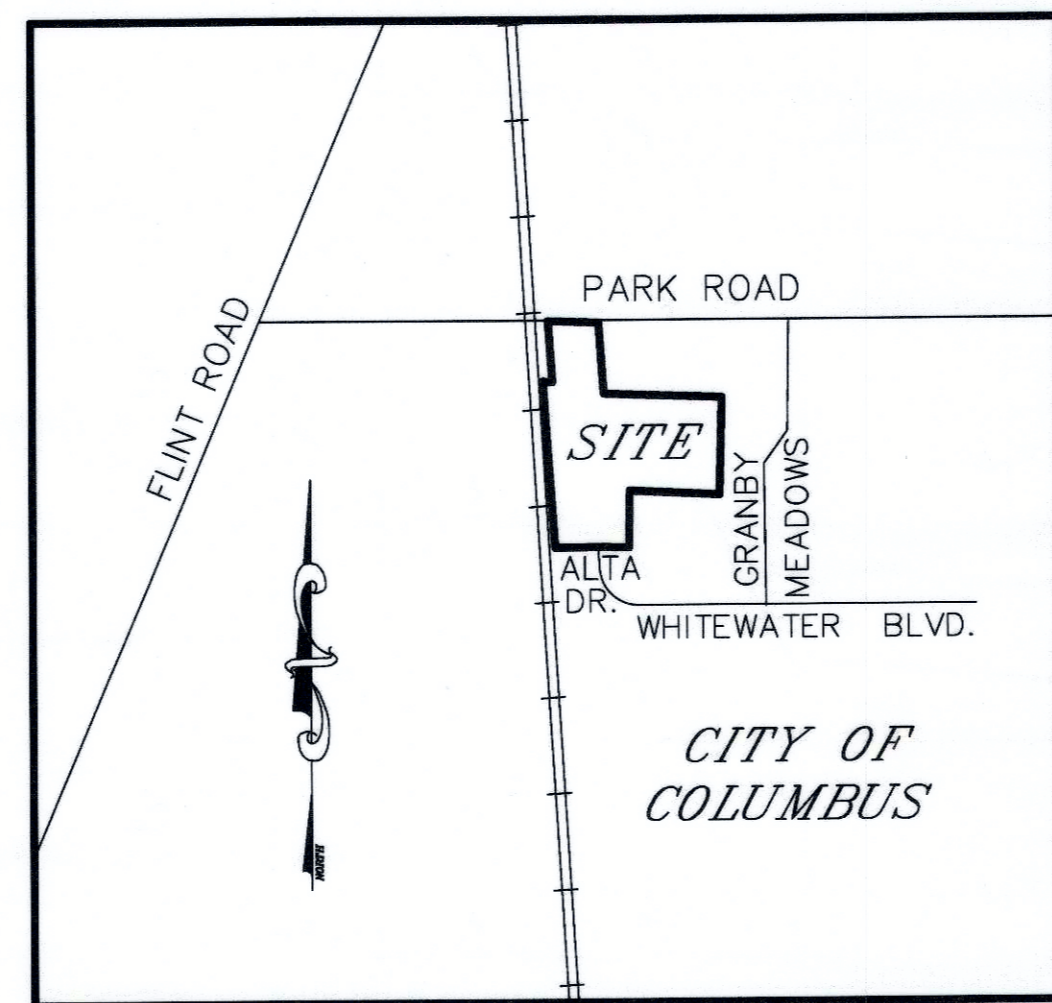


# DEDICATION OF PART OF PARK ROAD AND ALTA DRIVE EXTENSION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, TOWNSHIP OF SHARON, BEING A RESUBDIVISION OF A PORTION OF LOTS 55, 56 AND 57 OF THE PARTITION PLAT OF THE SCIOTO LAND COMPANY, DEED BOOK "A" PAGE 194, (DESTROYED BY FIRE), AS DEMONSTRATED IN SURVEY PLAT BOOK 3 PAGES 136-7 (ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE). DESCRIPTIONS OF SAID PARTITION LOTS ARE RECORDED IN DEED BOOK "A" PAGES 7 & 14 AS LOCATED IN QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS, BEING A 1.571 ACRE PORTION OF THE LAND CONVEYED TO PARK VIEW VILLAGE HOLDING COMPANY, LLC AS RECORDED IN INSTRUMENT NUMBER 201910030130989 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CABLE REFERENCE: In accordance with the terms and regulations of Section 3123.08(c)(8) of the Columbus City Codes, there is hereby offered an easement to the cable television industry for the installation, operation and maintenance of television cable and equipment.

THE UNDERSIGNED, PARK VIEW VILLAGE HOLDING COMPANY, LLC BY JONATHAN WILCOX, BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "ALTA DRIVE EXTENSION", AND DO HEREBY ACCEPT THIS PLAT OF SAME, AND DO VOLUNTARILY DEDICATE 1.571 ACRES FOR PUBLIC RIGHT-OF-WAY, ALTA DRIVE AND PARK ROAD AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.



**LOCATION MAP**  
-NOT TO SCALE-

OWNER: PARK VIEW VILLAGE HOLDING COMPANY, LLC  
250 W. OLD WILSON BRIDGE ROAD, SUITE 140  
WORTHINGTON, OHIO 43085  
PH (614) 805-4878  
CONTACT: MR. JONATHAN WILCOX

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM", MAP NO. 39049C0044 K EFFECTIVE DATE JUNE 17, 2008 AND MAP NO. 39049C0157 K EFFECTIVE DATE JUNE 17, 2008 THIS TRACT OF LAND IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN HAZARD AREA.

WE DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. EXISTING IRON PINS ARE INDICATED BY THE FOLLOWING SYMBOL: PERMANENT MARKERS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND ARE INDICATED BY THE FOLLOWING SYMBOL:

AN ASSUMED BEARINGS OF SOUTH 86°43'28" EAST WAS USED ON THE CENTERLINE OF PARK ROAD AND ALL OTHER BEARINGS DERIVED FROM THIS MERIDIAN.

PREPARED BY:  
**HOCKADEN AND ASSOCIATES, INC.**  
Consulting Engineers & Surveyors  
883 North Cassady Avenue  
Columbus, Ohio 43219  
Telephone: (614) 252-0993  
Fax: (614) 252-0444



BY Frank Long 4 Dec 2019  
FRANK C. LONG  
PROFESSIONAL SURVEYOR NO. 6615

APPROVED THIS 18<sup>th</sup> DAY OF DECEMBER 2019 Scott J. Messer / ASB  
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS, OHIO

APPROVED THIS 20<sup>th</sup> DAY OF December 2019 For Louis D'Yonno  
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS, OHIO

APPROVED THIS 23<sup>rd</sup> DAY OF December 2019 Janet Gabel  
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_ WHEREIN ALL OF ALTA DRIVE SHOWN DEDICATED HEREON ARE 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 THIS DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
CITY CLERK, COLUMBUS, OHIO.

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, IN PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_

FEE \_\_\_\_\_ FILE NO. \_\_\_\_\_

\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

STATE OF OHIO > SS  
COUNTY OF FRANKLIN >

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PARK VIEW VILLAGE HOLDING COMPANY, LLC BY JONATHAN WILCOX OF "ALTA DRIVE EXTENSION", WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF PARK VIEW VILLAGE HOLDING COMPANY, LLC FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 9<sup>th</sup>  
DAY OF December, 2019  
MY COMMISSION EXPIRES 6/23/2021 David Tucker  
NOTARY PUBLIC, STATE OF OHIO



AGRICULTURAL RECOUPMENT: 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 agriculture 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 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. The City of Columbus approval of the (preliminary/final) plat of ALTA Drive Extension does not imply approval for the development of the site as it may pertain to Wetlands.

DEPRESSED DRIVE NOTE: The pavement and storm sewer plan together with the master grading plan for ALTA Drive Extension show a design that would prohibit from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

FIRE NOTE: Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove/tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The developer, and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sole and specific purpose of enforcement of parking restrictions. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan."

ZONING NOTE: At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance (Amendment #Z19-00A), passed July 1, 2019. This ordinance, and any amendments thereof passed subsequent to acceptance of 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 notifying 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 of subdivision restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

**DEDICATION OF PART OF PARK ROAD  
AND ALTA DRIVE EXTENSION**