

DO NOT DETACH

 Instrument Number: 202211300162459 Recorded Date: 11/30/2022 11:35:20 AM 	Return To (Mail Envelope): STEWART TITLE AGENCY OF COLS LTD
<p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	Mail Envelope
Transaction Number: T20220114209 Document Type: CONDOMINIUM PLAT Document Page Count: 4	
Submitted By (Walk-In): STEWART TITLE AGENCY OF COLS LTD	Walk-In
Developer: WINCHESTER BEND APARTMENTS II LLC	Plat: WINCHESTER BEND II CONDOMINIUM
Fees: Plat Recording Fee: \$334.00 Total Fees: \$334.00 Amount Paid: \$334.00 Amount Due: \$0.00	Instrument Number: 202211300162459 Volume/Page: CB 302 032 Recorded Date: 11/30/2022 11:35:20 AM

OFFICIAL RECORDING COVER PAGE

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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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If an error on the cover page appears on our website after review please let our office know.

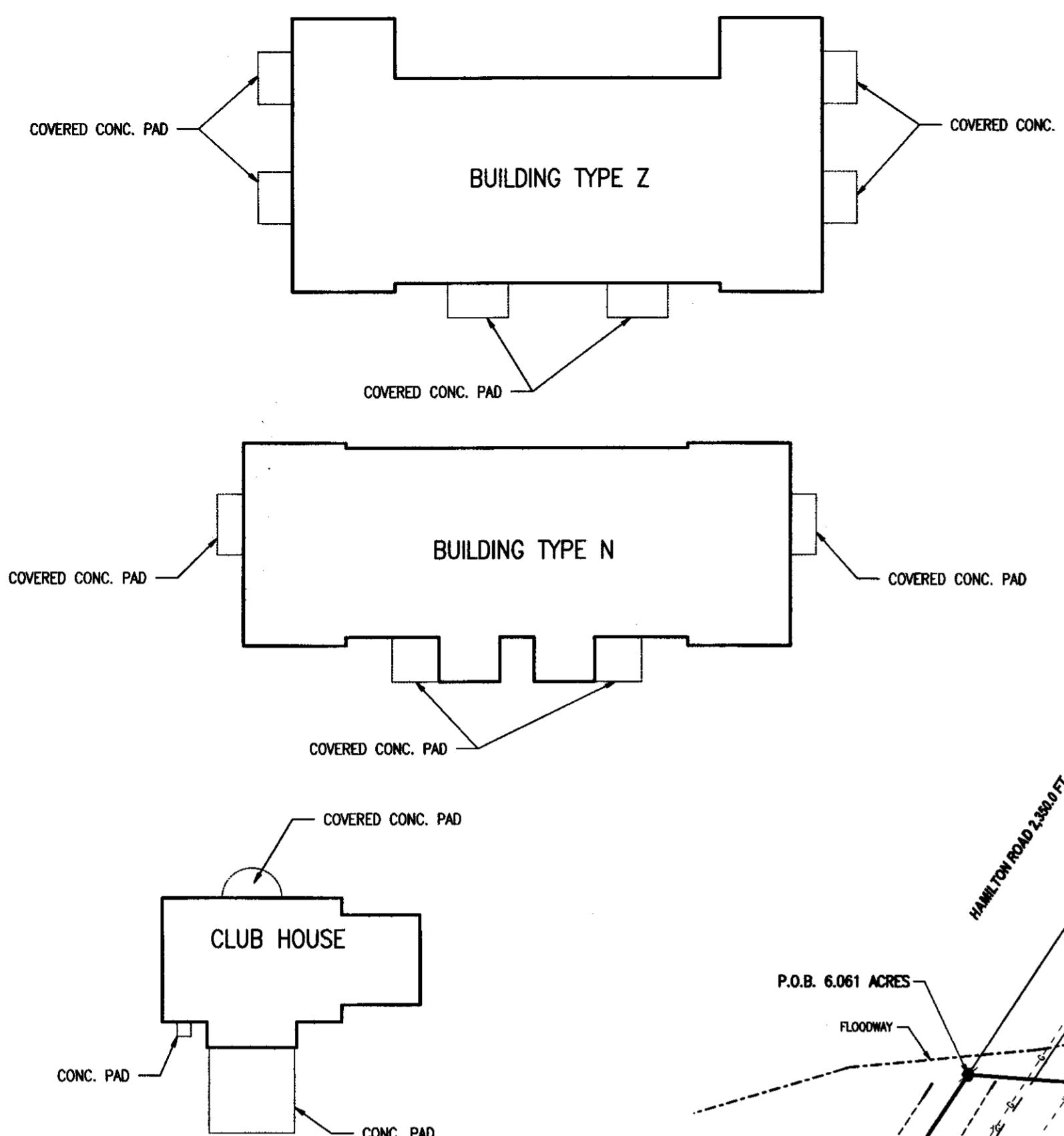
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

DECLARATION # 202211300162458

WINCHESTER BEND II CONDOMINIUM

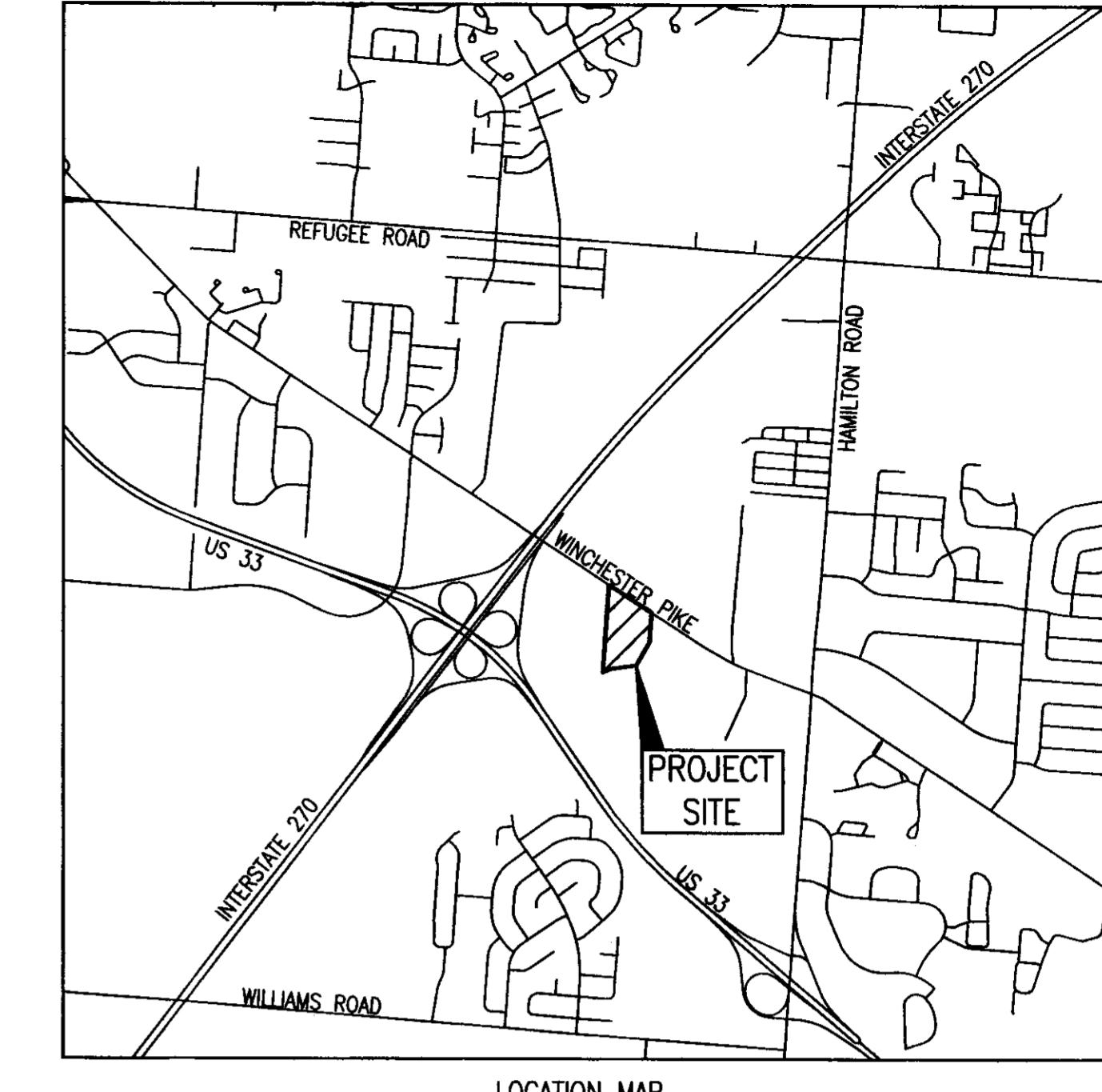
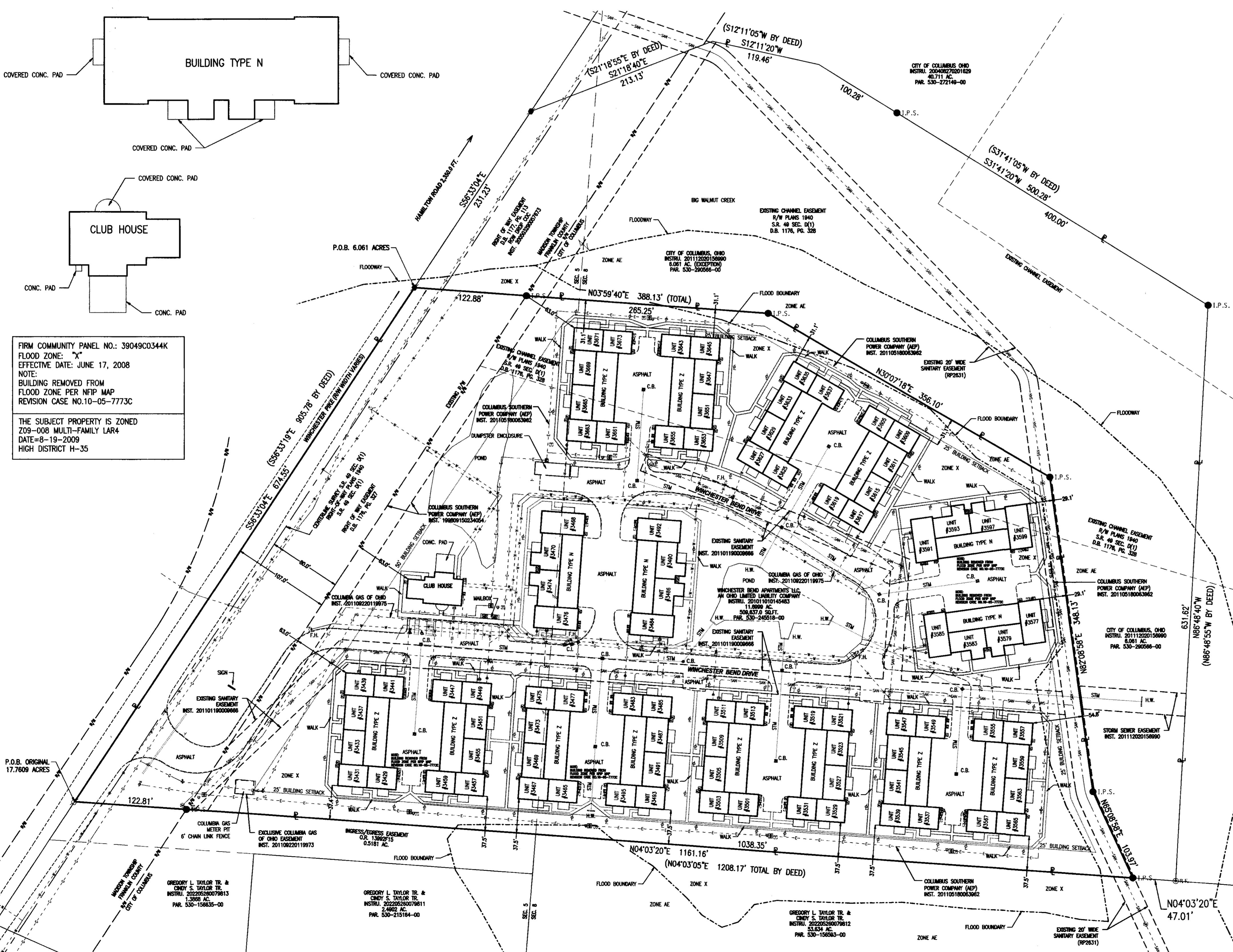
EXHIBIT A - THE DRAWINGS

Situated in the State of Ohio, County of Franklin, Township of Madison and City of Columbus, being part of Sections 4 and 9, Range 21, Township 11, Congress Lands East of the Scioto River



FIRM COMMUNITY PANEL NO.: 39049C0344K
FLOOD ZONE: "X"
EFFECTIVE DATE: JUNE 17, 2008
NOTE:
BUILDING REMOVED FROM
FLOOD ZONE PER NFIP MAP
REVISION CASE NO.10-05-7773C

THE SUBJECT PROPERTY IS ZONED
Z09-008 MULTI-FAMILY LAR4
DATE-8-19-2009
HIGH DISTRICT H-35



DATE	DRAWN	MRO	CHECKED	KTB	DATE
11-01-2022					

155 WEST MAIN STREET
NEWARK, OH 43055
PH: 740-544-5445
WWW.VERTANTAS.COM

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PEOPLE FOCUSED FUTURE

PLANS PREPARED BY:
WINCHESTER BEND II CONDOMINIUM EXHIBIT A - THE DRAWINGS

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING
OF WINCHESTER-PIKE AS BEING SOUTH 56°33'04" EAST AS NOTED ON
THE 6.061 ACRE TRACT OF LAND AS RECORDED IN INSTRUMENT NUMBER
201112020156990 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

LEGEND

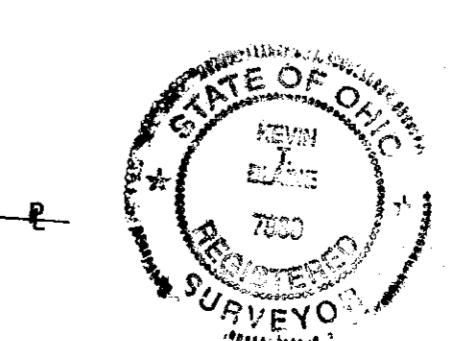
W	W	UNDERGROUND WATER
E	E	UNDERGROUND ELECTRIC
C	G	UNDERGROUND GAS
SAN	SAN	UNDERGROUND SANITARY SEWER
FO	FO	UNDERGROUND STORM SEWER
T	T	FIBER OPTIC
		UNDERGROUND COMMUNICATIONS
		PROPERTY LINE

ABBREVIATIONS

W.V.	WATER VALVE
W.M.	WATER METER
G.V.	GAS VALVE
G.M.	GAS METER
M.H.	MANHOLE
SA	SANITARY MANHOLE
BL	BALLARD
GD	YARD DRAIN
SG	TELEPHONE PEDESTAL/BOX
ST	STORM MANHOLE
CG	GAS METER
CI	CURB INLET
CA	SANITARY CLEANOUT
CB	CATCH BASIN
EP	POWER POLE
EP	TELEPHONE POLE
ET	POWER METER
ET	TELEPHONE MANHOLE
IP	LIGHT POLE
GP	GUY WIRE
0.00'(F)	FIELD MEASUREMENT
0.00'(R)	RECORD DISTANCE

SURVEYOR CERTIFICATION

I CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE IMPROVEMENTS AND RECORDED
EASEMENTS FOR THE WINCHESTER BEND II CONDOMINIUM, WITH RESPECT TO THE PROPERTY
SHOWN ON THIS DRAWING FOR THE SOLE PURPOSE OF COMPLYING WITH ORC 5311.07.



K. D. Blaine
KEVIN T. BLAINE P.S. 7830 DATE

JOB NUMBER:
16227
1
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