

# DEDICATION PLAT OF FERMI DRIVE AND EASEMENTS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,  
BEING PART OF FARM LOTS 17 AND 18, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18,  
UNITED STATES MILITARY LANDS.

## LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS AND BEING PART OF FARM LOTS 17 AND 18, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS AND CONTAINING A TOTAL OF 1.465 ACRES, BEING 0.177 ACRES OUT OF A 2.157 ACRE TRACT AS CONVEYED TO POLARIS NEIGHBORHOOD CENTER III, LLC OF RECORD IN OFFICIAL RECORD VOLUME 648, PAGE 422, BEING 0.178 ACRES OUT OF A 1.203 ACRE TRACT AS CONVEYED TO POLARIS TH, LLC OF RECORD IN OFFICIAL RECORD VOLUME 1053, PAGE 1355, BEING 0.066 ACRES OUT OF A 0.762 ACRE TRACT AS CONVEYED TO POLARIS JAM, LLC OF RECORD IN OFFICIAL RECORD VOLUME 776, PAGE 1348, BEING 0.034 ACRES OUT OF A 0.819 ACRE TRACT AS CONVEYED TO POLARIS JAM, LLC OF RECORD IN OFFICIAL RECORD VOLUME 780, PAGE 689, BEING 0.393 ACRES OUT OF A 19.952 ACRE TRACT AS CONVEYED TO N.P. LIMITED PARTNERSHIP OF RECORD IN OFFICIAL RECORD VOLUME 430, PAGE 468, AND BEING 0.617 ACRES OUT OF A 90.848 ACRE TRACT AS CONVEYED TO POLARIS 91, LLC OF RECORD IN OFFICIAL RECORD VOLUME 1094, PAGE 959, (ALL DEED REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO).

## OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED NP LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, POLARIS NEIGHBORHOOD CENTER III, LLC, POLARIS TH, LLC, POLARIS JAM, LLC, AND POLARIS 91, LLC, OHIO LIMITED LIABILITY COMPANIES, OWNERS, OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "DEDICATION PLAT OF FERMI DRIVE AND EASEMENTS", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVE AND EASEMENTS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

NP LIMITED PARTNERSHIP, POLARIS NEIGHBORHOOD CENTER III, LLC, POLARIS TH, LLC, POLARIS JAM, LLC, AND POLARIS 91, LLC, BEING THE DULY AUTHORIZED REPRESENTATIVES OF THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREE THAT NP LIMITED PARTNERSHIP, POLARIS NEIGHBORHOOD CENTER III, LLC, POLARIS TH, LLC, POLARIS JAM, LLC, AND POLARIS 91, LLC, 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 WILL RESULT FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

EASEMENTS IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "WATERLINE EASEMENT" AND "STORM SEWER EASEMENT", SHOWN HEREON OUTSIDE OF THE PLATTED AREA, ARE WITHIN THE TRACTS OF LAND OWNED BY NP LIMITED PARTNERSHIP, POLARIS NEIGHBORHOOD CENTER III, LLC, POLARIS TH, LLC, POLARIS JAM, LLC, AND POLARIS 91, LLC, AND ARE RESERVED FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BEHNEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "STORM SEWER EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORMWATER RUNOFF ARE PERMITTED WITHIN STORM SEWER EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF SEWERAGE AND DRAINAGE.

IN ACCORDANCE WITH THE REQUIREMENTS AND TERMS OF SECTION 3123.08 (C) (8) OF THE COLUMBUS CITY CODES, THERE IS HEREBY OFFERED, TO THE CABLE TELEVISION INDUSTRY, WITHIN THOSE EASEMENTS RESERVED AND DEDICATED UPON THE ATTACHED PLAT THAT WILL CONTAIN UNDERGROUND SBC AND/OR AMERICAN ELECTRIC POWER FACILITIES, AN EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF T.V. CABLE AND EQUIPMENT. THE SURFACE OF THE EASEMENT AREA MAY BE USED AND DEVELOPED IN ANY MANNER THAT DOES NOT UNREASONABLY INTERFERE WITH THE RESPECTIVE UTILITIES USE THEREOF, INCLUDING, BUT NOT LIMITED TO, CURB CUTS, DRIVEWAYS AND LANDSCAPED STREETS. ABOVE GROUND INSTALLATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER.

AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1413-01, PASSED JULY 30, 2001, (Z91-01BC). THIS ORDINANCE, AND ANY AMENDMENTS THERETO 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 OR SUBDIVISION RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCE OF ANY NATURE, AND IS FOR INFORMATIONAL PURPOSES ONLY.

NO DETERMINATION HAS BEEN MADE BY THE BUILDING AND DEVELOPMENT SERVICES, CITY OF COLUMBUS AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE U.S. ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THIS PLAT DOES NOT IMPLY ANY APPROVAL FOR DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

THE RIGHT-OF-WAY DEDICATED HEREON IS LOCATED IN FLOOD ZONE X, AS DELINEATED ON COMMUNITY PANEL NUMBER 39049C0064K, EFFECTIVE DATE JUNE 17, 2008.

UPON OPENING OF FERMI DRIVE TO THE PUBLIC THE ACCESS EASEMENT OF RECORD IN DEED BOOK 564, PAGE 648 SHALL TERMINATE WITHOUT THE NEED FOR ANY FURTHER DOCUMENTATION OR ACTS BY ANY PERSON.

IN WITNESS WHEREOF, NP LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, KEW INVESTMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, BY THE MANAGING GENERAL PARTNER OF SUCH GENERAL PARTNERSHIP, FRANZ A. GEIGER, DULY AUTHORIZED BY RESOLUTION ADOPTED BY ALL OF THE PARTNERS, HAS HEREUNTO SET ITS HAND THIS 3rd DAY OF October, 2018.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

N.P. LIMITED PARTNERSHIP  
AN OHIO LIMITED PARTNERSHIP

BY: KEW INVESTMENT COMPANY  
AN OHIO GENERAL PARTNERSHIP  
ITS GENERAL PARTNER

BY: KEW/RE, LLC  
AN OHIO LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: FRANZ A. GEIGER, PRESIDENT

IN WITNESS WHEREOF, POLARIS NEIGHBORHOOD CENTER III, LLC, AN OHIO LIMITED LIABILITY COMPANY, FRANZ A. GEIGER, VICE PRESIDENT, DULY AUTHORIZED BY RESOLUTION, HAS HEREUNTO SET ITS HAND THIS 3rd DAY OF October, 2018.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

POLARIS NEIGHBORHOOD CENTER III, LLC  
AN OHIO LIMITED LIABILITY COMPANY

BY: FRANZ A. GEIGER, VICE PRESIDENT

IN WITNESS WHEREOF, POLARIS TH, LLC, AN OHIO LIMITED LIABILITY COMPANY, FRANZ A. GEIGER, VICE PRESIDENT, DULY AUTHORIZED BY RESOLUTION, HAS HEREUNTO SET ITS HAND THIS 30th DAY OF October, 2018.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Walter Geiger*  
BY: FRANZ A. GEIGER, VICE PRESIDENT



IN WITNESS WHEREOF, POLARIS JAM, LLC, AN OHIO LIMITED LIABILITY COMPANY, FRANZ A. GEIGER, VICE PRESIDENT, DULY AUTHORIZED BY RESOLUTION, HAS HEREUNTO SET ITS HAND THIS 30th DAY OF October, 2018.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Walter Geiger*  
BY: FRANZ A. GEIGER, VICE PRESIDENT

IN WITNESS WHEREOF, POLARIS 91, LLC, AN OHIO LIMITED LIABILITY COMPANY, FRANZ A. GEIGER, VICE PRESIDENT, DULY AUTHORIZED BY RESOLUTION, HAS HEREUNTO SET ITS HAND THIS 30th DAY OF October, 2018.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Walter Geiger*  
BY: FRANZ A. GEIGER, VICE PRESIDENT

## NOTARY FOR OWNER

STATE OF OHIO  
COUNTY OF DELAWARE, SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2018, BY FRANZ A. GEIGER, PRESIDENT, ON BEHALF OF KEW/RE, LLC, AN OHIO LIMITED LIABILITY COMPANY, GENERAL PARTNER OF AND ON BEHALF OF KEW INVESTMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, THE GENERAL PARTNER OF AND ON BEHALF OF N.P. LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, BY FRANZ A. GEIGER, VICE PRESIDENT, ON BEHALF OF POLARIS NEIGHBORHOOD CENTER III, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY FRANZ A. GEIGER, VICE PRESIDENT, ON BEHALF OF POLARIS TH, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY FRANZ A. GEIGER, VICE PRESIDENT, ON BEHALF OF POLARIS JAM, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY FRANZ A. GEIGER, VICE PRESIDENT, ON BEHALF OF POLARIS 91, LLC, AN OHIO LIMITED LIABILITY COMPANY.



*Cindi Osborne*  
NOTARY PUBLIC, STATE OF OHIO

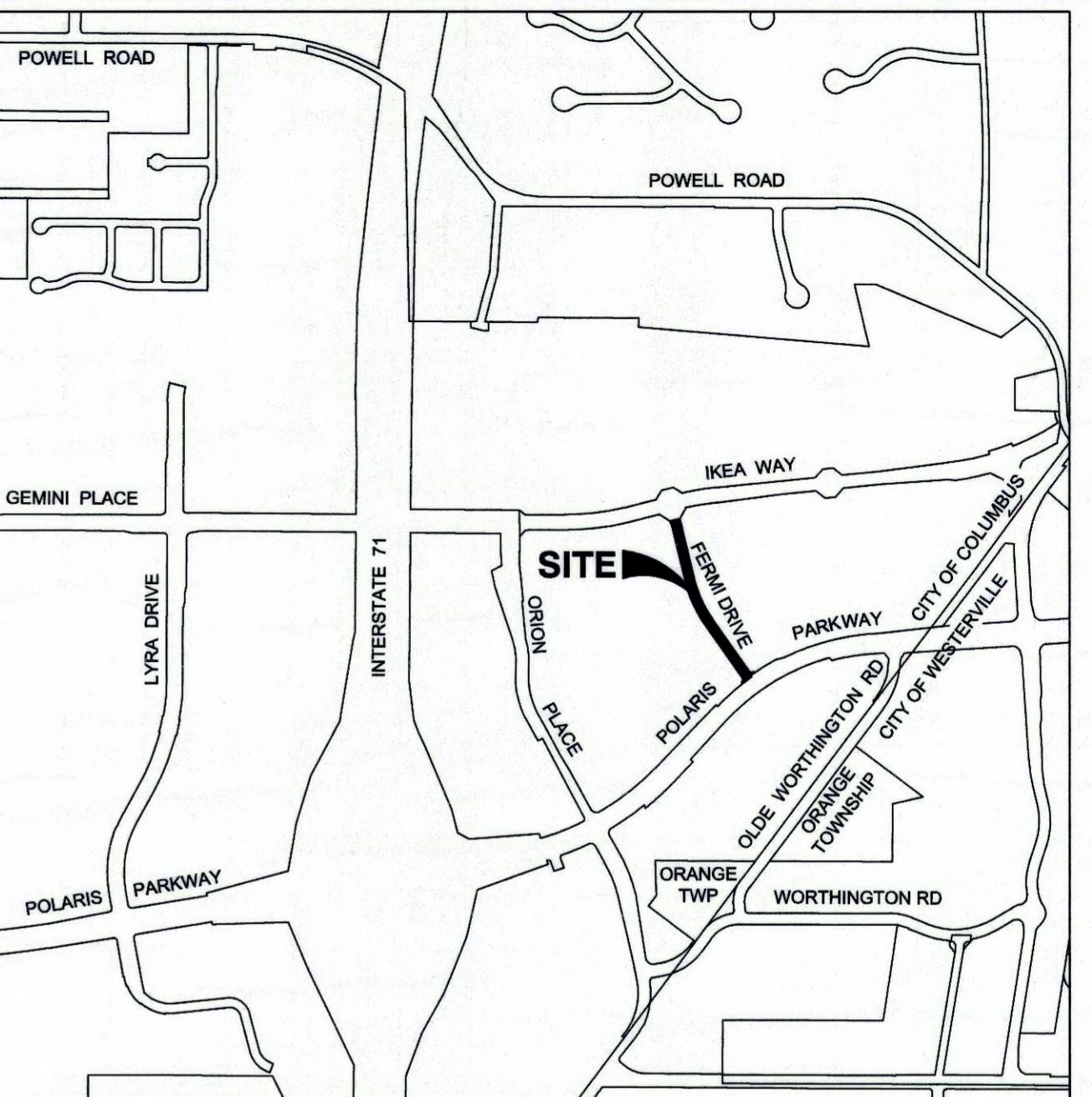
AUDITOR  
TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

AUDITOR  
DELAWARE COUNTY, OHIO

## RECORDER

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_ (YEAR) \_\_\_\_ AT \_\_\_\_ AM/PM

IN OFFICIAL RECORD VOLUME \_\_\_\_ , PAGE \_\_\_\_ FEE \$ \_\_\_\_.  
RECORDED  
DELAWARE COUNTY, OHIO



VICINITY MAP  
SCALE: 1"=1,000'

APPROVED THIS 5th DAY OF October, 2018

*Scott S. Maser AASB*  
DIRECTOR OF BUILDING AND ZONING SERVICES  
COLUMBUS, OHIO

APPROVED THIS 8th DAY OF October, 2018

*John Day AASB*  
CITY ENGINEER, COLUMBUS, OHIO

APPROVED THIS 9th DAY OF October, 2018

*Jenni Gally*  
DIRECTOR OF PUBLIC SERVICE  
COLUMBUS, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 2018

ORDINANCE NO. \_\_\_\_ WHEREIN THE DRIVE AND EASEMENTS DEDICATED ON THE ATTACHED PLAT ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS, OHIO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ 2018.

COLUMBUS CITY CLERK

## SURVEYOR'S CERTIFICATE

WE DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE PREMISES AND PREPARED THE ATTACHED PLAT. THE FIELD SURVEY ON WHICH THIS PLAT IS BASED WAS CONDUCTED IN AUGUST OF 2018 BY CIVIL & ENVIRONMENTAL CONSULTANTS.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVED LINES ARE CHORD MEASUREMENTS.

IRON PINS SET ARE 5/8" SOLID REBAR, 30" IN LENGTH WITH A PLASTIC CAP BEARING THE NAME "CEC".

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FERMI DRIVE AS BEING NORTH 32°11'10" WEST, FROM AN ADJUSTED FIELD SURVEY USING G.P.S. METHODS FROM FRANKLIN COUNTY GEODETIC SURVEY MONUMENTS 2226 AND 4451, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND NORTH AMERICAN DATUM 1983 (NSRS 2011).



DEDICATION PLAT OF FERMI DRIVE  
AND EASEMENTS

APPROVED BY:

DARRELL B. PLUMMER, P.S.

PROFESSIONAL SURVEYOR NO. 7595

DRAWING NO.:

PLAT

SHEET 1 OF 2

1

A

1

B

2

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

# DEDICATION PLAT OF FERMI DRIVE AND EASEMENTS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,  
BEING PART OF FARM LOTS 17 AND 18, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18,  
UNITED STATES MILITARY LANDS.



SCALE IN FEET  
0 50' 100'  
AT ORIGINAL 34" X 22" SIZE

REVISION RECORD

NO. DATE DESCRIPTION



Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085  
614-540-6633 • 866-598-6608  
www.cecinc.com

CITY OF COLUMBUS  
DELAWARE COUNTY, OHIO

DEDICATION PLAT OF FERMI DRIVE  
AND EASEMENTS

DRAWING NO.: PLAT

2 OF 2

DATE: AUGUST 2018 DRAWN BY: DBP  
DWG SCALE: 1=50' CHECKED BY: DBP  
PROJECT NO.: 132-968 APPROVED BY:

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	800.00'	21°35'02"	N 21°23'39" W	299.59'	301.37'
C2	830.00'	21°35'02"	N 21°23'39" W	310.62'	312.67'
C3	770.00'	21°35'02"	S 21°23'39" E	288.35'	290.07'
C4	1522.39'	3°00'40"	S 57°48'50" W	80.00'	80.01'

## ACREAGE BREAKDOWN

0.177 ACRES OUT OF 2.157 ACRE TRACT (PID: 318-442-02-054-001)  
0.178 ACRES OUT OF 1.203 ACRE TRACT (PID: 318-442-02-054-009)  
0.066 ACRES OUT OF 0.762 ACRE TRACT  
0.034 ACRES OUT OF 0.819 ACRE TRACT  
1.000 ACRES TOTAL OUT OF PID: 318-442-02-054-003  
0.393 ACRES OUT OF 19.952 ACRE TRACT (PID: 318-442-02-054-000)  
0.617 ACRES OUT OF 90.848 ACRE TRACT (PID: 318-442-02-025-001)

JENCO INVESTMENT COMPANY, LTD.  
O.R.V. 1483, PG. 2560  
6760 ORION PLACE  
(4.804 ACRE RESIDUAL)  
PID: 318-442-02-026-002  
8760 ORION PLACE

LINE	BEARING	DISTANCE
L8	S 56°30'43" W	40.69'
L9	N 33°29'17" W	30.00'
L10	N 56°30'43" E	42.00'

LINE	BEARING	DISTANCE
L1	N 55°40'03" W	72.95'
L2	N 79°23'52" E	29.18'
L3	S 55°29'59" E	26.11'
L4	S 17°34'22" E	33.28'

LINE	BEARING	DISTANCE
L13	N 47°24'55" E	15.00'
L14	S 45°24'20" E	46.98'
L15	S 46°53'21" E	60.88'
L16	S 31°08'51" E	16.32'
L17	S 56°30'43" W	51.48'

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LINE	BEARING	DISTANCE





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