

BLUESTONE SUBDIVISION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, IN SECTIONS 25&36, TOWNSHIP 4, RANGE 22, CONGRESS LANDS AND BEING 35.740 ACRE TRACT AS CONVEYED IN PART TO BLUESTONE SINGLE TENANT PROPERTIES, LLC AS RECORDED IN INSTRUMENT NO. _____ IN THE RECORDER'S OFFICE FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, MIKE MACKINNON, VICE-PRESIDENT OF BLUESTONE SINGLE TENANT PROPERTIES, LLC, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR BLUESTONE SUBDIVISION, A SUBDIVISION OF LOTS 1 THROUGH 3, INCLUSIVE, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PART OF ALUM CREEK DRIVE, ROHR ROAD AND HIGHWAY EASEMENT SHOWN HEREON AND NONT HERETOFORE DEDICATED DO HEREBY ACCEPT THIS PLAT OF SAME.

NON-EXCLUSIVE 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, BLUESTONE SINGLE TENANT PROPERTIES, LLC BY MIKE MACKINNON VICE-PRESIDENT HAS HEREUNTO SET HIS HAND THIS _____DAY OF _____, 20__.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: BLUESTONE SINGLE TENANT PROPERTIES, LLC

BY

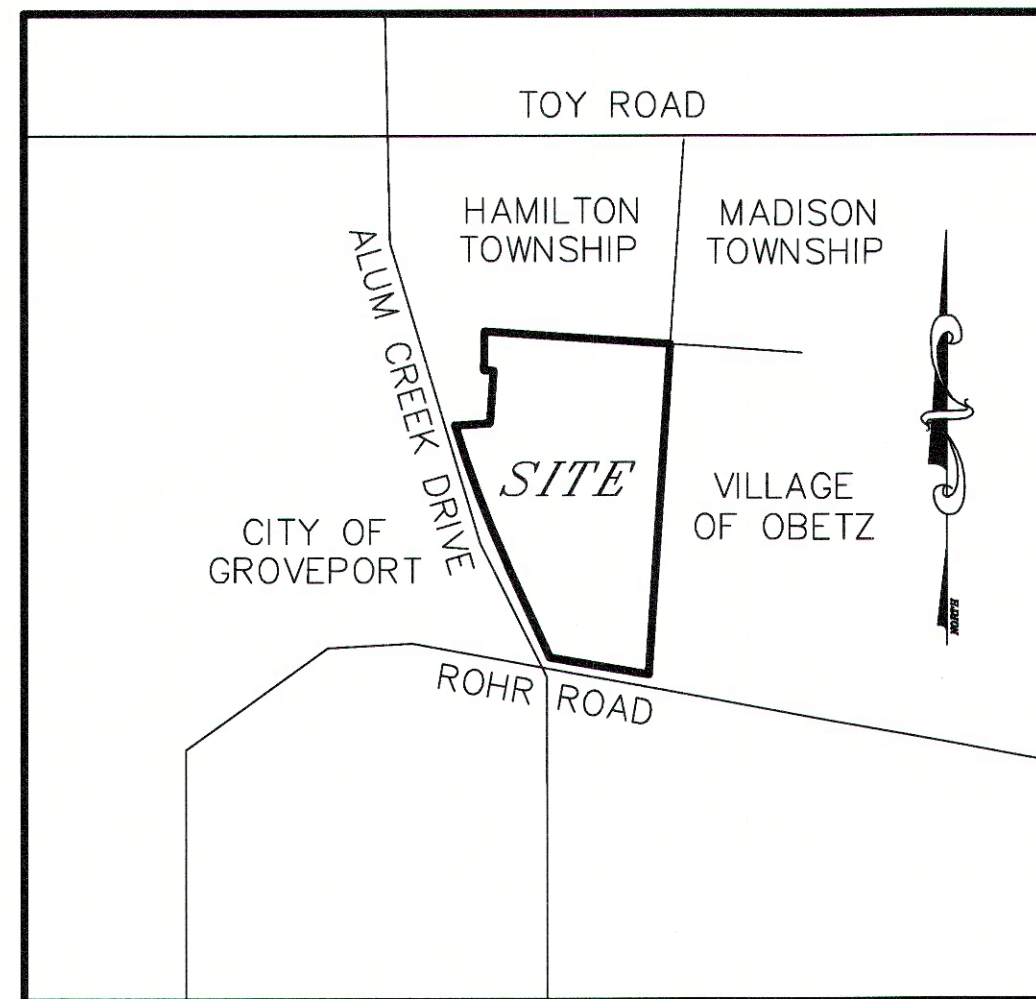
MIKE MACKINNON
VICE-PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED MIKE MACKINNON, VICE-PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF BLUESTONE SINGLE TENANT PROPERTIES, LLC. FOR THE USES AND PURPOSES HEREIN DESCRIBED.

IN WITNESS THEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____DAY OF _____, 20__

MY COMMISSION EXPIRES _____ NOTARY PUBLIC STATE OF OHIO



LOCATION MAP

NOT TO SCALE

PREPARED FOR:

BLUESTONE SINGLE TENANT PROPERTIES, LLC

410 N. MICHIGAN AVENUE, SUITE 850
CHICAGO, ILLINOIS 60611
MOBILE: 630-388-8550

PREPARED BY:

HOCKADEN AND ASSOCIATES, INC.

CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

WE HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM ACTUAL FIELD SURVEYS OF THE PREMISES IN NOVEMBER 2018, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ON CURVES ARE CHORD MEASUREMENTS.

APPROVED THIS _____ DAY OF _____, 20__

APPROVED THIS _____ DAY OF _____, 20__

APPROVED THIS _____ DAY OF _____, 20__

MAYOR, _____ CITY OF GROVEPORT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20__,

BY ORDINANCE NO. _____
WHEREIN ALL OF ALUM CREEK, ROHR ROAD AND HIGHWAY EASEMENT SHOWN DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE 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 1191.06(b), IF THIS IS NOT MADE BY THIS DATE, PLAT APPROVAL SHALL EXPIRE.

ACCEPTED FOR PLATTING THIS _____ DAY OF _____, 20__

FILED FOR RECORD THIS _____ DAY OF _____, 20__

AT _____ M. FEE \$ _____ FILE NO. _____

RECORDED THIS _____ DAY OF _____, 20__

PLAT BOOK _____ PAGES _____

ADMINISTRATOR _____ CITY OF GROVEPORT

CITY ENGINEER _____ CITY OF GROVEPORT

CHAIRMAN, PLANNING COMMISSION _____ CITY OF GROVEPORT

CLERK, _____ CITY OF GROVEPORT

CLERK, _____ CITY OF GROVEPORT

AUDITOR, _____ FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, _____ FRANKLIN COUNTY, OHIO

RECORDER _____ FRANKLIN COUNTY, OHIO

DEPUTY RECORDER _____ FRANKLIN COUNTY, OHIO

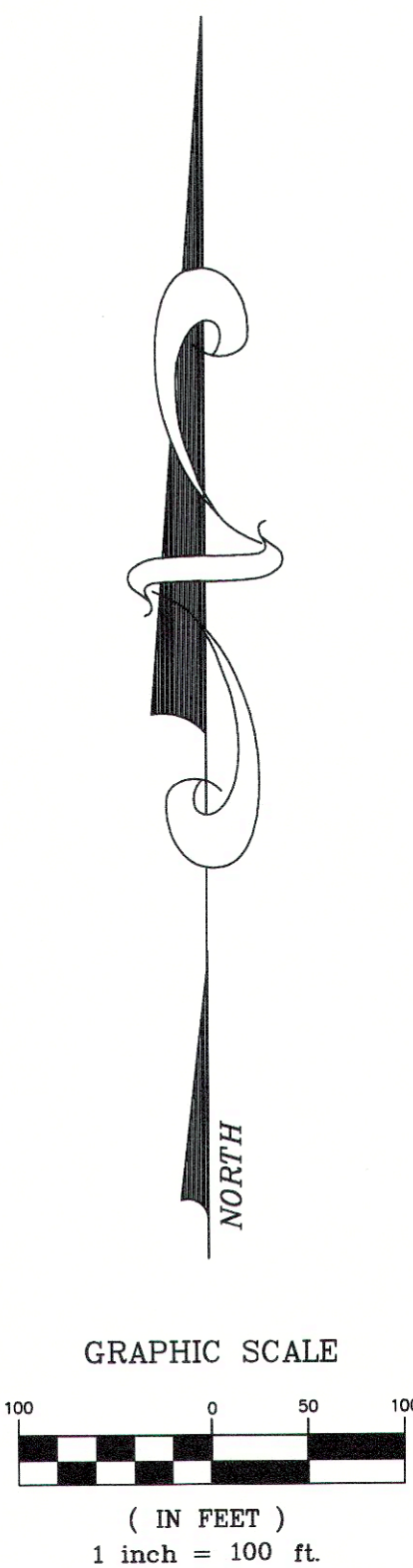
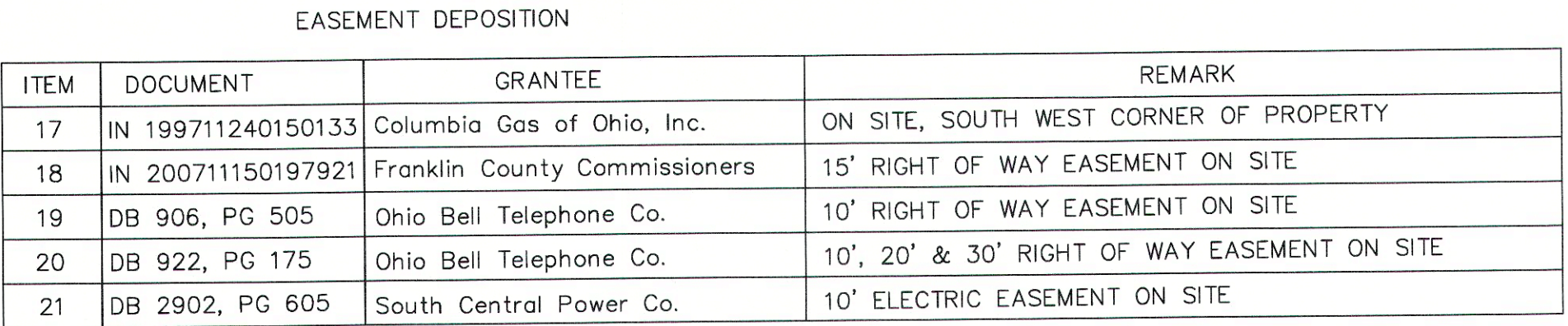
BEARINGS ARE BASED UPON THE EASTERLY LINE OF GROVEPORT CORPORATION LINE (FORMERLY HAMILTON TOWNSHIP LINE) AS BEARING SOUTH 3°48'49" WEST AND ALL OTHER BEARINGS BASED UPON THIS MERIDIAN.

□ PERMANENT MARKER TO BE SET UPON COMPLETION OF CONSTRUCTION. BEING A 1" DIAMETER SOLID IRON ROD 30" INCHES LONG WITH BRASS CAP STAMPED "HOCKADEN"

● IRON PIN TO BE SET UPON THE COMPLETION OF CONSTRUCTION AND CONSISTS OF AN 3/4" ID PIPE WITH A PLASTIC CAP BEARING THE NAME " HOCKADEN ".

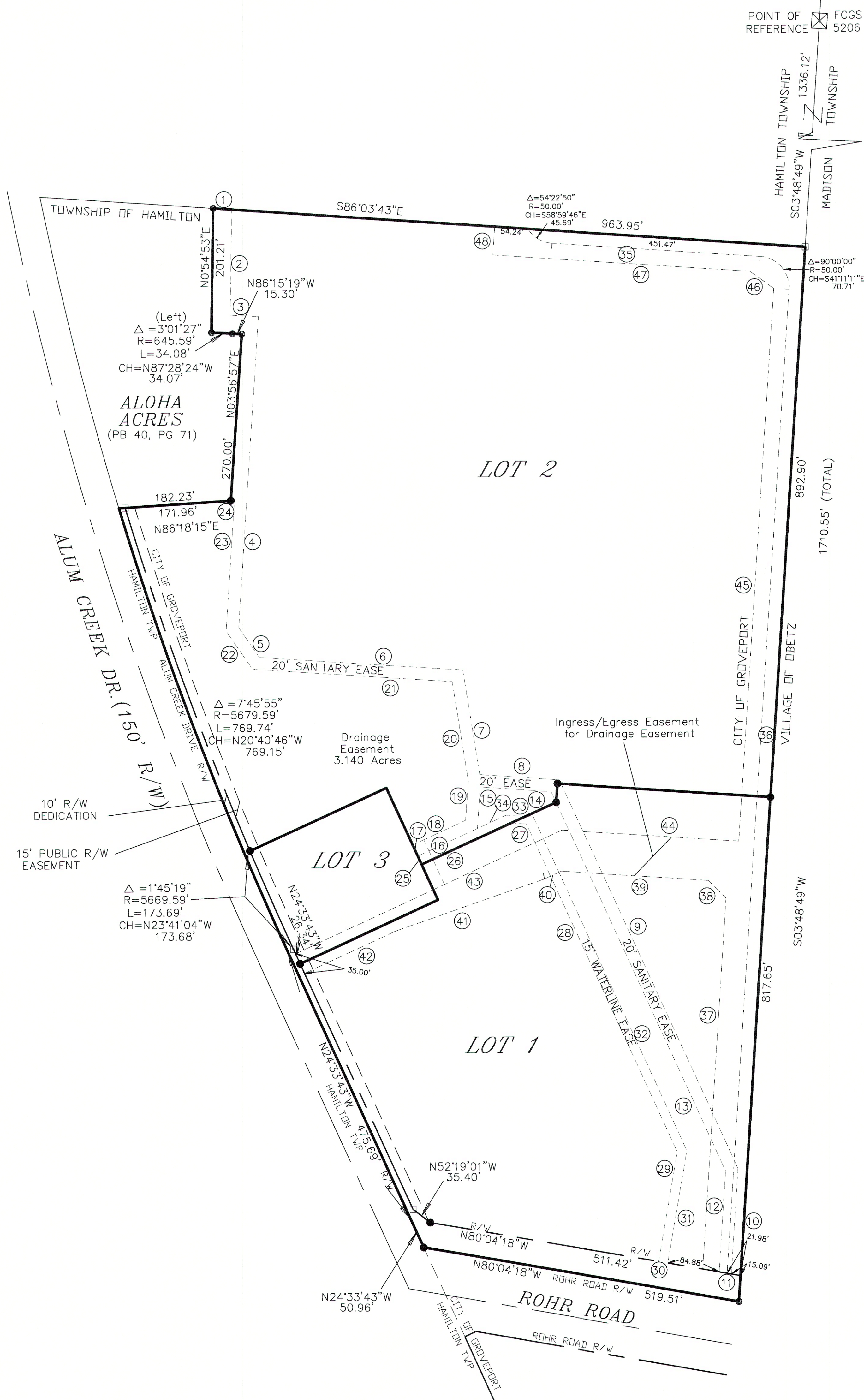
○ EXISTING 3/4" ID PIPE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM", MAP NO. 39049C0431 K EFFECTIVE DATE JUNE 17, 2008 THIS TRACT OF LAND IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN HAZARD AREA.



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP "FIRM", MAP NO. 39049C0431 K
EFFECTIVE DATE JUNE 17, 2008 THIS TRACT OF LAND IS IN
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CHANCE FLOOD PLAIN HAZARD AREA.

Historical location of the Ohio and Erie Canal, originally acquired by
in the Commissioners Register and as demonstrated by A. Albright's
Survey of the Ohio and Erie Canal, Plat 152



WATER & SANITARY EASEMENTS
EASEMENT AREA 1.538 ACRES

① EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
1	S86°03'43"E	30.04'
2	S0°54'53"W	170.58'
3	S86°45'31"E	46.00'
4	S3°49'18"W	504.00'
5	S34°36'38"E	58.75'
6	S86°11'10"E	330.97'
7	S8°59'22"E	172.66'
8	S85°59'12"E	129.39'
9	S24°33'43"E	692.73'
10	S3°48'49"W	171.02'
11	N80°04'18"W	20.01'
12	N3°48'23"E	163.68'
13	N24°33'43"W	675.96'
14	N85°59'12"W	115.46'
15	S4°00'48"W	67.51'
16	S65°26'17"W	106.66'
17	N24°33'43"W	20.00'
18	N65°26'17"E	94.78'
19	N4°00'48"E	64.49'
20	N0°59'22"W	163.51'
21	N86°11'11"W	324.67'
22	N34°36'38"W	75.39'
23	N3°49'17"E	211.52'
24	S86°18'15"W	5.77'
25	S24°33'43"E	15.00'
26	N65°26'17"E	160.32'
27	S86°11'11"E	24.65'
28	S24°33'43"E	584.55'
29	S9°55'42"W	179.68'
30	S80°04'18"E	15.00'
31	N9°55'42"E	184.34'
32	N24°33'43"W	594.74'
33	N86°11'11"W	44.18'
34	S65°26'17"W	51.13'

INGRESS/EGRESS EASEMENT
EASEMENT AREA 2.371 ACRES

① EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
35	S86°11'11"E	338.97'
36	S3°48'49"W	1596.60'
37	N03°48'49"E	600.79'
38	N44°32'16"W	40.79'
39	N86°11'11"W	239.10'
40	S65°26'17"W	30.26'
41	S71°02'38"W	255.92'
42	S65°26'17"W	163.00'
43	N65°26'17"E	476.62'
44	S86°11'11"E	287.87'
45	N03°48'49"E	898.00'
46	N54°27'31"W	47.54'
47	N86°11'11"W	418.42'
48	N03°48'49"E	46.00'

