

LUCAS STREET AND SULLIVANT AVENUE DEDICATION AND EASEMENTS

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey Number 1393, containing 0.894 acre of land, more or less, said 0.894 acre being all of that 0.894 acre tract of land conveyed to **COLUMBUS METROPOLITAN HOUSING AUTHORITY** by deed of record in Instrument Number 201705240070038, part of Lot 30 of the subdivision entitled "T.W. Tallmadge", of record in Plat Book 1, Page 386, part of Lots 216 thru 220 and Lots 224 thru 227, of the subdivision entitled "F.C. Sessions Western Add.", of record in Plat Book 2, Page 242, part of Lots 1, 11 and 21 of the subdivision entitled "Walter Morrison "C" Addition", of record in Plat Book 3, Page 315, those portions of Furnace Street, Lucas Street, Sullivant Avenue, an unnamed 10' alley, and an unnamed 15' alley vacated by Ordinance Number 13-41, and that portion of Cherry Street vacated by Ordinance Number 1281-85, Recorder's Office, Franklin County, Ohio.

The undersigned, **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, an Ohio metropolitan housing authority, by **BRYAN BROWN**, Chief Operating Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**LUCAS STREET AND SULLIVANT AVENUE DEDICATION AND EASEMENTS**", does hereby accept this plat of same and dedicates to public use, as such, all of the Avenue and Street shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Sidewalk Easement." Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on 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 "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

In Witness Whereof, **BRYAN BROWN**, Chief Operating Officer of **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, has hereunto set his hand this 8th day of Sept., 2017.

Signed and Acknowledged
In the presence of:

**COLUMBUS METROPOLITAN
HOUSING AUTHORITY**

By Bryan Brown
BRYAN BROWN,
Chief Operating Officer

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRYAN BROWN**, Chief Operating Officer of **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 8th day of September, 2017.

My commission expires 11-1-21 Stephanie L. Northrop
Notary Public, State of Ohio



Approved this 18th day of September
2017.

Scott J. Meyer / ASB
Director, Department of Building
and Zoning Services, Columbus, Ohio

Approved this 18th day of September
2017.

James D. Lunny / mra
City Engineer/Administrator, Division of
Design and Construction, Columbus, Ohio

Approved this 18th day of September
2017.

Jennifer Gallagher
Director, Department of Public Service,
Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of the Avenue and Street 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
the ____ day of _____ 20 ____.

City Clerk, Columbus, Ohio

Transferred this ____ day of _____,
20 ____.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____,
20 ____ at _____ M. Fee \$ _____

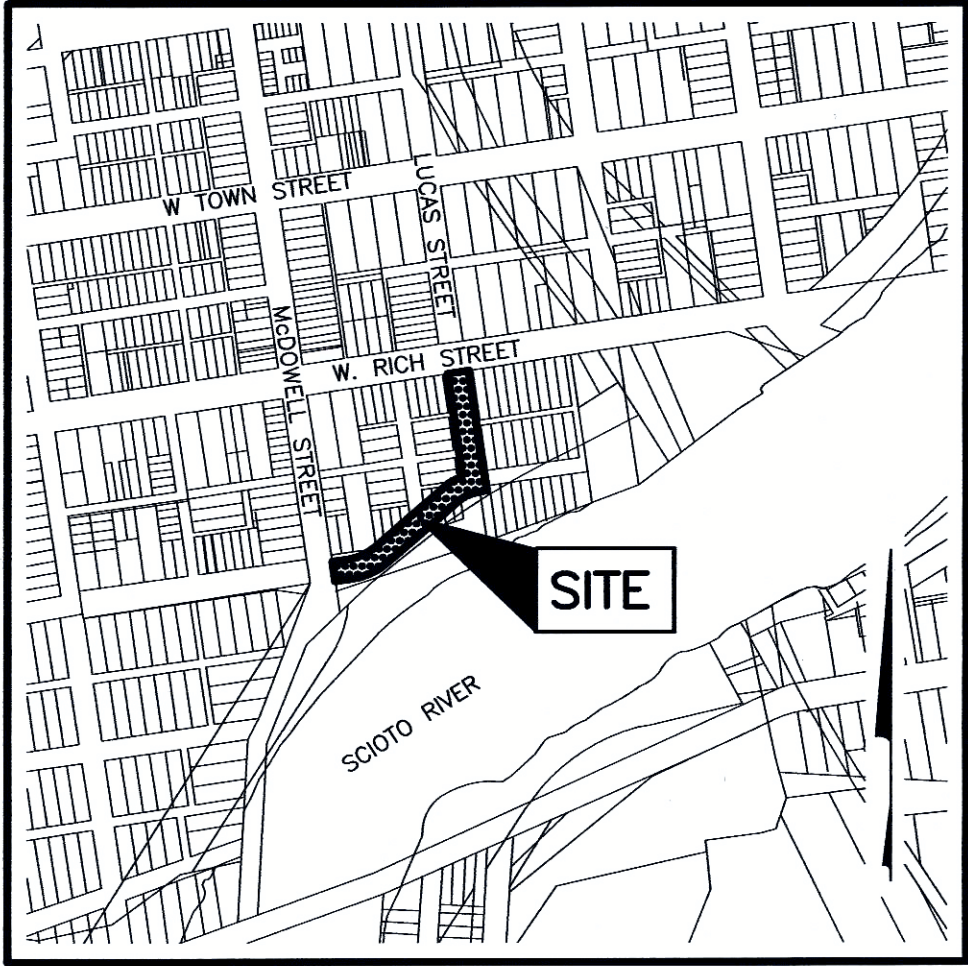
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____,
20 ____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments MORLAN and TACKETT, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment. A bearing of North 81° 44' 56" East, for the south right of way line of Rich Street, is designated as the basis of bearings for this description.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inches long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inches 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 EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By Matthew A. Kirk
Professional Surveyor No. 7865

6 SEP 17
Date



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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 Lucas Street and Sullivant Avenue Dedication and Easements does not imply any approval for the development of the site as it may pertain to Wetlands.

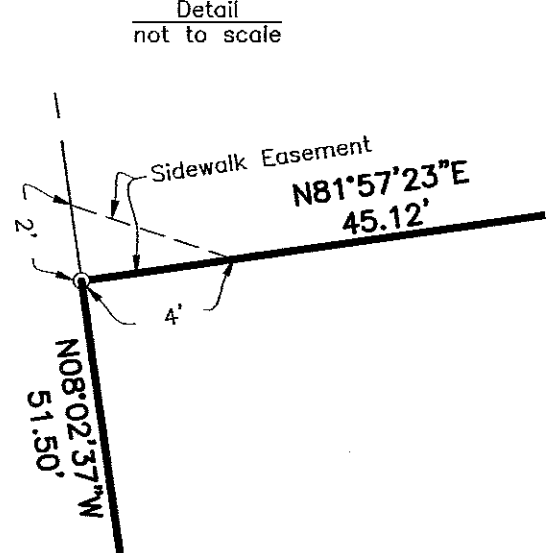
NOTE "B": All of Lucas Street and Sullivant Avenue Dedication and Easements is within Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0309K 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" - ACREAGE BREAKDOWN: Lucas Street and Sullivant Avenue Dedication and Easements is comprised of all of the following Franklin County Parcel Number:

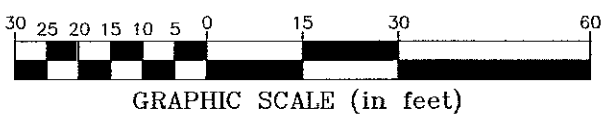
Parcel Number 010-003009 0.894 Ac.

NOTE "E": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	32°50'17"	150.00'	85.97'	N 65°32'15" E	84.80'
C2	32°43'23"	86.00'	49.12'	S 65°28'48" W	48.45'

- ① Δ=32°50'17" R=124.00'
Arc=71.07'
ChBrg=N65°32'15"E
Ch=70.10'
- ② Δ=21°34'14" R=112.00'
Arc=42.17'
ChBrg=N60°08'55"E
Ch=41.92'
- ③ Δ=79°17'00" R=8.98'
Arc=12.43'
ChBrg=N31°23'38"E
Ch=11.46'
- ④ S81°41'49"W
18.03'
- ⑤ Δ=21°48'15" R=134.00'
Arc=50.99'
ChBrg=S69°25'56"W
Ch=50.69'
- ⑥ Δ=9°24'42" R=60.50'
Arc=9.94'
ChBrg=S53°49'27"W
Ch=9.93'
- ⑦ Δ=32°50'17" R=175.50'
Arc=100.58'
ChBrg=S65°32'15"W
Ch=99.21'



- ① THE CITY OF COLUMBUS, OHIO
D.B. 617, P. 123
- ② THE CITY OF COLUMBUS, OHIO
D.B. 622, P. 139
- ③ THE CITY OF COLUMBUS, OHIO
D.B. 625, P. 543

