

FOUNDERS BEND, SECTION 2  
REPLAT OF LOT 48

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SITUATED IN THE CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO AND BEING A RESUBDIVISION OF ALL OF LOT 48 OF FOUNDERS BEND, SECTION 2 AS RECORDED IN PLAT BOOK 95, PAGES 78-79 CONVEYED TO WENDELL W. THACKER & PATRICIA L. THACKER IN INSTRUMENT NO 200306240191231 AND A SUBDIVISION OF THAT 0.346 ACRE PARCEL CONVEYED TO WENDELL W. THACKER & PATRICIA L. THACKER IN INSTRUMENT NO. ALL REFERENCES ARE THE RECORDS OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED WENDELL W. THACKER & PATRICIA L. THACKER, OWNERS OF THE REAL ESTATE PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THIS "FOUNDERS BEND, SECTION 2, REPLAT OF LOT 48", A SUBDIVISION CONSISTING OF A LOT DESIGNATED AS 48-A, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

STATE OF OHIO

Wendell W. Thacker

Witness

Patricia L. Thacker

Witness

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED WENDELL W. THACKER & PATRICIA L. THACKER, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT THEY DID EXECUTE THIS INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL, THIS DAY OF , 2018

MY COMMISSION EXPIRES NOTARY PUBLIC STATE OF OHIO

APPROVALS

APPROVED THIS DAY OF , 2018

ADMINISTRATOR  
CITY OF GROVEPORT, OHIO

APPROVED THIS DAY OF , 2018

CITY ENGINEER  
CITY OF GROVEPORT, OHIO

APPROVED THIS DAY OF , 2018

PLANNING COMMISSION CHAIR  
CITY OF GROVEPORT, OHIO

APPROVED AND ACCEPTED PASSED THIS DAY OF , 2018, BY ORDINANCE NO. WHEREIN THE PLAT OF "FOUNDERS BEND, SECTION 2, REPLAT OF LOT 48" IS ACCEPTED BY THE COUNCIL OF THE CITY OF GROVEPORT, OHIO

MAYOR  
CITY OF GROVEPORT, OHIO

CLERK OF COUNCIL  
CITY OF GROVEPORT, OHIO

THIS PLAT SHALL BE RECORDED BY , 2019, BEING SIX MONTHS FOLLOWING DATE OF APPROVAL PURSUANT TO CITY OF GROVEPORT CHAPTER 1191.09(b). IF THIS RECORDATION IS NOT MADE BY THIS DATE, PLAT APPROVAL SHALL EXPIRE.

CERTIFICATE OF RECORD

TRANSFERED THIS DAY OF , 2018

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS DAY OF , 2018 AT (AM-PM)

RECORDED THIS DAY OF , 2018 , INST. NO.

PLAT BOOK , PAGES

RECORDER, FRANKLIN COUNTY, OHIO

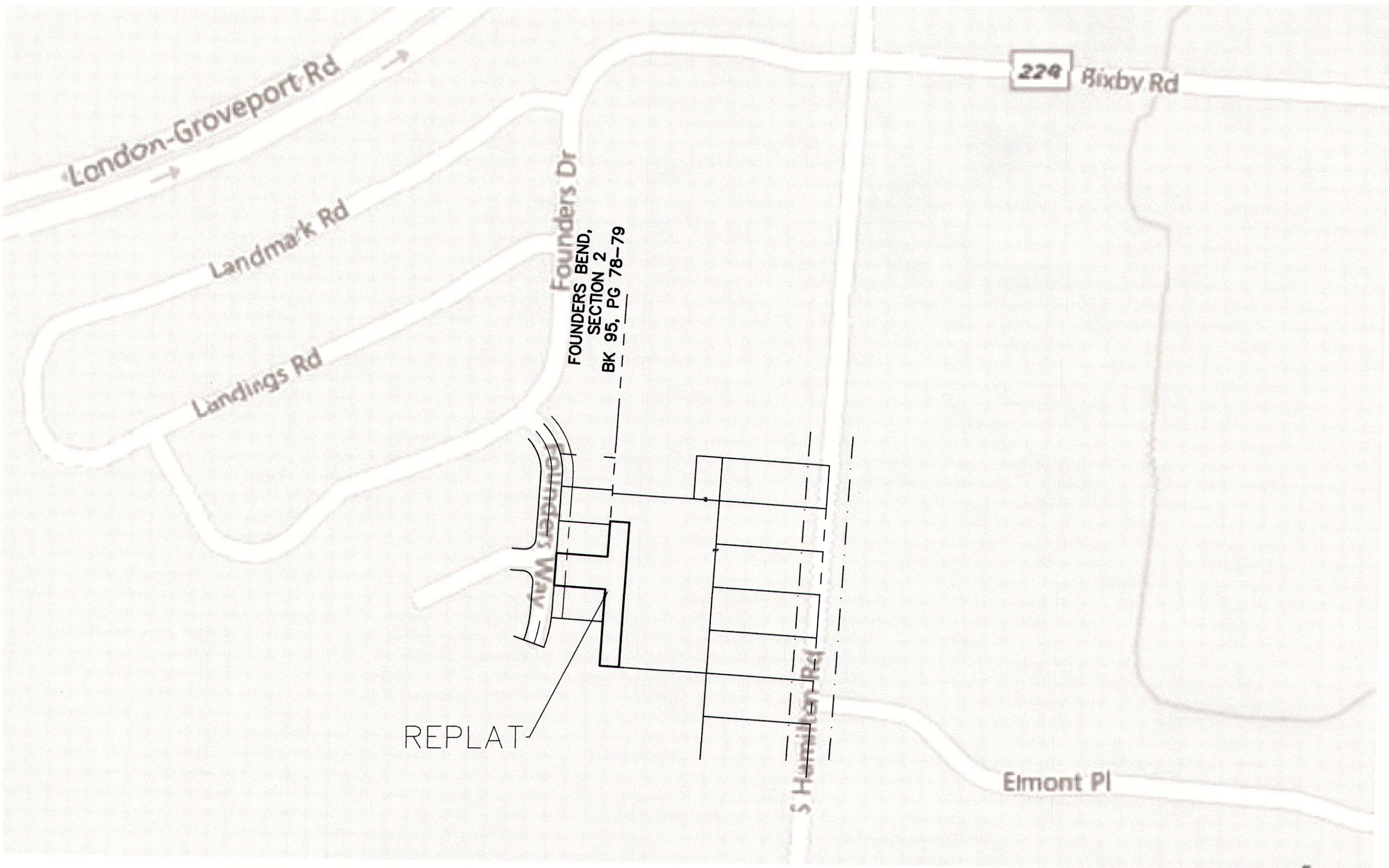
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

EASEMENTS

AS STATED ON THE ORIGINAL PLAT FOR FOUNDERS BEND, SECTION TWO, RECORDED IN PB 95, PAGES 78-79, EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR CONSTRUCTION OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OR SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS 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 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.

REPLAT

VICINITY MAP



CERTIFICATE OF ACCURACY

BASIS OF BEARINGS  
BEARINGS ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) FCGS "9940 TO 2267" BEING SOUTH 04° 04' 26" WEST, ALSO BEING THE CENTERLINE OF HAMILTON ROAD.

SOURCE OF DATA  
ALL RECORDS REFERENCED HEREIN, UNLESS OTHERWISE STATED, ARE ON FILE IN THE OFFICE OF THE FRANKLIN COUNTY RECORDER, COLUMBUS, OHIO.

MONUMENTATION  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS TO BE SET ARE SHOWN AND SIZE AND MATERIAL IDENTIFIED HEREON

PREPARED BY: WILLIS ENGINEERING & SURVEYING

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF FRANKLIN AND STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, AND MATERIAL ARE CORRECTLY SHOWN.

REG. SURVEYOR NO. 7996, TODD D. WILLIS  
SEPTEMBER, 2018

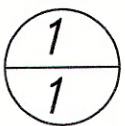
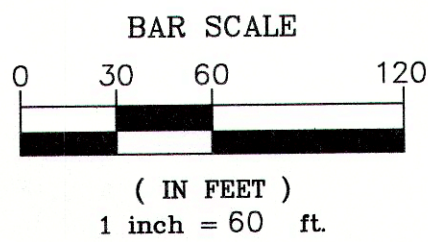
12512 West Bank Drive  
Millersport, OH 43046  
(740) 739-4030

PROJ. NO. 18155



# FOUNDERS BEND, SECTION 2 REPLAT OF LOT 48

SITUATED IN THE NORTHWEST QTR, SEC 21, T11, R21W  
MATHEWS SURVEY OF CONGRESS LANDS,  
VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO

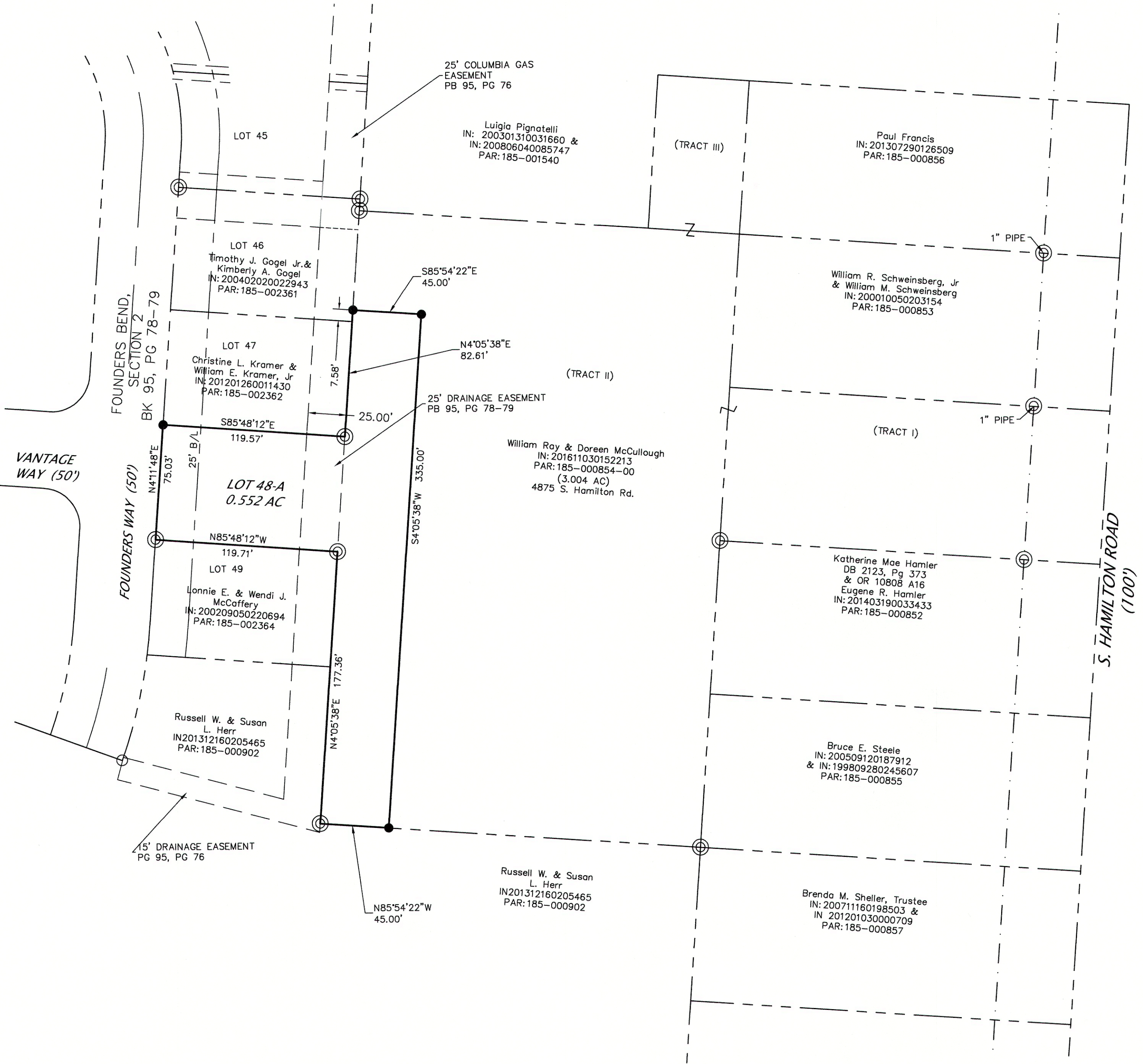


NOTE A  
THE SUBDIVISION OF "FOUNDERS BEND, SECTION 2, REPLAT OF LOT 48"  
CONSIST OF THE FOLLOWING AUDITOR'S PARCELS AND ACREAGES

185-002363	0.206 ACRE
185-00	0.346 ACRE
TOTAL ACREAGE	0.552 ACRE

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LEGEND

○ 5/8" Dia. Iron Pin Found

⊙ 3/4" O.D. Iron Pipe Found, Unless otherwise denoted

● Iron Pin Set 1" Dia x 30" L rebar w Org ID Cap

FLOOD ZONE-

LOT 48-A is in Flood Zone 'X', as shown above and as Depicted on FEMA FIRM MAP NO. 39049C0432K.

Eff. Date: 06/17/2008

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