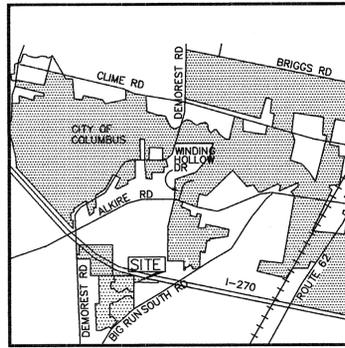


BIG RUN RIDGE

SECTION 3 PART 1



VICINITY MAP
(NOT TO SCALE)

ZONING NOTICE:

AT THE TIME THIS PLAT IS RECORDED, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE 0459-03, PASSED APRIL 7, 2003 (202-073). THIS ORDINANCE, AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT, SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT AND APPLICABLE USE AND DEVELOPMENT LIMITATIONS OR REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME THIS PLAT IS RECORDED, OF ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATION PURPOSES ONLY.

FLOOD PLAIN:

THE SUBJECT PROPERTY LIES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), FOR FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, MAP NUMBER 38049C0313 K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WETLANDS:

NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING AND ZONING SERVICES, CITY OF COLUMBUS AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THE PLAT OF THE BIG RUN RIDGE, SECTION 3, PART 1 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

DEPRESSED DRIVEWAYS:

THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR BIG RUN RIDGE, SECTION 3, PART 1 SHOW A DESIGN THAT WOULD PROHIBIT LOTS 165-169, 190-202, 220-221, 225-227 FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

STORM WATER CONTROL:

SAID STORM WATER CONTROL FACILITIES ARE TO BE MAINTAINED, INSPECTED AND INSPECTION RECORDS LOGGED IN ACCORDANCE WITH THE CITY OF COLUMBUS DIVISION OF SEWERAGE AND DRAINAGE STORMWATER DRAINAGE MANUAL. SPECIFIC MAINTENANCE ACTIONS FOR THE STORM DRAINAGE BMP'S (RETENTION BASIN IN RESERVE "B") CAN BE FOUND IN THE GRADING AND STORM SEWER PLAN, E-3126. THESE RESPONSIBILITIES CONTINUE WITH ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM, INCLUDING HOME OWNERS ASSOCIATION.

PLANS:

SEE CC-16646 AND E-3126

OWNER AND SUBDIVIDER

DOMINION HOMES, INC.
AN OHIO CORPORATION

SCHOOL DISTRICT:

COLUMBUS CITY SCHOOL DISTRICT

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 45°38'51" E, FOR THE CENTERLINE OF BIG RUN SOUTH ROAD, AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN JANUARY 2003, USING FRANKLIN COUNTY ENGINEERS MONUMENTS "FRANK 35" AND "FRANK 135", OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, 1986 ADJUSTMENT.

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND IS INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
- = IRON PIPE SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC".
- ⊙ = MAG NAIL SET
- ⊙ = 3/4 INCH IRON PIPE FOUND

STANTEC CONSULTING SERVICES INC.

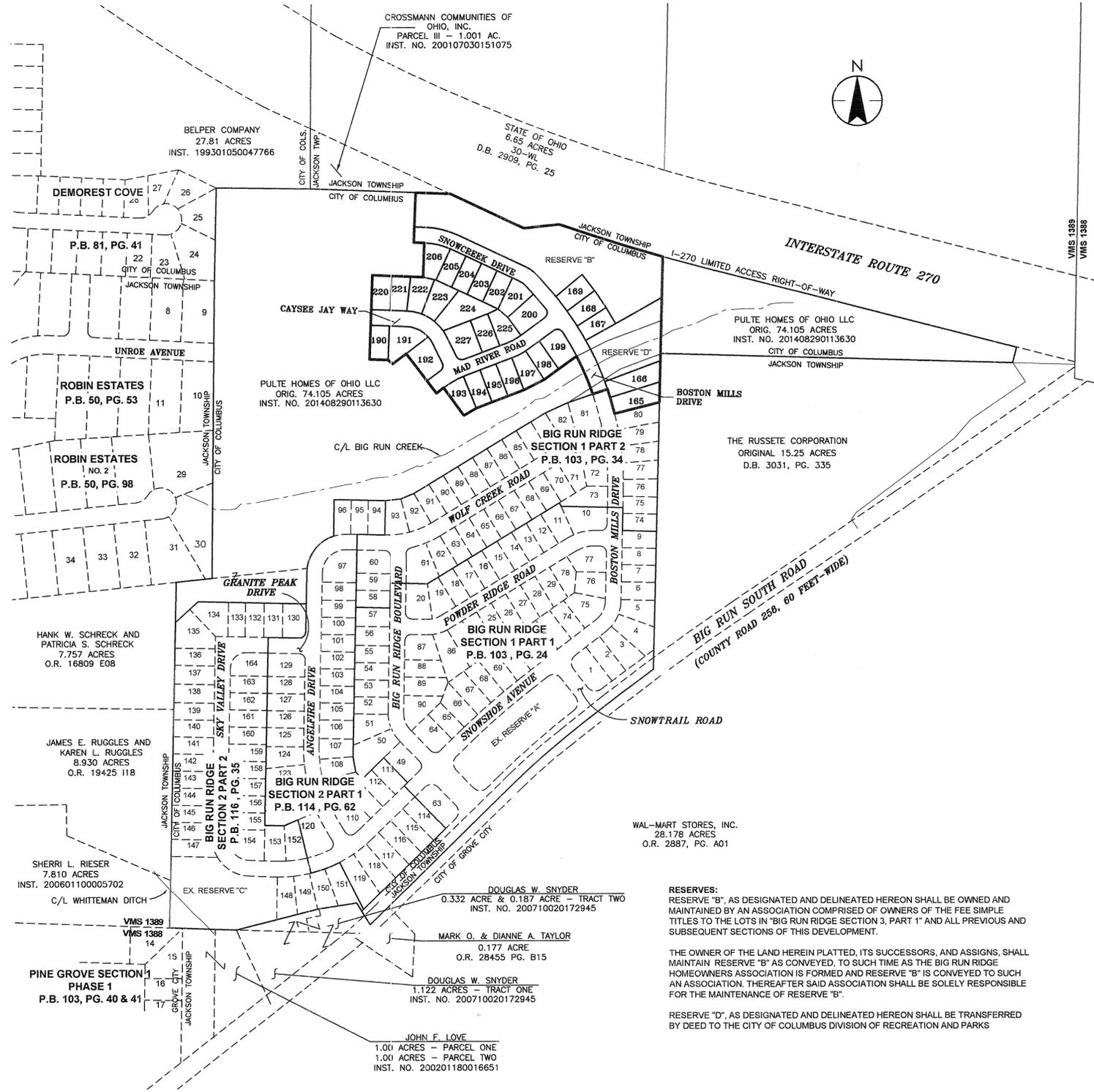
BY: Robert J. Sands 09/23/14
ROBERT J. SANDS, DATE/
PROFESSIONAL SURVEYOR NO. S-8053



1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387



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BACKGROUND MAP
SCALE: 1" = 200'

SITUATE:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY NUMBER 1389, CONTAINING 10.684 ACRES, MORE OR LESS, INCLUDING 1.867 ACRES OF RIGHT-OF-WAY AREA, AND BEING OUT OF THE ORIGINAL 74.105 ACRE TRACT CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NUMBER 201408290113630, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EASEMENTS:

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS P.LAT AS "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. FURTHERMORE, IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 3123.08(C) (B) OF THE COLUMBUS CITY CODES, 1959, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE T.V. INDUSTRY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF T.V. CABLE AND EQUIPMENT.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

OWNER/SUBDIVIDER CERTIFICATION:

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "BIG RUN RIDGE SECTION 3 PART 1", A SUBDIVISION OF LOTS NUMBERED 165 THROUGH 169, 190 THROUGH 206 AND 220 THROUGH 227, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVES, ROAD AND WAY SHOWN HEREON AND NOT HERETOFORE DEDICATED.

GRANTOR, BEING THE DEVELOPER DEDICATING THE PROPERTY DESCRIBED IN THIS PLAT, HEREBY AGREES THAT GRANTOR WILL INDEMNIFY THE CITY OF COLUMBUS FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULTS FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

WITNESS OF PLAT EXECUTION:

IN WITNESS WHEREOF, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 11TH DAY OF SEPTEMBER, 2014.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
 PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY
 PRINTED: STEVE PECK
 PRINTED: TERRY KELLNER
 BY: Matthew J. Callahan
 MATTHEW J. CALLAHAN
 DIVISION VICE PRESIDENT LAND ACQUISITION

STATE OF OHIO S:

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF SEPT., 2014 BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11TH DAY OF SEPT., 2014.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC, STATE OF OHIO



CITY OF COLUMBUS APPROVALS:

APPROVED THIS 11TH DAY OF OCTOBER, 2014
 APPROVED THIS 12TH DAY OF OCTOBER, 2014
 APPROVED THIS 16TH DAY OF OCTOBER, 2014
 APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2014 BY ORDINANCE NO. _____ WHEREIN THE EASEMENTS, ROAD, DRIVES AND WAY OF BIG RUN SECTION 3 PART 1 HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 2014.

FRANKLIN COUNTY AUDITOR:
 TRANSFERRED THIS _____ DAY OF _____, 2014
 AUDITOR, FRANKLIN COUNTY, OHIO
 DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY RECORDER:
 FILED FOR RECORD THIS _____ DAY OF _____, 2014, AT _____ M
 FEE _____ FILE NO. _____
 RECORDER, FRANKLIN COUNTY, OHIO
 4 THIS _____ DAY OF _____, 2014 PLAT BOOK _____ PAGES
 DEPUTY RECORDER, FRANKLIN COUNTY, OHIO