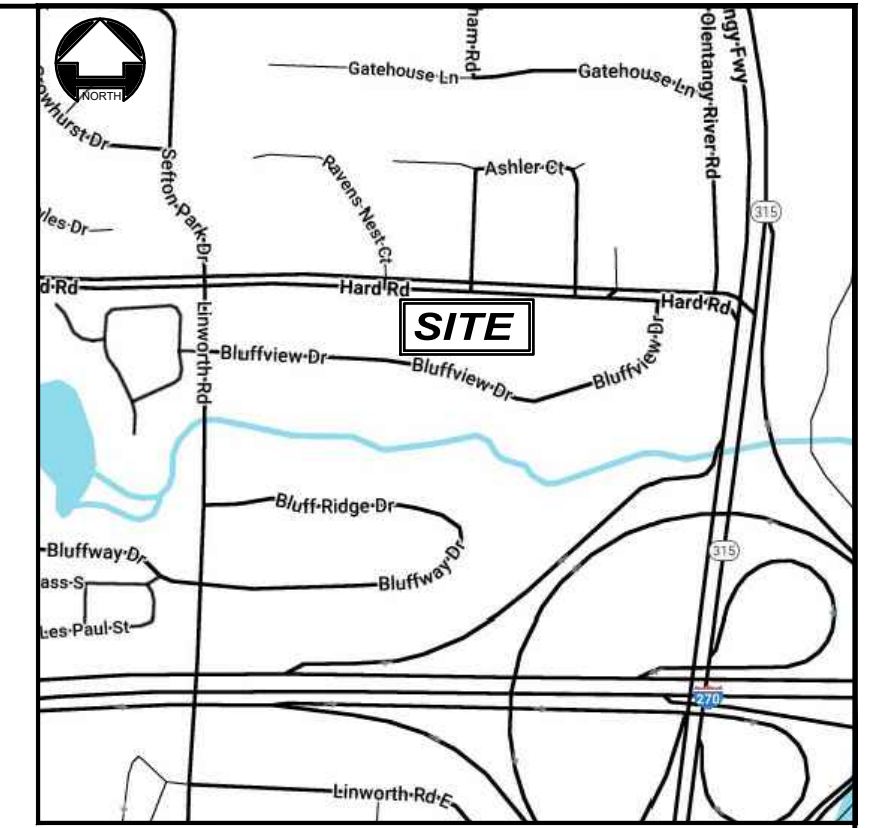


THE REPLAT OF THE BLUFFS SUBDIVISION AND THE DEDICATION OF HARD ROAD LOTS 35 TO 39 AND 42 TO 48

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
BEING IN QUARTER TOWNSHIP 2, TOWNSHIP 2 NORTH, RANGE 18 WEST, UNITED STATES MILITARY LANDS



VICINITY MAP
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Columbus, Ohio, a Municipal Corporation, being in Quarter Township 2, Township 2 North, Range 18 West, United States Military Lands, and being a resubdivision of The Bluffs Subdivision lots 35 to 39 and 42 to 48 of record in Plat Book 46, Page 88, Recorder's Office, containing 4.446 acres of land more or less, said 4.446 acres being part of those tracts of land appropriated and/or conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 200412020275109, Instrument Number 199807220183735, Instrument Number 200507010129009, Instrument Number 200507210144947, Instrument Number 200502070023347, Instrument Number 199810090259318, Instrument Number 200001070005616, Instrument Number 199906180155922, Franklin County Court of Common Pleas Case No 05CVH-07-7140 (Instrument Number 200711050192037), Instrument Number 200412220288753, Official Record 27499 C05, Instrument Number 200101260017059, Franklin County Court of Common Pleas Case No 05CVH-07-7141 (Instrument Number 200808110122156 and as amended in Instrument Number 200906170087297), Instrument Number 200502180031161 and Instrument Number 200107110157233, Recorder's Office, Franklin County, Ohio.

The undersigned, City of Columbus, Ohio, by Michael H. Stevens, Director, Department of Development, duly authorized in the premises does hereby certify that this plat correctly represents its "THE REPLAT OF THE BLUFFS SUBDIVISION AND DEDICATION OF HARD ROAD", a subdivision containing Lots numbered 19A to 25A, all inclusive, and areas designated as Reserves "A", "B" and "C", does hereby accept this plat of same and dedicates to public use, as such, all of Hard Road shown hereon and not heretofore dedicated.

For the area designated as **Reserve A** and as shown on this plat, as part of the Categorical Exclusion and Programmatic Section 4(F) document (page 13) dated March 14, 2001 for the **FRA-Hard Road PID 11079** project, and further shown under the **FRA-CR61-4.34 PID 17588 (Hard Road Phase C, 1926-E)** project, **Reserve A** is to include and remain as an earthen berm (approximately three feet high) that includes additional landscape screening, to be maintained by the City of Columbus, Ohio, Department of Public Service. In addition to the screening, the berm will also technically provide some noise attenuation.

For the area designated as **Reserve B** and as shown on this plat, as part of the Categorical Exclusion and Programmatic Section 4(F) document (page 13) dated March 14, 2001 for the **FRA-Hard Road PID 11079** project, and further shown under the **FRA-CR61-4.34 PID 17588 (Hard Road Phase C, 1926-E)** project, **Reserve B** is to include and remain as an earthen berm (approximately three feet high) that includes additional landscape screening, to be maintained by the City of Columbus, Ohio, Department of Public Service. In addition to the screening, the berm will also technically provide some noise attenuation.

For the area designated as **Reserve C** and as shown on this plat, **Reserve C** shall be owned, operated and maintained by the City of Columbus, Ohio, Department of Power and Water as a stream corridor protection zone and storm water drainage.

In Witness Whereof, Michael H. Stevens, of City of Columbus, Ohio, Department of Development has hereunto set his hand this _____ day of _____, 202__.

Signed and acknowledged in the presence of _____
Director, Department of Development

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public, in and for said State, personally appeared _____
_____ 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 said _____ for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 202__.

My commission expires _____
Notary Public, State of Ohio

Approved this _____ day of _____, 202__.

Director, Department of Building and Zoning Service, Columbus, Ohio

Approved this _____ day of _____, 202__.

City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this _____ day of _____, 202__.

Director, Department of Public Service Columbus, Ohio

Approved and accepted this _____ day of _____, 20__ by Ordinance No. _____, wherein all of Hard Road shown dedicated hereon is accepted as such by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal

the _____ day of _____, 202__.

City Clerk, Columbus, Ohio

Transferred this _____ day of _____, 202__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 202__ at _____.

Recorder, Franklin County, Ohio

Fee \$ _____

File No. _____

Recorded this _____ day of _____, 202__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

SURVEY DATA:

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), EPOCH 2010.0. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. THE BEARING OF SOUTH 87°05'23" EAST, ASSIGNED TO THE CENTERLINE OF SURVEY OF HARD ROAD, IS DESIGNATED THE BASIS OF BEARING FOR THIS PLAT

PROJECT TAKEN TO GROUND AT LATITUDE = N40°07'00.03677" LONGITUDE = W83°02'18.01090" HEIGHT = 715.048 WITH A SCALE FACTOR OF 1.0000166368

SOURCE OF DATA:

THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER, REFERENCED IN PLAN AND TEXT OF THIS PLAT.

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE SOLID STEEL REINFORCING BAR FIVE-EIGHTHS INCH (5/8") DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP END BEARING THE NAME "WOOLPERT, INC."

PERMANENT MARKERS:

PERMANENT MARKERS, WHERE INDICATED HEREON, ARE TO BE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, ARE TO BE SET TO MONUMENT THE POINTS INDICATED AND ARE TO BE SET WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "WOOLPERT, INC." ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

SURVEYED & PLATTED
BY



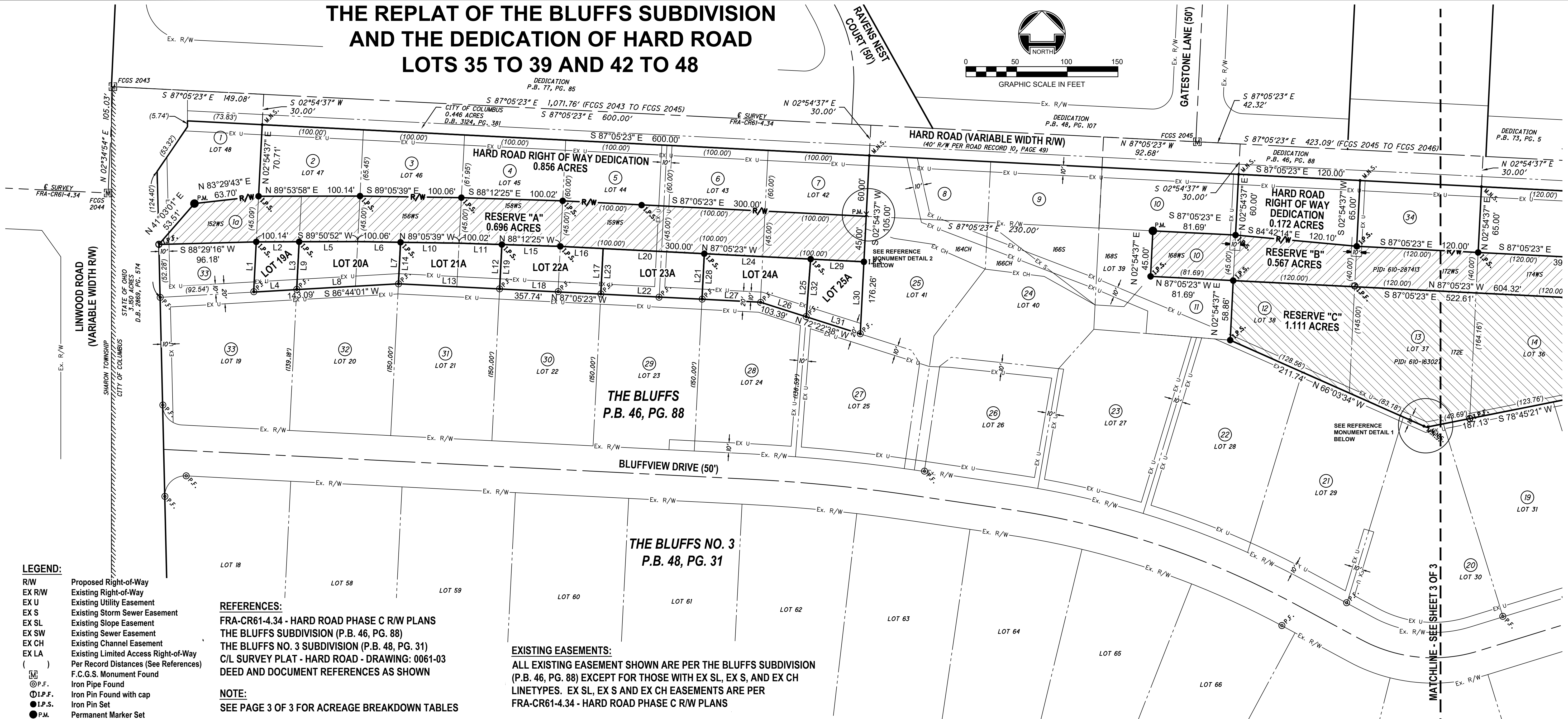
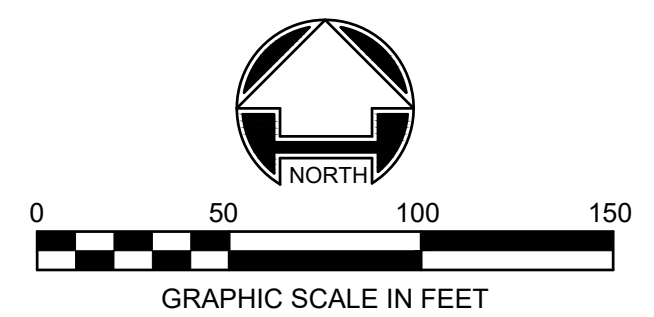
WOOLPERT
One Easton Oval, Suite 400
Columbus, OH 43219
614.476.6000

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

- Ⓜ F.C.G.S. Monument Found
- Ⓞ P.F. Iron Pipe Found
- Ⓢ I.P.F. Iron Pin Found with cap
- I.P.S. Iron Pin Set
- P.M. Permanent Marker Set
- M.N.S. 8" Mag Nail Set

MICHAEL J. WILSON _____ DATE _____
OHIO PROFESSIONAL SURVEYOR NO. 8281
WOOLPERT, INC.

THE REPLAT OF THE BLUFFS SUBDIVISION AND THE DEDICATION OF HARD ROAD LOTS 35 TO 39 AND 42 TO 48



- LEGEND:**
- R/W Proposed Right-of-Way
 - EX R/W Existing Right-of-Way
 - EX U Existing Utility Easement
 - EX S Existing Storm Sewer Easement
 - EX SL Existing Slope Easement
 - EX SW Existing Sewer Easement
 - EX CH Existing Channel Easement
 - EX LA Existing Limited Access Right-of-Way
 - () Per Record Distances (See References)
 - (M) F.C.G.S. Monument Found
 - (P.F.) Iron Pipe Found
 - (I.P.F.) Iron Pin Found with cap
 - (I.P.S.) Iron Pin Set
 - (P.M.) Permanent Marker Set
 - (M.N.S.) 8" Mag Nail Set
 - X X Notch set

REFERENCES:

FRA-CR61-4.34 - HARD ROAD PHASE C R/W PLANS
 THE BLUFFS SUBDIVISION (P.B. 46, PG. 88)
 THE BLUFFS NO. 3 SUBDIVISION (P.B. 48, PG. 31)
 C/L SURVEY PLAT - HARD ROAD - DRAWING: 0061-03
 DEED AND DOCUMENT REFERENCES AS SHOWN

NOTE:
 SEE PAGE 3 OF 3 FOR ACREAGE BREAKDOWN TABLES

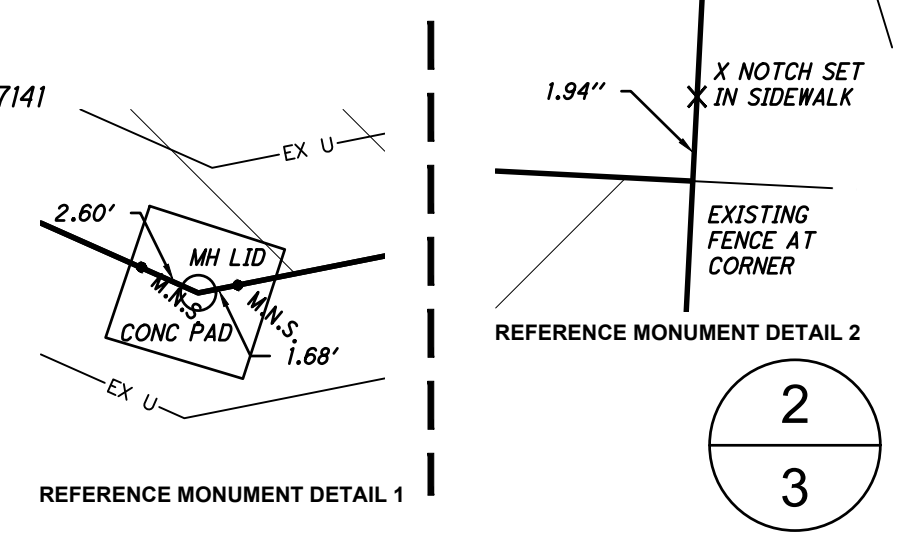
EXISTING EASEMENTS:
 ALL EXISTING EASEMENT SHOWN ARE PER THE BLUFFS SUBDIVISION
 (P.B. 46, PG. 88) EXCEPT FOR THOSE WITH EX SL, EX S, AND EX CH
 LINETYPES. EX SL, EX S AND EX CH EASEMENTS ARE PER
 FRA-CR61-4.34 - HARD ROAD PHASE C R/W PLANS

LINE #	DIRECTION	LENGTH
L1	N02°54'37"E	49.59'
L2	N89°50'52"E	42.32'
L3	S02°54'37"W	47.28'
L4	S86°44'01"W	42.51'
L5	N89°50'52"E	57.82'
L6	S89°05'39"E	42.29'
L7	S02°54'37"W	41.02'
L8	S86°44'01"W	100.58'
L9	N02°54'37"E	47.28'
L10	S89°05'39"E	57.77'
L11	S88°12'25"E	42.27'

LINE #	DIRECTION	LENGTH
L12	S02°54'37"W	43.87'
L13	N87°05'23"W	100.00'
L14	N02°54'37"E	41.02'
L15	S88°12'25"E	57.75'
L16	S87°05'23"E	42.26'
L17	S02°54'37"W	45.00'
L18	N87°05'23"W	100.00'
L19	N02°54'37"E	43.87'
L20	S87°05'23"E	100.00'
L21	S02°54'37"W	45.00'
L22	N87°05'23"W	100.00'

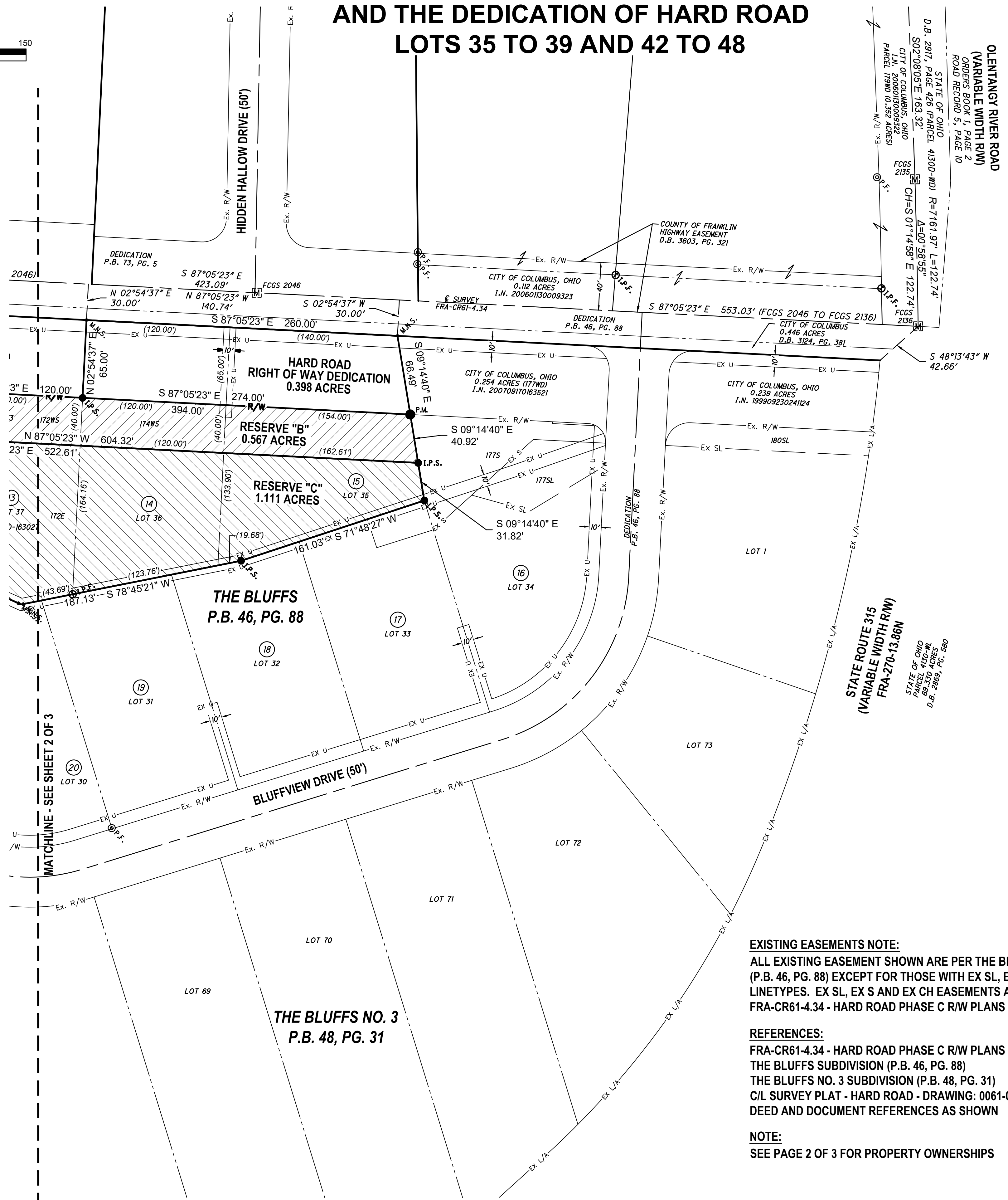
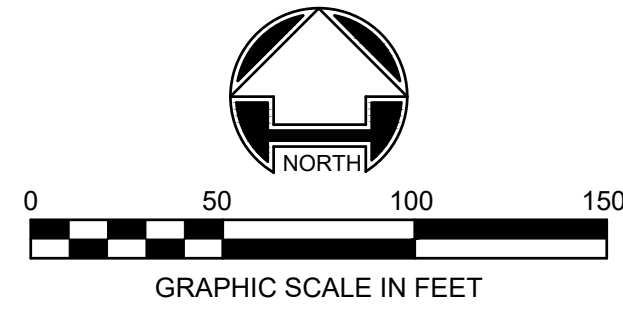
LINE #	DIRECTION	LENGTH
L23	N02°54'37"E	45.00'
L24	S87°05'23"E	105.12'
L25	S04°24'30"W	57.07'
L26	N72°22'38"W	47.45'
L27	N87°05'23"W	57.74'
L28	N02°54'37"E	45.00'
L29	S87°05'23"E	52.61'
L30	S02°54'37"W	71.25'
L31	N72°22'38"W	55.94'
L32	N04°24'30"E	57.07'

- 1 CITY OF COLUMBUS, OHIO I.N. 200412020275109 (152WD) PID: 610-273532 0.179 ACRES
- 2 CITY OF COLUMBUS, OHIO I.N. 199807220183735 PID: 610-163037
- 3 CITY OF COLUMBUS, OHIO I.N. 200507010129009 PID: 610-163036
- 4 CITY OF COLUMBUS, OHIO I.N. 20050721014947 (158WD) PID: 610-163035
- 5 CITY OF COLUMBUS, OHIO I.N. 200502070023347 PID: 610-163034
- 6 CITY OF COLUMBUS, OHIO I.N. 199810090259318 PID: 610-163033
- 7 CITY OF COLUMBUS, OHIO I.N. 200001070005616 PID: 610-163032
- 8 CITY OF COLUMBUS, OHIO I.N. 199906180155922 PART OF PID: 610-163031 0.165 ACRES
- 9 CITY OF COLUMBUS, OHIO FCCCP CASE NO. 05CVH-07-7140 I.N. 20071105192037 (166WD) PART OF PID: 610-163030 0.152 ACRES (166WD)
- 10 CITY OF COLUMBUS, OHIO I.N. 200412220288753 PID: 610-274084 0.186 ACRES (168WD)
- 11 GLEN ASPELOFF O.R. VOL. 27499, PG. C05 PID: 610-163029
- 12 CITY OF COLUMBUS, OHIO I.N. 200101260017059 PID: 610-163028
- 13 CITY OF COLUMBUS, OHIO FCCCP CASE NO. 05CVH-07-7141 I.N. 200906170087297 I.N. 20080810122156 0.179 ACRES (172WD)
- 14 CITY OF COLUMBUS, OHIO I.N. 200502180031161 PID: 610-163026
- 15 CITY OF COLUMBUS, OHIO I.N. 200107110157233 PID: 610-163025
- 16 NICHOLAS M. THOMAS AND KATHERINE E. THOMAS I.N. 201508040107358 PID: 610-163024
- 17 JASON HILL AND ASHLEY K. CLIFTON I.N. 201608290114624 PID: 610-163023
- 18 BRUCE JAY GOLDSMITH AND FRANCINE SEVEL-GOLDSMITH I.N. 200905120067787 PID: 610-163022
- 19 KATE E. KURYLA AND NATHAN C. GRAHAM I.N. 201711140160879 PID: 610-163021
- 20 VICTOR JAMES FERGUSON AND LINDA JEAN FERGUSON I.N. 200501070005167 PID: 610-163020
- 21 ANN C. WOLFE O.R. 16191 J14 PID: 610-163019
- 22 SANDRA G. SWANSON, TRUSTEE OF THE SANDRA G. SWANSON TRUST I.N. 202306280063802 PID: 610-163018
- 23 MATTHEW C. RIPPEL AND SUZANNE E. RIPPEL I.N. 201608170108256 PID: 610-163017
- 24 MARK L. DEBARD AND LINDA Z. DEBARD I.N. 201010290145302 PID: 610-163030
- 25 STEVE N. LUKE AND LORI F. LUKE I.N. 199906180155930 PID: 610-163031
- 26 MEGAN M. JERNIGAN I.N. 201506240084611 PID: 610-163016
- 27 ERIC SAMUEL KRAMER AND ALYSSA JANNING KRAMER I.N. 201905060052290 PID: 610-163015
- 28 DURY L. SUDDUTH (1/3 INT.) AND JOANN SUDDUTH (2/3 INT.) I.N. 19981020279773 (SEE I.N. 201406180076252) PID: 610-163014
- 29 ANDREW GARLAND AND ELLEN SHIRK, AKA ELLEN GARLAND I.N. 202401160004840 PID: 610-163013
- 30 ERIC B. HERSHBERGER AND CYNTHIA K. HERSHBERGER I.N. 200408090185241 PID: 610-163012
- 31 GRANT CAULFIELD AND BERGEN CAULFIELD I.N. 202407290075301 PID: 610-163011
- 32 ANN MARGARET McGLONE AND KEVIN PATRICK McGLONE I.N. 201706280087995 PID: 610-163010
- 33 NANCY S. BOGENRIEF D.B. 3502, PG. 585 O.R. 13253 J02 I.N. 202309200097841 (SEE I.N. 201308102137873) PID: 610-163009
- 34 CITY OF COLUMBUS, OHIO FCCCP CASE NO. 05CVH-07-7141 I.N. 20080810122156



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THE REPLAT OF THE BLUFFS SUBDIVISION AND THE DEDICATION OF HARD ROAD LOTS 35 TO 39 AND 42 TO 48



ACREAGE BREAKDOWN				
RESERVE "A"				
OWNER(S)	PID	LOT #	SQ. FT.	ACRES
CITY OF COLUMBUS, OHIO	610-163032	42	4500.0	0.103
CITY OF COLUMBUS, OHIO	610-163033	43	4500.0	0.103
CITY OF COLUMBUS, OHIO	610-163034	44	4500.0	0.103
CITY OF COLUMBUS, OHIO	610-163035	45	4500.0	0.103
CITY OF COLUMBUS, OHIO	610-163036	46	4500.0	0.103
CITY OF COLUMBUS, OHIO	610-163037	47	4504.5	0.103
CITY OF COLUMBUS, OHIO	610-273532	48	3312.0	0.076
TOTAL			30316.5	0.696
RESERVE "B"				
OWNER(S)	PID	LOT #	SQ. FT.	ACRES
CITY OF COLUMBUS, OHIO	610-163025	35	6332.3	0.145
CITY OF COLUMBUS, OHIO	610-163026	36	4800.0	0.110
CITY OF COLUMBUS, OHIO	610-287413	PART OF 37	4800.0	0.110
CITY OF COLUMBUS, OHIO	610-163028	38	5100.0	0.117
CITY OF COLUMBUS, OHIO	610-274084	PART OF 39	3676.4	0.084
TOTAL			24708.7	0.567
RESERVE "C"				
OWNER(S)	PID	LOT #	SQ. FT.	ACRES
CITY OF COLUMBUS, OHIO	610-163025	35	10670.5	0.245
CITY OF COLUMBUS, OHIO	610-163026	36	13083.6	0.300
CITY OF COLUMBUS, OHIO	610-163027	PART OF 37	14796.6	0.340
CITY OF COLUMBUS, OHIO	610-163028	38	9831.6	0.226
TOTAL			48382.3	1.111
RW DEDICATION (0.856 ACRES)				
OWNER(S)	PID	LOT #	SQ. FT.	ACRES
CITY OF COLUMBUS, OHIO	610-163032	42	6000.0	0.138
CITY OF COLUMBUS, OHIO	610-163033	43	6000.0	0.138
CITY OF COLUMBUS, OHIO	610-163034	44	6000.0	0.138
CITY OF COLUMBUS, OHIO	610-163035	45	6097.5	0.140
CITY OF COLUMBUS, OHIO	610-163036	46	6370.0	0.146
CITY OF COLUMBUS, OHIO	610-163037	47	6808.0	0.156
TOTAL			37275.5	0.856
RW DEDICATION (0.398 ACRES)				
OWNER(S)	PID	LOT #	SQ. FT.	ACRES
CITY OF COLUMBUS, OHIO	610-163025	35	9555.0	0.219
CITY OF COLUMBUS, OHIO	610-163026	36	7800.0	0.179
TOTAL			17355.0	0.398
RW DEDICATION (0.172 ACRES)				
OWNER(S)	PID	LOT #	SQ. FT.	ACRES
CITY OF COLUMBUS, OHIO	610-163028	38	7500.0	0.172
TOTAL			7500.0	0.172
REPLATED LOTS				
OWNER(S)	PID	LOT #	SQ. FT.	ACRES
CITY OF COLUMBUS, OHIO	610-163032	PART OF LOT 42 TO LOT 48	3428.7	0.079
CITY OF COLUMBUS, OHIO	610-163032	PART OF LOT 42 TO LOT 48	2384.3	0.055
CITY OF COLUMBUS, OHIO	610-163033	PART OF LOT 43 TO LOT 48	2598.1	0.060
CITY OF COLUMBUS, OHIO	610-163033	PART OF LOT 43 TO LOT 48	1901.8	0.044
CITY OF COLUMBUS, OHIO	610-163034	PART OF LOT 44 TO LOT 48	2598.0	0.060
CITY OF COLUMBUS, OHIO	610-163034	PART OF LOT 44 TO LOT 48	1901.7	0.044
CITY OF COLUMBUS, OHIO	610-163035	PART OF LOT 45 TO LOT 48	2565.4	0.059
CITY OF COLUMBUS, OHIO	610-163035	PART OF LOT 45 TO LOT 48	1836.6	0.042
CITY OF COLUMBUS, OHIO	610-163036	PART OF LOT 46 TO LOT 48	2426.8	0.056
CITY OF COLUMBUS, OHIO	610-163036	PART OF LOT 46 TO LOT 48	1799.1	0.041
CITY OF COLUMBUS, OHIO	610-163037	PART OF LOT 47 TO LOT 48	2638.4	0.061
CITY OF COLUMBUS, OHIO	610-163037	PART OF LOT 47 TO LOT 48	2046.9	0.047
TOTAL			28125.8	0.646
GRAND TOTAL			193663.8	4.446

EXISTING EASEMENTS NOTE:
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REFERENCES:
FRA-CR61-4.34 - HARD ROAD PHASE C R/W PLANS
THE BLUFFS SUBDIVISION (P.B. 46, PG. 88)
THE BLUFFS NO. 3 SUBDIVISION (P.B. 48, PG. 31)
C/I SURVEY PLAT - HARD ROAD - DRAWING: 0061-03
DEED AND DOCUMENT REFERENCES AS SHOWN

NOTE:
SEE PAGE 2 OF 3 FOR PROPERTY OWNERSHIPS

- LEGEND:**
- R/W Proposed Right-of-Way
 - EX R/W Existing Right-of-Way
 - EX U Existing Utility Easement
 - EX S Existing Storm Sewer Easement
 - EX SL Existing Slope Easement
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