

Situated in the State of Ohio, County of Franklin, City of Groveport, and in Section 16, Township 11, Range 21, Congress Lands, containing 44.448 acres of land, more or less, said 44.448 acres being comprised of those tracts of land conveyed to **PIZZUTI DEVELOPMENT LLC** by deeds of record in Instrument Numbers \_\_\_\_\_ and \_\_\_\_\_, Recorder's Office, Franklin County, Ohio.

The undersigned, **PIZZUTI DEVELOPMENT LLC**, an Ohio limited liability company, by **SCOTT B. WEST**, Executive Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**STARTECH**", a subdivision containing Lots numbered 1 and 2, does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Access 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, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of Groveport Engineer. Within those areas designated "Access Easement" on this plat, an additional easement is hereby reserved for the purpose of providing ingress and egress to the public.

In Witness Whereof, **SCOTT B. WEST**, Executive Vice President of **PIZZUTI DEVELOPMENT LLC**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of: **PIZZUTI DEVELOPMENT LLC**

By **SCOTT B. WEST**,  
Executive Vice President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **SCOTT B. WEST**, Executive Vice President of **PIZZUTI DEVELOPMENT LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PIZZUTI DEVELOPMENT LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio

Approved this \_\_\_\_ day of \_\_\_\_,  
20\_\_  
Administrator, \_\_\_\_\_  
City of Groveport, Ohio

Approved this \_\_\_\_ day of \_\_\_\_,  
20\_\_  
City Engineer, \_\_\_\_\_  
City of Groveport, Ohio

Approved this \_\_\_\_ day of \_\_\_\_,  
20\_\_  
Chairman, Planning Commission, \_\_\_\_\_  
City of Groveport, Ohio

Approved and accepted this \_\_\_\_ day of \_\_\_\_, 20\_\_, by Ordinance No. \_\_\_\_\_  
by the Council for the City of Groveport, Ohio.

Mayor, City of Groveport \_\_\_\_\_ Clerk of Council, \_\_\_\_\_  
City of Groveport, Ohio

This plat shall be recorded by \_\_\_\_\_ 20\_\_, being six (6) months following the date of approval of the Plat by Ordinance number shown above. Pursuant to City of Groveport Chapter 1191.09(b), if this recordation is not made by this date, plat approval shall expire.

Transferred this \_\_\_\_ day of \_\_\_\_,  
20\_\_  
Auditor, \_\_\_\_\_ Franklin County, Ohio

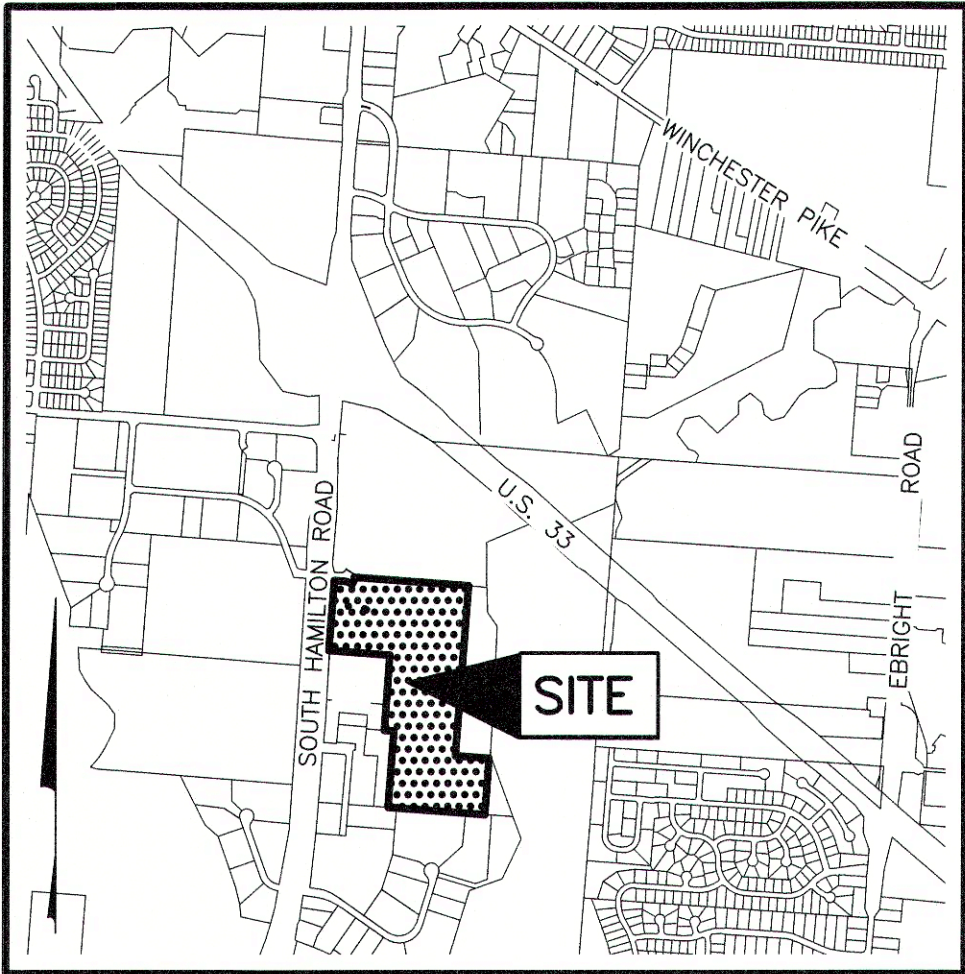
Deputy Auditor, \_\_\_\_\_ Franklin County, Ohio

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, NAD83 (2011)..

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

**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-inch long, solid iron 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, 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



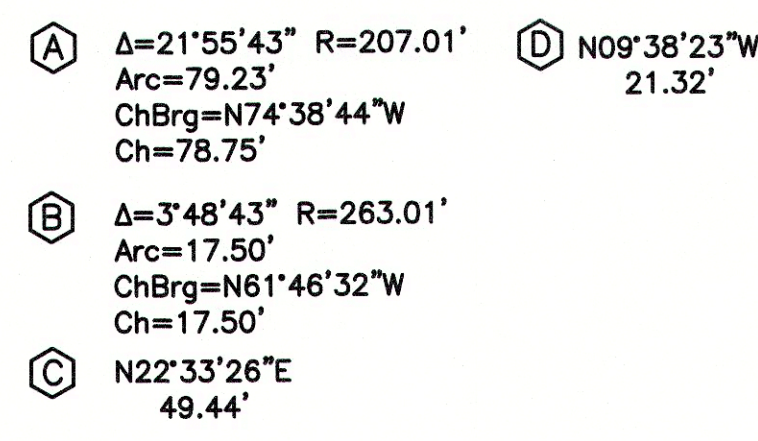
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

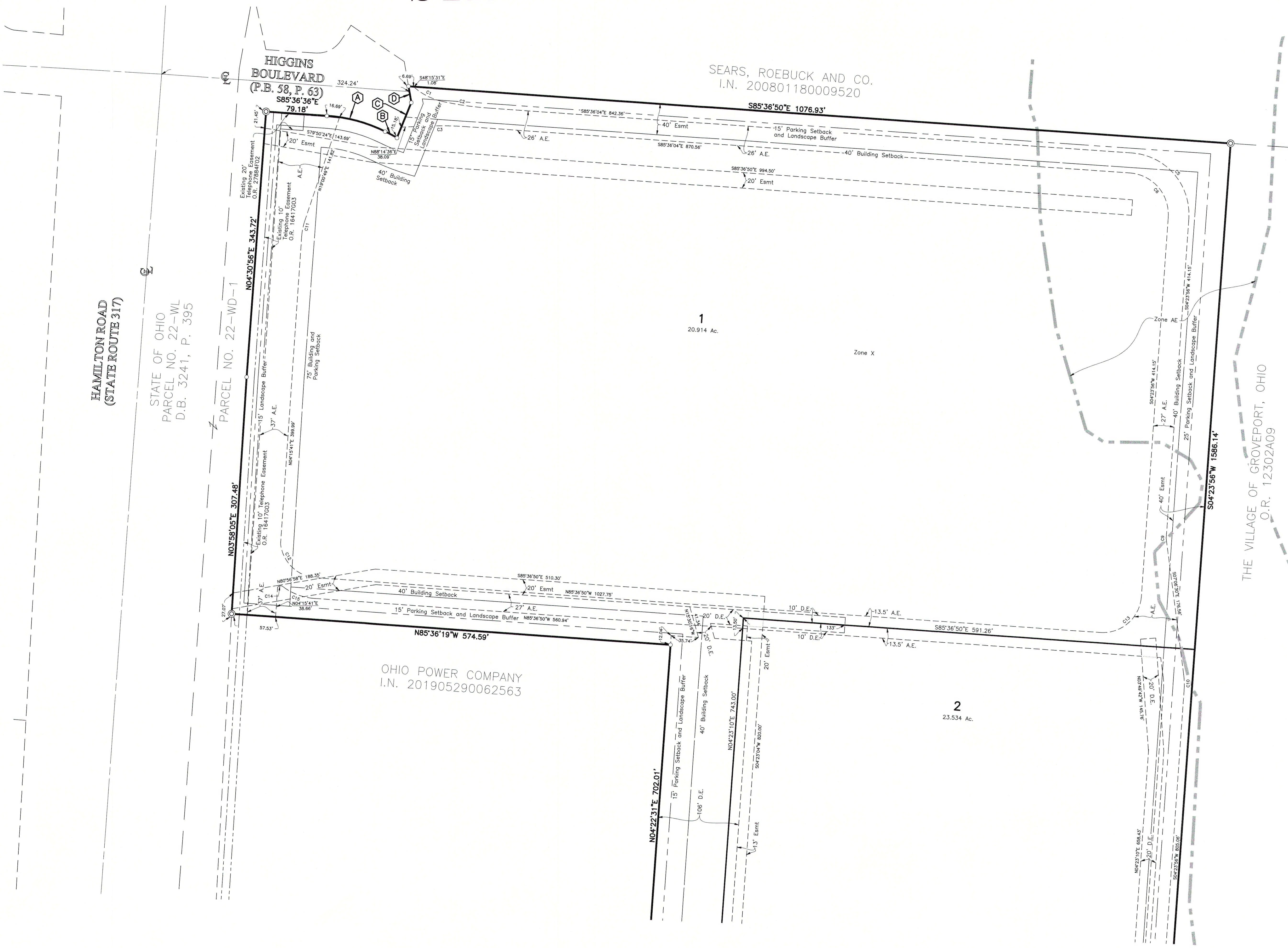
Received 8-28-19





CURVE TABLE				
CURVE	DELTA	ADIUS	ARC	CH. DIST.
C1	28°50'24"	80.00'	40.27'	562°40'43"E 39.84'
C2	8°30'09"	425.00'	63.07'	S81°20'59"E 63.01'
C3	6°09'20"	425.01'	45.66'	N88°40'44"W 45.64'
C4	89°03'36"	50.00'	77.74'	N49°51'03"E 70.14'
C5	90°00'00"	80.00'	125.66'	S40°36'04"E 113.14'
C6	90°00'00"	54.00'	84.82'	N40°36'04"W 76.37'
C7	90°00'00"	77.00'	120.95'	S49°23'56"W 108.89'
C8	5°58'24"	429.95'	435.03'	N26°34'46"E 416.71'
C9	11°30'26"	10.00'	2.01'	S01°21'17"E 2.00'
C10	11°30'26"	100.00'	20.08'	N01°21'17"W 20.05'
C11	14°44'54"	79.00'	20.33'	S11°38'22"W 20.28'
C12	78°23'22"	50.00'	68.41'	S46°25'12"E 63.19'
C13	89°03'36"	50.01'	77.74'	N49°51'03"E 70.14'
C14	86°20'01"	5.00'	7.53'	S84°22'22"W 6.84'
C15	33°09'13"	77.00'	44.56'	S69°02'14"E 43.94'

- Line Type Legend
- |             |                                    |
|-------------|------------------------------------|
| —————       | Existing Property Line             |
| — — — — —   | Existing R/W Line                  |
| —————       | Existing R/W Centerline            |
| — . . . . — | Existing Easement Line             |
| —————       | Proposed Subdivision Boundary Line |
| —————       | Proposed Lot Line                  |
| —————       | Proposed R/W Line                  |
| —————       | Proposed R/W Centerline            |
| — . . . . — | Proposed Easement Line             |





**NOTE "A":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This plat should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "B":** At the time of platting, part of Startech is within Zone AE (Area of 1% annual chance flood with base flood elevations determined) and Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0344K, with effective date of June 17, 2008.

**NOTE "C":** 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 Startech 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 "D" - ACREAGE BREAKDOWN:** Startech is out of the following Franklin County Parcel Numbers:

Parcel Number 185-001293	13.447 Ac.
Parcel Number 185-001294	31.001 Ac.

**NOTE "E" - ACREAGE BREAKDOWN:**

Total acreage:	44.448 Ac.
Acreage in lots:	44.448 Ac.

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

SCALE: 1" = 60'

GRAPHIC SCALE (in feet)

Esmt = Easement  
A.E. = Access Easement  
D.E. = Drainage Easement

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.	
C1	28°50'24"	80.00'	40.27'	S62°40'43"E	39.84'	
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