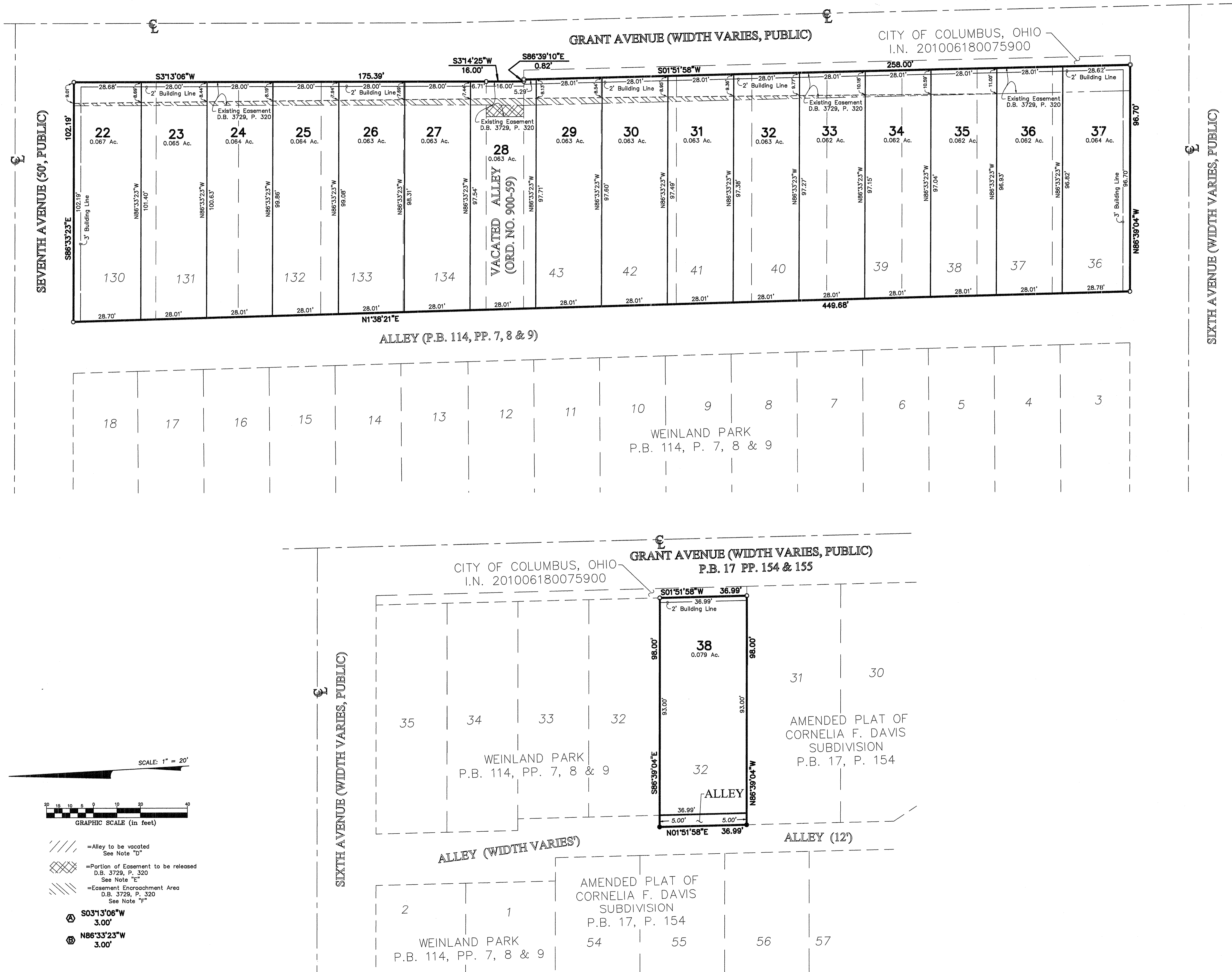


GRANT AVENUE HOMIES



NOTE "A" : At the time of platting, all of the land hereby being platted as Grant Avenue Homies 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 Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0326K with effective date of June 17, 2008.

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 and City of Columbus Ordinance 0347-2010 passed March 29, 2010 (CV09-036) 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" - ACREAGE BREAKDOWN:

Total acreage:	2.567
Acreage in rights-of-way:	0.016
Acreage in Lots:	2.551

NOTE "D" - VACATION OF PUBLIC ALLEY: The part of the unnamed alley dedicated to the City of Columbus by City of Columbus Ordinance 1273-71, shown hereon, by hatching (See Legend) on this final plat of Grant Avenue Homies is hereby vacated.

NOTE "E" - PARTIAL RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of Columbus, Ohio, of record in Deed Book 3729, Page 320, Recorder's Office, Franklin County, Ohio, in over and under only those areas indicated here-on by cross hatching (See Legend) are hereby released and rendered null and void.

NOTE "F" - EASEMENT ENCROACHMENT AREA: Encroachment of steps, stoops and the like are allowable within the areas indicated here-on by hatching (See Legend) of the easement granted to the City of Columbus, Ohio or record in Deed Book 3729, Page 320. However, the City of Columbus, Ohio reserves the right to remove said encroachments to the extent they interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of any utilities. In such event, the City of Columbus, Ohio shall restore or replace the encroachment as nearly as reasonably possible.