

RESUBDIVISION OF ALL OF LOTS 1 AND 2 OF SOUTHEAST INDUSTRIAL PARK (PLAT BOOK 42, PAGE 40)

THE BOARD OF COUNTY
COMMISSIONERS OF FRANKLIN
COUNTY, OHIO
ORIGINAL 45 AC. (DEED)
D.B. 499, P. 326

BOUNDARY CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	102°06'10"	30.00'	53.46'	S 13°44'15" W	46.66'
C2	28°17'50"	150.00'	74.08'	S 78°56'15" W	73.33'
C3	44°41'02"	100.00'	77.99'	N 64°34'19" W	76.03'
C4	44°42'07"	155.00'	120.93'	N 64°34'51" W	117.89'
C5	89°02'00"	155.00'	240.86'	S 48°33'05" W	217.35'
C6	90°35'40"	155.00'	245.08'	S 41°15'45" E	220.34'
C7	90°21'15"	155.00'	244.43'	N 48°15'47" E	219.88'
C8	90°00'00"	100.00'	157.08'	N 48°05'10" E	141.42'
C9	35°03'11"	240.00'	146.83'	N 75°33'34" E	144.55'
C10	84°39'11"	30.00'	44.32'	S 79°38'26" E	40.40'
C11	90°01'05"	95.00'	149.26'	N 41°55'23" W	134.37'
C12	89°02'00"	95.00'	147.62'	S 48°33'05" W	133.21'
C13	90°35'40"	95.00'	150.21'	S 41°15'45" E	135.05'
C14	90°21'15"	95.00'	149.81'	N 48°15'47" E	134.76'

NOTE "A": No determination has been made by the Department of Building and Zoning Services, 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 final plat of Resubdivision of all of Lots 1 and 2 of Southeast Industrial Park does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Resubdivision of all of Lots 1 and 2 of Southeast Industrial Park is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0337 K with effective date of June 17, 2008.

NOTE "C" - 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, Ohio 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 agricultural use.

NOTE "D": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1538-68 passed January 8, 1969 (Z68-123). These ordinances, 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 encumbrances of any nature, and is for informational purposes only.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	46.815 Ac.
Acreage in R/W	00.000 Ac.
Acreage in Lots	46.815 Ac.

NOTE "F" - ACREAGE BREAKDOWN: Resubdivision of all of the lots 1 and 2 of Southeast Industrial Park is comprised of the following Franklin County Parcel Number(s):

Parcel Number 010-004192	13.464 Ac.
010-004191	31.365 Ac.
010-291707	1.986 Ac.

NOTE "G": At the time of the recordation of this plat, the underlying ownership of all of Lot 6 as designed and delineated hereon is Ohio Technical Services, LLC by deed of record in Instrument Number 201301160008260.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C15	22°21'04"	155.00'	60.47'	N 53°24'20" W	60.08'
C16	22°21'03"	155.00'	60.46'	N 75°45'24" W	60.08'
C17	41°14'17"	155.00'	111.56'	S 72°26'57" W	109.17'
C18	47°47'43"	155.00'	129.30'	N 27°55'57" E	125.58'
C19	29°45'12"	155.00'	80.49'	S 10°50'31" E	79.59'
C20	37°26'18"	155.00'	101.28'	S 44°26'16" E	99.48'
C21	23°24'10"	155.00'	63.31'	S 74°51'30" E	62.87'
C22	48°01'32"	155.00'	129.92'	N 69°25'39" E	126.15'
C23	42°19'43"	155.00'	114.51'	N 24°15'02" E	111.92'

NORFOLK & WESTERN RAILWAY CO.
D.B. 621, P. 103
D.B. 621, P. 108
D.B. 621, P. 110

COLUMBUS MAPLE GLEN
APARTMENTS, LLC
9.948 AC. (DEED)
I.N. 200507280150634

TZEMACH TZEDEK LLC
PARCEL III
11.562 AC. (DEED)
I.N. 201006080070901

TZEMACH TZEDEK LLC
PARCEL II
7.861 AC. (DEED)
I.N. 201006080070901

BOARD OF EDUCATION OF THE
COLUMBUS CITY SCHOOL DISTRICT
7.324 AC. (DEED)
I.N. 200808290131469

