

ASHTON POINT  
SECTION 2  
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,  
SECTIONS 15 & 22, TOWNSHIP 4N, RANGE 22W, CONGRESS LANDS

SITUATE IN THE COUNTY OF FRANKLIN, CITY OF COLUMBUS, STATE OF OHIO, AND BEING PART OF SECTION 22, TOWNSHIP 4, RANGE 22, CONGRESS LANDS. CONTAINING 14.920 ACRES OF LAND, MORE OR LESS, OF WHICH 6.960 ACRES ARE OUT OF THAT 11.0 ACRE TRACT (EXCEPTING 1.0 ACRES) TRACT OF LAND, OF RECORD IN INSTRUMENT NUMBER 200304090103823 AND OF WHICH 7.960 ACRES OUT OF THAT 11.28 ACRE TRACT OF LAND, ALL BEING CONVEYED TO ROCKFORD HOMES, INC., ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS 'ASHTON POINT SECTION 2', A SUBDIVISION CONTAINING LOTS NUMBERED 54-127 INCLUSIVE, AND RESERVE 'F' AND RESERVE 'G' AND OBETZ ROAD AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF FRENCH CREEK DRIVE, FRENCH CREEK COURT, SALT SPRING LANE AND OBETZ ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT", FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT", ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, OPERATING 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 DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF SEWERAGE AND DRAINAGE.

IN WITNESS WHEREOF, DAVID OAKES, MANAGER OF ASHTON POINT PROJECT I, LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 16<sup>th</sup> DAY OF July, 2019

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

BY: David L. Oakes

ASHTON POINT PROJECT I, LLC.

David L. Oakes  
DAVID OAKES  
MANAGER

Brady M. Brady

STATE OF OHIO  
COUNTY OF MONTGOMERY:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID OAKES, MANAGER, OF ASHTON POINT PROJECT I, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID ASHTON POINT PROJECT I, LLC, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 16<sup>th</sup> DAY OF July, 2019, NOTARY PUBLIC WITH SEAL



LORI L. McELROY, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 2, 2021

MY COMMISSION EXPIRES 11/2/21

David L. Oakes

APPROVED THIS 22<sup>nd</sup> DAY OF July, 2019

Scott J. Messer / ASB  
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 22<sup>nd</sup> DAY OF July, 2019

John D. DeFuria / JAP  
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 24<sup>th</sup> DAY OF July, 2019

Jennifer L. Gallagher / ASB  
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY ORDINANCE No. \_\_\_\_\_ WHEREIN FRENCH CREEK DRIVE, FRENCH CREEK COURT, OBETZ ROAD AND SALT SPRING LANE ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS OHIO.

IN WITNESS THERE I HAVE HEREUNTO SET MY HAND  
AND AFFIXED MY SEAL THIS

\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

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

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

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

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

AT \_\_\_\_\_ FEE \_\_\_\_\_

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

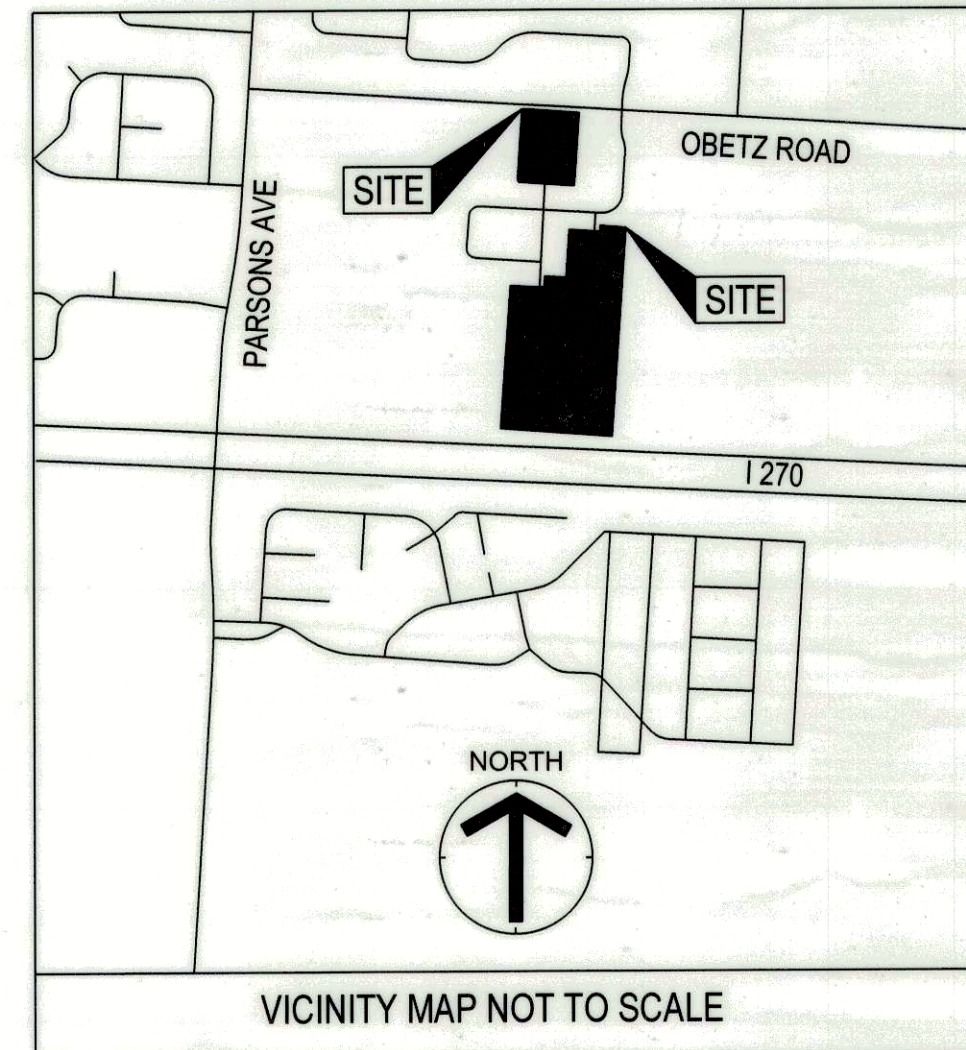
\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY OHIO

AT \_\_\_\_\_ FEE \_\_\_\_\_

FILE No. \_\_\_\_\_

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

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



VICINITY MAP NOT TO SCALE

PLAN INFORMATION:

SANITARY CC# 18438

E PLAN # 3587E

BASIS OF BEARING

THE CENTERLINE OF OBETZ ROAD WAS ASSIGNED A BEARING OF SOUTH 85°52'30" EAST AS SHOWN ON THE RECORD PLAT OF ASHTON POINT SECTION No. 1, OF RECORD IN PLAT BOOK 104, PAGE 1-2.

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.

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- FRANKLIN COUNTY MONUMENT
- EASEMENT TO BE RELEASED (SEE NOTE 'M')

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

Jeffrey A. Miller  
JEFFREY MILLER, P.S.  
OHIO P.S. NO. 7211  
2800 CORPORATE EXCHANGE DRIVE, SUITE 160  
COLUMBUS, OHIO 43231

DATE: 7-17-19



ASHTON POINT SECTION 2

REVISIONS		
NO.	DATE	DESCRIPTION

PLAT

SCALE: N/A

DATE: 5/15/2019

DESIGN: N/A

DRAWN: ALB

CHECKED: JAM



JOB NO.: 756128

SHEET NO.: 1 OF 3