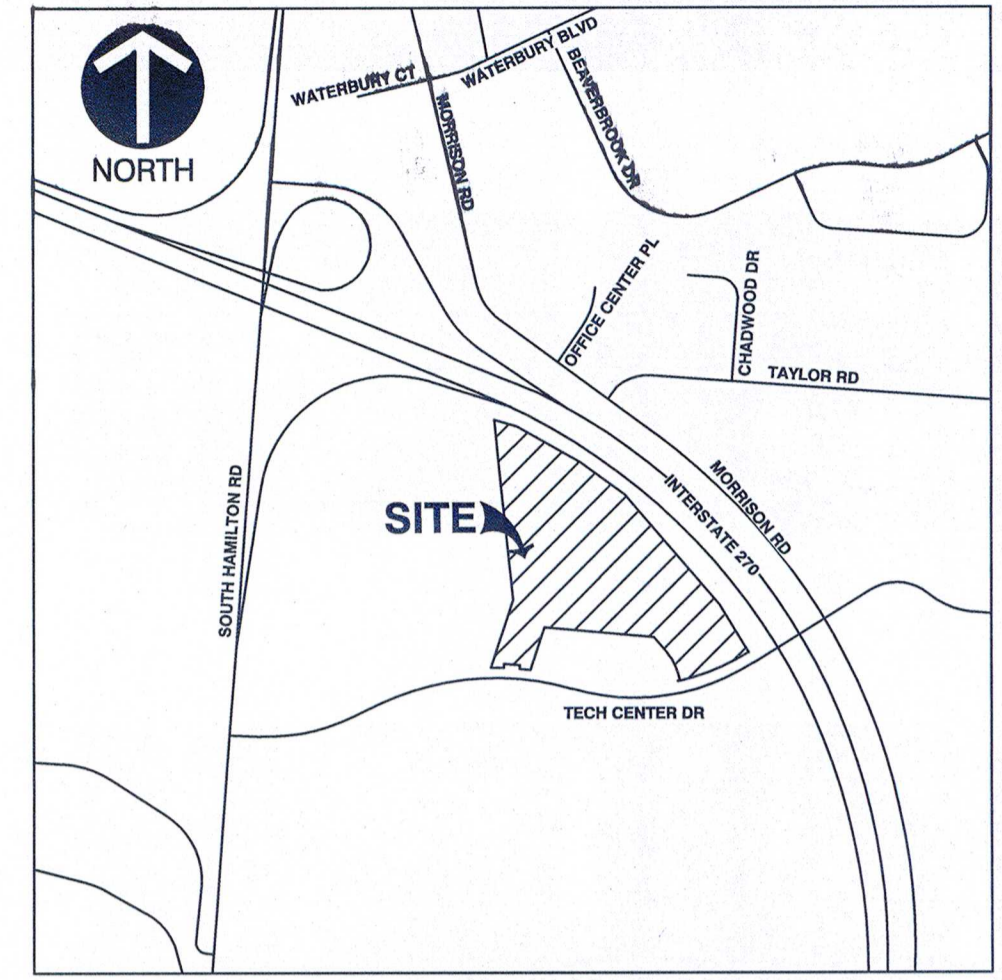


CRESCENT AT CENTRAL PARK SECTION 1

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, BEING A RESUBDIVISION OF A PART OF LOTS 5 AND 6 OF THE DAVID TAYLOR SUBDIVISION (DESTROYED BY FIRE) OF RECORD IN PLAT BOOK 1, PAGE 10 AND AS RECREATED AND RECORDED IN PLAT BOOK 1, PAGE 10A, 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 _____, 2018

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. THE CITY OF GAHANNA BY IT'S APPROVAL AND ACCEPTANCE OF THIS PLAT DOES HEREBY RELEASE THE ACCESS EASEMENT AND UTILITY EASEMENT SHOWN HEREON ON PAGE 2.

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", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF FEE SIMPLE OWNERS OF THE 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 2-9-18
ROBERT W. MARTIN DATE
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 · 868-698-6808
www.cecinc.com

CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

CRESCENT AT CENTRAL PARK
SECTION 1
DRAWING NO.: 1
SHEET 1 OF 2

