

AUTUMN GROVE SECTION 2

Situated in the State of Ohio, County of Franklin, City of Grove City, and in Virginia Military Survey Number 1383, containing 12.916 acres of land, more or less, said 12.916 acres being part of those tracts of land conveyed to AUTUMN GROVE, LLC by deed of record in Instrument Number 200510270226656, Recorder's Office, Franklin County, Ohio.

The undersigned AUTUMN GROVE, LLC an Ohio limited liability company, by JOHN OBERLIN, Division Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "AUTUMN GROVE SECTION 2", a subdivision containing Lots numbered 48 to 75, both inclusive, and an area designated as Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all or part of Demorest Road, Limeberry Drive and Rishel Street 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 Autumn Grove Section 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, JOHN OBERLIN, Division Vice President of AUTUMN GROVE, LLC, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: AUTUMN GROVE, LLC,

By: JOHN OBERLIN,
Division Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JOHN OBERLIN, Division Vice President of AUTUMN GROVE, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said AUTUMN GROVE, LLC, for the uses and purposes expressed herein.

In Witness Thereof, 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

Approved this ___ Day of _____
201__ 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 Demorest Road, Limeberry Drive and Rishel Street, 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 \$ _____

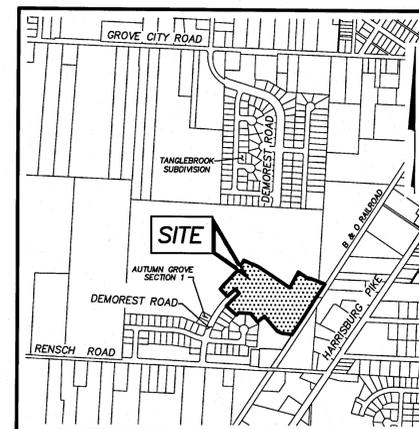
Recorder, Franklin County, Ohio

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 were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments including FCGS 5507 and FGCS 1357 and is based on the Ohio State Plane Coordinate System, South Zone, Per NAD83 (1986 adjustment) in which a portion of the centerline of Rensch Road has a calculated bearing of North 87°01'47" 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. Permanent markers, where indicated hereon in positions other than 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 and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



Evans, Mechwart, Hamblison & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3646
emht.com

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. 7865

RECEIVED
MAR 25 2014
GC PLANNING COMMISSION

AUTUMN GROVE SECTION 2

NOTE "A": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "B": 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 "C" - RESERVE "D": Reserve "D", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Autumn Grove subdivision(s) for the purpose of open space/storm water detention and any uses allowed by the then current zoning.

NOTE "D": At the time of platting, part of lots 52 to 59, both inclusive, and part of Reserve "D" are in Zone A (special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined). The remaining portions of Autumn Grove Section 2 are in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zone A and Zone X are designated and delineated on the FEMA Flood insurance rate maps for Franklin County, Ohio and Incorporated areas map numbers 39049C0313K and 39049C0401K with an effective date of June 17, 2008. A LOMR-F was issued by FEMA on December 13, 2007, Case Number 07-05-2664A, modifying said Map Number 39049C0401K.

NOTE "E" - ACREAGE BREAKDOWN: Autumn Grove Section 2 is comprised of the following Franklin County Parcel Number(s):

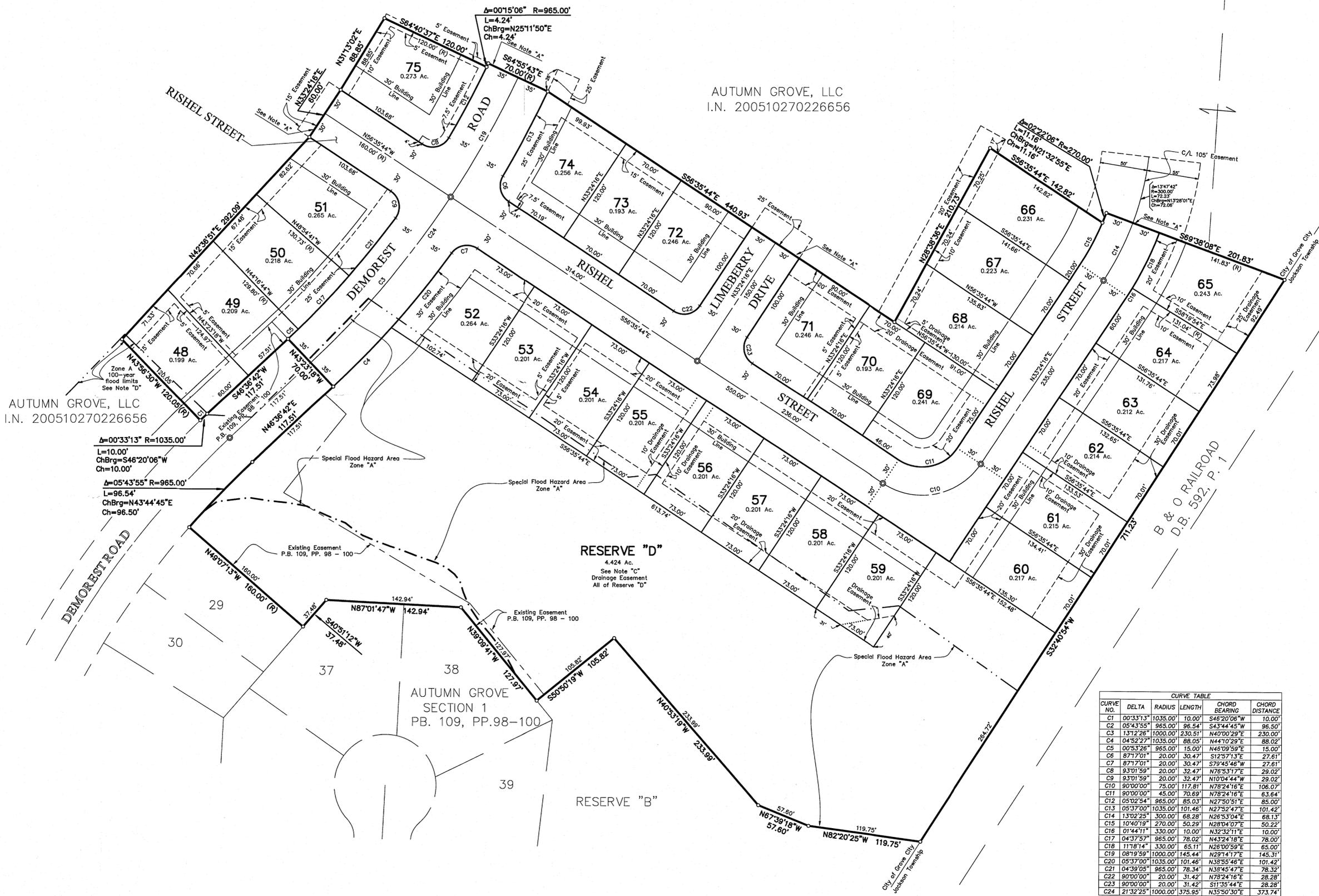
| | |
|------------|------------|
| 040-012312 | 12.752 Ac. |
| 040-004283 | 0.164 Ac. |

NOTE "F" - ACREAGE BREAKDOWN:

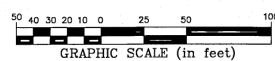
| | |
|----------------------------|------------|
| Total acreage: | 12.916 Ac. |
| Acreage in rights-of-way: | 2.297 Ac. |
| Acreage in Reserve "D" | 4.424 Ac. |
| Acreage in remaining lots: | 6.195 Ac. |

NOTE "G": 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 Autumn Grove Section 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

AUTUMN GROVE, LLC
I.N. 200510270226656



| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|----------|---------|---------------|----------------|
| C1 | 00°33'13" | 1035.00' | 10.00' | S46°20'06"W | 10.00' |
| C2 | 05°43'55" | 965.00' | 96.54' | S43°44'45"W | 96.50' |
| C3 | 13°12'28" | 1000.00' | 230.51' | N40°00'29"E | 230.00' |
| C4 | 04°52'27" | 1035.00' | 88.05' | N44°10'29"E | 88.02' |
| C5 | 00°53'26" | 965.00' | 15.00' | N45°00'59"E | 15.00' |
| C6 | 87°17'01" | 20.00' | 30.47' | S12°57'13"E | 27.61' |
| C7 | 87°17'01" | 20.00' | 30.47' | S79°45'46"W | 27.61' |
| C8 | 93°01'59" | 20.00' | 32.47' | N76°53'17"E | 29.02' |
| C9 | 93°01'59" | 20.00' | 32.47' | N10°04'44"W | 29.02' |
| C10 | 90°00'00" | 75.00' | 117.81' | N78°24'16"E | 106.07' |
| C11 | 90°00'00" | 45.00' | 70.89' | N79°24'16"E | 63.64' |
| C12 | 05°02'54" | 965.00' | 85.03' | N27°50'51"E | 85.00' |
| C13 | 05°37'00" | 1035.00' | 101.46' | N27°52'47"E | 101.42' |
| C14 | 13°02'25" | 300.00' | 68.28' | N26°53'04"E | 68.13' |
| C15 | 10°40'19" | 270.00' | 50.29' | N28°04'07"E | 50.22' |
| C16 | 01°44'11" | 330.00' | 10.00' | N32°32'11"E | 10.00' |
| C17 | 04°37'57" | 965.00' | 78.02' | N43°24'18"E | 78.00' |
| C18 | 11°18'14" | 330.00' | 65.11' | N25°00'59"E | 65.00' |
| C19 | 08°19'59" | 1000.00' | 145.44' | N29°14'17"E | 145.31' |
| C20 | 05°37'00" | 1035.00' | 101.46' | N38°55'46"E | 101.42' |
| C21 | 04°39'05" | 965.00' | 78.34' | N38°45'47"E | 78.32' |
| C22 | 90°00'00" | 20.00' | 31.42' | N78°24'16"E | 28.28' |
| C23 | 90°00'00" | 20.00' | 31.42' | S11°35'44"E | 28.28' |
| C24 | 21°32'25" | 1000.00' | 375.95' | N35°50'30"E | 373.74' |



The information used to show the location of the 100 year flood limit was taken from a flood study prepared by E.M.H.&T. Inc. dated May, 2005.

1:20140145\Users\jshreets\Projects\2014\04\45-55-PA-5622.DWG plotted by P:\MCH\WMS on 1/27/2014 8:36:03 AM last saved by P:\MCH\WMS on 1/27/2014 1:58:59 PM