

# CLAYBROOKE CROSSING SECTION 5 PART 2

Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey No. 1383, containing 8.525 acres of land, more or less, said 8.525 acres being part of that tract of land conveyed to **GRAND COMMUNITIES, LTD.**, by deed of record in Instrument Number 200801180009331, being records of the Recorder's Office, Franklin County, Ohio.

The undersigned, **GRAND COMMUNITIES, LTD.**, a Kentucky limited partnership by **FISCHER DEVELOPMENT COMPANY**, a Kentucky corporation, its General Partner, by **TODD E. HUSS**, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**CLAYBROOKE CROSSING SECTION 5 PART 2**", a subdivision containing Lots numbered 143 to 159, both inclusive, and 166 to 171, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of Belgreen Drive and Shallowford Loop, shown hereon and not heretofore dedicated.

Easements, within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, American Electric Power, and Ameritech, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private utilities above, beneath, and on the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent Lots and lands and for storm water drainage. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted to the City of Grove City, Ohio, its successors and assigns, for the purpose of constructing, using and maintaining storm water drainage swales and or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of "**CLAYBROOKE CROSSING SECTION 5 PART 2**", no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

In Witness Whereof, **TODD E. HUSS**, President of **FISCHER DEVELOPMENT COMPANY**, General Partner of said **GRAND COMMUNITIES, LTD.**, has hereunto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:

By: **TODD E. HUSS** President

GRAND COMMUNITIES, LTD.  
By: **FISCHER DEVELOPMENT COMPANY**  
General Partner

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TODD E. HUSS**, President of **FISCHER DEVELOPMENT COMPANY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **FISCHER DEVELOPMENT COMPANY**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_, 20\_\_.

My commission expires \_\_\_\_\_ Notary Public, \_\_\_\_\_ State of Ohio

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_  
Chairman, Planning Commission  
Grove City, Ohio

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_  
Reviewed for the City of Grove City  
by \_\_\_\_\_

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_  
Director of Public Service,  
Grove City, Ohio

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_  
Mayor  
Grove City, Ohio

Approved and accepted by Ordinance No. \_\_\_\_\_, passed this \_\_\_ day of \_\_\_\_\_, 20\_\_ wherein all of Belgreen Drive and Shallowford Loop (1.650 acres of land, more or less) shown dedicated hereon are accepted by the Council of the City of Grove City, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this day of \_\_\_, 20\_\_.

City Clerk  
Grove City, Ohio

Transferred this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Auditor,  
Franklin County, Ohio

Deputy Auditor,  
Franklin County, Ohio

Filed for record this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_

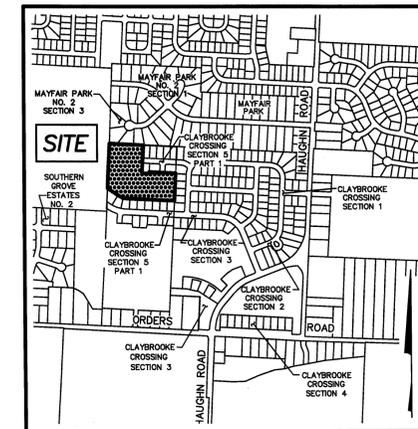
Recorder,  
Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Deputy Recorder,  
Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Claybrooke Crossing Section 1" Plat Book 102, Pages 88, 89, 90, and 91, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Old Haughin Road has a bearing of South 02°57'51" West.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

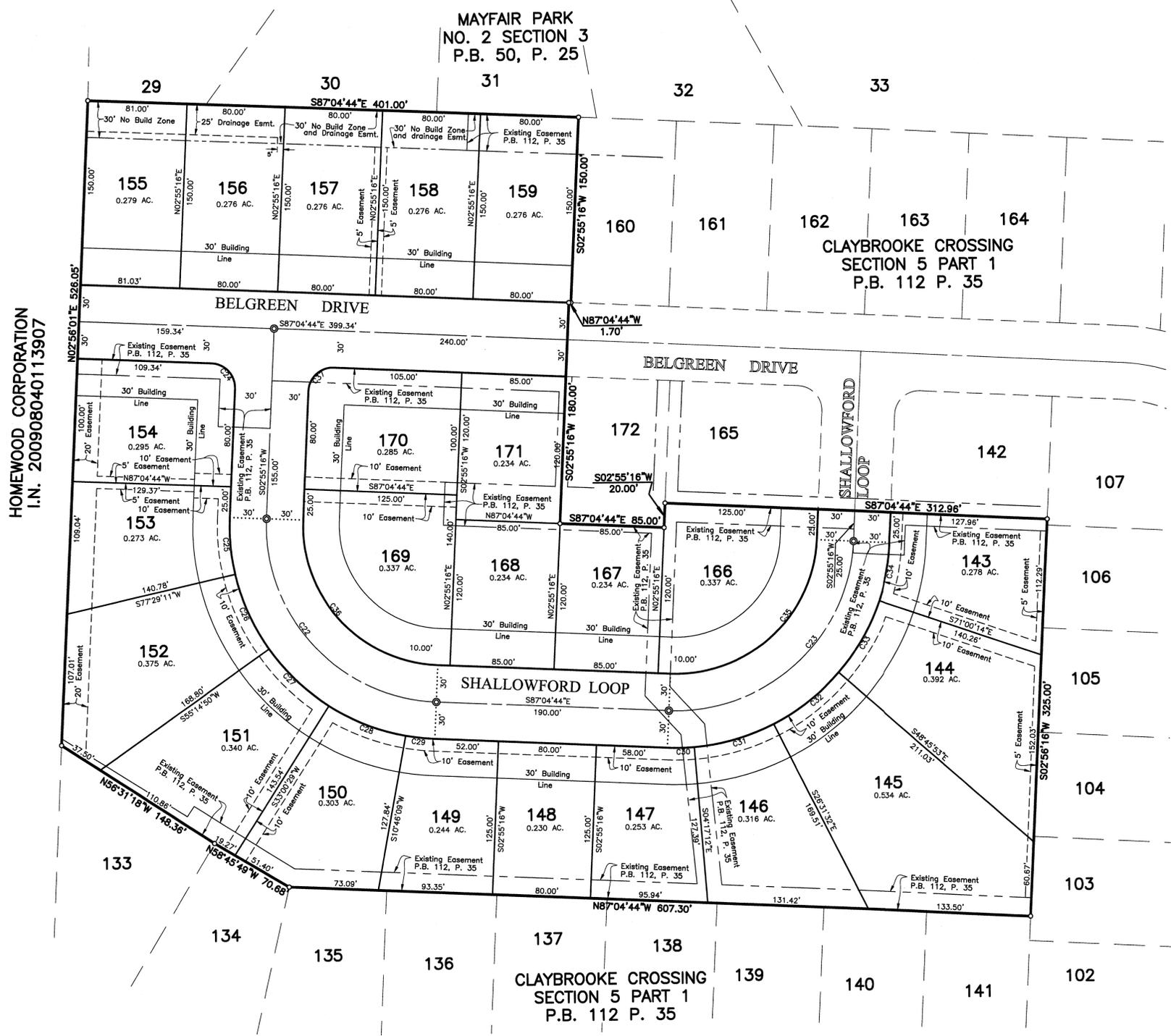
- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 8250

RECEIVED  
APR 21  
GC PLANNING COMMISSION

04/23/2012 11:18:13 AM last saved by JAMSTON on 4/2/2012 11:53:24 AM  
 04/23/2012 11:18:13 AM last saved by MILLER, THOMAS on 4/23/2012 11:18:13 AM  
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# CLAYBROOKE CROSSING SECTION 5 PART 2



HOMWOOD CORPORATION  
I.N. 200908040113907

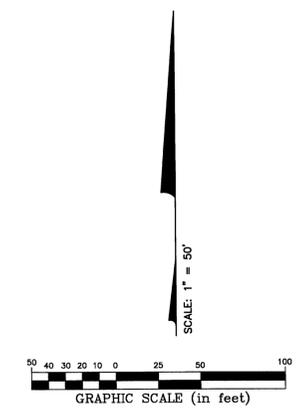
MAYFAIR PARK  
NO. 2 SECTION 3  
P.B. 50, P. 25

CLAYBROOKE CROSSING  
SECTION 5 PART 1  
P.B. 112 P. 35

CLAYBROOKE CROSSING  
SECTION 5 PART 1  
P.B. 112 P. 35

**NOTE "A":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "B":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Claybrooke Crossing Section 5 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C22	90°00'00"	145.00'	227.77'	S 42°04'44" E	205.06'
C23	90°00'00"	145.00'	227.77'	N 47°55'16" E	205.06'
C24	90°00'00"	20.00'	31.42'	S 42°04'44" E	28.28'
C25	15°26'05"	175.00'	47.14'	S 04°47'46" E	47.00'
C26	22°14'21"	175.00'	67.93'	S 23°37'59" E	67.50'
C27	22°14'21"	175.00'	67.93'	S 45°52'20" E	67.50'
C28	22°14'21"	175.00'	67.93'	S 68°06'41" E	67.50'
C29	7°50'53"	175.00'	23.97'	S 83°09'18" E	23.95'
C30	7°12'28"	175.00'	22.01'	N 89°19'02" E	22.00'
C31	22°14'21"	175.00'	67.93'	N 74°35'38" E	67.50'
C32	22°14'21"	175.00'	67.93'	N 52°21'17" E	67.50'
C33	22°14'21"	175.00'	67.93'	N 30°06'56" E	67.50'
C34	16°04'30"	175.00'	49.10'	N 10°57'31" E	48.94'
C35	90°00'00"	115.00'	180.64'	N 47°55'16" E	162.63'
C36	90°00'00"	115.00'	180.64'	S 42°04'44" E	162.63'
C37	90°00'00"	20.00'	31.42'	S 47°55'16" W	28.28'

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