

ACCEPTANCE

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. STORM & DRAINAGE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOT. THE CITY OF FRANKLIN SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THIS AREA. THIS AREA SHALL BE RESERVED FOR THE DETENTION BASINS AND SHALL BE MAINTAINED AS SUCH.

OWNER / REPRESENTATIVE DATE
KOSF II - FRANKLIN LLC

ACKNOWLEDGEMENT

STATE OF OHIO

COUNTY OF

BE IT REMEMBERED THAT ON THIS DAY OF 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT, AND THE SAME IS HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL OF NOTARY ON THE DAY, MONTH AND YEAR AFORESAID:

NOTARY PUBLIC

COMMISSION EXPIRY:

SURVEYOR'S NOTES

- 1. NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(12a) AND FURTHER BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION, RTN (REAL TIME NETWORK), AS COLLECTED UTILIZING AND SP90 RECEIVER DURING A FIELD SURVEY PREPARED BY A LAND PROFESSIONALS, AND DATED 02/02/2023. REFERENCE TO THE BEARING SYSTEM IS MADE TO THE FOUND MONUMENTS ON THE CENTERLINE OF MAIN STREET (SOUTH 33°32'19" WEST)
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WARREN COUNTY RECORDERS OFFICE ON FILE IN LEBANON, OH.
3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN APRIL, 2023. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH ON THE SUBJECT PARCEL.
5. THE LANDS OF THE GRANTOR ARE SHOWN IN THEIR ENTIRETY.

DEED REFERENCE

SITUATE IN SECTION 33, TOWN 2, RANGE 5 M.Rs., CITY OF FRANKLIN, FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO AND CONTAINING 4.2208 ACRES OF LAND BEING ALL OF THE 2.117 AND 2.1031 ACRE TRACTS OF KOSF II - FRANKLIN LLC, DN 2023-001383

FLOOD ZONE STATEMENT

THE PROPERTY AS SURVEYED CURRENTLY LIES WITHIN ZONE "AE" & "SHADED X" - AREA OF FLOOD HAZARD, AS SHOWN ON FIRM 39165C0009F WITH AN EFFECTIVE DATE OF 12/20/2019

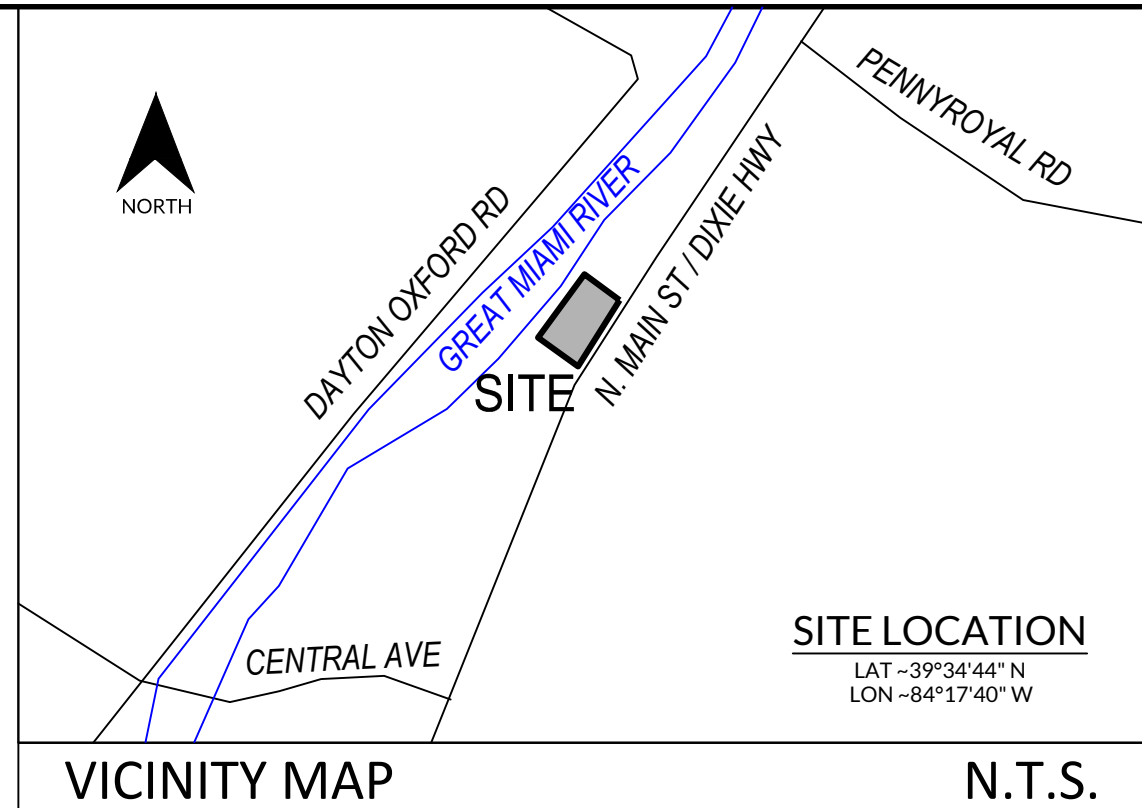
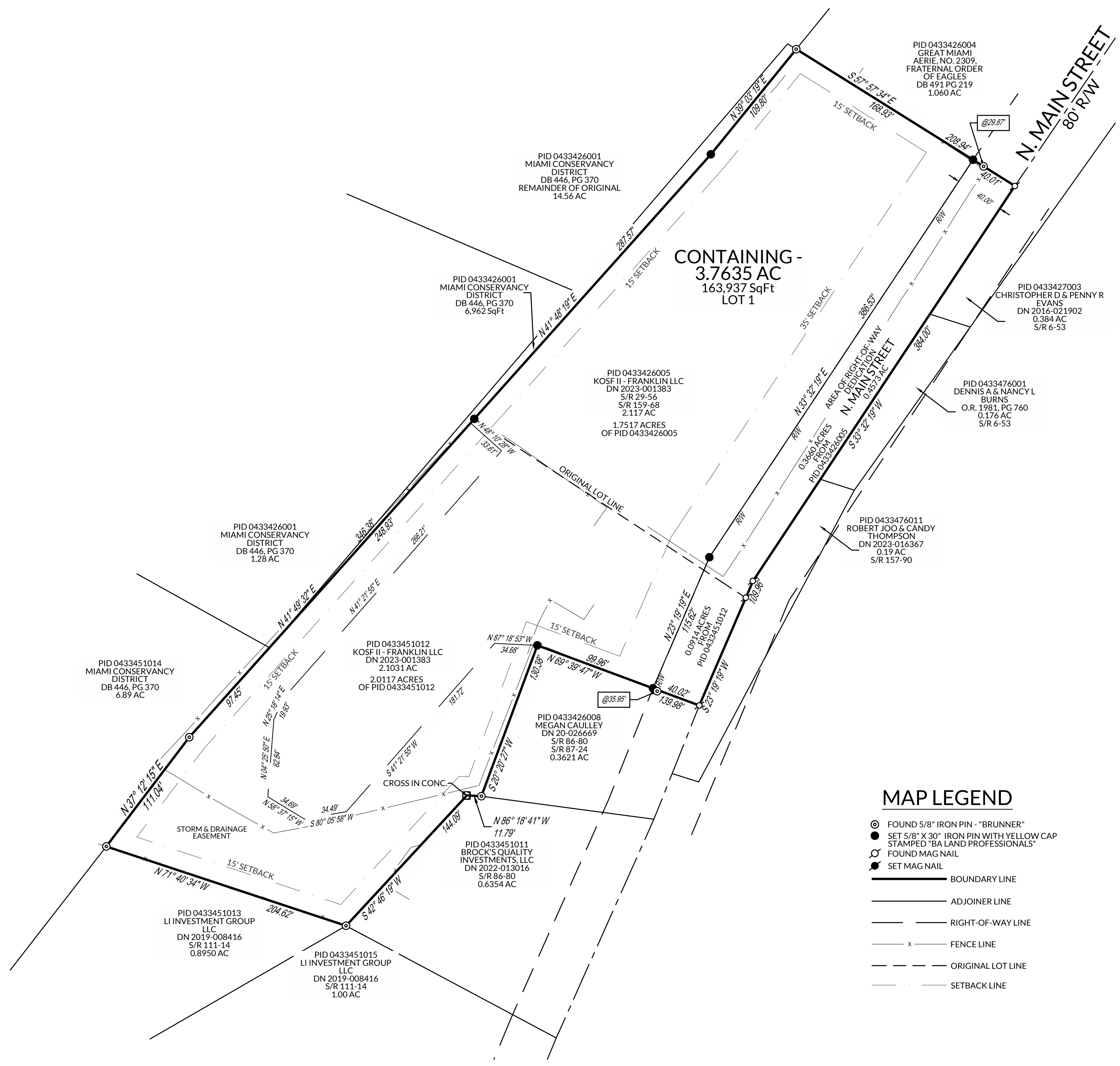
OCCUPATION STATEMENT

NO EXISTING OCCUPATION AS NOTED ALONG THE BOUNDARY LINES AS ASCERTAINED.

PERTINENT DOCUMENTS

ALL PERTINENT DOCUMENTS USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON.

RECORD PLAN
K.O. STORAGE
SECTION 33, TOWN 2, RANGE 5, M.Rs.
CITY OF FRANKLIN, FRANKLIN TOWNSHIP
WARREN COUNTY, STATE OF OHIO
FEBRUARY 2024
4.2208 TOTAL ACRES



CITY ENGINEER

APPROVED THIS DAY OF OF 2024 AND APPROVED BY:

CITY ENGINEER

CITY MANAGER

APPROVED THIS DAY OF OF 2024 AND APPROVED BY:

CITY MANAGER

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE DAY OF 2024

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OH

CHAIRMAN

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE DAY OF 2024

THIS PLAT IS APPROVED AND ACCEPTED BY ORDINANCE, 0-24- PASSED BY THE COUNCIL OF THE CITY OF FRANKLIN, OHIO

MAYOR

CLERK

ORDINANCE #

WARREN COUNTY OHIO AUDITOR

TRANSFERRED THIS DAY OF 2024 @

WARREN COUNTY AUDITOR

DEPUTY AUDITOR

WARREN COUNTY OHIO RECORDER

RECEIVED THIS DAY OF 2024@

RECORDED THIS DAY OF 2024 @

PLAT BOOK PAGE

FILE NUMBER FEE OF \$

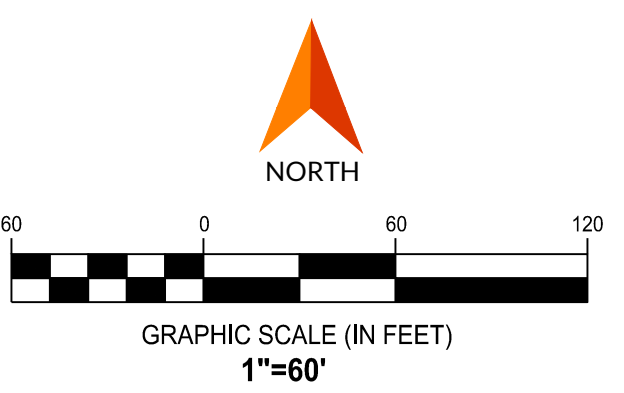
RECORDER

DEPUTY RECORDER

RECORD PLAN
K. O. STORAGE - FRANKLIN
1073 N MAIN ST SECTION 33, TOWN 2, RANGE 5, M.Rs.
CITY OF FRANKLIN, FRANKLIN TOWNSHIP WARREN COUNTY, OHIO
SCALE: 1" = 60' DATE: 01/24/2024
DESIGN: LLC N/A JOB NO.: 23-0133
DRAWN: DPB SHEET NO.:
CHECKED: JBA 1 OF 1

AREA CHART

Table with 2 columns: Description, Area. Rows: TOTAL AREA LOT 1 (3.7634 ACRES), RW DEDICATION AREA (0.4574 ACRES), TOTAL AREA (4.2208 ACRES)



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY JURISDICTION AND IS PREPARED ACCORDING TO O.A.C. 4733-37 AND ORC 171.01

J. BRYANT ABT, PS #6593 DATE

SURVEYOR

J. BRYANT ABT, PS OHIO P.S. # 6593
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