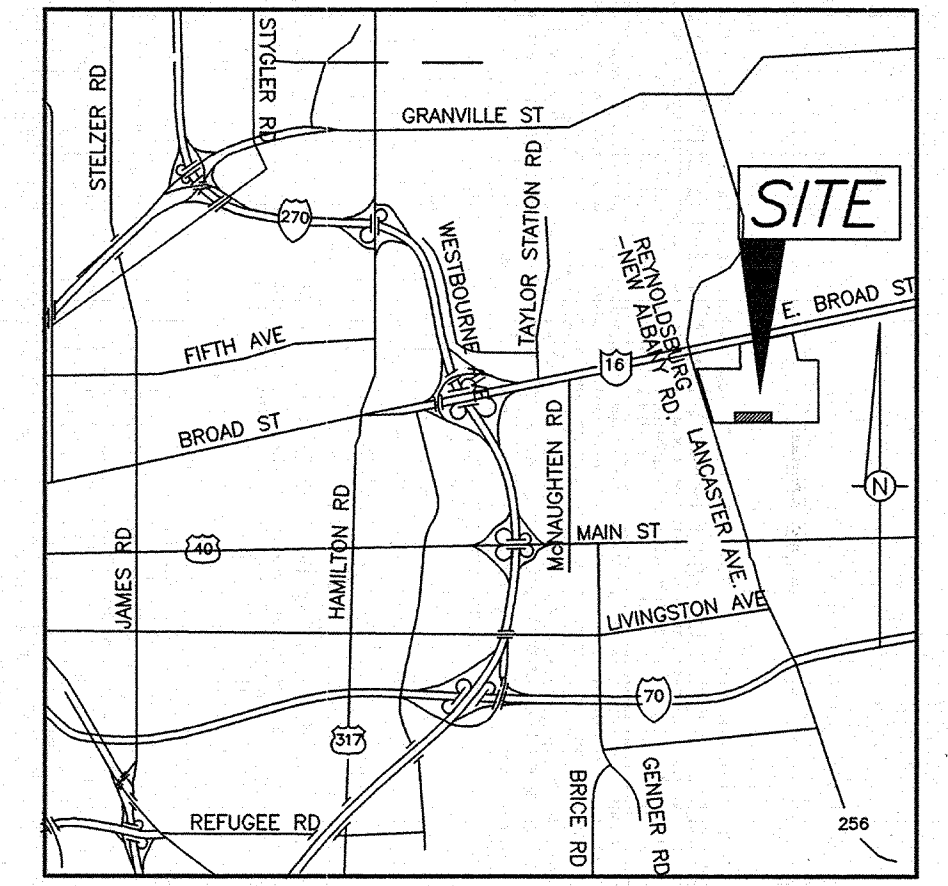


# REYNOLDS CROSSING SECTION 1 PART 3

SHEET 1 OF 2 SHEETS



LOCATION MAP  
No Scale

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 4, Township 1, Range 16, United States Military Lands, containing 2.404 acres of land, more or less, said 2.404 acres being out of that 96.418 acre tract of land described in Exhibit "A" in the deed to DOMINION HOMES INC., of record in Instrument No. 200501140009808, Recorder's Office, Franklin County, Ohio.

Grantors being the duly authorized representatives of the developer dedicating the property described in this plat, hereby agree that the grantors will indemnify the City of Columbus for and hold it harmless from agricultural recoupments assessed or levied in the future against the property from any agricultural use.

The undersigned, DOMINION HOMES, INC., an Ohio Corporation, by MATTHEW J. CALLAHAN, Vice President Land Development, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "REYNOLDS CROSSING SECTION 1 PART 3", a subdivision containing Lots numbered 58 through 70, both numbers inclusive, and does hereby accept this plat of same and dedicates to public use, as such, all or parts of SERENOA DRIVE AND SPINOSA STREET shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "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 or 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. Furthermore, in accordance with the terms and regulations of Section 3123.08(c)(8) 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 easement shown hereon outside of the platted area is within said 96.418 acre tract of land owned by the Dominion Homes, Inc. and are reserved for the purposes stated in the foregoing "Easements" paragraph.

In Witness Whereof, MATTHEW J. CALLAHAN, as Vice President Land Development of said DOMINION HOMES, INC., an Ohio Corporation, has caused this plat to be executed by its duly authorized officer this 30<sup>th</sup> day of JUNE, 2010.

Signed and acknowledged in the presence of:

*Steve Peck*  
Steve Peck  
*Anna Elkh*  
Anna Elkh

DOMINION HOMES, INC.  
an Ohio Corporation  
*Matthew J. Callahan*  
MATTHEW J. CALLAHAN,  
Vice President  
Land Development

STATE OF OHIO  
COUNTY OF FRANKLIN SS:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, as Vice President Land Development of said 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., for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 3<sup>rd</sup> day of June, 2010.

My commission expires May 4, 2013

*Anna Elkh*  
Notary Public,  
State of Ohio



NOTES:

Note "A": The 2.404 acre tract of land shown hereon is located in Zone X (areas determined to be outside 500-year flood plain) as shown on the Flood Insurance Rate Map for the County of Franklin, Ohio Community Panel 39049C0356K dated June, 17, 2008.

Note "B": No determination has been made by the Building Services Division, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as wetlands by the Army Core of Engineers. It is the Developer's responsibility to determine whether wetlands exist on the site. City of Columbus approval of the final plat of Reynolds Crossing Section 1 Part 2 does not imply any approval for the development of the site as it may pertain to wetlands.

Note "C": Agricultural Recoupment: Grantor being the duly authorized representative of 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 result from Grantor's conversion of the property from agricultural use.

Note "D": At the time of plating, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance #1035-2004 (203--082) passed on July 19, 2004. This ordinance and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current, applicable use and development limitations or requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of plating, of zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

Note "E" DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Reynolds Crossing Section 1 Part 3 show a design that would prohibit all of the lots in Reynolds Crossing Section 1 Part 2 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Inspector.

Acreage Tabulation

Lots 58 thru 61	0.562 Ac.
Lots 62 thru 66	0.689 Ac.
Lots 67 thru 70	0.575 Ac.
Total Lot Area	1.826 Ac.
Total Lot Area	1.826 Ac.
Total Right-of-Way Area	0.578 Ac.
Total Subdivision Area	2.404 Ac.

SURVEYOR'S CERTIFICATE

We do hereby state that we have surveyed the above premises and prepared the attached plat. The field survey, on which this plat is based, was conducted beginning in the Spring of 2001 and extending into October of 2004.

All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements.

The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe survey marker with a plastic plug set in the top end bearing the initials B D & #5:

Permanent survey markers, to be placed upon completion of construction necessary to the improvement of the subject premises, are indicated by the following symbol: Permanent survey markers are to be solid iron pins one-inch in diameter and approximately thirty inches long.

Survey Markers noted as set, were set by Bauer, Davidson & Merchant, Inc.

The bearings shown on this plat are based on the bearing N81°50'56" E for the centerline of East Broad Street as determined by Franklin County Monuments 3353 and 3355. NAD 83 Ohio South Zone 1986 Adjustment.

Approved this 21<sup>st</sup> day of September, 2010

*Tracie A. Davis / ASB*  
Tracie A. Davis / ASB  
DIRECTOR, BUILDING & ZONING, Columbus, Ohio  
SERVICES DEPARTMENT

Approved this 30<sup>th</sup> day of September, 2010

*Hassan Y. Zohr / mrc*  
Hassan Y. Zohr / mrc  
City Engineer, Columbus, Ohio

Approved this 30<sup>th</sup> day of September, 2010

*Mark Kolay / MB*  
Mark Kolay / MB  
Director of Public Service, Columbus, Ohio

Approved and accepted this \_\_\_ day of \_\_\_, 2010, by Ordinance No. \_\_\_\_\_ wherein SERENOA DRIVE AND SPINOSA STREET are hereby dedicated and accepted as such by the Council of the City of Columbus, Ohio.

In Witness Thereof, I have hereunto set my hand and affixed my seal this \_\_\_ day of \_\_\_, 2010

\_\_\_\_\_  
City Clerk, Columbus, Ohio

Transferred this \_\_\_ day of \_\_\_, 2010

\_\_\_\_\_  
Auditor, Franklin County, Ohio

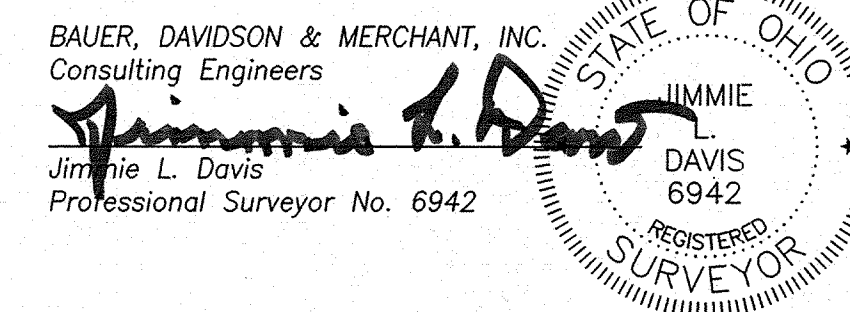
\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_ day of \_\_\_, 2010 at \_\_\_ M. Fee \$ \_\_\_

File No. \_\_\_\_\_  
\_\_\_\_\_  
Recorder, Franklin County, Ohio

Recorded this \_\_\_ day of \_\_\_, 2010  
\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_ Pages \_\_\_\_\_



BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers  
*Jimmie L. Davis*  
Jimmie L. Davis  
Professional Surveyor No. 6942

255 Green Meadows Drive S.  
Lewis Center, Ohio 43035  
(614) 846-3393