

# VILLAGE AT ALBANY CROSSING SECTION 11

(INCLUDING A RESUBDIVISION OF PART OF RESERVE "W" OF VILLAGE AT ALBANY CROSSING SECTION 2 PART 3, P.B. 106, PP. 74 & 75)

Situated in the State of Ohio, County of Franklin, City of Columbus and in Section 15, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 3.095 acres of land, more or less, said 3.095 acres being comprised of all of Parcel 1 of those tracts of land conveyed to PULTE HOMES OF OHIO LLC by deed of record in Instrument Number 201409090117950 and a resubdivision of part of Reserve "W" of the subdivision entitled "Village at Albany Crossing Section 2 Part 3" of record in Plat Book 106, Pages 74 and 75, said Reserve "W" being conveyed as Parcel 4 to PULTE HOMES OF OHIO LLC by deed of record in Instrument Number 201409090117950, Recorder's Office, Franklin County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "VILLAGE AT ALBANY CROSSING SECTION 11", a subdivision containing Lots numbered 415 to 444, both inclusive, and areas designated as Reserve "YY", Reserve "ZZ" and Reserve "AB", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" and Reserve "YY". 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 Reserve "YY", a non-exclusive easement is hereby granted to the City of Columbus and governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and land adjacent to said Reserve "YY".

Pulte Homes of Ohio LLC, in recording this plat of Village At Albany Crossing Section 11, has designated certain areas of land as Reserves, 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 the Albany Crossing development. Reserve "YY", is not hereby dedicated for use by the general public but is 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 Albany Crossing development as more fully provided in the master association declaration of covenants, conditions and restrictions for the Albany Crossing development and the declaration of covenants, conditions and restrictions to Village At Albany Crossing Section 11, both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots numbered 415 to 444, both inclusive, and to said Reserve "YY" Reserve "ZZ" and Reserve "AB", and to lots, units and reserve areas in existing and future sections of the Village at Albany 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 "YY" to be shared with the owners of the fee simple titles to each other of said Lots numbered 415 to 444, both inclusive, and Reserve "YY" Reserve "ZZ" and Reserve "AB", and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Village At Albany Crossing development. Said owners of the fee simple titles to said Lots numbered 415 to 444, both inclusive and to said Reserve "YY" Reserve "ZZ" and Reserve "AB", 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 Albany Crossing development may provide.

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, has hereunto set his hand this day of 13th, 2015.

Signed and Acknowledged  
In the presence of:

PULTE HOMES OF OHIO LLC

*Steve Peck*  
STEVE PECK  
*Tammy Bohmeyer*  
TAMMY BOHMEYER

By *Matthew J. Callahan*  
MATTHEW J. CALLAHAN,  
Division Vice President of  
Land Acquisition

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PULTE HOMES OF OHIO LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of 13th, 2015.

My commission expires \_\_\_\_\_  
Notary Public, State of Ohio



STEPHEN PECK  
Notary Public, State of Ohio  
My Commission Expires 01/18/2017

Approved this 16<sup>th</sup> day of April, 2015.

*Scott J. Meese/ASB*  
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 17<sup>th</sup> day of April, 2015.

*Hassan Y. Zahur/son*  
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 17<sup>th</sup> day of April, 2015.

*Jim Quinn*  
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Ordinance No. \_\_\_\_\_ wherein this plat is accepted 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 \$\_\_\_\_\_.

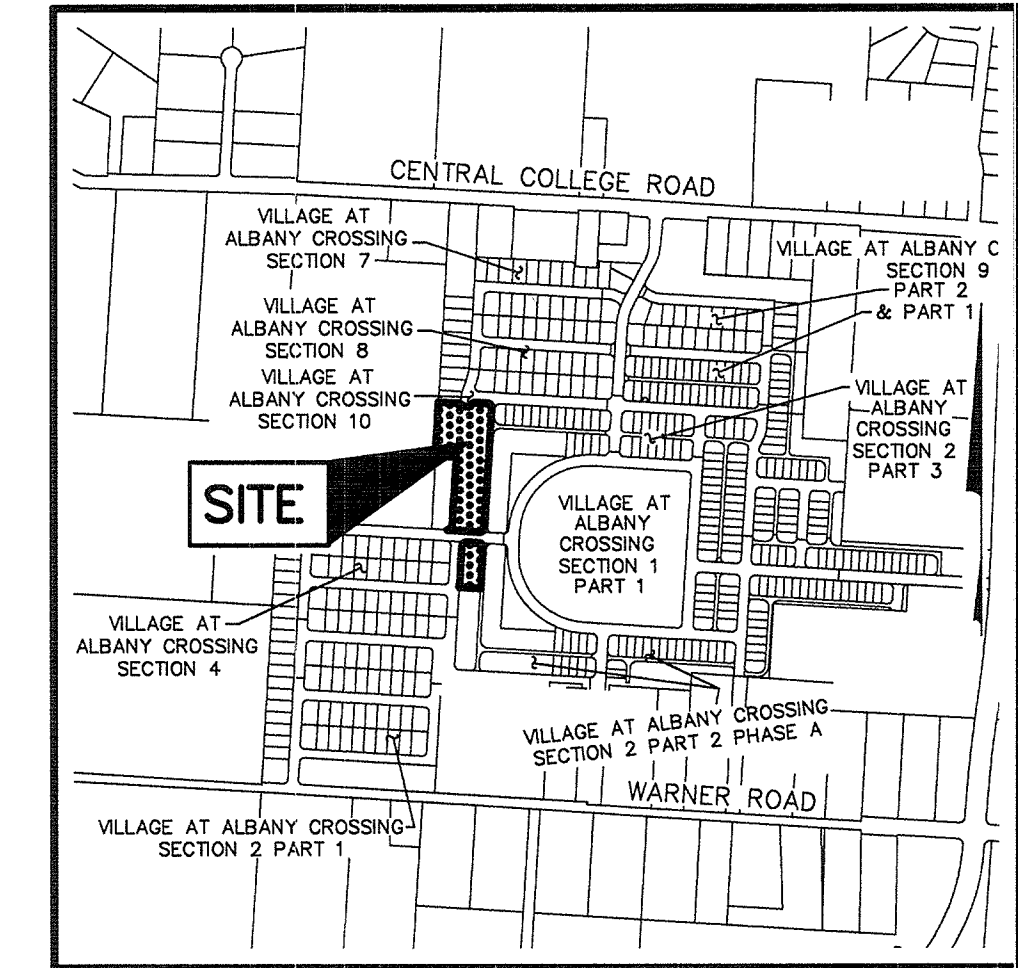
Recorder, Franklin County, Ohio

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 are based on the same meridian as the bearings shown on the subdivision plat entitled "Village at Albany Crossing Section 1 Part 1," of record in Plat Book 106, Pages 61, 62, 63 and 64, on which a portion of the centerline of Caledonia Drive has a bearing of North 03° 32' 10" 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, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and 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.

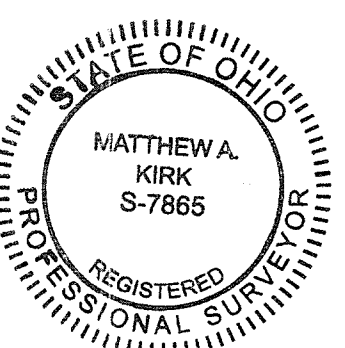
SURVEYED & PLATTED BY



Evans, Meschwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.275.4500 Toll Free: 888.775.3448  
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 *Matthew A. Kirk* Date 6 April 15  
Professional Surveyor No. 7865