## RICKENBACKER CENTRAL

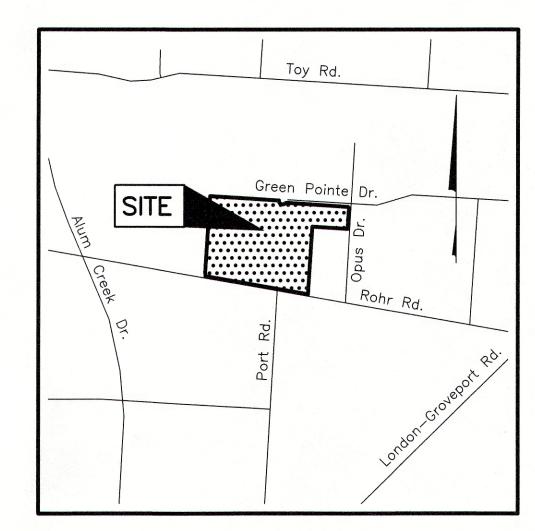
Situated in the State of Ohio, County of Franklin, City of Groveport, and in Sections 30 and 31, Township 11, Range 21, Congress Lands, containing 61.363 acres of land, more or less, said 31.363 acres being comprised of all of that tract of land conveyed to 2850 ROHR ROAD DEVELOPMENT, LLC by deed of record in Instrument Number 201601110003465 and part of those tracts of land conveyed to 2850 ROHR ROAD **DEVELOPMENT**, LLC by deed of record in Instrument Number 201601110003466, Recorder's Office, Franklin County, Ohio.

The undersigned, **2850 ROHR ROAD DEVELOPMENT, LLC,** an Ohio limited liability company, by **DAVE HARRISON,** President and Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "RICKENBACKER CENTRAL", 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" or "Drainage 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 of land 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 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 Groveport City Engineer.

In Witness Whereof, <b>DAVE HAROAD DEVELOPMENT</b> , <b>LLC</b> has $0_{\underline{\hspace{0.5cm}}}$ .	RRISON, President and Manager of 2850 Rehereunto set his hand this day of	ROI
Signed and Acknowledged In the presence of:	2850 ROHR ROAD DEVELOPMENT	LI
	By	
	DAVE HARRISON, President and Manage	er
STATE OF OHIO COUNTY OF FRANKLIN ss:		
<b>IARRISON</b> , President and Manager who acknowledged the signing of the	and for said State, personally appeared I of 2850 ROHR ROAD DEVELOPMENT, e foregoing instrument to be his voluntary a of said 2850 ROHR ROAD DEVELOPMENT.	LI ct a
In Witness Thereof, I have hereu day of, 20	anto set my hand and affixed my official sea	al t
My commission expires	Notary Public State of	Oh

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, Plannin	g Commission, City of Groveport, Ohio
Approved and accepted this da wherein all of Ricken	ay of backer Central shown	_, 20, by Ordinance No hereon is accepted by th
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 thisday of,		
20 atM. Fee \$	_ Recorder,	Franklin County, Ohio
E4 N		
file No.		
File No.		
Recorded this day of,	Donuty Dogg J	or Franklin County Okio
	Deputy Records	er, Franklin County, Ohio



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

## **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). Control for the bearings was from coordinates of monuments "Hamilton" and "Hamilton Azimuth", established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and establishes the bearing of the west right-of-way line of Opus Drive as North 03°39'34" East.

**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



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

Professional Surveyor No. 7865

## RICKENBACKER CENTRAL

NOTE "A": At the time of platting, all of the land hereby being platted as Rickenbacker Central is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map numbers 39049C0431K and 39049C0433K with effective dates of June 17, 2008.

**NOTE "B" - ACREAGE BREAKDOWN:** Rickenbacker Central is out of the following Franklin County Parcel Number:

185-001433 61.363 Ac.

NOTE "C": 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 note 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 "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 Rickenbacker Central 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.

GRAPHIC SCALE (in feet)

