

ALBANYVIEW

Situated in the Township of Plain, County of Franklin, State of Ohio, and being a part of Section 3, Township 2, Range 16, United States Military Lands, and being 25.136 acres of a 70.822 acre tract conveyed to G. and L. Development in Deed Volume 3690, Page 53 of the Franklin County Recorder's Office.

The undersigned, G and L. Development, an Ohio General Partnership, by Joseph E. Liggett and Melvin J. Gentry, does hereby certify that the attached plat correctly represents its ALBANYVIEW subdivision, a subdivision of Lots 1 to 19 inclusive, and does hereby accept this plat of same and dedicates to public use as such all or parts of the roads and cul-de-sacs shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of Franklin County, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are reserved where indicated on the plat for public and private utilities above and beneath the surface of the ground and where necessary for the construction, operation and maintenance of the service connections to adjacent lots and for surface water drainage and storage.

IN WITNESS THEREOF, Joseph E. Liggett and Melvin J. Gentry, as partners of G. and L. Development, have hereunto set their hands this 21st day of February, 1979.

WITNESSES
 G. AND L. DEVELOPMENT
 by Joseph E. Liggett
 and Melvin J. Gentry

STATE OF OHIO
 COUNTY OF FRANKLIN 55

Before me, a Notary Public in and for said County, personally came the above named Joseph E. Liggett and Melvin J. Gentry as partners of G. and L. Development, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes herein expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal this 21st day of February, 1979.

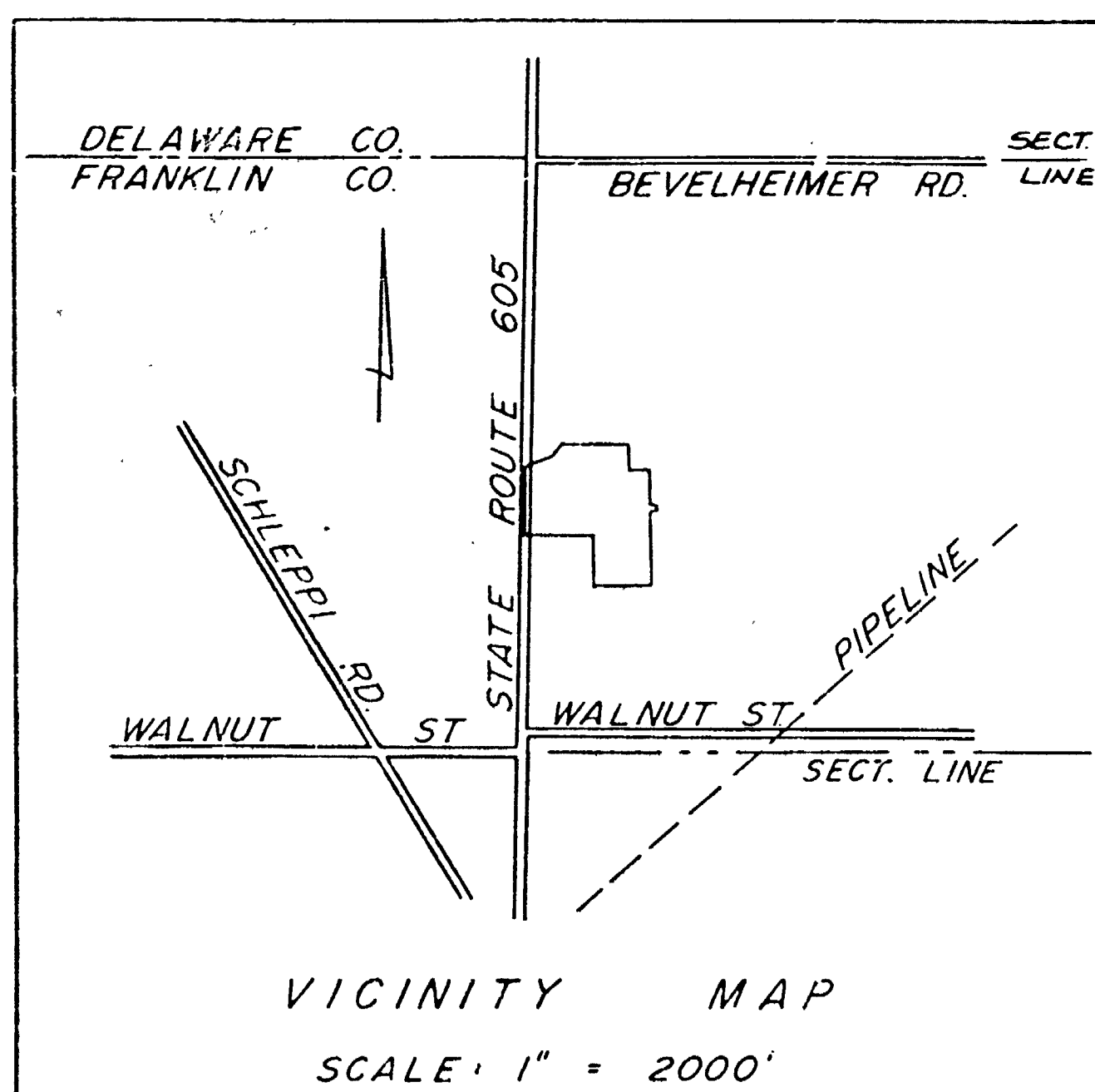
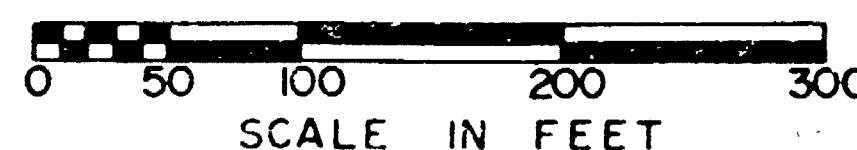
Notary Public

Approved this 14th day of March, 1979
 Approved this 20th day of March, 1979
 Approved this 16th day of March, 1979
 Approved this 15th day of March, 1979
 Approved this 7th day of April, 1979

Approved and accepted this 10th day of April, 1979 and the roads and cul-de-sacs herein dedicated to public use are hereby accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners

Transferred this 24th day of April, 1979
 Filed for record this 24th day of APRIL, 1979 at 1:35 P.M.
 Recorded this 24th day of APRIL, 1979 in Plat Book 55, Page 22 #12999
 William M. Cahill
 Franklin County Recorder
 William Marland
 Deputy Recorder



☐ CURVE DATA

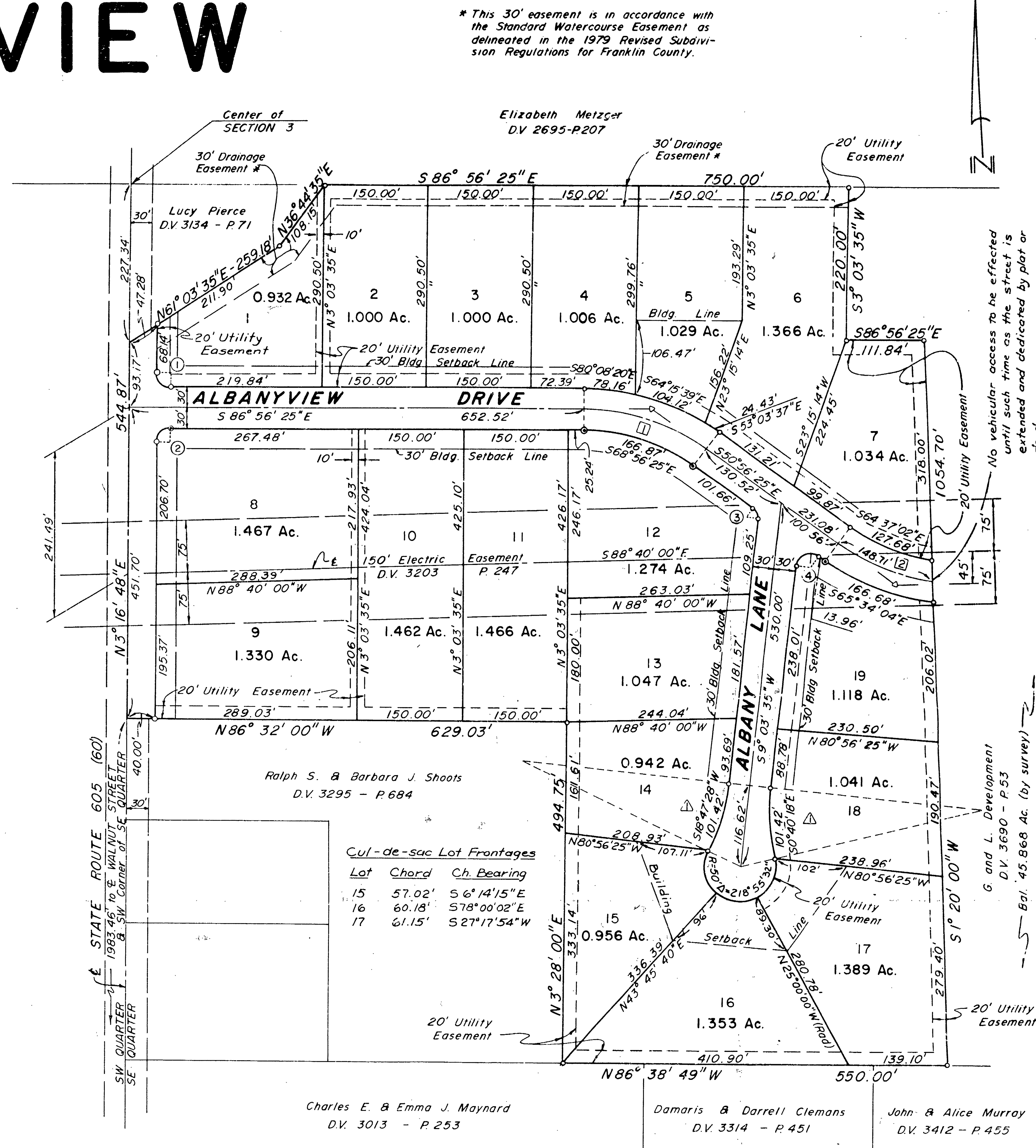
☐ 1	☐ 2
Δ = 36°00'00" Rt.	Δ = 37°43'35" Lt.
D = 19°05'55"	D = 19°05'55"
R = 300.00'	R = 300.00'
L = 188.50'	L = 197.53'
T = 97.48'	T = 102.50'

△ CUL-DE-SAC CURVE DATA (RETURNS)

△ 1
Δ = 19°27'46"
D = 19°05'55"
R = 300.00'
L = 101.91'
Ch = 101.42'

① INTERSECTION RETURN CURVE DATA

①	②
Δ = 90°13'13"	Δ = 89°46'47"
R = 20.00'	R = 20.00'
T = 20.08'	T = 19.92'
Ch = 28.34'	Ch = 28.23'
③	④
Δ = 60°00'00"	Δ = 120°00'00"
R = 20.00'	R = 20.00'
T = 11.55'	T = 34.64'
Ch = 20.00'	Ch = 34.64'



Cul-de-sac Lot Frontages

Lot	Chord	Ch. Bearing
15	57.02'	S 6°14'15"E
16	60.18'	S 78°00'02"E
17	61.15'	S 27°17'54"W

NOTE: All building setback lines are 30' from R/W line unless shown otherwise.

SURVEYED AND PLATTED BY
HERGATT AND ASSOCIATES
 CIVIL ENGINEERS - LAND SURVEYORS
 WESTERVILLE, OHIO

All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements. Permanent markers, to be placed upon completion of construction necessary to the improvement of this land are shown. Iron pins are shown.