

HAMILTON ROAD AND UPPER ALBANY CROSSING DRIVE DEDICATION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
LOTS 6, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16,
UNITED STATES MILITARY LANDS

SITUATE IN THE COUNTY OF FRANKLIN, CITY OF COLUMBUS, STATE OF OHIO, AND BEING PART OF LOT 6, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS, CONTAINING 4.392 ACRES OF LAND, MORE OR LESS, SAID 4.392 ACRES BEING COMPRISED OF 2.873 ACRES OUT OF AN ORIGINAL 78.05 ACRE TRACT OF LAND AS CONVEYED TO HARLEM ROAD REAL ESTATE, LLC, OF RECORD IN INSTRUMENT NUMBER 201301150007881 AND 1.519 ACRE OF LAND OUT OF AN ORIGINAL 41.33 ACRE TRACT OF LAND, AS CONVEYED TO THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES, OF RECORD IN OFFICIAL RECORD 32269 PAGE B03, ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, OWNERS OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "HAMILTON ROAD AND UPPER ALBANY CROSSING DRIVE DEDICATION", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF HAMILTON ROAD AND UPPER ALBANY CROSSING DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SEWER EASEMENT" OR "CHANNEL 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 "CHANNEL 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, JUDY A. WOLFE, MANAGER OF HARLEM ROAD REAL ESTATE, LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 2nd DAY OF Dec 2020

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

HARLEM ROAD REAL ESTATE, LLC

BY: Amy L Miller
Ruth E Wolfe

Judy A Wolfe
JUDY A. WOLFE
MANAGER

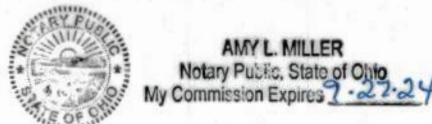
STATE OF OHIO
COUNTY OF FAIRFIELD:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JUDY A. WOLFE, MANAGER OF HARLEM ROAD REAL ESTATE, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HISHER VOLUNTARY ACT AND DEED OF SAID HARLEM ROAD REAL ESTATE, LLC, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 2nd DAY OF Dec 2020, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES 9-27-24 Amy L Miller



IN WITNESS WHEREOF, RUTH E. WOLFE, CO TRUSTEE, OF THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 20th DAY OF Nov 2020

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES

BY: Janet E. Stueckemette

Ruth E. Wolfe
RUTH E. WOLFE
CO TRUSTEE OF THE SOUDER FAMILY TRUST

STATE OF MICHIGAN
COUNTY OF HILLSDALE:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RUTH E. WOLFE, CO TRUSTEE OF THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HISHER VOLUNTARY ACT AND DEED OF SAID THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 20th DAY OF Nov 2020, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES 8/28/2025 Wilma Elizabeth Roberts

WILMA ELIZABETH ROBERTS
Notary Public - State of Michigan
County of Hillsdale
My Commission Expires Aug 28, 2025
Acting in the County of Hillsdale

IN WITNESS WHEREOF, JAMES S. SOUDER, CO TRUSTEE OF THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 20th DAY OF Nov 2020

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: Janet E. Stueckemette

THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES

James S. Souder
JAMES S. SOUDER
CO TRUSTEE OF THE SOUDER FAMILY TRUST

STATE OF MICHIGAN
COUNTY OF HILLSDALE:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES S. SOUDER, CO TRUSTEE OF THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HISHER VOLUNTARY ACT AND DEED OF SAID THE SOUDER FAMILY TRUST - CARL L. AND ILA MILDRED SOUDER/TRUSTEES, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 20th DAY OF Nov 2020, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES 8/28/2025 Wilma Elizabeth Roberts

WILMA ELIZABETH ROBERTS
Notary Public - State of Michigan
County of Hillsdale
My Commission Expires Aug 28, 2025
Acting in the County of Hillsdale

APPROVED THIS 7th DAY OF DECEMBER 20 20

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

APPROVED THIS 7th DAY OF December 20 20

David H. Fr. James D. Young
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS 8th DAY OF December 20 20

James D. Young
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY ORDINANCE No. _____ WHEREIN HAMILTON ROAD AND UPPER ALBANY CROSSING DRIVE 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

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____

RECORDER, FRANKLIN COUNTY OHIO

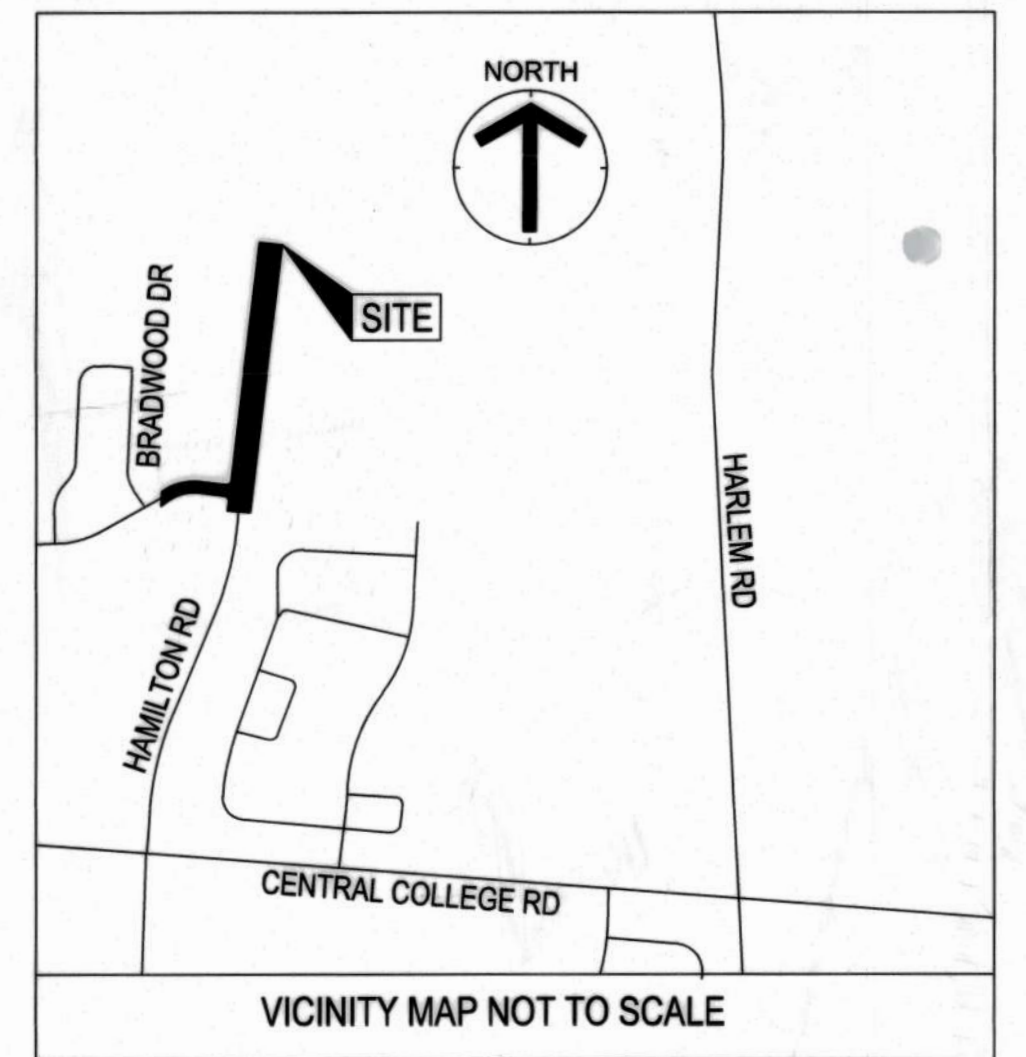
AT _____ FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

AT _____ FEE _____

FILE No. _____

PLAT BOOK _____, PAGE _____



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 6° 49' 51" EAST FOR THE CENTERLINE OF HAMILTON ROAD BASED ON OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK.

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)

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 11-18-20
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43231
DATE: 11/18/2020



DEDICATION PLAT

HAMILTON ROAD AND UPPER ALBANY CROSSING DRIVE

CITY OF COLUMBUS FRANKLIN COUNTY, OHIO

SCALE: N/A DATE: 11/16/2020

DESIGN: N/A JOB NO.: 757557

DRAWN: ALB SHEET NO.:

CHECKED: JAM 1 OF 2

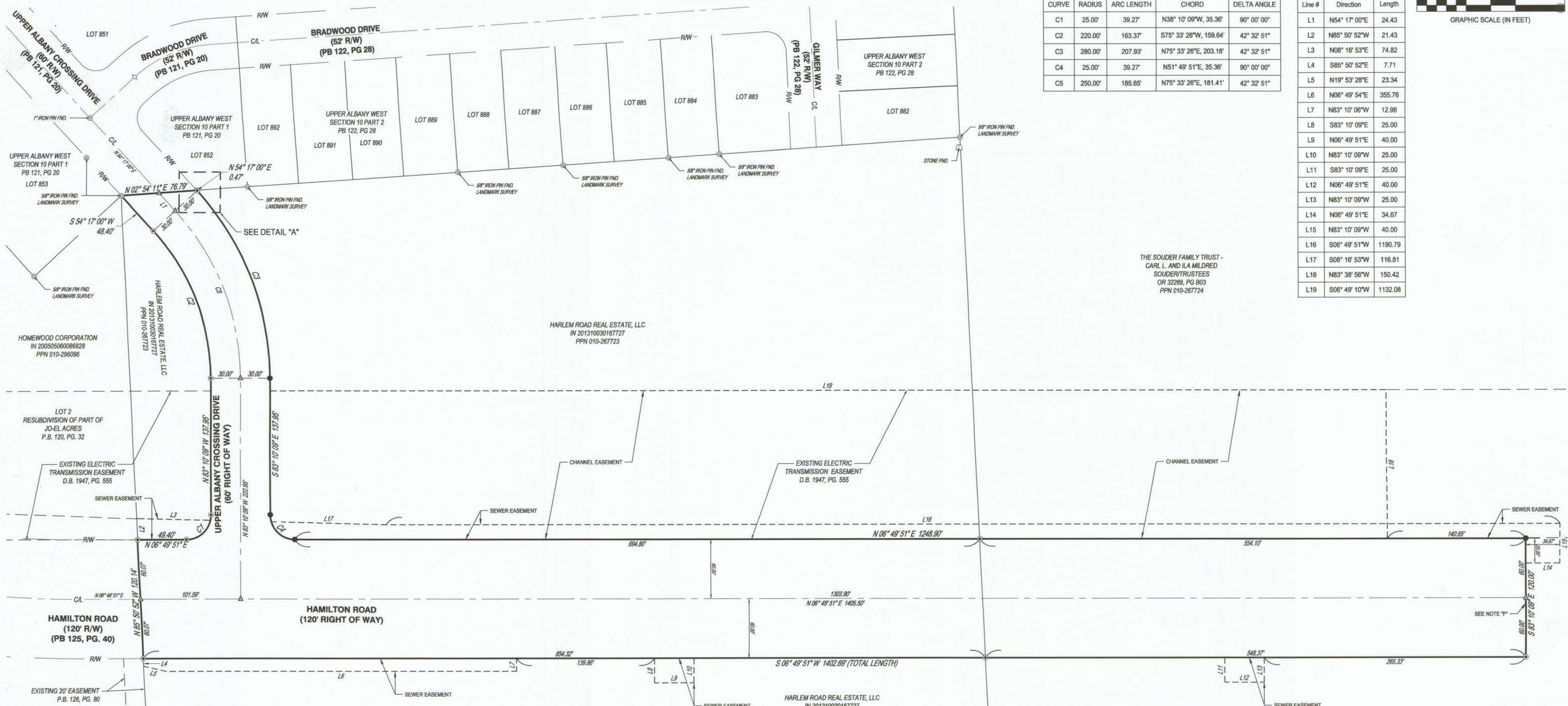
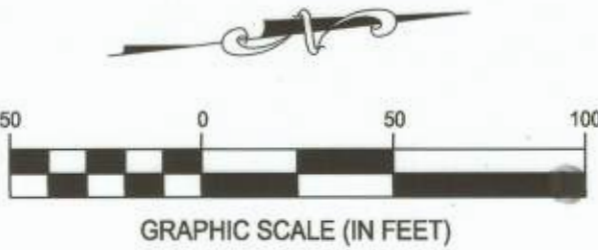


HAMILTON ROAD AND UPPER ALBANY CROSSING DRIVE DEDICATION

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
LOTS 6, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16,
UNITED STATES MILITARY LANDS

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	25.00'	39.27'	N38° 10' 09"W, 35.36'	90° 00' 00"
C2	220.00'	163.37'	S75° 33' 26"W, 159.64'	42° 32' 51"
C3	280.00'	207.93'	N75° 33' 26"E, 203.18'	42° 32' 51"
C4	25.00'	39.27'	N51° 49' 51"E, 35.36'	90° 00' 00"
C5	250.00'	185.65'	N75° 33' 26"E, 181.41'	42° 32' 51"

Line Table		
Line #	Direction	Length
L1	N54° 17' 00"E	24.43
L2	N85° 50' 52"W	21.43
L3	N08° 16' 53"E	74.82
L4	S85° 50' 52"E	7.71
L5	N19° 53' 28"E	23.34
L6	N06° 49' 54"E	355.76
L7	N83° 10' 06"W	12.98
L8	S83° 10' 09"E	25.00
L9	N06° 49' 51"E	40.00
L10	N83° 10' 09"W	25.00
L11	S83° 10' 09"E	25.00
L12	N06° 49' 51"E	40.00
L13	N83° 10' 09"W	25.00
L14	N06° 49' 51"E	34.67
L15	N83° 10' 09"W	40.00
L16	S06° 49' 51"W	1190.79
L17	S08° 16' 53"W	116.81
L18	N83° 38' 56"W	150.42
L19	S06° 49' 10"W	1132.08



NOTE "A": THE 14.920 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANELS No. 39049C0201K.

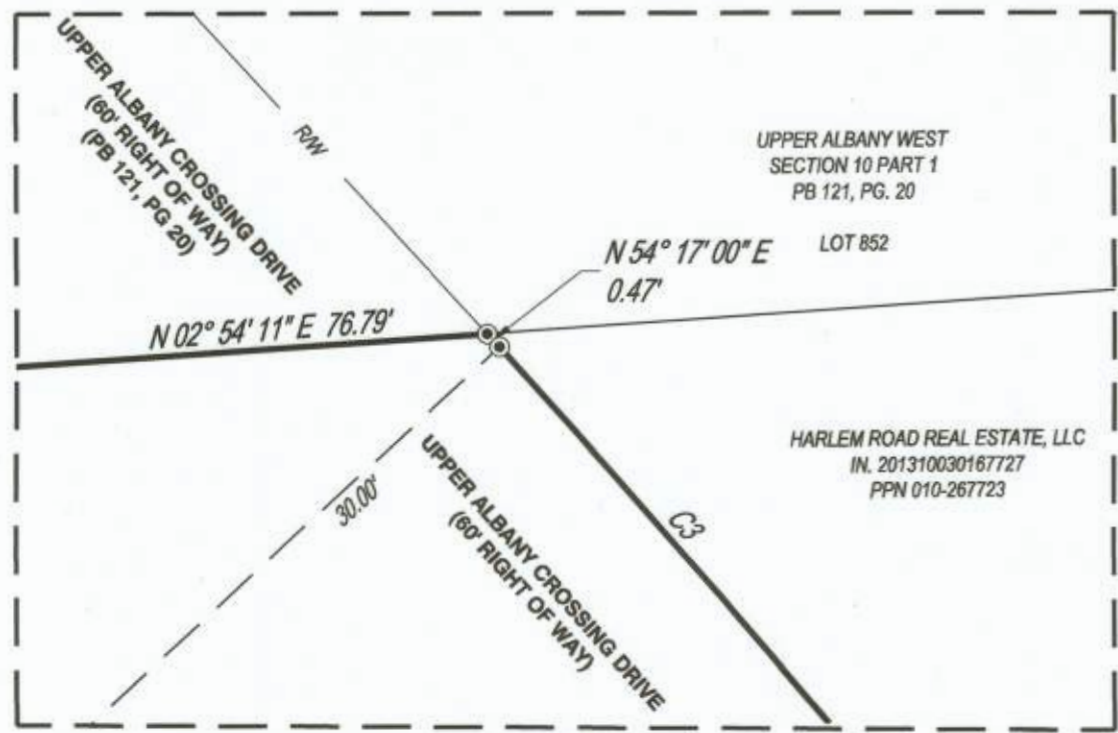
NOTE "B": NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING & ZONING SERVICES, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORP. OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF "HAMILTON ROAD AND UPPER ALBANY CROSSING DRIVE DEDICATION" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C": ACREAGE BREAKDOWN:	
TOTAL ACREAGE	4.392 ACRES
ACREAGE IN HAMILTON ROAD	3.872 ACRES
ACREAGE IN UPPER ALBANY CROSSING DRIVE	0.520 ACRES
TOTAL ACREAGE	4.392 ACRES
PARCEL 010-267723	2.873 ACRES
PARCEL 010-267724	1.519 ACRES

NOTE "D": AT THE TIME OF PLATTING ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "HARLEM ROAD AND UPPER ALBANY CROSSING DEDICATION" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "E": 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 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 "F": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.



DETAIL "A"
SCALE: 1"=5'

- 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)

DEDICATION PLAT	
HAMILTON ROAD AND UPPER ALBANY CROSSING DRIVE	
CITY OF COLUMBUS	FRANKLIN COUNTY, OHIO
SCALE: 1"=50'	DATE: 11/16/2020
DESIGN: N/A	JOB NO.: 757557
DRAWN: ALB	SHEET NO.: 2 OF 2
CHECKED: JAM	

