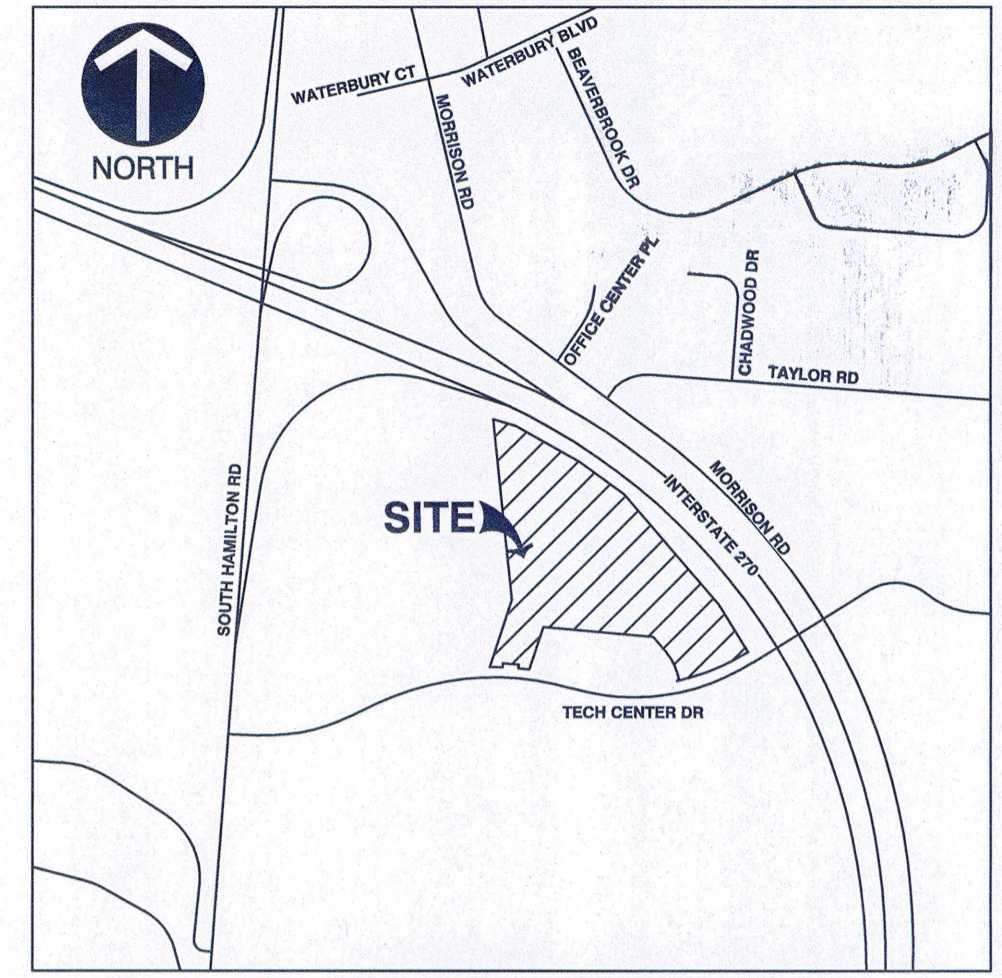


EXHIBIT A
ORD-0020-2018

CRESCENT AT CENTRAL PARK SECTION 1

THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,
TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3,
UNITED STATES MILITARY LANDS



VICINITY MAP
1"=1000'
02/05/2018

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, BEING IN TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3, UNITED STATES MILITARY LANDS, CONTAINING 21.156 ACRES OF LAND, MORE OR LESS, SAID 21.156 ACRES BEING OUT OF THAT 61.962 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO CRESCENT AT CENTRAL PARK, LLC, OF RECORD IN INSTRUMENT No. 201711280167556, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, CRESCENT AT THE PARK, LLC, BY ANDRE BUCKLES, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "CRESCENT AT CENTRAL PARK SECTION 1", A SUBDIVISION CONTAINING LOT NUMBER 1 AND RESERVE "A", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BUCKLES COURT NORTH SHOWN HEREON AND NOT HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT", FOR THE 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 OF THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FROM STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT", AND ON THIS PLAT AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, 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 STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF GAHANNA.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN THE ORIGINAL 61.962 ACRE TRACT OF LAND OWNED BY CRESCENT AT CENTRAL PARK, LLC, AS DESCRIBED IN INSTRUMENT NO. 201711280167556 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF CRESCENT AT THE PARK, LLC, ANDRE BUCKLES, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.
THIS ____ DAY OF _____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: CRESCENT AT THE PARK, LLC

BY: _____
ANDRE BUCKLES PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, PRESIDENT OF SAID CRESCENT AT THE PARK, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CRESCENT AT THE PARK, LLC, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

____ DAY OF _____, 2018

MY COMMISSION EXPIRES _____

CITY OF GAHANNA, OHIO

APPROVED THIS ____ DAY OF _____, 2018

CHAIRMAN, PLANNING COMMISSION,
CITY OF GAHANNA, OHIO

APPROVED THIS ____ DAY OF _____, 2018

DIRECTOR OF ENGINEERING, CITY OF GAHANNA, OHIO

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2018 BY ORDINANCE NO. _____ WHEREIN BUCKLES COURT NORTH HEREON IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF GAHANNA, OHIO BY COUNCIL FOR THE CITY OF GAHANNA, OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS ____ DAY OF _____, 2018

MAYOR, CITY OF GAHANNA, OHIO

CITY CLERK, CITY OF GAHANNA, OHIO

FRANKLIN COUNTY AUDITOR

TRANSFERRED THIS ____ DAY OF _____, 2018

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY RECORDER

FILED FOR RECORD THIS ____ DAY OF _____, 2018

RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS ____ DAY OF _____, 2018

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGE _____

OWNER: CRESCENT AT CENTRAL PARK, LLC
132 PRESTON RD.
COLUMBUS, OH 43209
PHONE: (614) 253-1094
CONTACT: ANDRE BUCKLES

PRIOR DEED REFERENCE: INSTRUMENT NUMBER 2017711280167556, FRANKLIN COUNTY RECORDERS OFFICE. (PARCEL NUMBER 025-013767 FRANKLIN COUNTY'S AUDITOR'S OFFICE)

SURVEYOR: ROBERT W. MARTIN, STATE OF OHIO
CIVIL & ENVIRONMENTAL CONSULTANTS, INC
250 OLD WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43085

NOTES:

- RESERVE "A" TO BE DEDICATED GREEN SPACE FOR CRESCENT AT CENTRAL PARK.
- THE PLAT OF CRESCENT AT CENTRAL PARK, SECTION 1 IS CONTAINED IN ONE PROPERTY:
Parcel Number 025-013767
- THE PLAT OF CRESCENT AT CENTRAL PARK, SECTION 1 CONSIST OF THE FOLLOWING:
AREA IN LOT 1 14.904 ACRES
AREA IN RESERVE "A" 5.152 ACRES
AREA IN RIGHT-OF-WAY 1.100 ACRES
TOTAL AREA 21.156 ACRES

SURVEY DATA:

BASIS OF BEARINGS:
THE BEARINGS AS DESCRIBED ARE BASED ON NORTH 04°09'11" EAST AND BEING THE CENTERLINE OF HAMILTON ROAD (RIGHT OF WAY VARIES) AS SHOWN ON PLAT "FRA-TECH CENTER DRIVE EXTENSION" OF RECORD IN PLAT BOOK 113, PAGE 54 AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011 ADJUSTMENT)

SOURCE 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:
ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC." ARE TO BE SET UPON THE COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS:
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC". ARE TO BE SET UPON THE COMPLETION OF CONSTRUCTION.

CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

FLOODPLAIN DESIGNATION:
THE 21.156 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AND "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0213K AND 39049C0351K DATED: JUNE 17, 2008.



Robert W. Martin
DATE: 2-8-18
PROFESSIONAL LAND SURVEYOR NO. 8114

NO	DATE	DESCRIPTION

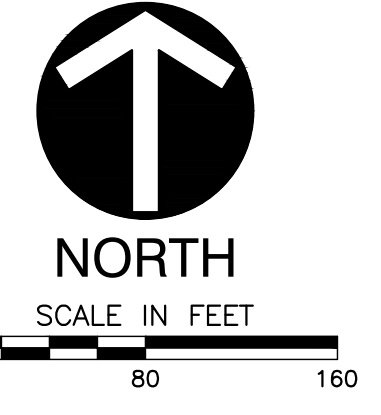
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

CRESCENT AT CENTRAL PARK
SECTION 1

DRAWING NO.:	1
SHEET:	1 OF 2
DATE:	FEBRUARY 2018
DRAWN BY:	N/A
CHECKED BY:	N/A
PROJECT NO.:	164-707
APPROVED BY:	RWM

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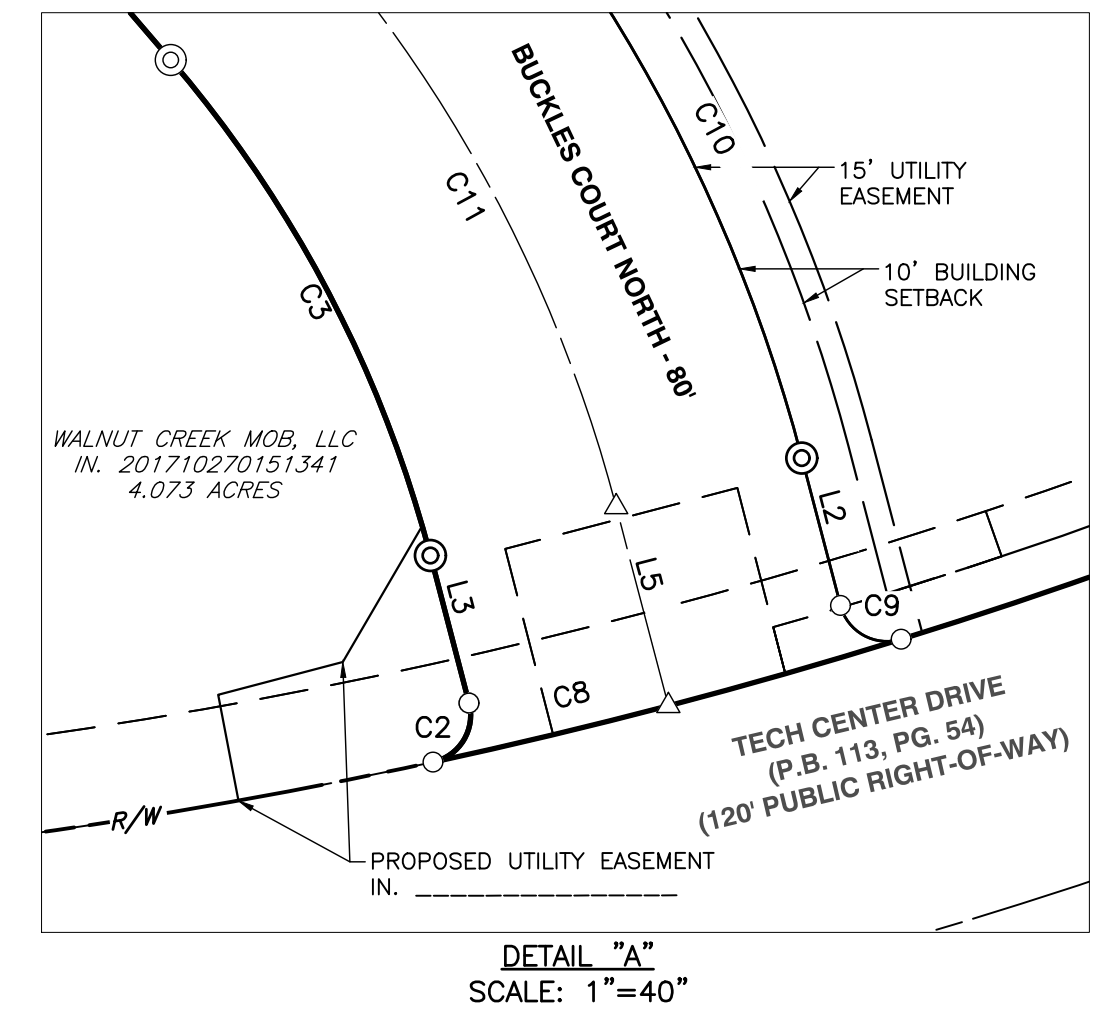
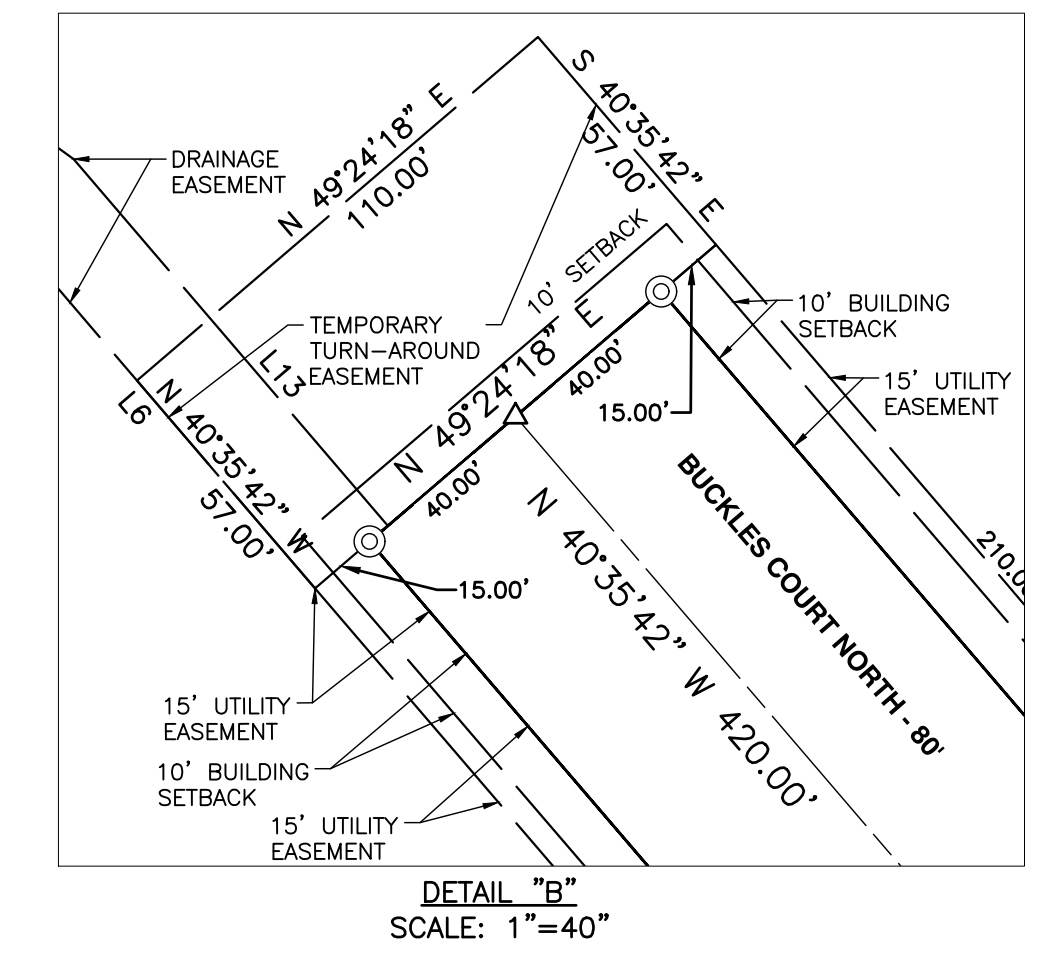
NOTE "A": THE 21.156 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AND "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0213K AND 39049C0351K DATED: JUNE 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

TOTAL ACREAGE	21.156 ACRES
ACREAGE IN LOT 1	14.904 ACRES
ACREAGE IN R/W	1.100 ACRES
ACREAGE IN RESERVE "A"	5.152 ACRES

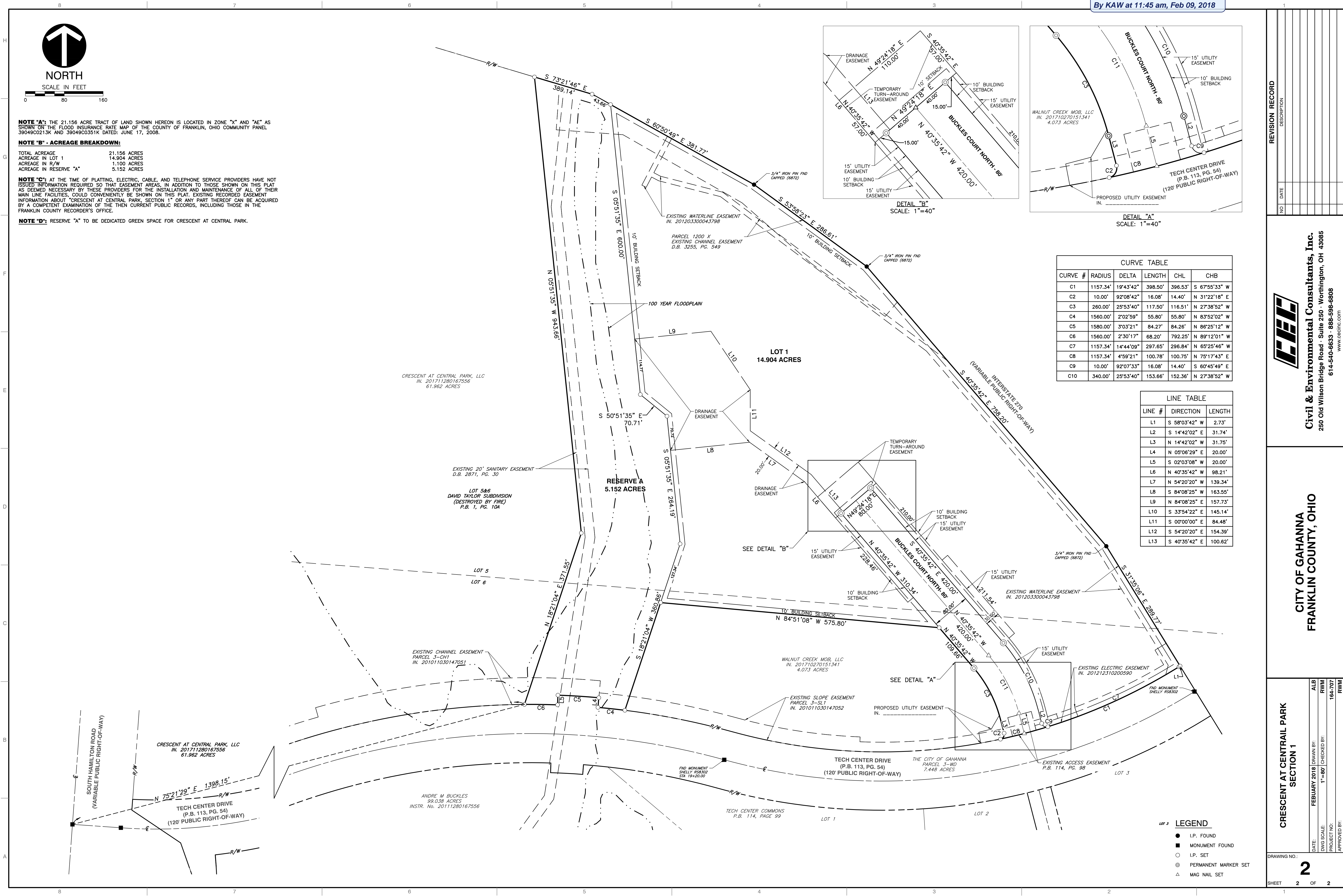
NOTE "C": AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "CRESCENT AT CENTRAL PARK, SECTION 1" 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.

NOTE "D": RESERVE "A" TO BE DEDICATED GREEN SPACE FOR CRESCENT AT CENTRAL PARK.



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	1157.34'	19°43'42"	398.50'	396.53'	S 67°55'33" W
C2	10.00'	92°08'42"	16.08'	14.40'	N 31°22'18" E
C3	260.00'	25°53'40"	117.50'	116.51'	N 27°38'52" W
C4	1560.00'	2°02'59"	55.80'	55.80'	N 83°52'02" W
C5	1580.00'	3°03'21"	84.27'	84.26'	N 86°25'12" W
C6	1560.00'	2°30'17"	68.20'	792.25'	N 89°12'01" W
C7	1157.34'	14°44'09"	297.65'	296.84'	N 65°25'46" W
C8	1157.34'	4°59'21"	100.78'	100.75'	N 75°17'43" E
C9	10.00'	92°07'33"	16.08'	14.40'	S 60°45'49" E
C10	340.00'	25°53'40"	153.66'	152.36'	N 27°38'52" W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 58°03'42" W	2.73'
L2	S 14°42'02" E	31.74'
L3	N 14°42'02" W	31.75'
L4	N 05°06'29" E	20.00'
L5	S 02°03'08" W	20.00'
L6	N 40°35'42" W	98.21'
L7	N 54°20'20" W	139.34'
L8	S 84°08'25" W	163.55'
L9	N 84°08'25" E	157.73'
L10	S 33°54'22" E	145.14'
L11	S 00°00'00" E	84.48'
L12	S 54°20'20" E	154.39'
L13	S 40°35'42" E	100.62'



NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cecinc.com

**CITY OF GAHANNA
FRANKLIN COUNTY, OHIO**

**CRESCENT AT CENTRAL PARK
SECTION 1**

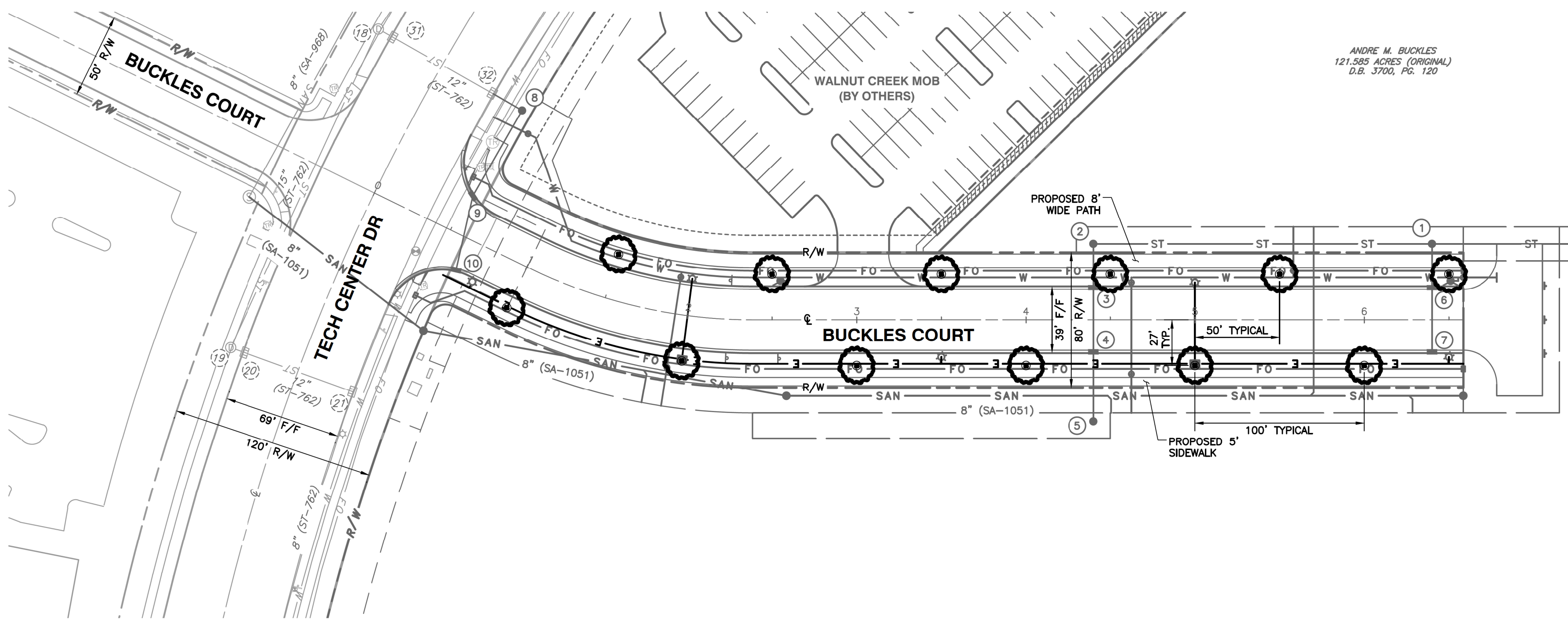
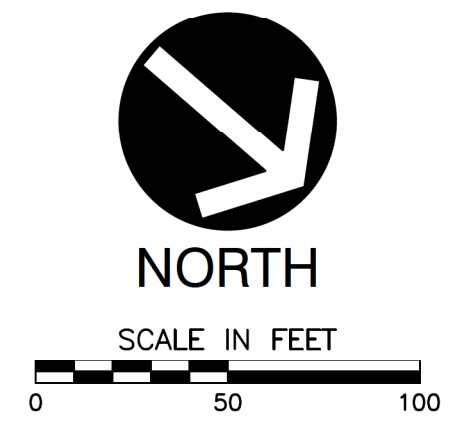
DRAWING NO. **2**
SHEET 2 OF 2

DATE: FEBRUARY 2018
DWG SCALE: 1"=80'
PROJECT NO: 184-707
APPROVED BY: [Signature]

ALB
RWM
184-707
RWM

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By KAW at 10:48 am, Feb 07, 2018



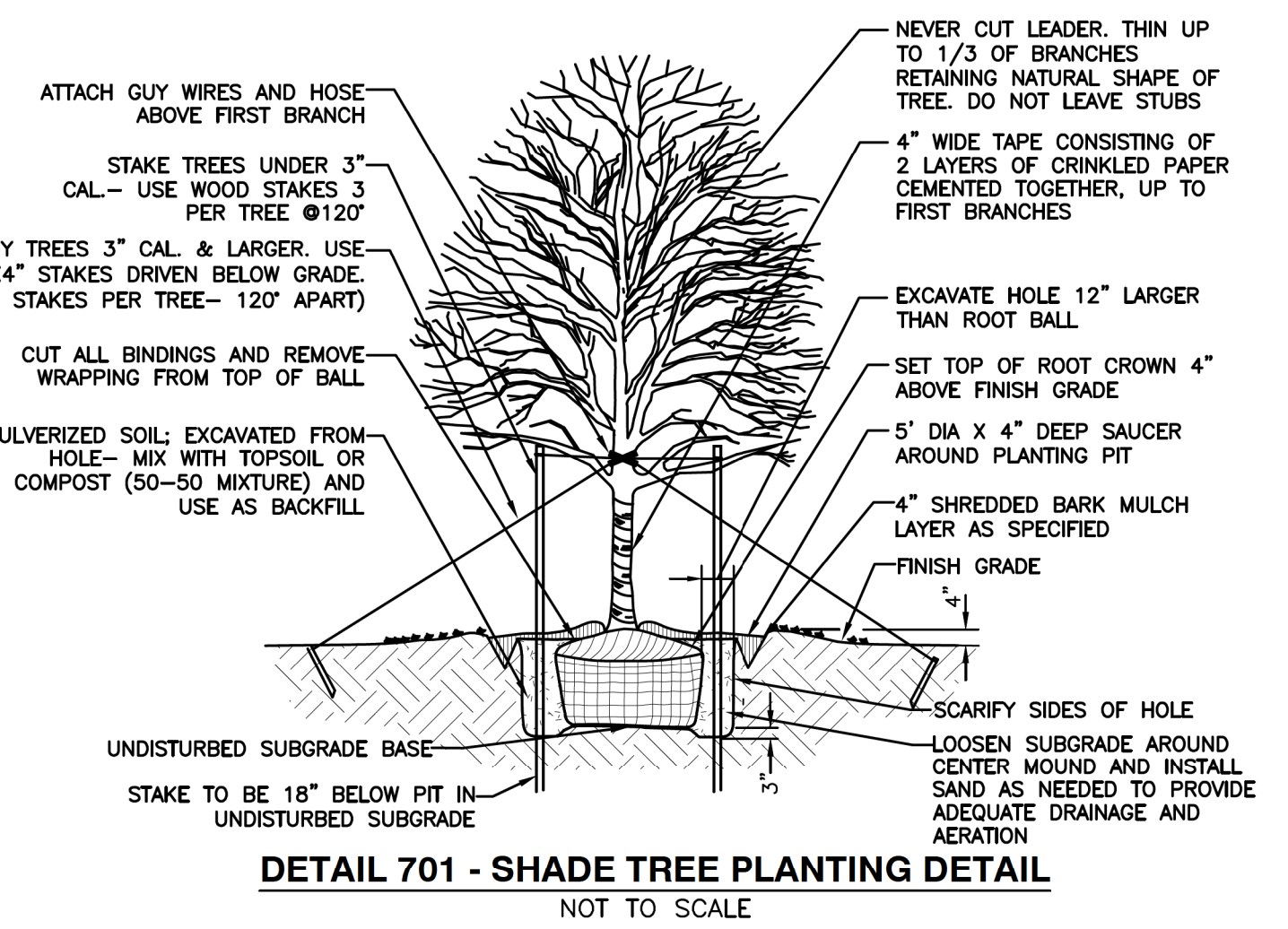
BUCKLES COURT STREET TREE PLAN
SCALE: 1" = 50'

GENERAL LANDSCAPE NOTES:

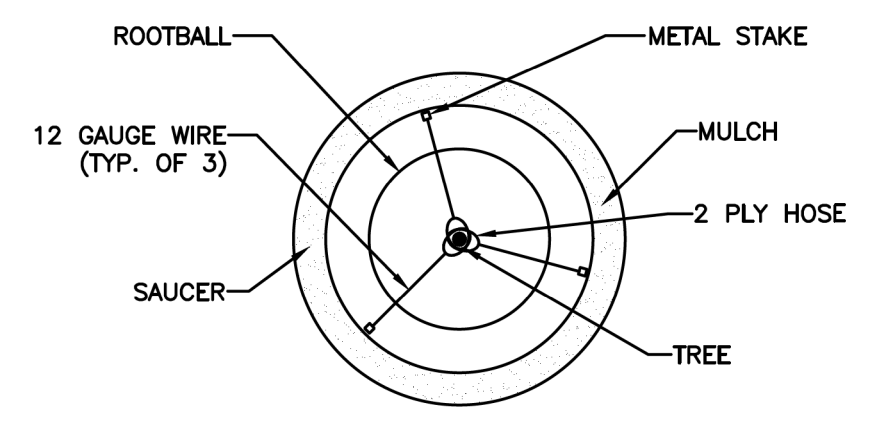
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-1996", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL. ALL TREES PLANTED ON BERM SHALL BE PLANTED AT EXISTING GRADE.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. REMOVE TO TOP WIRE FROM TREE BASKET. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
- THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

TREE PLAN NOTES:

- 12 TREES TO BE PLANTED AT 100' SPACING ON EACH SIDE OF BUCKLES COURT.
- TREES SHALL BE DECIDUOUS, 1-1/2" CALIPER AT 12" ABOVE THE PLANTING LINE. BALLED AND BURLAP SPECIES SHALL BE QUERCUS SP. PREFERRED RED OAK BLACK OAK OR SIMILAR BUT SHALL MEET THE GAHANNA TREE COMMISSION SPECIFICATIONS FOR "LARGE TREES" FROM THE PERMITTED LIST.



DETAIL 701 - SHADE TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 700 - TREE STAKING DETAIL
NOT TO SCALE

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

ANDRE M. BUCKLES
PUBLIC ROADWAY PLAN FOR
CRESCENT AT CENTRAL PARK
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

STREET TREE PLAN	DATE: JAN. 2018	DRAWN BY: MDG
	DWG SCALE: AS NOTED	CHECKED BY: CLL
PROJECT NO: 164-707		APPROVED BY:

DRAWING NO.: **C500**

P:\2016\164-707\CAD\DWG\C500 Street Tree Plan.dwg (1/29/2018 2:42 PM) - LP: 1/29/2018 2:42 PM