING A RESUBDIVISION OF LOTS 40 AND 41 OF DESHLERS THURMAN & BENNETT'S, AS RECORDED IN PLAT BOOK 3, PAGE 158, ALSO BEING A RESUBDIVISION OF ALL OF BECK & ZUBER'S (LOTS 1 THROUGH 7), AS RECORDED IN PLAT BOOK 3, PAGE 343, CONTAINING 1.016 ACRES OF LAND, SAID LOTS 40 AND 41 BEING DESCRIBED IN A DEED TO 121 THURMAN LLC, OF RECORD IN INSTRUMENT NUMBER 202211150157119, SAID LOT 4 BEING DESCRIBED IN A DEED TO 121 THURMAN LLC, OF RECORD IN INSTRUMENT NUMBER 202211150157118, SAID LOTS 1 THROUGH 3, AND 5 THROUGH 7 BEING DESCRIBED IN A DEED TO 121 THURMAN LLC, OF RECORD IN INSTRUMENT NUMBER 201701240011871, ALL RECORDS REFERENCED HEREON ARE ON FILE AT THE OFFICE OF THE RECORDER FOR FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, _____, OWNERS OF THE LANDS PLATTED HEREON, AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR 4TH & THURMAN SUBDIVISION, A SUBDIVISION CONTAINING LOTS 1 TO 14, BOTH INCLUSIVE, AND AN AREA DESIGNATED AS RESERVE "A", DO HEREBY ACCEPT THIS PLAT OF THE SAME.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER LOTS 12 THROUGH 14, AND RESERVE "A", AS DESIGNATED ON THIS PLAT AS "SHARED ACCESS EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS. ADDITIONALLY, EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS MAY CONTAIN BUT NOT BE LIMITED TO PRIVATE ALLEYS/DRIVEWAYS, UTILITIES, AND STORM WATER MANAGERMENTS OF WHICH ARE INTENDED FOR USE BY THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS AND UNITS IN 4TH & THURMAN SUBDIVISION. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED.

THE OWNERS OF THE FEE SIMPLE TITLES TO LOTS 1 THROUGH 14, INCLUSIVE, SHALL HAVE AND ARE HEREBY GRANTED A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR ACCESS TO AND FROM PUBLIC STREETS, IN AND OVER SAID RESERVE "A" AND "SHARED ACCESS EASEMENT".

SAID RESERVE "A" AND "SHARED ACCESS EASEMENT", AS DESIGNATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO LOTS 1 THROUGH 14. THE ALLEY/DRIVEWAYS CONSTRUCTED WITHIN SAID RESERVE "A" AND "SHARED ACCESS EASEMENT" WILL BE PRIVATE WHICH WILL BE OWNED AND MAINTAINED BY SAID ASSOCIATION. UNTIL SAID ASSOCIATION IS FORMED AND FUNDED THE DEVELOPER WILL OWN AND MAINTAIN SAID RESERVE "A" AND "SHARED ACCESS EASEMENT".

AREAS DESIGNATED AS STORMWATER CONTROL PRACTICE (SCP) EASEMENTS ARE HEREBY GRANTED TO THE CITY OF COLUMBUS, OHIO, FOR THE PURPOSES OF PROVIDING EASEMENT RIGHTS IN, OVER, UNDER, ACROSS AND THROUGH THE REAL PROPERTY INCLUDING THE RIGHT OF REASONABLE ACCESS THERETO, BUT WITHOUT ANY OBLIGATION WHATSOEVER, TO ACCESS, RECONSTRUCT, REPLACE, REMOVE, REPAIR, MAINTAIN, CONTROL, AND OPERATE WATER AND SEWER DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE TILES, PIPES, DITCHES, CHANNELS, CULVERTS, SEWER UTILITY LINES, TEMPORARY SEDIMENT SETTLING PONDS AND SEDIMENT TRAPS, DETENTION AND RETENTION FACILITIES, POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, AND THEIR APPURTENANCES ("IMPROVEMENT"), FOR ACCEPTING, TRANSPORTING, DETAINING, AND RELEASING WATER COURSES.

THE OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE IMPROVEMENT IN STRICT COMPLIANCE WITH THE APPROVED AND EXECUTED POST-CONSTRUCTION STORMWATER CONTROL PRACTICES INSPECTION AND MAINTENANCE AGREEMENT, ON FILE WITH THE DEPARTMENT OF PUBLIC UTILITIES, AND ALL STORM WATER INSPECTION, OPERATION AND MAINTENANCE RESPONSIBILITIES PROVIDED IN THE AGREEMENT, INCLUDING, BUT NOT LIMITED TO, KEEPING ALL INLETS AND OUTLETS FREE AND CLEAR OF DEBRIS, REPAIRING ANY DAMAGED STRUCTURES, MAINTAINING SEDIMENT ACCUMULATION IN ANY DETENTION BASIN(S), TEMPORARY SEDIMENT SETTLING PONDS AND POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, REPAIRING UNDERCUT OR ERODED AREAS, MAINTAINING ANY HARDSCAPE SURFACES, LAWN CARE MAINTENANCE, AND REPAIRING ANY DAMAGED LANDSCAPE AREAS.

IN THE EVENT THE IMPROVEMENT INCLUDES, OR IS LOCATED WITHIN A PARKING LOT AS APPROVED BY GRANTEE IN THE ABOVE-REFERENCED PLAN FILE NUMBER, WHICH WILL SERVE AS A DETENTION/RETENTION IMPROVEMENT, GRANTEE MAY INSTALL STANDARD OR TYPICAL PARKING LOT FEATURES AS SHOWN ON THE APPROVED ABOVE-REFERENCED PLAN FILE NUMBER AT GRANTEE'S SOLE RISK AND GRANTEE'S EMPLOYEES, AGENTS, REPRESENTATIVES, AND CONTRACTORS SHALL NOT BE LIABLE FOR ANY DAMAGE OR DESTRUCTION OF SUCH PARKING LOT FEATURES DURING GRANTEE'S GOOD FAITH EXERCISE OF GRANTEE'S RIGHTS IN THIS EASEMENT.

THE CITY SHALL HAVE THE RIGHT, AT ANY TIME, TO INSPECT THE IMPROVEMENT, INCLUDING THE DETENTION BASIN, TEMPORARY SEDIMENT SETTLING PONDS AND POST-CONSTRUCTION PRACTICES, TO ASCERTAIN WHETHER THE IMPROVEMENT AND APPURTENANT FACILITIES ARE FUNCTIONING IN ACCORDANCE WITH ANY APPROVED PLANS, THE POST-CONSTRUCTION STORMWATER CONTROL PRACTICES INSPECTION AND MAINTENANCE AGREEMENT, REQUIREMENTS OF THE THEN-CURRENT CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL AND GENERALLY ACCEPTED ENGINEERING STANDARDS. IN THE EVENT THE IMPROVEMENT IS NOT CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, THE OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE, SHALL COMPLETE CONSTRUCTION OF THE IMPROVEMENT IN A TIMELY MANNER. THE OWNER SHALL USE ALL COMMERCIALY REASONABLE EFFORTS TO TIMELY COMPLETE CONSTRUCTION OF THE IMPROVEMENT, BUT EXCEPT FOR EVENTS OF FORCE MAJEURE, UNDER NO CIRCUMSTANCES SHALL THE TIME EXCEED NINETY (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IF THE PROPERTY OWNER FAILS TO DILIGENTLY COMPLETE THE CONSTRUCTION OF THE IMPROVEMENT, CITY SHALL HAVE THE RIGHT, BUT NO OBLIGATION WHATSOEVER, TO ENTER UPON THE PROPERTY AND PERFORM THE CONSTRUCTION. IN THE EVENT THE CITY PERFORMS SUCH CONSTRUCTION AS PROVIDED HEREIN, THE OWNER SHALL FULLY AND IMMEDIATELY REIMBURSE CITY FOR ANY COSTS INCURRED BY CITY AND CITY SHALL HAVE THE RIGHT TO CALL UPON ANY STORMWATER CONTROL PRACTICE CONSTRUCTION BOND AGREEMENT.

IN THE EVENT THE IMPROVEMENT IS NOT FUNCTIONING PROPERLY AND REQUIRES REPAIR, OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE, SHALL COMMENCE SUCH REPAIRS AS NEEDED IN A TIMELY MANNER. THE OWNER SHALL USE ALL COMMERCIALY REASONABLE EFFORTS TO TIMELY PERFORM THE REPAIRS, BUT EXCEPT FOR EVENTS OF FORCE MAJEURE, UNDER NO CIRCUMSTANCES SHALL THE TIME EXCEED NINETY (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IF OWNER FAILS TO MAINTAIN AND DILIGENTLY COMPLETE REPAIRS TO THE IMPROVEMENT, CITY SHALL HAVE THE RIGHT, BUT NO OBLIGATION WHATSOEVER, TO ENTER UPON THE PROPERTY AND PERFORM THE REPAIR. IN THE EVENT THE CITY PERFORMS SUCH REPAIR AS PROVIDED HEREIN, OWNER SHALL FULLY AND IMMEDIATELY REIMBURSE CITY FOR THE ACTUAL COST OF THE REPAIR UPON RECEIPT OF AN INVOICE ITEMIZING THE COST. IN THE EVENT THE OWNER FAILS TO PAY SAID COSTS TO CITY WITHIN THIRTY (30) DAYS OF DEMAND BY CITY, OWNER SHALL ALSO BE RESPONSIBLE FOR ALL ADDITIONAL COSTS INCURRED BY CITY IN COLLECTING SAID REIMBURSEMENT, INCLUDING, BUT NOT LIMITED TO, INTEREST AT THE HIGHEST RATE ALLOWED BY LAW, ALL COURT FEES AND COSTS, AND ATTORNEY'S FEES AND/OR MAY BE SUBJECT TO ASSESSMENT.

UPON THE CITY'S ENTRY INTO THE SCP EASEMENT AREA TO EXERCISE ANY OF ITS RIGHTS, CITY WILL RESTORE THE EASEMENT AREA TO ITS FORMER CONDITION AS IS REASONABLY PRACTICABLE, BUT SUBJECT TO THE COMPLETION OF THE IMPROVEMENT CONTEMPLATED HEREIN. OWNER UNDERSTANDS AND AGREES ANY RESTORATION OF OWNER'S PROPERTY IS SPECIFICALLY LIMITED TO REASONABLY RESTORING THE GRADE AND SURFACE TO THEIR FORMER CONDITION, EXCEPT UTILITY SERVICE LINES, ASPHALT-PAVED PARKING AREAS, AND SIDEWALKS THAT DO NOT, IN ANY MANNER, IMPAIR OR INTERFERE WITH THE IMPROVEMENTS OR CITY'S RIGHTS, WILL BE RESTORED. CITY'S RESTORATION WILL NOT INCLUDE REPAIR, REPLACEMENT, OR COMPENSATION OF OR FOR ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, TREES, VEGETATION, AND/OR LANDSCAPING.

OWNER SHALL FOREVER INDEMNIFY AND HOLD HARMLESS THE CITY AND ALL OF ITS AGENTS, EMPLOYEES AND REPRESENTATIVES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, SUITS, AND ACTIONS, INCLUDING ATTORNEY'S FEES, ARISING OR RESULTING, IN ANY MANNER, FROM OWNER, ITS SUCCESSORS AND ASSIGNS, ACTIONS OR INACTIONS ASSOCIATED IN ANY MANNER WITH THE USE OF THE IMPROVEMENT.

IN WITNESS THEREOF, Kevin Lykens, OF SAID 121 THURMAN LLC

HAS HEREUNTO SET HIS HAND THIS 19 DAY OF APRIL, 2024.

SIGNED AND ACKNOWLEDGED
 IN THE PRESENCE OF:

SIGN: Craig Booska
 PRINT: CRAIG BOUSKA

BY: Kevin Lykens
 PRINT: Kevin Lykens

SIGN: Hayden Murphy
 PRINT: Hayden Murphy

ACKNOWLEDGMENT

STATE OF OHIO)
) SS:
 FRANKLIN COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF April, 2024, BY Kevin Lykens, Authorized Signatory OF 121 Thurman LLC, ON BEHALF OF THE COMPANY.

Logan Fitch
 NOTARY PUBLIC

Logan Fitch
 Notary Public, State of Ohio
 My Commission Expires 03-29-2025

FLOODPLAIN NOTE - 4TH & THURMAN SUBDIVISION IS IN THE FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0328K (EFFECTIVE DATE JUNE 17, 2008).

ACREAGE BREAKDOWN - THE PLAT OF 4TH & THURMAN SUBDIVISION IS COMPRISED OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBERS AND ACREAGES.

PARCEL NUMBER 010-052156 ----- 0.083 AC.
 PARCEL NUMBER 010-040231 ----- 0.041 AC.
 PARCEL NUMBER 010-044113 ----- 0.041 AC.
 PARCEL NUMBER 010-044114 ----- 0.083 AC.
 PARCEL NUMBER 010-010232 ----- 0.083 AC.
 PARCEL NUMBER 010-057226 ----- 0.405 AC.
 PARCEL NUMBER 010-248198 ----- 0.049 AC.
 PARCEL NUMBER 010-029311 ----- 0.115 AC.
 PARCEL NUMBER 010-017760 ----- 0.116 AC.

ACREAGE IN LOTS ----- 0.918 AC.
 ACREAGE IN RESERVES ----- 0.098 AC.

TOTAL PLAT ACREAGE ----- 1.016 AC.

APPROVED THIS 22nd DAY OF APRIL, 2024

Scott E. Messer
 DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES,
 COLUMBUS, OHIO

APPROVED THIS 22nd DAY OF APRIL, 2024

Janis G...
 CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION,
 COLUMBUS, OHIO

APPROVED THIS 22nd DAY OF April, 2024

Kelly Scooco
 DIRECTOR, DEPARTMENT OF PUBLIC SERVICE,
 COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2024, BY ORDINANCE NO. _____ WHEREIN THE PLAT OF 4TH & THURMAN SUBDIVISION IS 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 RELEASE THE UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT SHOWN HEREON BY CROSS HATCHING.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 2024

CITY CLERK,
 COLUMBUS, OHIO

TRANSFERRED THIS _____ DAY OF _____, 2024

AUDITOR,
 FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR,
 FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2024
 AT _____ AM/PM, FEE \$ _____

RECORDER,
 FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGE _____

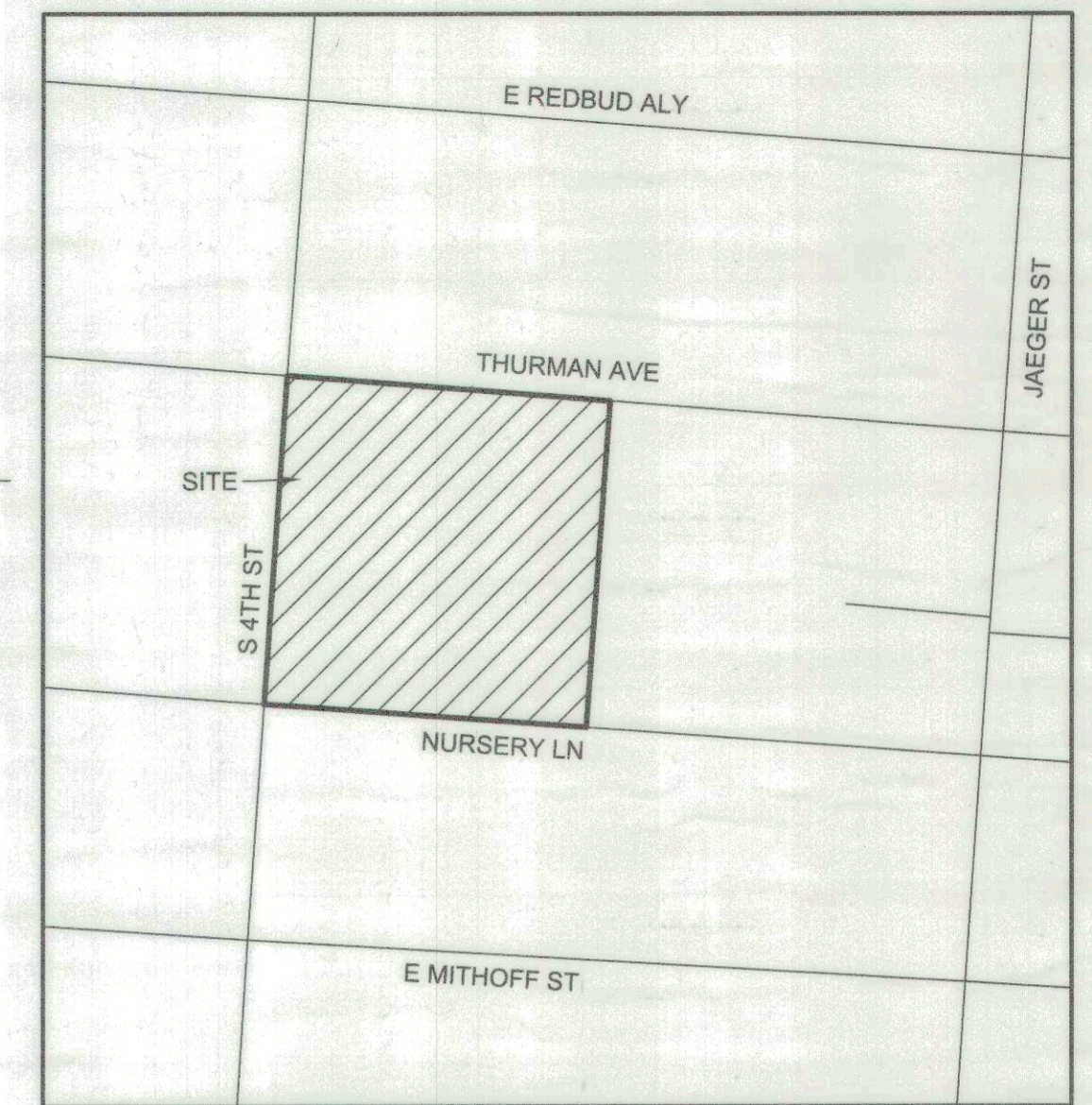
INSTRUMENT NUMBER _____

RECORDED THIS _____ DAY OF _____, 2024

DEPUTY RECORDER,
 FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGE _____

INSTRUMENT NUMBER _____



LOCATION MAP
 Not to Scale

BASIS FOR BEARINGS

BEARINGS DESCRIBED HEREON ARE BASED ON SOUTH 85 DEGREES 40 MINUTES 25 SECONDS EAST, THE SOUTH RIGHT-OF-WAY LINE FOR THURMAN AVENUE, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

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.

PERMANENT MARKERS

PERMANENT MARKERS, WHERE INDICATED HEREON, ARE SOLID REBAR, 1 INCH DIAMETER, 30 INCHES LONG, WITH CAPS DESIGNATED "ASI PS 8438"

PLAT MONUMENTS

ALL OTHER MONUMENTS INDICATED HEREON ARE SOLID REBAR 5/8 INCH IN DIAMETER, 30 INCHES LONG, WITH CAPS DESIGNATED "ASI PS 8438"

LEGEND

- I.P.F. IRON PIN FOUND (SEE NOTES ON PLAT)
- ⊙ 1" IRON PIN SET WITH CAP DESIGNATED "ASI PS 8438"
- 5/8" IRON PIN SET WITH CAP DESIGNATED "ASI PS 8438"

SURVEYOR'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN HEREON. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

BY: Brian P. Bingham
 BRIAN P. BINGHAM
 REGISTERED PROFESSIONAL SURVEYOR NO. 8438

DATE: April 17, 2024

Surveyed and Platted By:

Owner and Developer:

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**4TH & THURMAN
 SUBDIVISION
 FINAL PLAT**