

LANSDOWNNE FARMS SECTION 2

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 11, Township 11, Range 21, Congress Lands, containing 71.002 acres of land, more or less, said 71.002 acres being comprised of a part of each of those tracts of land conveyed to **D.R. HORTON-INDIANA, LLC** by deed of record in Instrument Numbers 202405150047682 and 202405150047683, Recorder's Office, Franklin County, Ohio.

The undersigned, **D.R. HORTON-INDIANA, LLC**, a Delaware limited liability company, by **D.R. HORTON, INC. - MIDWEST**, a California corporation, Sole Member, by **DAVE DOZER**, Division Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**LANSDOWNNE FARMS SECTION 2**", a subdivision containing Lots numbered 131 to 267, both inclusive, and areas designated as Reserves "F", "G", "H", "I", "J", "K", "L" and "M", does hereby accept this plat of same and dedicates to public use, as such, all of Black Ash Drive, Brice Road, Laurel Tree Avenue, Marsh Pine Drive, Roandro Drive, Scarlet Birch Drive, Shining Willow Drive, Sycamore Oak Avenue, Water Aven Drive and Wild Ginger Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk Easement". Those areas designated as "Easement" or "Drainage Easement", permit the construction, operation and maintenance of all public and quasi public utilities, above and on the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swates and/or other above ground storm water drainage facilities. 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 unless approved by the City of Columbus, Division of Sewerage and Drainage. Within those areas designated "Sidewalk Easement" on this plat, an additional exclusive easement is hereby dedicated to the City of Columbus for sidewalk and sewer purposes for use by the public.

The areas designated as SCPZ Easements are exclusive easements and hereby granted to the City of Columbus, Ohio for the purposes of providing, **but without any obligation**, all conservation purposes, including but not limited to stormwater storage and drainage, erosion protection, flood storage, water quality protection (i.e. stream corridor protection zone), and preservation as open, natural green space or woodland, including reasonable access thereto. The Owner is prohibited from any activity or use in the SCPZ Easement Area that would, as a natural consequence of that activity or use, interfere with the intended scenic, erosion control, and conservation objectives. Furthermore, Owner, except as specifically provided in this Easement or with the **Department of Public Utilities**, written approval, is strictly prohibited from causing or allowing any of the following activities and/or facilities to occur/be placed in the Easement Area (collectively, "**Encroachments**")

Prohibited Facilities:

1. Buildings/structures (except bridges);
2. Swimming pools;
3. Signs;
4. Billboards;
5. Fences;
6. Parking lots;
7. Electric lines that run parallel to the stream (with the exception of transmission lines);
8. Utility lines or pipes that run parallel to the stream (except for necessary public sanitary, water, stormwater [see below] and public utility transmission lines as approved by the City);
9. Telecommunications lines that run parallel to the stream (with the exception of transmission lines);
10. Cable TV lines that run parallel to the stream; and
11. Other improvements deemed unacceptable to the City including, but not limited to, temporary or permanent storage or placement of any types of trailers, house trailers, equipment, machinery, cars, trucks, garbage, trash, rubbish, unsightly materials, or items of any nature.

Prohibited Activities

1. Agriculture;
2. Industry/commercial business;
3. Filling;
4. Excavation;
5. Ditching/diking;
6. Removal of topsoil, sand, gravel, rock, oil, gas;
7. Any other change in topography other than what is caused by natural forces;
8. Herbicides/pesticides;
9. Removal of native trees /vegetation except as approved by the City;
10. Dumping or burning of trash, garbage, rubbish, or other substances;
11. Temporary or permanent storage or placement of any type of trailers, house trailers, signs, billboards, advertisements, equipment, machinery, cars, trucks, garbage, trash, rubbish, unsightly materials, or items of any nature;
12. Depositing yard waste within the easement area;
13. Shoveling or plowing of snow or ice from residue servient estate or any adjacent real estate onto any portions of the Easement Area; and
14. Hunting or trapping, except as needed to manage, conduct, or operate a designated local, state, or federal public projects, rodent control, or studies; and
15. Grazing or pasturing of livestock or other animals.

No stormwater pipe outfalls, except for those allowed by **Development Plan Name and Number** shall be located within the described SCPZ Easement unless the Department of Public Utilities determines that discharge into the described SCPZ Easement Area is to be allowed, in which case the Owner shall submit detailed plans for review and approval by the Department of Public Utilities. If such plans are approved, it shall issue written approval of such plans and only then shall the Owner have the right to enter upon the described SCPZ Easement Area in accordance with such plans. Following approval of such plans this Plat shall also be amended accordingly.

Owner is required to forever maintain the SCPZ Easement as a Stream Corridor Protection Zone by ensuring the SCPZ Easement area complies with all federal, state, and local laws, rules, and regulations, including but not limited to the then current provisions of the Stormwater Drainage Manual of the City of Columbus, Ohio, Department of Public Utilities, Division of Sewerage and Drainage.

In Witness Whereof, **DAVE DOZER**, Division Vice President of **D.R. HORTON, INC. - MIDWEST**, Sole Member of **D.R. HORTON - INDIANA, LLC**, has hereunto set his hand this 30 day of Jan., 2024.

Signed and Acknowledged
In the presence of

Alexa Perry
ALEXA PERRY

Andrew T. Dyer
Andrew T. Dyer

D.R. HORTON - INDIANA, LLC
By **D.R. HORTON, INC. - MIDWEST,**
Sole Member

By DAVE DOZER
DAVE DOZER,
Division Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DAVE DOZER**, Division Vice President of **D.R. HORTON, INC. - MIDWEST**, Sole Member of **D.R. HORTON - INDIANA, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **D.R. HORTON - INDIANA, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 30 day of January, 2024.

My commission expires 1/24/27

Melody S. Foster
Notary Public, State of Ohio



Approved this 4th day of FEBRUARY
2024.

Scott S. Wassen / AFB
Director, Department of Building
and Zoning Services, Columbus, Ohio

Approved this 4th day of February
2024.

Jan M. ...
City Engineer/Administrator, Division of
Design and Construction, Columbus, Ohio

Approved this 4th day of February
2024.

Kelly B. Scocco
Director, Department of Public Service,
Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein all of Black Ash Drive, Brice Road, Laurel Tree Avenue, Marsh Pine Drive, Roandro Drive, Scarlet Birch Drive, Shining Willow Drive, Sycamore Oak Avenue, Water Aven Drive and Wild Ginger Drive shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal the _____ day of _____, 20____.

City Clerk, Columbus, 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 \$ _____

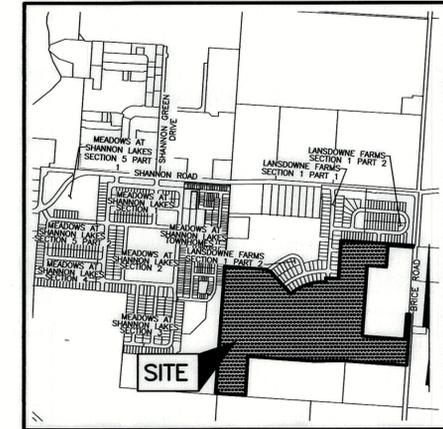
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____, 20____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. A portion of the centerline of Shannon Road, having a bearing of South 85° 27' 29" East, is designated as the "basis of bearings" for this plat.

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 8-inch long mag spikes. Mag spikes 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-inches long, solid iron pins, are to be set to monument the points indicated, 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



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)
- = F.C.C.S. Monument

By Matthew A. Kirk
Professional Surveyor No. 7865

29 JAN 26
Date

