# ROHR ONE DEVELOPMENT

Situated in the State of Ohio, County of Franklin, City of Groveport and in Sections 31 and 32, Township 11, Range 21, Congress Lands, containing 70.247 acres of land, more or less, said 70.247 acres being comprised of all of those tracts of land conveyed to **ROHR ONE DEVELOPMENT, LLC** by deeds of record in Instrument Numbers 201403270037683, _____, _____ and _____, Recorder's Office, Franklin County, Ohio.

The undersigned, **ROHR ONE DEVELOPMENT, LLC,** an Ohio limited liability company, by _____, _____, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"ROHR ONE DEVELOPMENT"**, a subdivision containing Lots numbered 1 to 3, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Rohr Road, shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Landscape Easement". The aforementioned designated easements permit installing/constructing, operating, using, and maintaining landscaping, landscaping features, and subdivision entrance features therein.

In Witness Whereof, _____, _____of **ROHR ONE DEVELOPMENT, LLC** has hereunto set his/her hand this ___ day of _____, 20___.

**Signed and Acknowledged**
**In the presence of:**

_____

_____

**ROHR ONE DEVELOPMENT, LLC**

**By** _____

**STATE OF OHIO**
**COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared _____, _____ of the **ROHR ONE DEVELOPMENT, LLC,** who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed and the voluntary act and deed of said **ROHR ONE DEVELOPMENT, LLC** for the uses and purposes expressed herein.

In Witness Thereof, 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. _____ wherein all of Rohr Road shown dedicated hereon is accepted as such by the Council for the City of Groveport, Ohio.

_____
Mayor, City of Groveport

_____
Clerk of Council,
City of Groveport, 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 $_____

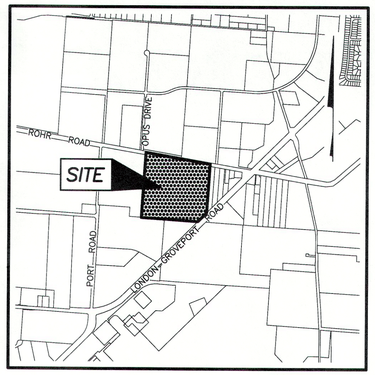
_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20___

_____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____




LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 2000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83 (1986 adjustment). Said bearings originated from a field traverse which was tied to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 9926, and FCGS 9963. The portion of the northerly right-of-way line of Rohr Road, having a bearing of South 80° 07' 54" East and monumented as shown hereon is designated the "basis of bearing" for this plat.

**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, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and 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

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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.

o = Iron Pin (See Survey Data)
• = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)

By _____ _____
Professional Surveyor No. 7865 Date

J:\20132086\DWG\DASHSHEETS\PLAT\20132086-VS-PLAT.DWG plotted by PRITCHARD, IAN on 7/24/2014 3:27:21 PM last saved by JMASTON on 7/24/2014 9:59:38 AM