

CLAYBROOKE CROSSING SECTION 6 PART 1

Situated in the State of Ohio, County of Franklin, City of Grove City, and in Virginia Military Survey Number 1383, containing 6.551 acres of land, more or less, said 6.551 acres being part of that tract of land conveyed to GRAND COMMUNITIES, LTD., by deed of record in Instrument Number 200801180009331, 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 6 PART 1", a subdivision containing Lots numbered 132, 173 to 176, 190 to 200, and 207 to 209, all inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of Bradstone Loop and Bradwell Crossing 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 6 PART 1", 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 GRAND COMMUNITIES, LTD., has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: GRAND COMMUNITIES, LTD.
By: FISCHER DEVELOPMENT COMPANY,
General Partner

By: TODD E. HUSS, President

STATE OF
COUNTY OF ss:

Before me, a Notary Public in and for said State, personally appeared TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, General Partner of GRAND COMMUNITIES, LTD. who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of FISCHER DEVELOPMENT COMPANY, 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 ___
201__ Chairman, Planning Commission,
Grove City, Ohio

Approved this ___ Day of ___
201__ City Engineer,
Grove City, Ohio

Approved this ___ Day of ___
201__ Director of Public Service,
Grove City, Ohio

Approved this ___ Day of ___
201__ Mayor,
Grove City, Ohio

Approved and accepted by Ordinance No. _____, passed this ___ day of
201__, wherein all of Bradstone Loop and Bradwell Crossing, 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 ___, 201__.
City Clerk, Grove City, Ohio

Transferred this ___ day of ___
201__ Auditor, Franklin County, Ohio

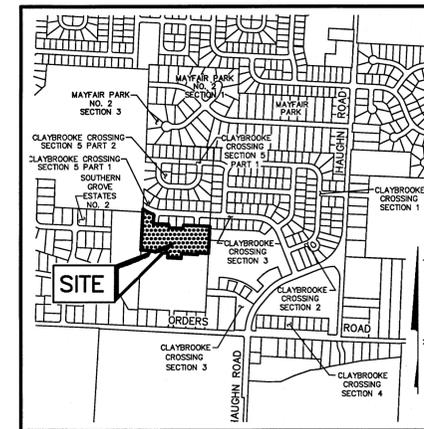
Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of ___
201__ at ___ M. Fee \$ ___
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of ___
201__ 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", of record in Plat Book 102, Page 88, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Old Haughn 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.

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, Hambleton & Trion, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.6500 • Toll Free: 866.775.3448
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.

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

By _____ Date _____
Professional Surveyor No. 7865

CLAYBROOKE CROSSING SECTION 6 PART 1

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" - ACREAGE BREAKDOWN:

Total acreage: 6.551 Ac.
 Acreage in rights-of-way: 1.523 Ac.
 Acreage in remaining lots: 5.028 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Claybrooke Crossing Section 6 Part 1 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 040-010452 6.414 Ac.
 Parcel Number 040-010453 0.137 Ac.

NOTE "D" - VEHICULAR ACCESS: No vehicular access is to be in effect until such time as the public right-of-way is extended by plat or deed.

NOTE "E": At the time of platting, all of the land hereby being platted as Claybrooke Crossing Section 6 Part 1 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0402K with effective date of June 17, 2008.

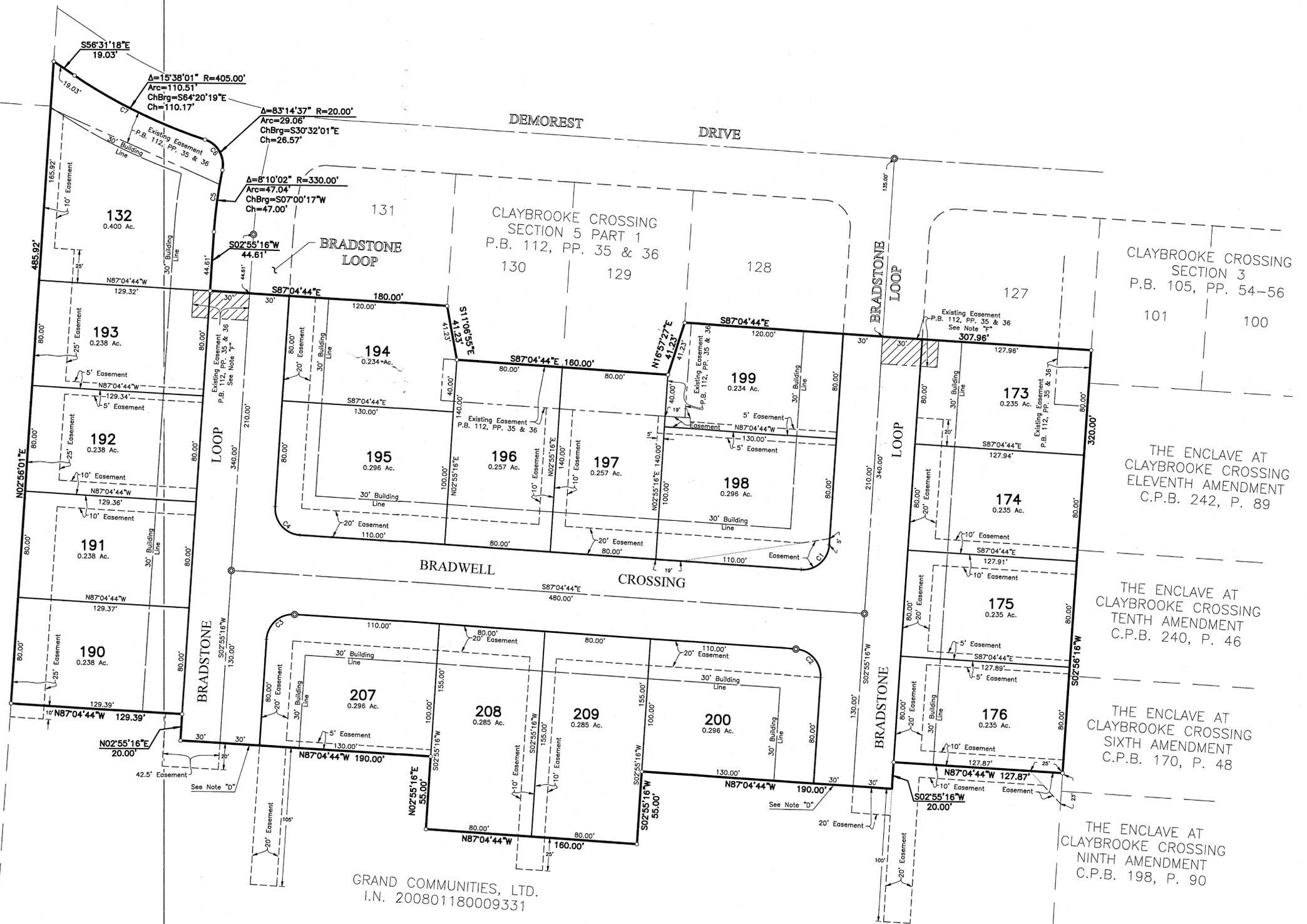
NOTE "F" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of Grove City, Ohio, of record in Plat Book 112, Pages 35 and 36, Recorder's Office, Franklin County, Ohio, in, over and under the areas indicated hereon by hatching are hereby released and rendered null and void.

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 Claybrooke Crossing Section 6 Part 1 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.

HOMWOOD CORPORATION
 I.N. 200908040113907

HOMWOOD CORPORATION
 I.N. 200908040113905

GRAND COMMUNITIES, LTD.
 I.N. 200801180009331



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	20.00'	31.42'	N 47°55'16" E	28.28'
C2	90°00'00"	20.00'	31.42'	N 42°04'44" W	28.28'
C3	90°00'00"	20.00'	31.42'	S 47°55'16" W	28.28'
C4	90°00'00"	20.00'	31.42'	S 42°04'44" E	28.28'
C5	8°10'02"	330.00'	47.04'	S 07°00'17" W	47.00'
C6	83°14'37"	20.00'	29.06'	N 30°32'01" W	26.57'
C7	15°38'01"	405.00'	110.51'	S 64°20'19" E	110.17'