

WILLIAM C. GOOD SUBDIVISION

BEING A REPLAT OF LOT 58 OF SYCAMORE GLENN
 PLAT BOOK 71, PG. 43,
 PART OF LOT 2 OF FRANKLIN BUSINESS PARK, SECTION 1
 PLAT BOOK 17, PG. 62 &
 21.6927 ACRES OF UNPLATTED LAND
 LOCATED IN:
 SECTION 30, TOWN 3, RANGE 4, M.Rs.
 FRANKLIN TOWNSHIP
 CITY OF FRANKLIN, WARREN COUNTY, OHIO
 AUGUST, 2025

OWNERS CONSENT AND DEDICATION

"WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER."

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALKS, AND TRAILS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, SIDEWALKS, TRAILS, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD"

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO WARREN COUNTY SEWER AND WATER, CINCINNATI BELL, DUKE ENERGY, AT&T, TIME WARNER CABLE, UNITED TELEPHONE, AND ANY OTHER SERVICE PROVIDERS.

THE CITY OF FRANKLIN, OHIO

JONATHAN WESTENDORF, CITY MANAGER

TITLE

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF _____, S.S.:

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME JONATHAN WESTENDORF CITY MANAGER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARY SEAL ON THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

DEED REFERENCE

SITUATED IN THE STATE OF OHIO, WARREN COUNTY, FRANKLIN TOWNSHIP, CITY OF FRANKLIN, SECTION 30, TOWN 3, RANGE 4, CONTAINING 24.7441 ACRES, ALL OF 21.6927 ACRE TRACT AS CONVEYED TO THE CITY OF FRANKLIN, OHIO AS RECORDED IN O.R. 3632, PG. 263, PART OF LOT 2 (0.0502 AC.) OF FRANKLIN BUSINESS PARK, SECTION 1 AS RECORDED IN P.B. 17, PG. 62 AND SAID LOT BEING CONVEYED TO THE CITY OF FRANKLIN, OHIO AS RECORDED IN D.N. 2022-029007, AND ALL OF LOT 58 (3.0013 AC.) OF SYCAMORE GLENN AS RECORDED IN P.B. 71, PG. 43 AND SAID LOT BEING CONVEYED TO THE CITY OF FRANKLIN, OHIO AS RECORDED IN D.N. 2021-039002.

SURVEYOR NOTES:

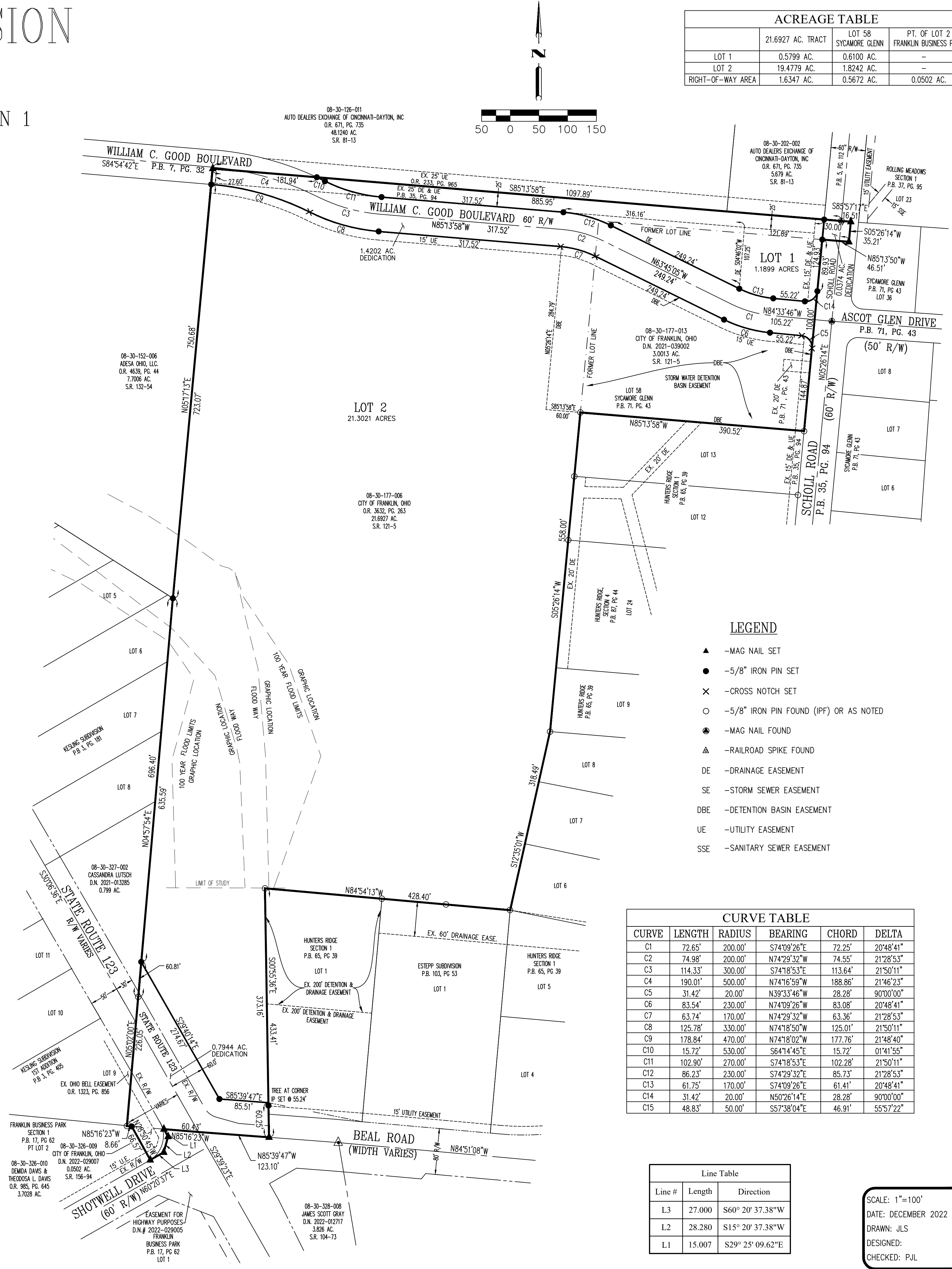
1. OCCUPATION FITS SURVEY AS SHOWN.
 2. MONUMENTATION IN GOOD CONDITION.
 3. SOURCE DOCUMENTS AS NOTED.
 4. BEARINGS BASED ON GPS OBSERVATION USING ODOT'S VRS NETWORK, OHIO SOUTH ZONE
 5. DEED REFERENCE: AS NOTED
 6. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT PROVIDED TO APEX.
- A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

FEMA MAP NOTES

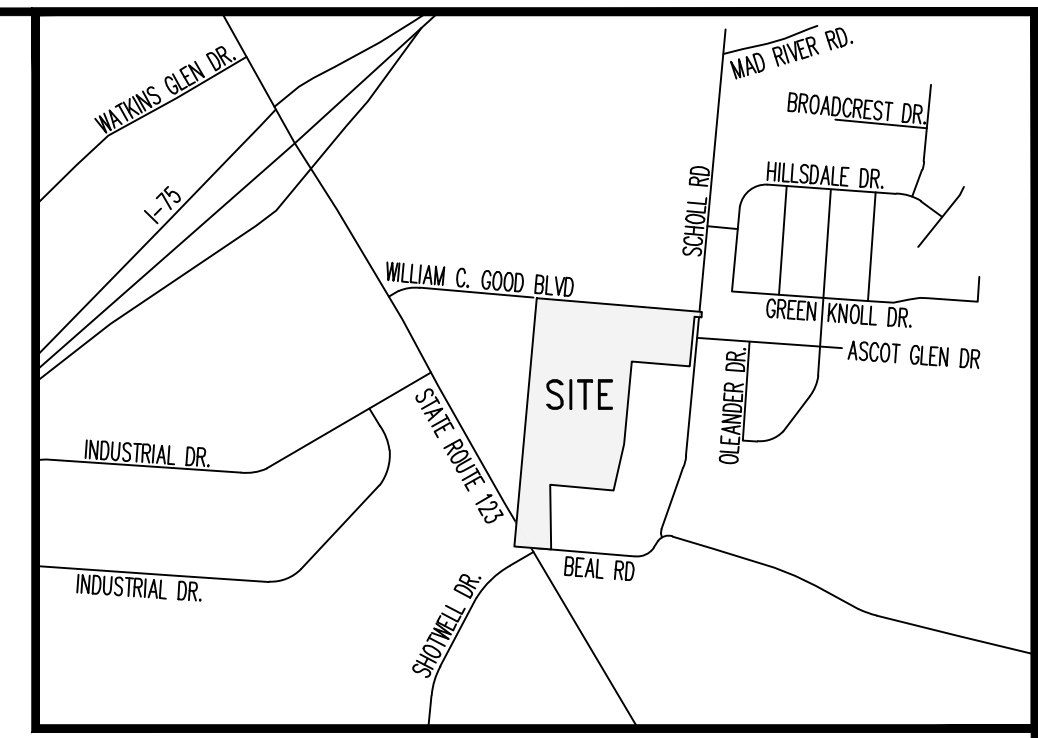
CITY OF FRANKLIN
 WARREN COUNTY
 COMMUNITY # 390556
 MAP PANEL # 39165C001G
 EFF. 4/23/2025

I HEREBY CERTIFY THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION. ALL IRON PINS AND MONUMENTS WILL BE SET AS SHOWN.

JUSTIN LEE SCHULZ
 OHIO PROFESSIONAL SURVEYOR NO. 8653



| | 21.6927 AC. TRACT | LOT 58 SYCAMORE GLENN | PT. OF LOT 2 FRANKLIN BUSINESS PARK |
|-------------------|-------------------|-----------------------|-------------------------------------|
| LOT 1 | 0.5799 AC. | 0.6100 AC. | - |
| LOT 2 | 19.4779 AC. | 1.8242 AC. | - |
| RIGHT-OF-WAY AREA | 1.6347 AC. | 0.5672 AC. | 0.0502 AC. |



VICINITY MAP
 NOT TO SCALE

SUBDIVIDER/OWNERS:

CITY OF FRANKLIN, OHIO
 1 BENJAMIN FRANKLIN
 FRANKLIN, OHIO 45005

ENGINEER/SURVEYOR:

APEX ENGINEERING & SURVEYING
 1068 N. UNIVERSITY BLVD.
 MIDDLETOWN, OHIO 45042

RIGHT-OF-WAY TABLE

WILLIAM C. GOOD BLVD. EXTENSION = 1.4202 ACRE
 SCHOLL ROAD DEDICATION = 0.0374 ACRE
 STATE ROUTE 123 & BEAL ROAD DEDICATION = 0.7945 ACRE
 TOTAL RIGHT-OF-WAY DEDICATED = 2.2521 ACRE

ACREAGE TABLE

LOTS = 22.4920 ACRE
 R/W = 2.2521 ACRE
 TOTAL = 24.7441 ACRE

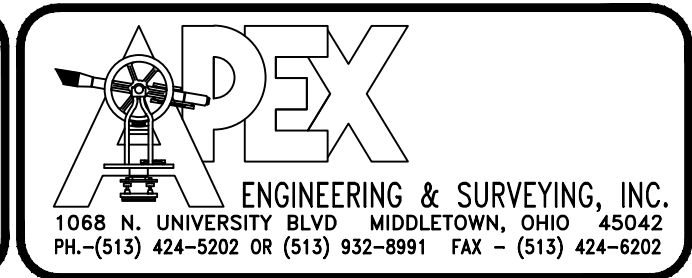
LEGEND

- ▲ -MAG NAIL SET
- -5/8" IRON PIN SET
- × -CROSS NOTCH SET
- -5/8" IRON PIN FOUND (IPF) OR AS NOTED
- -MAG NAIL FOUND
- ▲ -RAILROAD SPIKE FOUND
- DE -DRAINAGE EASEMENT
- SE -STORM SEWER EASEMENT
- DBE -DETENTION BASIN EASEMENT
- UE -UTILITY EASEMENT
- SSE -SANITARY SEWER EASEMENT

| CURVE | LENGTH | RADIUS | BEARING | CHORD | DELTA |
|-------|---------|---------|-------------|---------|-----------|
| C1 | 72.65' | 200.00' | S74°09'26"E | 72.25' | 20°48'41" |
| C2 | 74.98' | 200.00' | N74°29'32"W | 74.55' | 21°28'53" |
| C3 | 114.33' | 300.00' | S74°18'53"E | 113.64' | 21°50'11" |
| C4 | 190.01' | 500.00' | N74°16'59"W | 188.86' | 21°46'23" |
| C5 | 31.42' | 20.00' | N39°33'46"W | 28.28' | 90°00'00" |
| C6 | 83.54' | 230.00' | N74°08'26"W | 83.08' | 20°48'41" |
| C7 | 63.74' | 170.00' | N74°29'32"W | 63.36' | 21°28'53" |
| C8 | 125.78' | 330.00' | N74°18'50"W | 125.01' | 21°50'11" |
| C9 | 178.84' | 470.00' | N74°18'02"W | 177.76' | 21°48'40" |
| C10 | 15.72' | 530.00' | S64°14'45"E | 15.72' | 01°41'55" |
| C11 | 102.90' | 270.00' | S74°18'53"E | 102.28' | 21°50'11" |
| C12 | 86.23' | 230.00' | S74°29'32"E | 85.73' | 21°28'53" |
| C13 | 61.75' | 170.00' | S74°09'26"E | 61.41' | 20°48'41" |
| C14 | 31.42' | 20.00' | N50°26'14"E | 28.28' | 90°00'00" |
| C15 | 48.83' | 50.00' | S57°38'04"E | 46.91' | 55°57'22" |

| Line # | Length | Direction |
|--------|---------|------------------|
| L3 | 27.000' | S60° 20' 37.38"W |
| L2 | 28.280' | S15° 20' 37.38"W |
| L1 | 15.007' | S29° 25' 09.62"E |

SCALE: 1"=100'
 DATE: DECEMBER 2022
 DRAWN: JLS
 DESIGNED:
 CHECKED: PJL



REVISIONS:
 1.
 2.
 3.
 4.
 PROJECT: 202014
 DRAWING: 222101R
 SHEET 1 OF 1

CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2025, THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FRANKLIN, OHIO

MAYOR _____ ATTEST _____

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2025, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OHIO

CHAIRPERSON _____

CITY MANAGER

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20____.

CITY MANAGER _____

CITY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____

COUNTY AUDITOR

RECEIVED AND TRANSFERRED ON THIS _____ DAY OF _____, 20____ AT _____ M.

DEPUTY _____ COUNTY AUDITOR _____

NAME _____

COUNTY RECORDER

FILE NO. _____
 RECEIVED ON THIS _____ DAY OF _____, 20____ AT _____ M.
 RECORDED ON THIS _____ DAY OF _____, 20____ AT _____ M.
 RECORDED IN BOOK NUMBER _____ ON PAGE _____

DEPUTY _____ COUNTY RECORDER _____