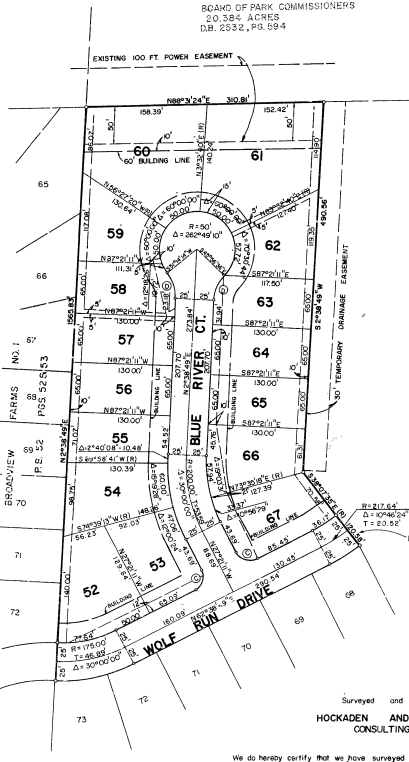
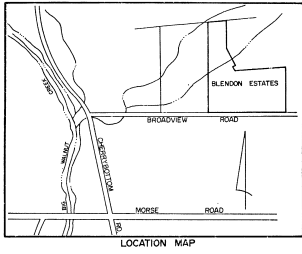


BLENDON ESTATES

NOT A CERTIFIED COPY

BOARD OF PARK COMMISSIONERS
20.384 ACRES
D.B. 2032, PG. 59-4



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, QUARTER TOWNSHIP 4, TOWNSHIP 2 NORTH, RANGE 17 WEST, UNITED STATES MILITARY LANDS, BEING A SUBDIVISION OF 24.860 ACRES OF LAND ALL OUT OF THESE TRACTS AS DESCRIBED IN A DEED TO FRANKLIN COMMUNITIES COMPANY, OF RECORD IN OFFICIAL RECORD VOLUME 18188, FRANKLIN COUNTY, OHIO, SAID 24.860 ACRES BEING ALL OF PARCEL NO. 1, BEING 2.810 ACRES OUT OF PARCEL NO. 3, BEING ALL OF PARCEL NO. 4, AND BEING 14.222 ACRES OUT OF PARCEL NO. 5.

IN WITNESS WHEREOF, WILLIAM H. COOK, VICE-PRESIDENT OF FCC REALTY, INC., A DELAWARE CORPORATION, GENERAL PARTNER OF FRANKLIN COMMUNITIES COMPANY, HAS HERETO SET HIS HAND THIS 14th DAY OF APRIL, 1987.

THE UNDERSIGNED, FRANKLIN COMMUNITIES COMPANY, AN OHIO GENERAL PARTNERSHIP, BY FCC REALTY, INC., A DELAWARE CORPORATION, GENERAL PARTNER, BY WILLIAM H. COOK, VICE-PRESIDENT, AND BY MICHAEL A. DELENENDORF & COMPANY, AN OHIO CORPORATION, GENERAL PARTNER, BY MICHAEL A. DELENENDORF, PRESIDENT, OWNER OF THE LAND PLATED HEREIN, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS BLENDON ESTATES, A SUBDIVISION OF LOT NO. 1 THROUGH LOT NO. 73, INCLUSIVE, AND RESERVE "A" AND "B" AND DOES HEREBY DEDICATE TO PUBLIC USE AS SHOWN ALL OF THE ROAD, DRIVE AND COURTS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21st DAY OF APRIL, 1987.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND WHERE NECESSARY ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. FURTHERMORE IN ACCORDANCE WITH REQUIREMENTS AND TERMS OF SECTION 303.01 (C) OF THE COLUMBUS CITY CODE, 1959, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TV INDUSTRY FOR THE INSTALLATION AND MAINTENANCE OF TV CABLE AND EQUIPMENT. THE TV CABLE AND EQUIPMENT MUST BE INSTALLED WITHIN THE TRENCH WITH THE ELECTRIC AND TELEPHONE FACILITIES AND MUST BE INSTALLED CONCURRENTLY THEREWITH. IF THE TV CABLE IS NOT INSTALLED DURING THE TIME THE TRENCH IS OPEN FOR THE INSTALLATION OF TELEPHONE AND POWER CABLES, THIS OFFER OF AN EASEMENT IS AUTOMATICALLY REVOKED, NULL AND VOID.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM H. COOK, VICE-PRESIDENT OF FCC REALTY, INC., GENERAL PARTNER OF FRANKLIN COMMUNITIES COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF FRANKLIN COMMUNITIES COMPANY AND FCC REALTY, INC. FOR THE USES AND PURPOSES THEREIN EXPRESSED.

FRANKLIN COMMUNITIES COMPANY
PARCEL FIVE
O.R.V. 801614

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL A. DELENENDORF, PRESIDENT, OF MICHAEL A. DELENENDORF & COMPANY, GENERAL PARTNER OF FRANKLIN COMMUNITIES COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF FRANKLIN COMMUNITIES COMPANY AND MICHAEL A. DELENENDORF & COMPANY, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

NOTE: NO VEHICULAR ACCESS UNTIL SUCH TIME STREET IS EXTENDED BY PLAT OR DEED.



Surveyed and Plotted by
HOCKADAY AND ASSOCIATES, INC.
CONSULTING ENGINEERS

We do hereby certify that we have surveyed the below premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown along curves are chord measurements.

by *Joseph R. Woffel*



Approved this 22nd day of June, 1987.
Approved this 19th day of June, 1987.
Approved this 25th day of June, 1987.

Approved and accepted this 27th day of JULY, 1987, by Ordinance No. 1856-87, wherein the Drive, Road, Courts, and easements dedicated on the attached plat are accepted as such by the Council of the City of Columbus, Ohio.

In Witness Whereof, I have hereto set my hand and affixed my seal this 28th day of JULY, 1987.

Transferred this 24th day of SEPTEMBER, 1987.

Filed for record this 27th day of September, 1987.

Recorded this 24th day of September, 1987.

Fee \$ 26.40 File No 131755 Plat Box 67 Page 8 of 9



Joseph R. Woffel
City Engineer, Columbus, Ohio
Richard S. Franklin
Development Department, Director, Columbus, Ohio
Emile H. ...
Director of Public Service, Columbus, Ohio

Priscilla C. McNeal
Auditor, Franklin County, Ohio
Steph ...
Deputy Auditor, Franklin County, Ohio

Joseph ...
Recorder, Franklin County, Ohio
Richard W. ...
Deputy Recorder, Franklin County, Ohio

BLENDON ESTATES

LEGEND

- EASEMENT MARKER - To be set upon completion of construction and consist of an iron pin thirteen sixteenths inch diameter, 20 inches long with a plastic plug bearing the name "HOCKADEN"
- NO BUILD ZONE / GENERAL UTILITY EASEMENT
- 25' BUILDING SETBACK LINE
- EASEMENTS
- WIDTHS AS INDICATED

NOTE: A BEARING OF NORTH 87°42'40" WEST HAS BEEN ESTABLISHED ON BROADVIEW ROAD FROM PREVIOUS SURVEY'S AND ALL OTHER BEARINGS WERE CALCULATED FROM THIS MERIDIAN.



CURVE DATA

- Ⓐ R=2000', Δ=91°59'36", T=20.7', Ch=28.77'
- Ⓑ R=2000', Δ=88°00'24", T=19.32', Ch=27.79'
- Ⓒ R=2000', Δ=90°00'00", T=20.00', Ch=28.28'
- Ⓓ R=5000', Δ=4°02'35", T=18.94', Ch=35.36'
- Ⓔ R=5000', Δ=1°03'56.44", T=31.01', Ch=52.70'

NOTE "A" THE GRANTOR DOES HEREBY SPECIFICALLY WAIVE AND RELEASE ANY AND ALL RIGHT OR RIGHTS OF DIRECT VEHICULAR ACCESS OR CLAIMS THEREOF FROM LOTS WITHIN THIS SUBDIVISION, TO THE PRESENT ROADWAY IMPROVEMENT KNOWN AS BROADVIEW ROAD, OR TO THE ULTIMATE ROADWAY IMPROVEMENT TO BE CONSTRUCTED IN THE FUTURE, AND THE EXECUTION OF THIS CONVEYANCE SHALL AUTOMATICALLY ACT AS A WAIVER TO THE GRANTEE IN THE ELIMINATION OF ANY VEHICULAR ACCESS TO SAID ROADWAY EITHER FOR PRESENT OR FUTURE CONSTRUCTION.

NOTE "B" THE 15 FT. WIDE WALKWAY EASEMENT SHOWN BETWEEN LOTS 34&35 WILL BE A PRIVATE RESERVE OWNED AND MAINTAINED BY THE OWNER - DEVELOPER OF THE C.P.D. ZONED ACREAGE NORTH OF THE LOT LINE AND WILL BE USED TO PROVIDE PEDESTRIAN ACCESS TO THE C.P.D. DEVELOPMENT.

NOTE "C" NO BUILD ZONE / GENERAL UTILITY EASEMENT, NO STRUCTURES, FENCES, DAMS, OR OTHER OBSTRUCTIONS TO THE NATURAL FLOW OF STORM RUNOFF ARE PERMITTED WITHIN THE EASEMENT AREA, AS DELINEATED ON THIS PLAT. IT IS INTENDED THAT THIS AREA BE LEFT AS NEARLY IN ITS NATURAL STATE AS POSSIBLE TO PREVENT EROSION. THE ONLY EXCEPTION IS A POSSIBLE FUTURE PEDESTRIAN STRUCTURE CROSSING THE WATER-COURSE BETWEEN LOT 34 AND LOT 35, FOR WALKWAY PURPOSES.

NOTE "D" RESERVE B SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS FUTURE DEVELOPMENT ON SOUTH SIDE OF WOODVILLE COURT CAN OCCUR.