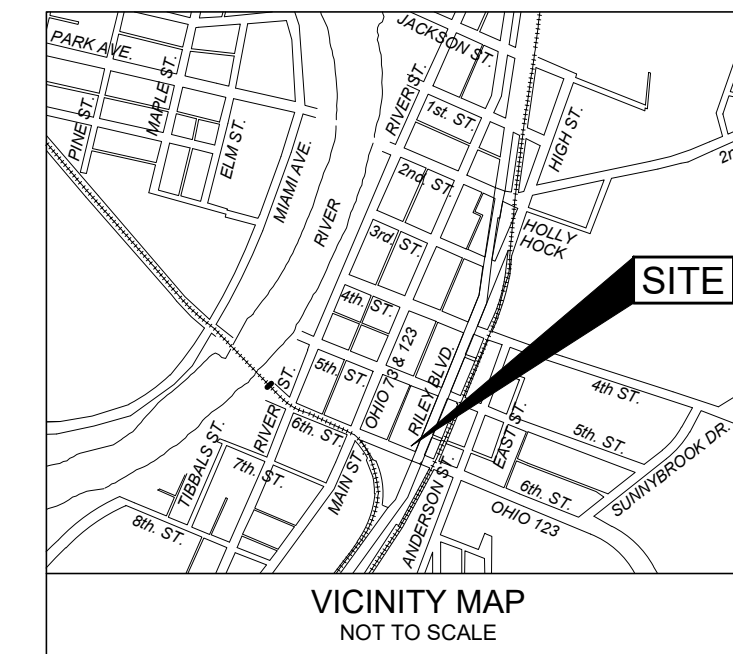
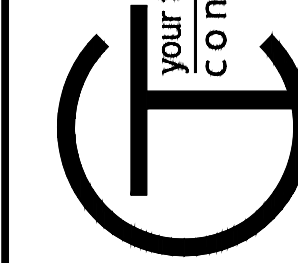


PRELIMINARY

your trusted advisor
engineers
architects
planners



FRANKLIN DOWNTOWN REVITALIZATION PHASE 1

BEING A REPLAT OF LOTS 596 THROUGH 601 AND PART OF LOTS 602 AND 603 AS RECORDED IN REVISED PLAT OF FRANKLIN, OHIO, PLAT BOOK 2, PAGES 17 - 37 SITUATED IN: SECTION 31, TOWN 2 EAST, RANGE 5 NORTH, B.T.M. CITY OF FRANKLIN FRANKLIN TOWNSHIP WARREN COUNTY, OHIO APRIL, 2024

OWNER / CLIENT

CITY OF FRANKLIN, A.K.A. CITY OF FRANKLIN, OHIO
1 BENJAMIN FRANKLIN WAY
FRANKLIN, OH. 45005

OWNER CONSENT AND DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE PROPERTY HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, THEREBY CONVEYING TITLE, IN FULL TO THE PUBLIC AND DEDICATE THE STREETS AND EASEMENTS, INCLUDING EXTRATERRITORIAL EASEMENTS, AS APPLICABLE, TO THE PUBLIC USE FOREVER.

OWNER:

PRINTED NAME _____ SIGNATURE _____

_____ TITLE _____

PRINTED NAME _____ SIGNATURE _____

_____ TITLE _____

PRINTED NAME _____ SIGNATURE _____

_____ TITLE _____

CERTIFICATE OF NOTARY PUBLIC

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF OHIO, COUNTY OF WARREN, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEFORE

ME _____ OF _____ WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFTER MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES

DATA SOURCES INCLUDE DOCUMENTS CITED HEREON.
EXISTING MONUMENTATION IS IN GOOD, USEABLE CONDITION UNLESS OTHERWISE NOTED HEREON.
SET MONUMENTATION IS AS NOTED HEREON.
NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, AND IS SUBJECT TO ANY ADDITIONAL INFORMATION FOUND BY A TITLE EXAMINATION.
LINES OF OCCUPATION, WHERE THEY EXIST, GENERALLY AGREE WITH BOUNDARY LINES.
ALL PLAT AND DEED REFERENCE ARE TO THE WARREN COUNTY, OHIO RECORDER'S OFFICE.

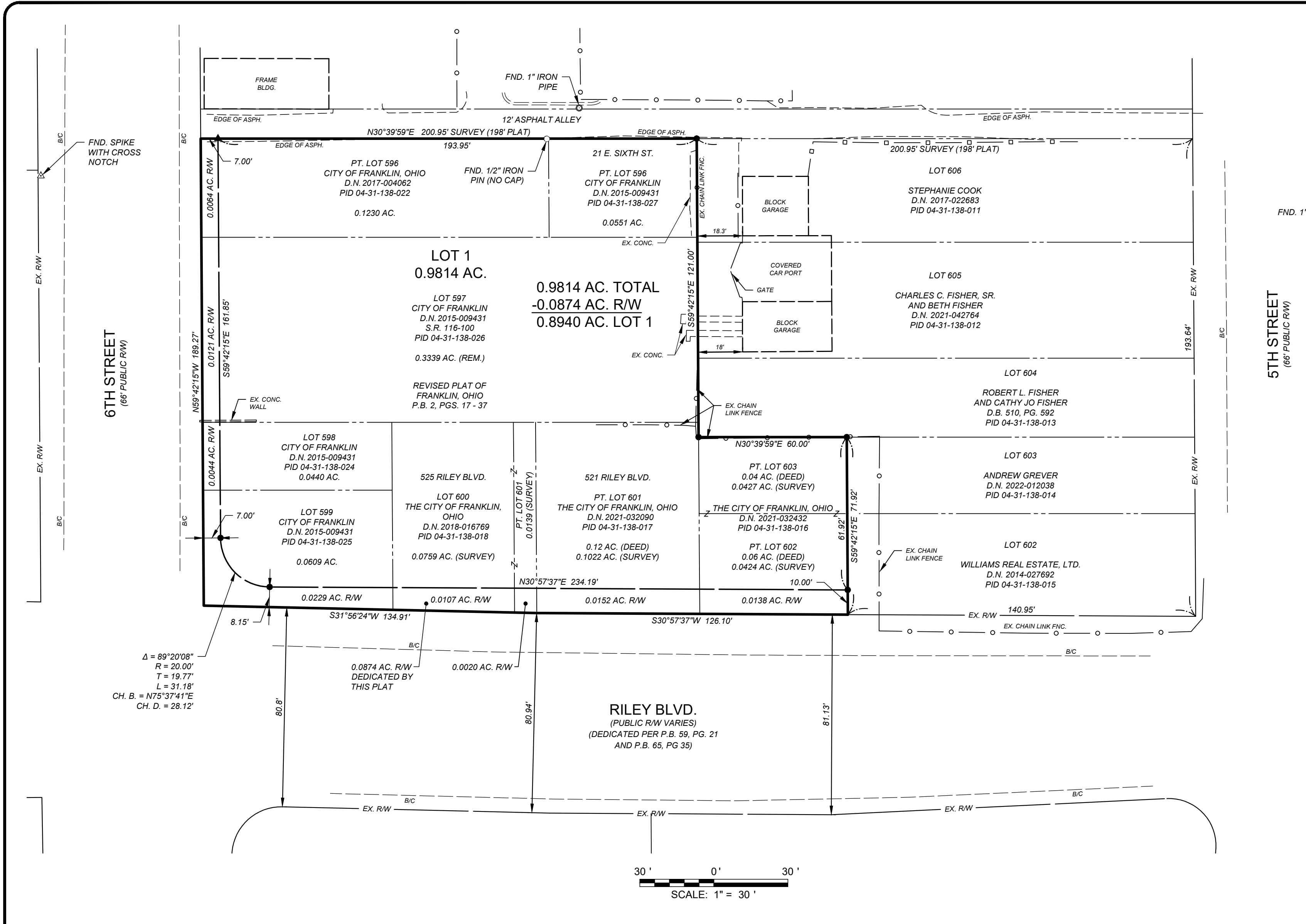
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY CT CONSULTANTS, UNDER MY DIRECTION, IN ACCORDANCE WITH THE OHIO MINIMUM SURVEYING STANDARDS.

FIELD WORK COMPLETED ON MARCH 25, 2024

TERRY W. COOK _____ DATE _____
OHIO REGISTERED PROFESSIONAL SURVEYOR

NO. 7950 IN THE STATE OF OHIO



WARREN COUNTY AUDITOR
TRANSFERRED ON THIS _____ DAY OF _____, 2024.

CITY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2024.

DEED REFERENCE
SITUATED IN SECTION 31, TOWN 2 EAST, RANGE 5 NORTH, CITY OF FRANKLIN, FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 0.9814 ACRES AND BEING LOTS 596, 597, 598, 599, 600, 601, PART OF LOT 602 AND PART OF LOT 603, REVISED PLAT OF FRANKLIN, OHIO, AS RECORDED IN PLAT BOOK 2, PAGES 17 - 37 AND DESCRIBED IN THE DEEDS RECORDED IN D.N. 2017-004062, D.N. 2015-009431, D.N. 2018-016769, D.N. 2021-032090, D.N. 2021-032432.

WARREN COUNTY RECORDER
FILE NUMBER _____
RECEIVED ON THIS _____ DAY OF _____, 2024 AT _____ M.
RECORDED ON THIS _____ DAY OF _____, 2024 AT _____ M.
RECORDED IN PLAT BOOK NUMBER _____, PAGE _____
FEE _____
BY _____
DEPUTY WARREN COUNTY RECORDER

CITY MANAGER
I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2024.

CITY COUNCIL
BENJAMIN FRANKLIN WAY, AS SHOWN HEREON, ACCEPTED BY THE COUNCIL OF THE CITY OF FRANKLIN, OHIO ON THE _____ DAY OF _____, 2024, A.D.
ORDINANCE NO. _____

CLERK

CLERK

PLANNING COMMISSION
I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2024, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OHIO.

CHAIRMAN

CHAIRMAN

ACREAGE SUMMARY

PT. LOT 596	0.1230 AC.	PID 04-31-138-022	D.N. 2017-004062
PT. LOT 596	0.0551 AC.	PID 04-31-138-027	D.N. 2015-009431
LOT 597	0.3339 AC.	PID 04-31-138-026	D.N. 2015-009431
LOT 598	0.0440 AC.	PID 04-31-138-024	D.N. 2015-009431
LOT 599	0.0609 AC.	PID 04-31-138-025	D.N. 2015-009431
LOT 600	0.0759 AC.	PID 04-31-138-018	D.N. 2018-016769
PT. LOT 601 (N)	0.1022 AC.	PID 04-31-138-017	D.N. 2021-032090
PT. LOT 601 (S)	0.1139 AC.	PID 04-31-138-018	D.N. 2018-016769
PT. LOT 602	0.0424 AC.	PID 04-31-138-016	D.N. 2021-032432
PT. LOT 603	0.0427 AC.	PID 04-31-138-016	D.N. 2021-032432
LOT 1	0.8940 AC.		
DEDICATED R/W	0.0874 AC.		
TOTAL	0.9814 AC.		

SURVEYOR'S LEGEND

- 5/8" x 30" IRON PIN SET, CAPPED
CT CONS. COOK OH PS 7950
- ▲ MAG SPIKE SET
- IRON PIN FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- △ SPIKE FOUND

FRANKLIN DOWNTOWN REVITALIZATION
PHASE 1
THE CITY OF FRANKLIN, OHIO
SITUATED IN:
SECTION 31, TOWN 2 EAST, RANGE 5 NORTH, B.T.M.
CITY OF FRANKLIN, FRANKLIN TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO.	
241154	
DISCIPLINE	
SURVEY	
SHEET NAME	
RE-PLAT	
SHEET	OF
1	1