

# HAYDENS CROSSING SECTION 8 AND DEDICATION OF PART OF HAYDEN RUN BOULEVARD (HAYDENS CROSSING SECTION 8 AND DEDICATION OF PART OF HAYDEN RUN BOULEVARD INCLUDES A RESUBDIVISION OF PARTS OF RESERVE "OO" IN HAYDENS CROSSING SECTION 5 PART 3 OF RECORD OF PLAT BOOK 111, PAGES 44 AND 45)

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey Number 3453, containing 20.235 acres of land, more or less, said 20.235 acres being part of that tract of land conveyed to **DOMINION HOMES, INC.** by deed of record in Instrument Number 200610040198671, part of that tract of land conveyed to **DOMINION HOMES, INC.** by deed of record in Instrument Number 200409220221891 and a resubdivision of part of Reserve "OO" as the same is labeled and delineated on the subdivision plat entitled "Haydens Crossing Section 5 Part 3 of record in Plat Book 111, Pages 44 and 45, and originally conveyed to **DOMINION HOMES, INC.** by deed of record in Instrument Number 200409220221891, Recorder's Office, Franklin County, Ohio.

The undersigned, **DOMINION HOMES, INC.**, an Ohio corporation, by **MATTHEW J. CALLAHAN**, Vice President of Land Development, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"HAYDENS CROSSING SECTION 8 AND DEDICATION OF PART OF HAYDEN RUN BOULEVARD"**, a subdivision containing Lots numbered 407 to 448, both inclusive, and areas designated as "Reserve "ZZ", "Reserve "AB" and "Reserve "AC", does hereby accept this plat of same and dedicates to public use, as such, all of the Boulevard shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", and Reserve "ZZ". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath 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 swales 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 the Drainage Easement areas as delineated on this plat unless approved by the City of Columbus, Division of Sewerage and Drainage. Within said Reserve "ZZ", a non-exclusive easement is hereby granted to the City of Columbus and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserve "ZZ".


Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility (PU) Easement" for the construction, operation and maintenance of storm water runoff drains, facilities, and mainline waterline facilities. Such facilities shall be owned and maintained by a master association for the Haydens Crossing Development. Said facilities will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said facilities.

Dominion Homes, Inc., in recording this plat of Haydens Crossing Section 8 and Dedication of Part of Hayden Run Boulevard, has designated a certain area of land as reserve, which may contain but not be limited to, parking, walking, green areas, playgrounds, community facilities such as a community building, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in Haydens Crossing development. Reserve "ZZ", Reserve "AB" and Reserve "AC", are not hereby dedicated for use by the general public but are hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units, and reserve areas in the Haydens Crossing development as more fully provided in the master association declaration of covenants, conditions, and restrictions for the Haydens Crossing development and the declaration of covenants, conditions and restrictions applicable to Haydens Crossing Section 8 and Dedication of Part of Hayden Run Boulevard, both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated and made a part of this plat.

The owners of the fee simple titles to lots 407 to 448, both inclusive, Reserve "ZZ", Reserve "AB" and Reserve "AC", and to lots, units and reserve areas in existing and future sections of the Haydens Crossing development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "ZZ" to be shared with the owners of the fee simple titles to each other of said lots 407 to 448, both inclusive, Reserve "ZZ", Reserve "AB" and Reserve "AC", and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Haydens Crossing development. Said owners of the fee simple titles to said lots 407 to 448, both inclusive, and Reserve "ZZ", Reserve "AB" and Reserve "AC", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Haydens Crossing development may provide.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Vice President of Land Development of **DOMINION HOMES, INC.**, an Ohio corporation, has hereunto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:  
  
By Matthew J. Callahan  
**MATTHEW J. CALLAHAN**,  
Vice President of Land  
Development

  
**TRACY McVEY**  
Notary Public, State of Ohio  
My Commission Expires  
07-14-2017

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Vice President of Land Development of **DOMINION HOMES, INC.**, an Ohio corporation, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **DOMINION HOMES, INC.**, an Ohio corporation, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 6 day of November, 2012.  
My commission expires 7/14/2017  
Tracy McVey  
Notary Public State of Ohio

Approved this 8<sup>th</sup> day of NOVEMBER, 2012.  
Tracie L. Davies  
Building and Zoning Services  
Department Director, Columbus, Ohio

Approved this 8<sup>th</sup> day of November, 2012.  
Hassan Y. Zahr  
City Engineer, Columbus, Ohio

Approved this 8 day of Nov., 20\_\_.  
Mark Rabe  
Director of Public Service, Columbus, Ohio

Approved and accepted this \_\_\_ day of \_\_\_, 20\_\_, by Ordinance No. \_\_\_\_\_ wherein all of the Boulevard shown dedicated hereon is 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

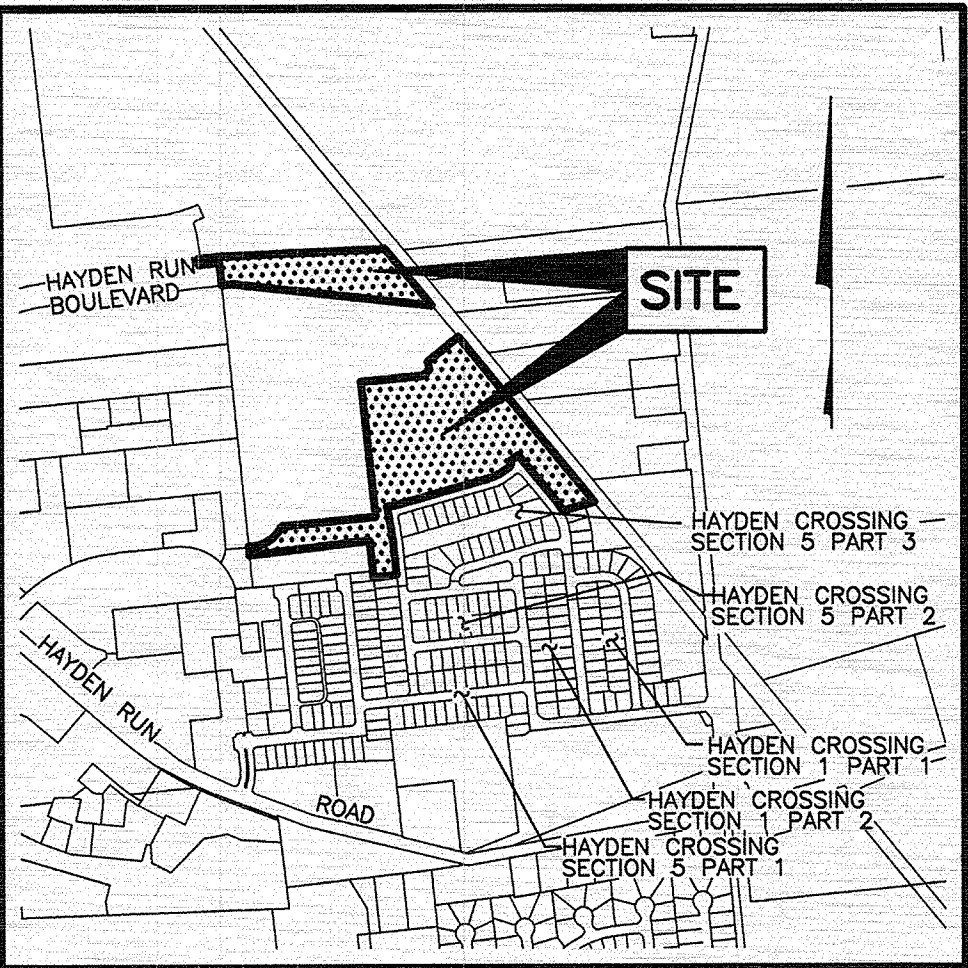
Transferred this \_\_\_ day of \_\_\_, 20\_\_.  
\_\_\_\_\_  
Auditor, Franklin County, Ohio  
  
\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

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  
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 8876 and FCGS 2221, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, having a calculated bearing of North 88° 53' 20" East.

**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 and private 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 and private 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



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 Jeffrey A. Miller 11-6-12  
Professional Surveyor No. 7211 Date

