

# 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, **DAVE HARRISON**, President and Manager of **2850 ROHR ROAD DEVELOPMENT, LLC** has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of: **2850 ROHR ROAD DEVELOPMENT LLC**

By **DAVE HARRISON**,  
President and Manager

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DAVE HARRISON**, President and Manager of **2850 ROHR ROAD 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 **2850 ROHR ROAD 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. \_\_\_\_\_ wherein all of Rickenbacker Central shown hereon is accepted 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

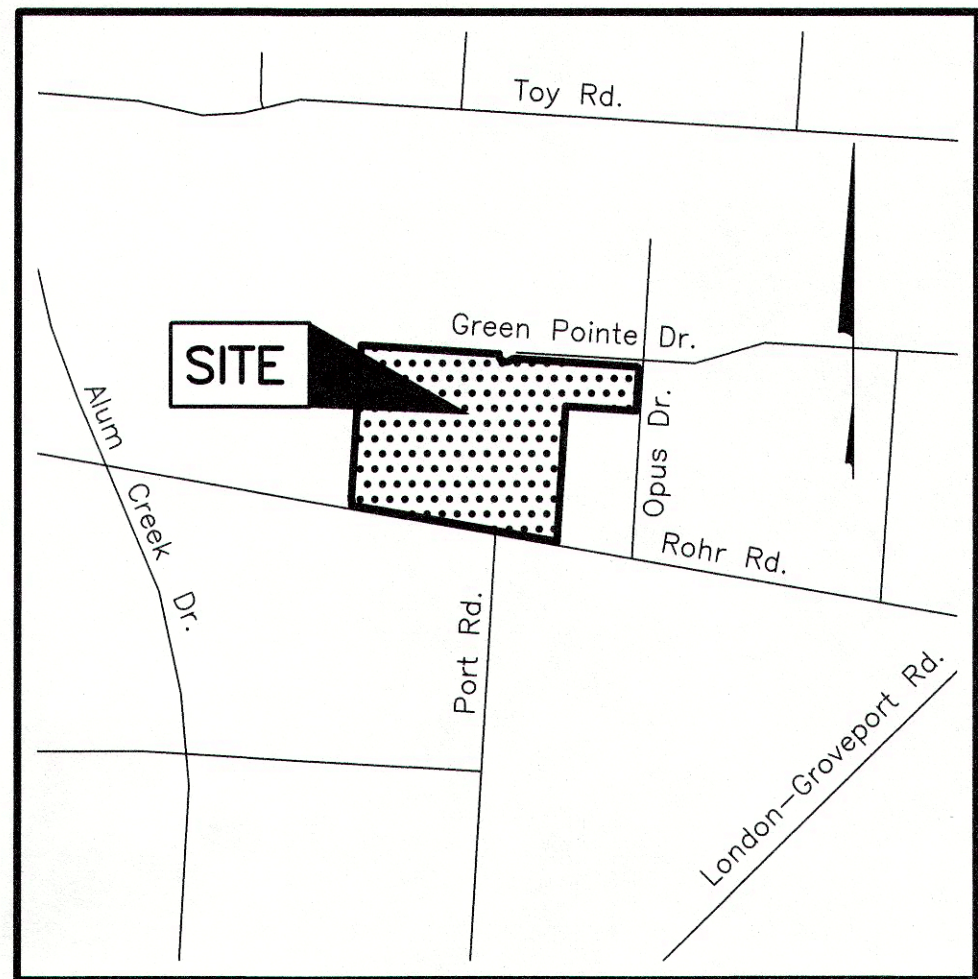
Deputy Auditor, \_\_\_\_\_ Franklin County, Ohio

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

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  
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



RICKENBACKER CENTRAL 20170360