

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Quarter Township 4, Township 1, Range 18, United States Military Lands, and containing 0.890 Acre of land, and being all of Parcels 1, 3, 4, 5, 6 and 7 as conveyed to DUXBERRY LANDING HOMES LLC, of record in Instrument Number _____ Recorder's Office, Franklin County, Ohio.

The undersigned, Carrie Hiatt, the Vice President of Duxberry Landing Housing, Inc., being the managing member of Duxberry Landing Homes LLC, being duly authorized in the premises does hereby certify that the attached plat correctly represents their "DUXBERRY LANDING, a resubdivision of part of Lot 223, all of Lots 224, 225, 226, 227, 228, all of vacated Dresden Avenue lying south of Twenty-Sixth Avenue, all of Lot 229, and part of Lot 230 of Homestead Heights No. 2, of record in Plat Book 16, Page 40, Franklin County Recorder's Office", a subdivision of Lots Numbered 1 through 9, inclusive, and does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Sanitary Sewer Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath 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 swales and other 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.

In witness whereof, Carrie Hiatt, the Vice President of Duxberry Landing Housing, Inc., being the managing member of Duxberry Landing Homes LLC, has caused this plat to be executed by its duly authorized officer this _____ day of _____, 20____.

By: _____
 DUXBERRY LANDING HOMES LLC
 By: Duxberry Landing Housing, Inc., its Managing Member
 Carrie Hiatt, Vice President

Before me, A Notary Public in and for said State, personally appeared Carrie Hiatt, the Vice President of Duxberry Landing Housing, Inc., being the managing member of Duxberry Landing Homes LLC, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed for use and purposes therein expressed.

In witness thereof, I have hereunto set hand and affixed by official this _____ day of _____, 20____.

By _____
 My Commission Expires _____

Approved this _____ day of _____, 20____.

 Building & Zoning Services Director
 Columbus, Ohio

Approved this _____ day of _____, 20____.

 City Engineer
 Columbus, Ohio

Approved this _____ day of _____, 20____.

 Director of Public Service
 Columbus, Ohio

Approved and accepted this _____ day of _____, 20____. By Ordinance No. _____ wherein the resubdivision of part of Lot 223, all of Lots 224, 225, 226, 227, 228, all of vacated Dresden Avenue lying south of Twenty-Sixth Avenue, all of Lot 229, and part of Lot 230 of Homestead Heights No. 2, hereon are accepted by the Council of the City of Columbus, Ohio.

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

 City Clerk
 Columbus, Ohio

Transferred this _____ day of _____, 201____.

 Auditor, Franklin County, Ohio

 Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 201____, at _____ (AM-PM).

Fee _____ File No. _____

 Recorder, Franklin County, Ohio

Recorded this _____ day of _____, 201____. Plat Book _____ Page _____

 Deputy Recorder, Franklin County, Ohio

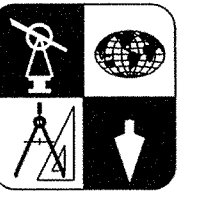
DUXBERRY LANDING

A RESUBDIVISION OF PART OF LOT 223, ALL OF LOTS 224, 225, 226, 227, 228, ALL OF VACATED DRESDEN AVENUE LYING SOUTH OF TWENTY-SIXTH AVENUE, ALL OF LOT 229, AND PART OF LOT 230 OF HOMESTEAD HEIGHTS NO. 2 PLAT BOOK 16, PAGE 40 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SURVEYED AND PLATTED BY:

Geo-Graphics, Inc.

Land Surveying & Civil Engineering
 3331 Livingston Avenue Columbus, Ohio 43227
 Phone: 614-231-2016 Fax: 614-231-2018



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

Kevin Beechy _____ Date _____
 Ohio Professional Surveyor No. 7891
 Geo-Graphics, Inc.

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on GPS observations using the Ohio Department of Transportation CORS Network.

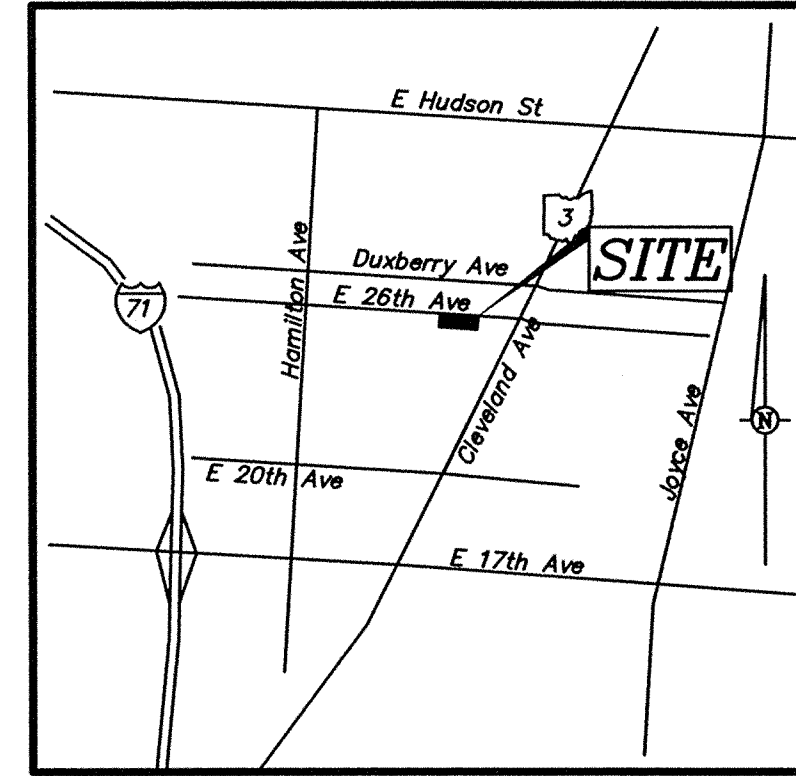
SOURCE OF DATA: The source of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PIPES: Are to be set where indicated on this plat, and are to be 3/4 inch I.D., by 30 inches in length with an orange plastic cap marked "Geo-Graphics".

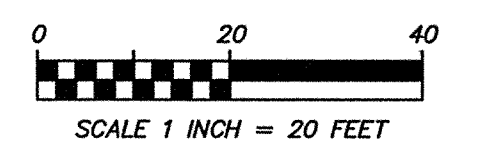
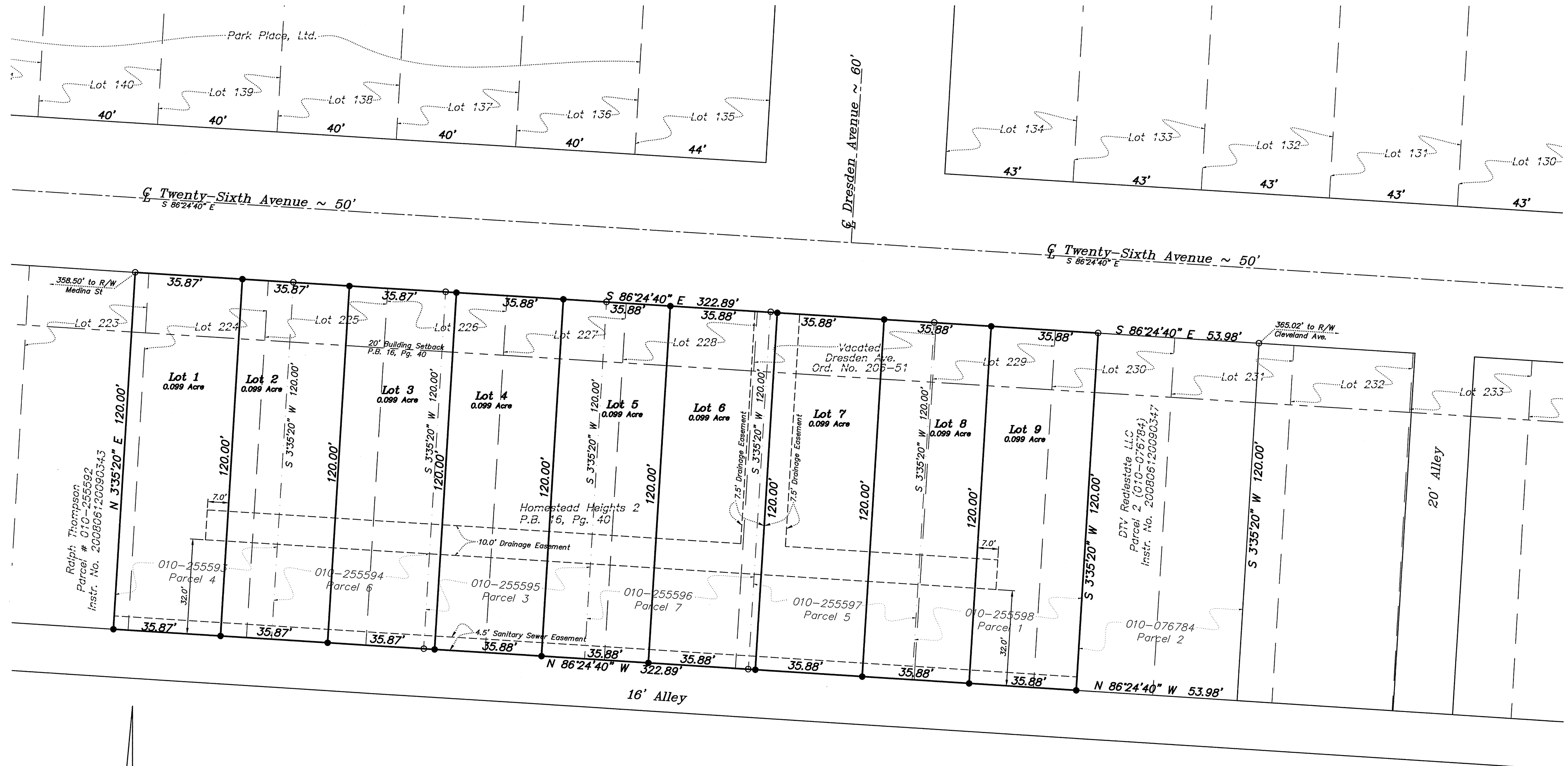
NOTES:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0188 K, (effective date: June 17, 2008), the parcel surveyed and shown hereon does not lie within any special flood hazard area (Panel not printed - no special flood hazard area) as shown on Map Index Number 39049 C IND 2D, map index revised June 16, 2011.

Current City of Columbus Zoning: R-3.



LOCATION MAP
 No Scale



- LEGEND:**
- ● 3/4" Iron Pipe (Found/Set)
 - ● PK Nail (Found/Set)
 - ▲ ▲ Railroad Spike (Found/Set)
 - ● 5/8" Rebar (Found/Set)

[D:\DWG] A:\V\1\104\104\PLAT.DWG - XREFS - DEC 14, 2011 - 11:28:39 - SCALE = 20.00