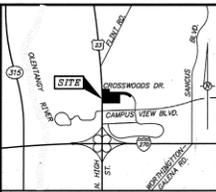


# RADIO CITY BOULEVARD & NORTH HIGH STREET DEDICATION AND PARTIAL CROSSWOODS DRIVE VACATION PLAT



LOCATION MAP  
NO SCALE

Situated in the State of Ohio, County of Franklin, City of Columbus, in Farm Lot 59, Quarter Township 2, Township 2 North, Range 18 West, United States Military Lands and being 2.348 acres of land, more or less, through a portion of a 2,736 acre tract of land conveyed to Crosswoods Central Park, LLC by deed of record in Instrument 200309060287097, through a portion of a 7,424 acre tract of land conveyed to Crosswoods Central Park, LLC by deed of record in Instrument 200309060287097, a portion of existing Crosswoods Drive as shown upon the plat of "Crosswoods Center Section Two", of record in Plat Book 61, Page 79 and a portion existing Crosswoods Drive as shown upon the plat of "Crosswoods Center Section Three", of record in Plat Book 62, Pages 52 & 53, all references being to the Recorder's Office, Franklin County, Ohio.

Grantor, being the 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 recouplements assessed or levied in the future against the property dedicated herein which result from grantor conversion of the property from agricultural use.

No determination has been made by the Building Services Division, City of Columbus, as to whether the area proposed to be vacated 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. City of Columbus approval of the plat of "Radio City Boulevard & Essements Dedication and Partial Crosswoods Drive Vacation Plat", does not imply any approval for the development of the site as it may pertain to Wetlands.

The site lies in Zone X (Areas determined to be outside 500-year floodplain) as shown on Flood Insurance Rate Map, Franklin County, Ohio and Incorporated Areas, Panel 135 of 387, Community Map No. 39049C0135 H (Effective Dates: April 21, 1999).

Reserve "A", Reserve "B", Reserve "C" and Reserve "D", as designated and delineated hereon, shall be owned and maintained by CROSSWOODS CENTRAL PARK, LLC, its successors and assigns for the purposes of landscaping, utilities and "Open Space".

The undersigned, CROSSWOODS CENTRAL PARK, LLC, an Ohio Limited Liability Company, by TREMONT FAMILY III, LLC, an Ohio Limited Liability Company, its member/manager, owner of the land platted herein, by JEFFREY W. EDWARDS, authorized member, being duly authorized in the premises, does hereby certify that this plat correctly represents the Radio City Boulevard & North High Street Dedication and Partial Crosswoods Drive Vacation Plat, and does hereby accept this plat of same and dedicates to public use as such all or parts of the street and boulevard shown hereon and heretofore dedicated.

In Witness Whereof, JEFFREY W. EDWARDS, authorized member, has hereunto set his hand this 18<sup>th</sup> day of September, 2003.

WITNESSES: CROSSWOODS CENTRAL PARK, LLC  
by TREMONT FAMILY III, LLC,  
its member/manager

*Audrey W. Kaiser*  
AUDREY W. KAISER  
*Susan Wilgus*  
SUSAN WILGUS

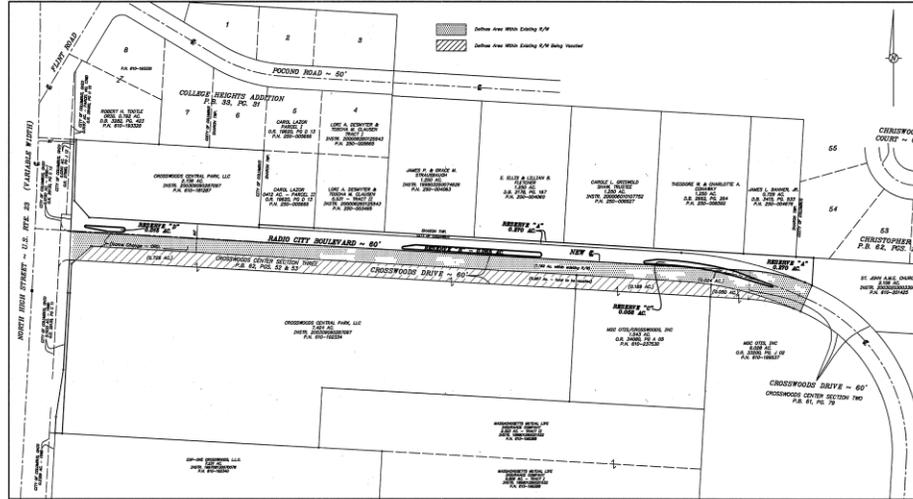
By *Jeffrey W. Edwards*  
JEFFREY W. EDWARDS, Authorized Member

State of Ohio | S.S.  
Franklin County

Before me, a Notary Public in and for said State, personally appeared JEFFREY W. EDWARDS, authorized member of TREMONT FAMILY III, LLC, an Ohio Limited Liability Company, the member/manager of CROSSWOODS CENTRAL PARK, LLC, an Ohio Limited Liability Company, 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 TREMONT FAMILY III, LLC, an Ohio Limited Liability Company, and the free and voluntary act and deed of CROSSWOODS CENTRAL PARK, LLC, an Ohio Limited Liability Company, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 18<sup>th</sup> day of September, 2003.

My Commission Expires: 6-25-05  
*Susan Wilgus*  
Notary Public, State of Ohio  
County of Franklin



BACKGROUND DRAWING SCALE: 1" = 120'

Surveyed and Platted By  
**C.F. BIRD & R.J. BULL, INC.**  
Consulting Engineers & Surveyors  
2875 W. Dublin-Glennville Road  
Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped Bird & Bull, Inc., unless otherwise shown, and are indicated by the following symbol: —. Permanent monuments to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —.

BASIS OF BEARINGS: The Centerline of Crosswoods Drive, Being S 86° 43' 12" E, as shown upon the plat of Crosswoods Center Section Three, of record in Plat Book 62, Pages 52 & 53, Recorder's Office, Franklin County, Ohio.

By *Kevin L. Baxter* 9/17/03  
Kevin L. Baxter - Ohio Surveyor No. 7897 Date:

Approved this 18<sup>th</sup> day of September, 2003, *Kevin L. Baxter*, Ohio Surveyor No. 7897, Recorder, Franklin County, Ohio

Approved this 26<sup>th</sup> day of September, 2003, *Kevin L. Baxter*, City Engineer, Columbus, Ohio

Approved this 26<sup>th</sup> day of September, 2003, *Kevin L. Baxter*, Director of Public Service, Columbus, Ohio

Approved and accepted this \_\_\_ day of \_\_\_, 2003, by Ordinance No. \_\_\_ wherein the road and drive dedicated hereon are accepted as such by the Council of the City of Columbus, Ohio. The Council of the City of Columbus, by its approval and acceptance of this plat, vacates the portion of Crosswoods Drive shown by hatching hereon.

City Clerk, Columbus, Ohio

Transferred this \_\_\_ day of \_\_\_, 2003, Auditor, Franklin County, Ohio  
Filed for record this \_\_\_ day of \_\_\_, 2003, at \_\_\_ M.  
Fee \$ \_\_\_ File No. \_\_\_ Recorder, Franklin County, Ohio  
Recorded this \_\_\_ day of \_\_\_, 2003, in Plat Book \_\_\_ Page \_\_\_  
Deputy Recorder, Franklin County, Ohio

Total Site Area:	2.348 Acres
Area vacated by this plat:	0.967 Acres
R.O.W. Dedication:	0.975 Acres for R/W Dedication
	0.083 Acre for N. High Street (U.S. Rte. 23) (0.061 Acre in P.N. 610-192334) (0.022 Acre in P.N. 610-181287)
	0.892 Acres for Radio City Boulevards (New Dedication) (0.891 Acre in P.N. 610-181287) (0.001 Acre in P.N. 610-192334)
	0.406 Acres for Reserve Areas
	RESERVE "A" - 0.270 Ac. (All out of P.N. 610-181287)
	RESERVE "B" - 0.065 Ac. (All out of P.N. 610-181287)
	RESERVE "C" - 0.056 Ac. (0.032 Ac. in P.N. 610-181287)
	(0.024 Ac. in existing R/W)
	RESERVE "D" - 0.015 Ac. (All out of P.N. 610-181287)

RADIO CITY BOULEVARD & NORTH HIGH STREET DEDICATION  
AND PARTIAL CROSSWOODS DRIVE VACATION  
PLAT

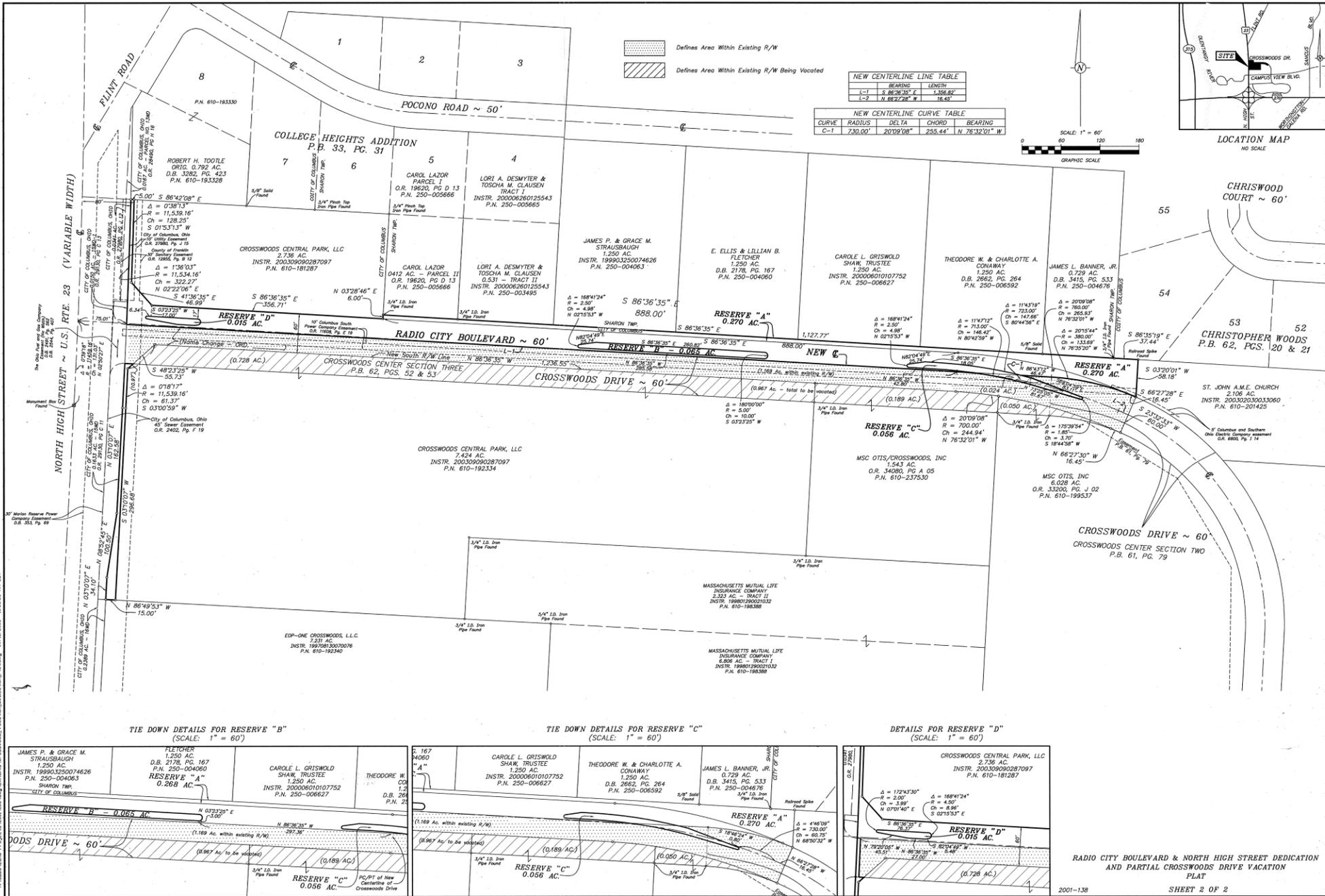
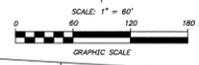


**NEW CENTERLINE LINE TABLE**

CURVE	RADIUS	DELTA	CHORD	BEARING
L-1	730.00'	20°09'08"	255.44'	N 76°32'01" W
L-2	730.00'	20°09'08"	255.44'	N 76°32'01" W

**NEW CENTERLINE CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD	BEARING
C-1	730.00'	20°09'08"	255.44'	N 76°32'01" W



**TIE DOWN DETAILS FOR RESERVE "B"**  
(SCALE: 1" = 60')

**TIE DOWN DETAILS FOR RESERVE "C"**  
(SCALE: 1" = 60')

**DETAILS FOR RESERVE "D"**  
(SCALE: 1" = 60')

