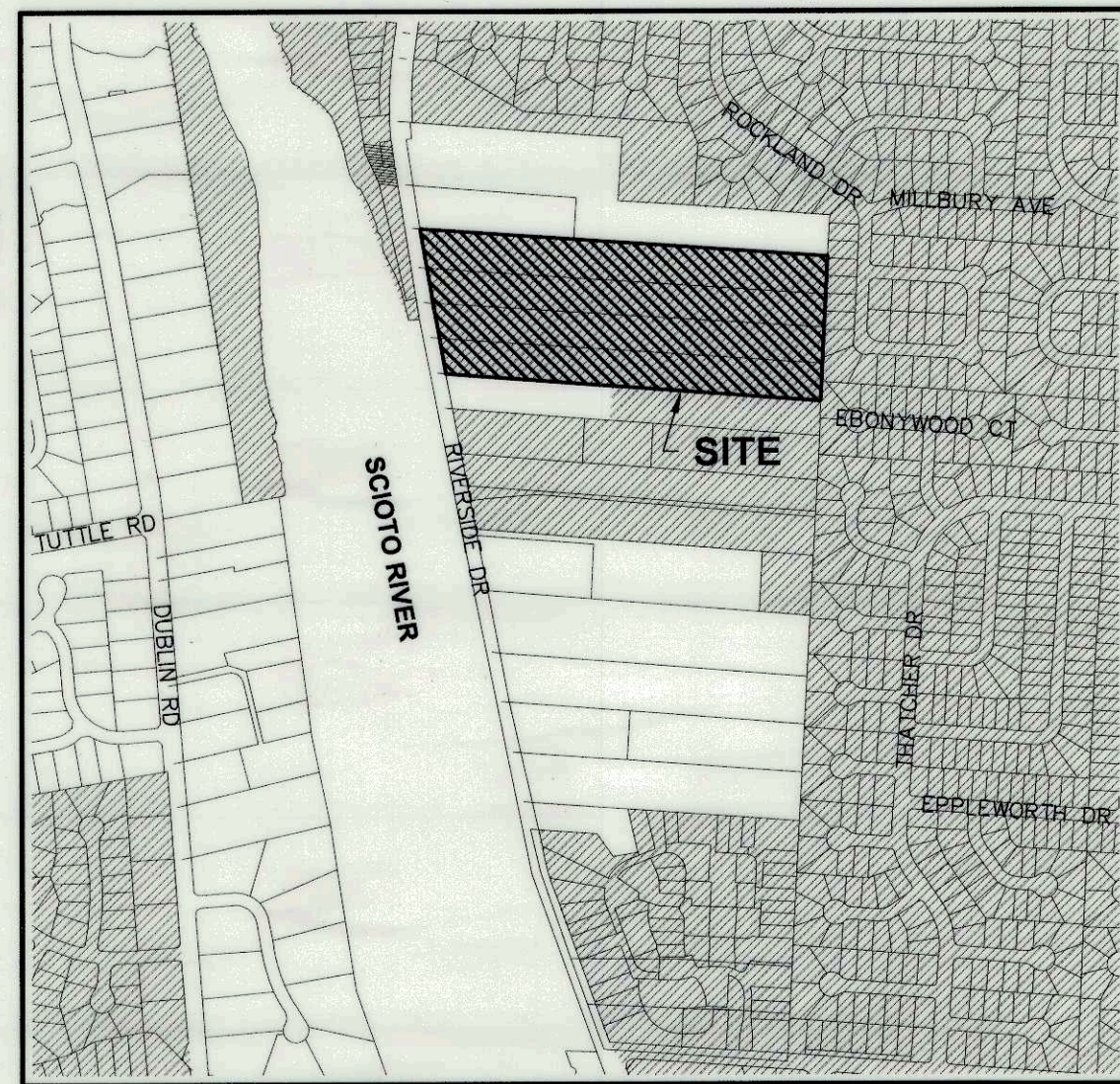


C:\18-0008-27\DWG\PRODUCTION DRAWINGS\FINAL PLAT\0008-27 FP\_001.dwg Final Plat Jul 17, 2019 - 5:11:53pm Joyal



VICINITY MAP  
SCALE: 1" = 750'

COLUMBUS CORPORATION LIMITS

Situated in State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 2, Range 19, United States Military Lands, and containing 20.60 acres of land, more or less, as conveyed by deed of record to Epcon Riverside, LLC of record in Instrument Numbers 201810250145638, 201806050074111, 201810040135116, 201707280103348, & 201707050090534 in the Recorder's Office, Franklin County, Ohio.

The undersigned, Epcon Riverside, LLC, an Ohio limited liability company, by Jed D. Rhodes, Authorized Signatory for the lands platted hereon, duly authorized in the premises, does hereby certify that this plat correctly represents The Courtyards on Riverside, a subdivision containing Lots numbered 1 to 81, inclusive, and Reserves A to I inclusive, and does hereby accept this plat of the same and does dedicate that portion of Riverside Drive, in fee, as represented herein to the public.

Easements are hereby reserved in, over and under areas designated on this plat as "Sanitary Sewer Easement" and "Reserve 'A'". Each of the aforementioned designated easements and reserves 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, for the construction, operation and maintenance of service connections to all adjacent lots and lands. Within said "Reserve 'A'", a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other government services to lots and lands adjacent to said "Reserve 'A'". Furthermore, in accordance with the terms and regulations of Section 3123.08(c)(8) of the Columbus City Codes 1959, there is hereby offered an easement to the cable television industry for the installation, operation and maintenance of television cable and equipment. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In witness whereof, Jed D. Rhodes, Epcon Riverside, LLC set his hand this 19<sup>th</sup> day of July, 2019, for and on behalf of said Company.

Epcon Riverside, LLC

By: Jed D. Rhodes  
Regional President, Owner

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

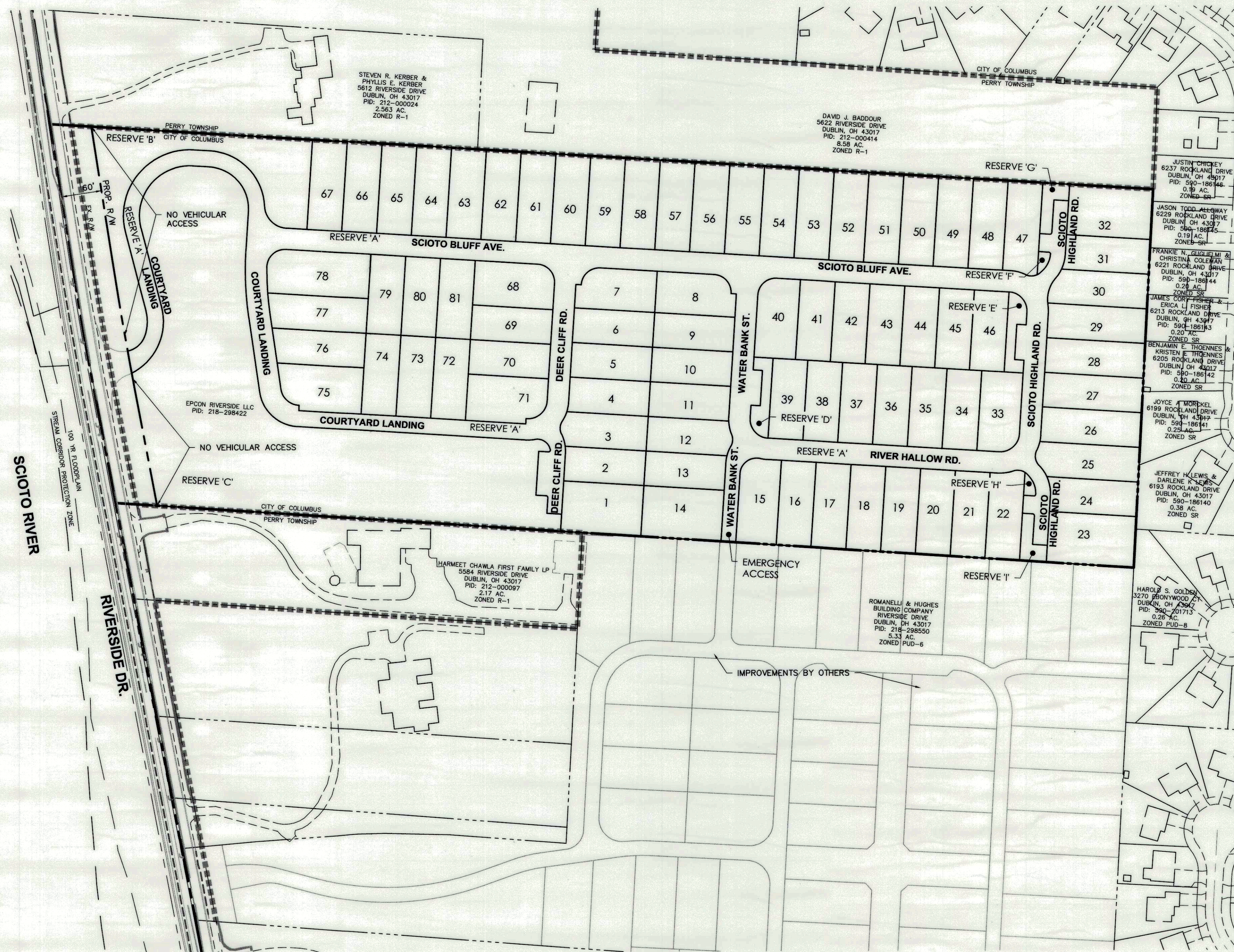
The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 2019 by Jed D. Rhodes Epcon Riverside, LLC, for and on behalf of said company.



TERESA D. GRUBBS  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires  
July 7, 2021

Teresa D. Grubbs  
Notary Public, State of Ohio

My Commission expires \_\_\_\_\_



PLAN VIEW  
SCALE: 1" = 100'

SURVEY DATA:

**BASIS OF BEARINGS:** Bearings are based upon the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007) which determines the bearing for the westerly line of Riverside Green Section 20 to be S02°58'14"E.

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

**IRON PINS,** where indicated, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

**PERMANENT MARKERS,** where indicated, are to be set and are one-inch diameter, thirty-inch long, solid iron pins, with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

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 Set
- ⊗ = Permanent Marker Set
- = PK Nail Set
- = Iron Pin Found
- = Iron Pipe Found
- ✕ = PK Nail Found
- Ⓜ = Monument Found

By: [Signature]  
Registered Surveyor

7/18/19  
Date

Approved this 22<sup>nd</sup> day of July, 2019

Scott J. Momen  
Director, Department of Building and  
Zoning Services, Columbus, Ohio

Approved this 23<sup>rd</sup> day of July, 2019

Don D. [Signature]  
City Engineer, Columbus, Ohio

Approved this 24 day of July, 2019

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

Approved and Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2019  
by ordinance no. \_\_\_\_\_, wherein the final plat of  
THE COURTYARDS ON RIVERSIDE shown hereon as  
well as the dedicated right of way, in fee, as shown hereon  
are accepted as such by the City of Columbus, Ohio.

In witness thereof, I have herunto set my hand and  
affixed my seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

City Clerk, Columbus, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_\_\_ M.

Fee \$ \_\_\_\_\_ File No. \_\_\_\_\_

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2019

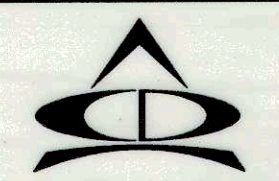
Deputy Auditor, Franklin County, Ohio

Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_

CITY OF COLUMBUS, OHIO  
FINAL PLAT  
FOR  
THE COURTYARDS  
ON RIVERSIDE



422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

SCALE: As Noted  
DATE: July 17, 2019

SHEET 1 / 2  
JOB NO.: 18-0008-27