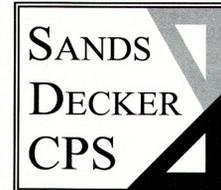


GROVEPORT SENIOR VILLAGE



ENGINEERS • SURVEYORS

128 EAST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640

FAX: 614-459-6987
TOLL FREE: 866-277-0600

Situate in the State of Ohio, Franklin County, City of Groveport, being part of the southwest quarter of Section 21, Township 11 North of Buckingham's Survey of Range 21 West of the Congress Lands East of the Scioto River, containing 7.139 acres of land, more or less, said 7.139 acres being part of a 24.29 acre tract conveyed to VALERIE J. SHOLTES, JAMES SEELIG AND ELISSA A. VILLIERS by deed of record in Instrument Number 200611010219052, Instrument Number 201203140034704 and Instrument Number 201203300043644 of the Recorder's Office, Franklin County, Ohio.

The undersigned, VALERIE J. SHOLTES, JAMES SEELIG AND ELISSA A. VILLIERS, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their GROVEPORT SENIOR VILLAGE, a subdivision containing a single Lot numbered Lot 1 and a RESERVE "A", do hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage and Flood Route Easement" or "Utility and Public Use 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 and Flood Route Easement" on this plat, easement is hereby reserved for the purpose of construction, operation and maintenance of major storm water routing and/or other storm water drainage facilities. No above grade structures, fences, dams or other obstructions to the flow of storm water runoff are permitted within Drainage and Flood Route Easement areas as delineated on this plat unless approve by the Groveport City Engineer. Drainage and Flood Route Easement shall be owned and maintained by the owner of Lot 1.



LOCATION MAP
NOT TO SCALE

In Witness Whereof, VALERIE J. SHOLTES, owner of the lands platted herein has hereunto set her hand this _____ day of _____, 20____.

Signed and acknowledged
In the presence of:

VALERIE J. SHOLTES

STATE OF OHIO
COUNTY OF FRANKLIN SS:

Before me a Notary Public in and for said State, personally appeared VALERIE J. SHOLTES, who acknowledged the signing of the foregoing instrument to be her free and voluntary act and deed for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this this _____ day of _____, 20____.

My commission expires _____
Notary Public, State of Ohio.

In Witness Whereof, JAMES SEELIG, owner of the lands platted herein has hereunto set her hand this _____ day of _____, 20____.

Signed and acknowledged
In the presence of:

JAMES SEELIG

STATE OF OHIO
COUNTY OF FRANKLIN SS:

Before me a Notary Public in and for said State, personally appeared JAMES SEELIG, who acknowledged the signing of the foregoing instrument to be her free and voluntary act and deed for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this this _____ day of _____, 20____.

My commission expires _____
Notary Public, State of Ohio.

In Witness Whereof, ELISSA A. VILLIERS, owner of the lands platted herein has hereunto set her hand this _____ day of _____, 20____.

Signed and acknowledged
In the presence of:

ELISSA A. VILLIERS

STATE OF OHIO
COUNTY OF FRANKLIN SS:

Before me a Notary Public in and for said State, personally appeared ELISSA VILLIERS, who acknowledged the signing of the foregoing instrument to be her free and voluntary act and deed for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this this _____ day of _____, 20____.

My commission expires _____
Notary Public, State of Ohio.

SURVEY DATA:

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE, NAD83 (CORS96) BY GPS OBSERVATION, REFERENCED TO THE CENTERLINE OF HENDRON ROAD AS NORTH 4° 06' 57" EAST.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ON CURVES ARE CHORD MEASUREMENTS.

ALL SET IRON PINS SHALL BE 3/4" PIPE WITH PLASTIC CAP INSCRIBED "SANDS DECKER". PERMANENT MARKERS SHALL BE SOLID ONE (1) INCH IN DIAMETER AND THIRTY (30) INCHES LONG.

SURVEYED DURING JULY 2013 AND PLATTED BY SANDS DECKER CPS, LLC:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY, THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS SHOWN ON THE PLAT WILL BE SET IN ACCORDANCE WITH SECTION 1101.051.

ANTHONY R. SHECK, P.S.
PROFESSIONAL SURVEYOR NO. 6954

DATE

ACREAGE BREAKDOWN:

TOTAL ACREAGE 7.139 ACRES
ACREAGE IN RIGHTS-OF-WAY 0.000 ACRES
ACREAGE IN LOTS 7.139 ACRES
NUMBER OF LOTS 1

YARD SETBACKS:

FRONT - 30'
SIDE - 30'
REAR - 30'

FLOOD ZONE:

ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AND ZONE X (OTHER FLOOD AREAS), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP NO. 39049C0432K
REVISED JUNE 17, 2008.

APPROVED THIS _____ DAY OF _____, 201____,
ADMINISTRATOR, CITY OF GROVEPORT

APPROVED THIS _____ DAY OF _____, 201____,
CHAIRMAN, PLANNING COMMISSION
CITY OF GROVEPORT

APPROVED THIS _____ DAY OF _____, 201____,
CITY ENGINEER,
CITY OF GROVEPORT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2013, BY ORDINANCE NUMBER _____, WHEREIN ALL OF HENDRON ROAD SHOWN AND 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

TRANSFERRED THIS _____ DAY OF _____, 20____

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 20____,
AT _____ AM / PM

FEE \$ _____

FILE NO. _____

RECORDED THIS _____ DAY OF _____, 20____,
AT _____ AM / PM

PLAT BOOK _____ PAGE _____

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

GROVEPORT SENIOR VILLAGE

AUGUST 1, 2013
FINAL PLAT

1 OF 2

SDPCS PROJECT NO. 2613

GROVEPORT SENIOR VILLAGE

**SANDS
DECKER
CPS**

ENGINEERS • SURVEYORS

128 EAST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640

FAX: 614-459-6987
TOLL FREE: 866-277-0600

VALERIE J. SHOLTES
JAMES SEELIG
ELISSA A. VILLIERS
INSTR. NO. 200611010219052
INSTR. NO. 201203140034704
INSTR. NO. 201203300043644
24.29 ACRES
PARCEL NO. 185-002762

VALERIE J. SHOLTES
JAMES SEELIG
ELISSA A. VILLIERS
INSTR. NO. 200611010219052
INSTR. NO. 201203140034704
INSTR. NO. 201203300043644
24.29 ACRES
PARCEL NO. 185-002762

BOARD OF EDUCATION,
MADISON LOCAL SCHOOL DISTRICT,
FRANKLIN COUNTY, OHIO
D.V. 3423 P. 926
16.283 ACRES
PARCEL NO. 185-000921

MADISON LOCAL BOARD OF EDUCATION
D.V. 2810 P. 505
23.9 ACRES (ORIGINAL ACREAGE)
PARCEL NO. 185-000920

NOTE:
DRAINAGE AND FLOOD ROUTE EASEMENT
SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1

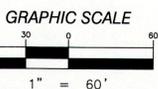
LEGEND

- ⊙ 3/4" IRON PIPE FOUND
- △ SPIKE FOUND
- 3/4" IRON PIPE SET
- ⊙ 1" x 30" REBAR SET (PERMANENT MONUMENT)
- ▲ MAG NAIL SET



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

**GROVEPORT
SENIOR
VILLAGE**



**AUGUST 1, 2013
FINAL PLAT**

2 OF 2

SDCPS PROJECT NO. 2613

**SANDS
DECKER
CPS**

ENGINEERS • SURVEYORS

128 EAST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640

FAX: 614-459-6987
TOLL FREE: 866-277-0600



Anthony Robert Schick

ABBREVIATIONS USED:
E/P = EDGE OF PAVEMENT
P/L = PROPERTY LINE

OHE = OVERHEAD ELECTRIC
SAN = SANITARY
WL = WATERLINE
F.M. = FORCE MAIN



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



GRAPHIC SCALE
1" = 40'

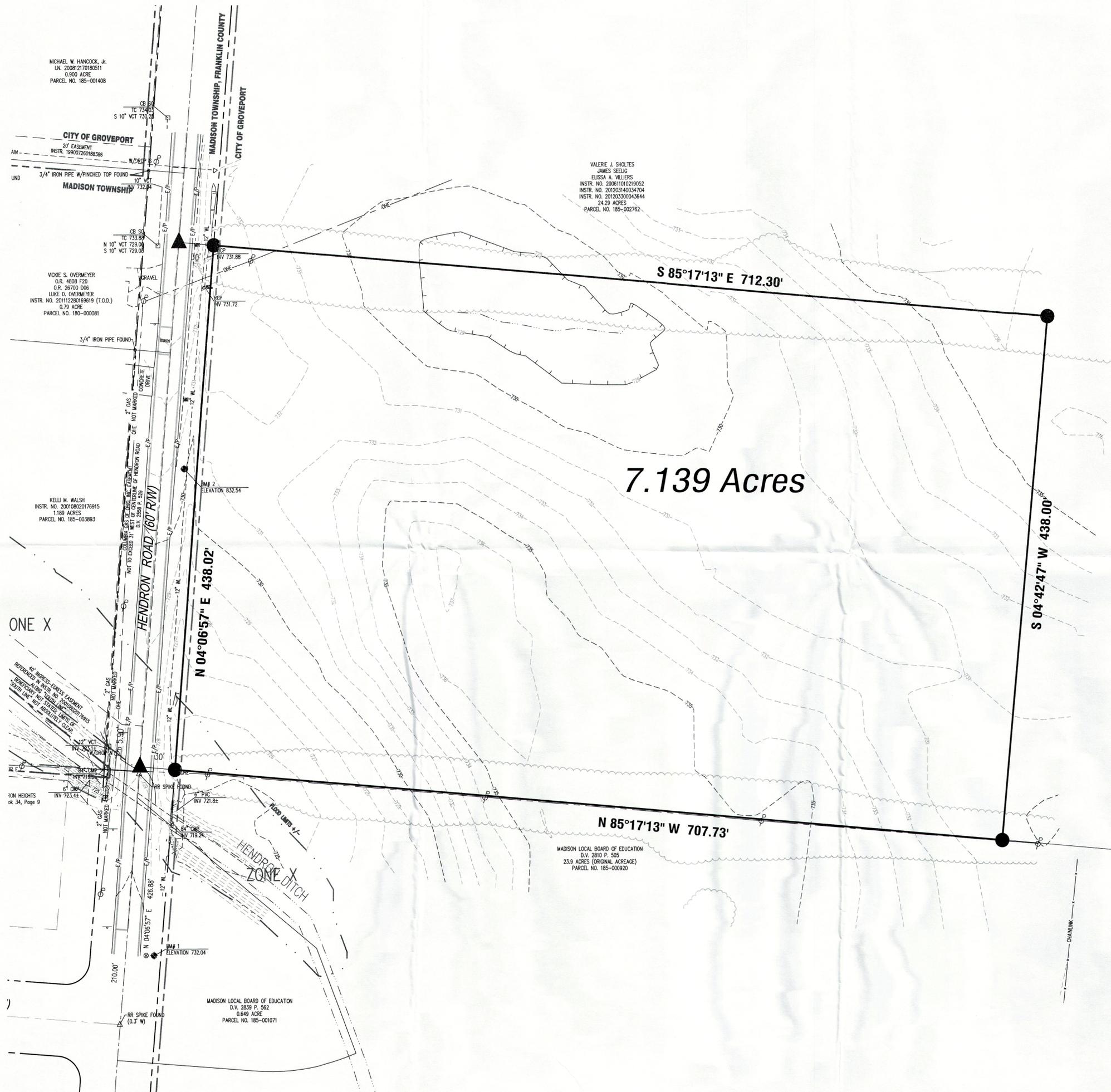
**GROVEPORT
SENIOR
VILLAGE
HENDRON ROAD
GROVEPORT, OHIO**

06-30-13 PRELIMINARY
07-31-13 80% REVIEW SET
00-00-00 BID SET
00-00-00 ADDENDUM 1

TOPOGRAPHIC SURVEY

S1.02

SDCPS PROJECT NO. 2613



VALERIE J. SHULTS
JAMES SEELIG
ELISSA A. VILLIERS
INSTR. NO. 20061010219552
INSTR. NO. 2012033140034704
INSTR. NO. 201203300043644
24.29 ACRES
PARCEL NO. 185-002762

EXISTING UTILITIES: THE INFORMATION CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE.

FROM OUPS:

COLUMBIA GAS OF OHIO BRIAN KOPACHY	1-614-818-2133
AEP COLUMBUS SOUTHERN POWER	1-800-277-2177
INSIGHT COMMUNICATIONS	1-800-686-2200
FRANKLIN COUNTY ENGINEER	1-614-525-3030
CITY OF GROVEPORT	1-614-830-2042
AT&T CURTIS LANGNER	1-800-248-3632 1-203-697-1126
TIME WARNER CABLE	1-800-617-4311

DATE OF SURVEY: JULY 8-20, 2013
LOCATION: SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, CITY OF GROVEPORT.

FEMA INFORMATION:
COMMUNITY PANEL NUMBER 39049C0432K
EFFECTIVE DATE - JUNE 17, 2008
PROPERTY IS IN:

7.0 ACRES = ZONE X OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
0.1 ACRES = ZONE X OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE

BENCHMARKS:
SOURCE
NAVD 88 DATUM ESTABLISHED BY GPS OBSERVATION, STATE OF OHIO VIRTUAL REFERENCE STATION NETWORK.

BM#1
NORTHEAST BOLT OF A FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF HENDRON ROAD AND MARLOWA DRIVE.
ELEVATION 732.04

BM#2
EAST BOLT OF TOP FLANGE OF FIRE HYDRANT ON EAST SIDE OF HENDRON ROAD APPROXIMATELY 470 FEET NORTH OF MARLOWA DRIVE.
ELEVATION 832.54

VALERIE J. SHULTS
JAMES SEELIG
ELISSA A. VILLIERS
INSTR. NO. 20061010219552
INSTR. NO. 2012033140034704
INSTR. NO. 201203300043644
24.29 ACRES
PARCEL NO. 185-002762

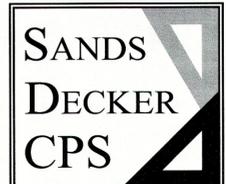
MADISON LOCAL BOARD OF EDUCATION
D.V. 2810 P. 505
23.9 ACRES (ORIGINAL ACRES)
PARCEL NO. 185-000920

MADISON LOCAL BOARD OF EDUCATION
D.V. 2839 P. 562
0.649 ACRE
PARCEL NO. 185-001071

MICHAEL W. HANCOCK, JR.
I.N. 20061217080511
0.900 ACRES
PARCEL NO. 185-001408

MOCKE S. OVERMEYER
O.R. 4808 F20
O.P. 26700 D06
LUKE D. OVERMEYER
INSTR. NO. 201112280169619 (T.O.D.)
0.79 ACRES
PARCEL NO. 186-000081

KELLI M. WALSH
INSTR. NO. 200108020176915
1.189 ACRES
PARCEL NO. 185-003893



ENGINEERS • SURVEYORS

128 EAST MAIN ST
PO BOX 188
LOGAN, OH 43138
740-385-2140

1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640

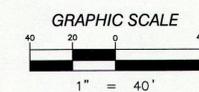
FAX: 614-459-6987
TOLL FREE: 866-277-0600



Anthony Robert Sheck



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



GROVEPORT SENIOR VILLAGE HENDRON ROAD GROVEPORT, OHIO

06-30-13 PRELIMINARY
07-31-13 80% REVIEW SET
00-00-00 BID SET
00-00-00 ADDENDUM 1

TOPOGRAPHIC SURVEY

S1.02

SDPCS PROJECT NO. 2613

