

# Tech Center Commons

Situated in State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, containing 13.175 acres of land, more or less, said 13.175 acres being part of the residual of that 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and being a resubdivision of part of Lot 6 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10, all references are to the Recorder's Office, Franklin County, Ohio.

The undersigned, Andre M. Buckles, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents his "Tech Center Commons", a subdivision containing Lots 1 through 4, inclusive, does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Buckles Court and Easements as shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "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 service connections to all adjacent lots and lands and for storm water drainage.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Storm Sewer Easement" for the purpose of constructing, operating, and maintaining storm drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the "Storm Sewer Easement" areas as delineated on this plat unless approved by the City of Gahanna.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Sanitary Sewer Easement" for the purpose of constructing, operating, and maintaining sanitary sewer facilities. No above grade structures are permitted within the "Sanitary Sewer Easement" areas as delineated on this plat unless approved by the City of Gahanna.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Access Easement" for the purpose of a curb-cut and access to and from Tech Center Drive at such a time as determined necessary and approved by the City of Gahanna.

In Witness Whereof, Andre M. Buckles, Owner, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Signed and acknowledged  
In the presence of:

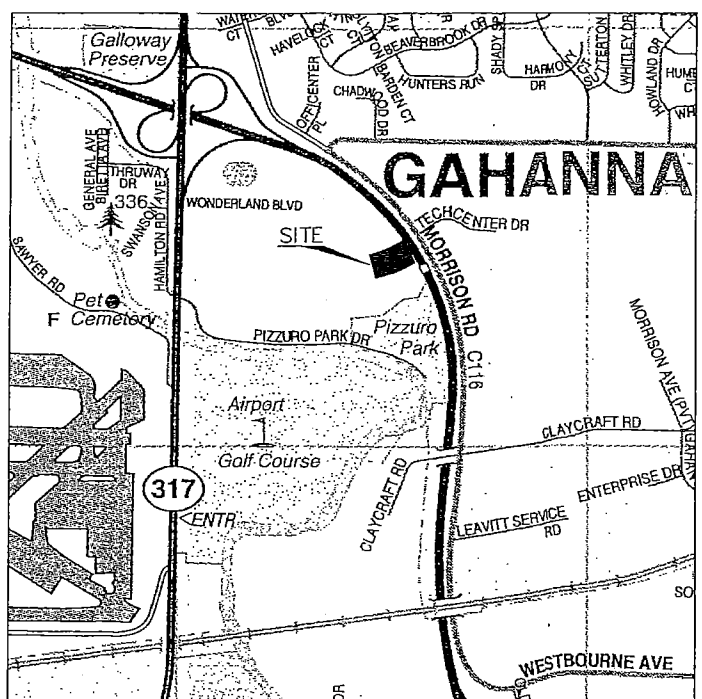
By \_\_\_\_\_  
By: Andre M. Buckles  
Owner

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Andre M. Buckles, Owner, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

My Commission expires \_\_\_\_\_  
Notary Public, State of Ohio



LOCATION MAP  
NO SCALE

## SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on S 04° 09' 11" W for the centerline of Hamilton Road as called in Instrument Number 201007150089298.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED 7661".

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron rods, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED".

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. Distances shown on curves are chord distances.

- = Iron Pin Set
- ⊙ = Permanent Marker Set
- ⌵ = PK Nail Set
- ✕ = PK Nail Found
- = Iron Rod Found
- ⦶ = Iron Pipe Found
- ☒ = Mon. Box Found
- ⊕ = Mon. Found

Approved and accepted by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_, 2011, wherein all of Buckles Court and Easements as shown dedicated hereon is accepted, as such, by the Council for the City of Gahanna, Ohio. Approval of this plat shall become null and void unless recorded prior to \_\_\_\_\_, 2011.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011  
Mayor, Gahanna, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011  
City Clerk, Gahanna, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011  
City Engineer, Gahanna, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011  
Chairman, Planning Commission, Gahanna, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2011  
Auditor, Franklin County, Ohio

Deputy Auditor,  
Franklin County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2011 at \_\_\_\_\_ M.  
Fee \$ \_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2011  
Deputy Recorder,  
Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_

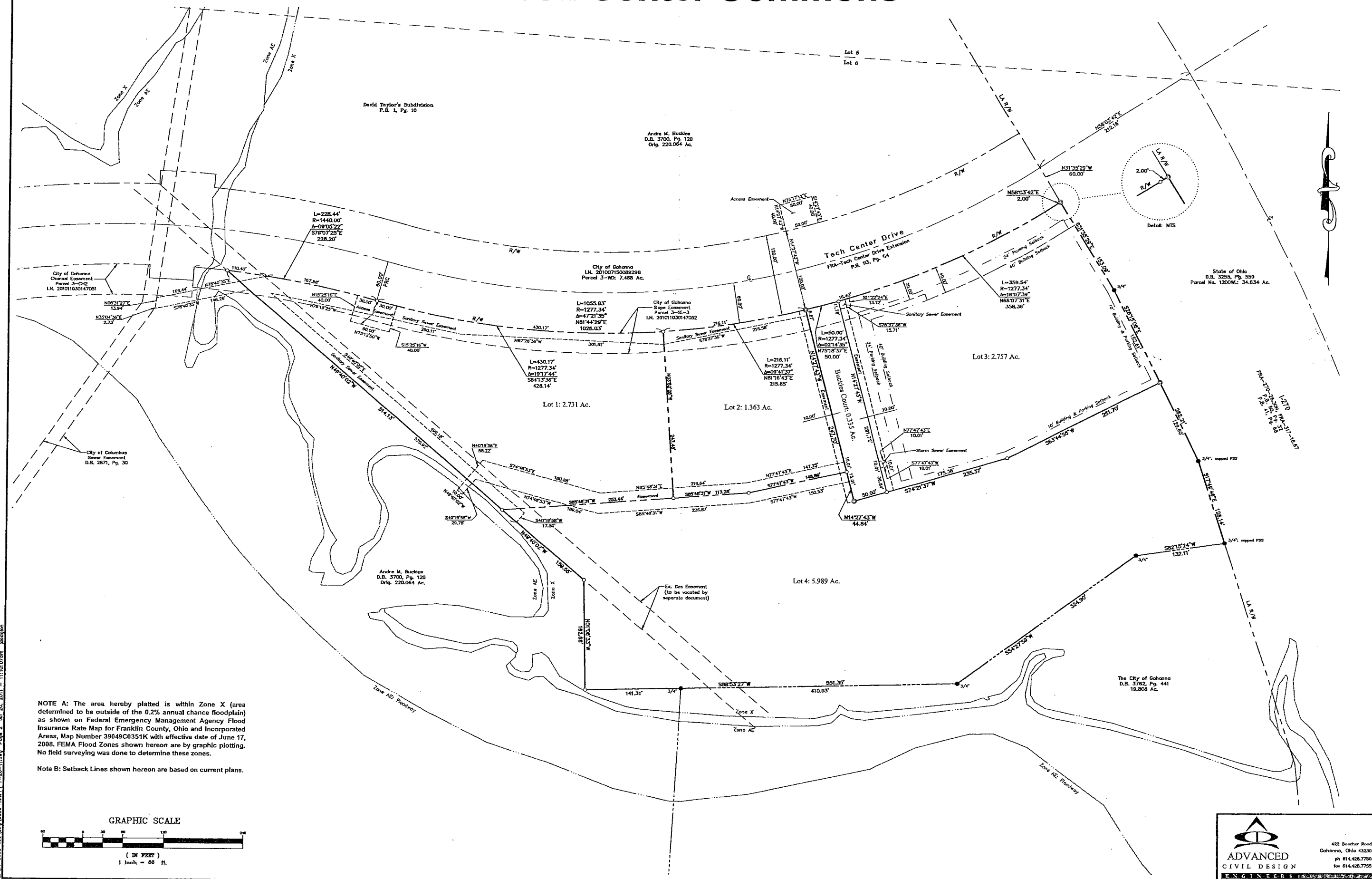
EXHIBIT A

By \_\_\_\_\_  
John C. Dodgion, P.S. 8069  
Date \_\_\_\_\_

**ADVANCED**  
CIVIL DESIGN  
ENGINEERS & SURVEYORS  
422 Beaver Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
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# Tech Center Commons

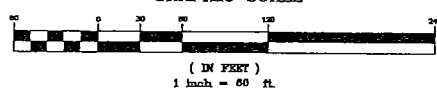
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NOTE A: The area hereby platted is within Zone X (area determined to be outside of the 0.2% annual chance floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0351K with effective date of June 17, 2008. FEMA Flood Zones shown hereon are by graphic plotting. No field surveying was done to determine these zones.

Note B: Setback Lines shown hereon are based on current plans.

GRAPHIC SCALE



  
**ADVANCED**  
CIVIL DESIGN  
ENGINEERS & SURVEYORS

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