

EAGLE RIVER DRIVE AND BOWERY BROOK WAY

DEDICATION AND EASEMENTS

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey Number 3453, containing 1.811 acres of land, more or less, said 1.811 acres being part of that tract of land conveyed to **DOMINION HOMES, INC.**, by deed of record in Instrument Number 200509230198943, 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 plated herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"EAGLE RIVER DRIVE AND BOWERY BROOK WAY DEDICATION AND EASEMENTS"**, does hereby accept this plat of same and dedicates to public use, as such, all of the Drive and Way shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" and "Sidewalk Easement". 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 "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

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: **DOMINION HOMES INC.**
an Ohio corporation

By **MATTHEW J. CALLAHAN**,
Vice President of Land
Development

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 Thereof, I have hereunto set my hand and affixed my official seal this day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA

Certain areas designated "Easement" and "Sidewalk Easement" and shown hereon outside of the 1.811 acres of land being platted as Eagle River Drive and Bowery Brook Way Dedication and Easements are within lands located adjacent to Eagle River Drive and Bowery Brook Way Dedication and Easements that are owned by **HAYDENS RUN ONE, LLC**, an Ohio limited liability company, by deeds of record in Instrument Numbers 201304110059845, Recorder's Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under said areas designated as "Easement" or "Sidewalk 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 "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

In Witness Whereof, _____ of **HAYDENS RUN ONE LLC**, an Ohio limited liability company, has hereunto set his/her hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of: **HAYDENS RUN ONE LLC**
an Ohio limited liability company

By _____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared _____ of **HAYDENS RUN ONE LLC**, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed and the voluntary act and deed of said **HAYDENS RUN ONE LLC**, an Ohio limited liability company, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of _____,
20__.

Director, Department of Building
and Zoning Services, Columbus, Ohio

Approved this ____ day of _____,
20__.

City Engineer/Administrator, Division of
Design and Construction, Columbus, Ohio

Approved this ____ day of _____,
20__.

Director, Department of Public Service,
Columbus, Ohio

Approved and accepted this ____ day of _____, 20__, by Ordinance
No. _____ wherein all of the Drive Way 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

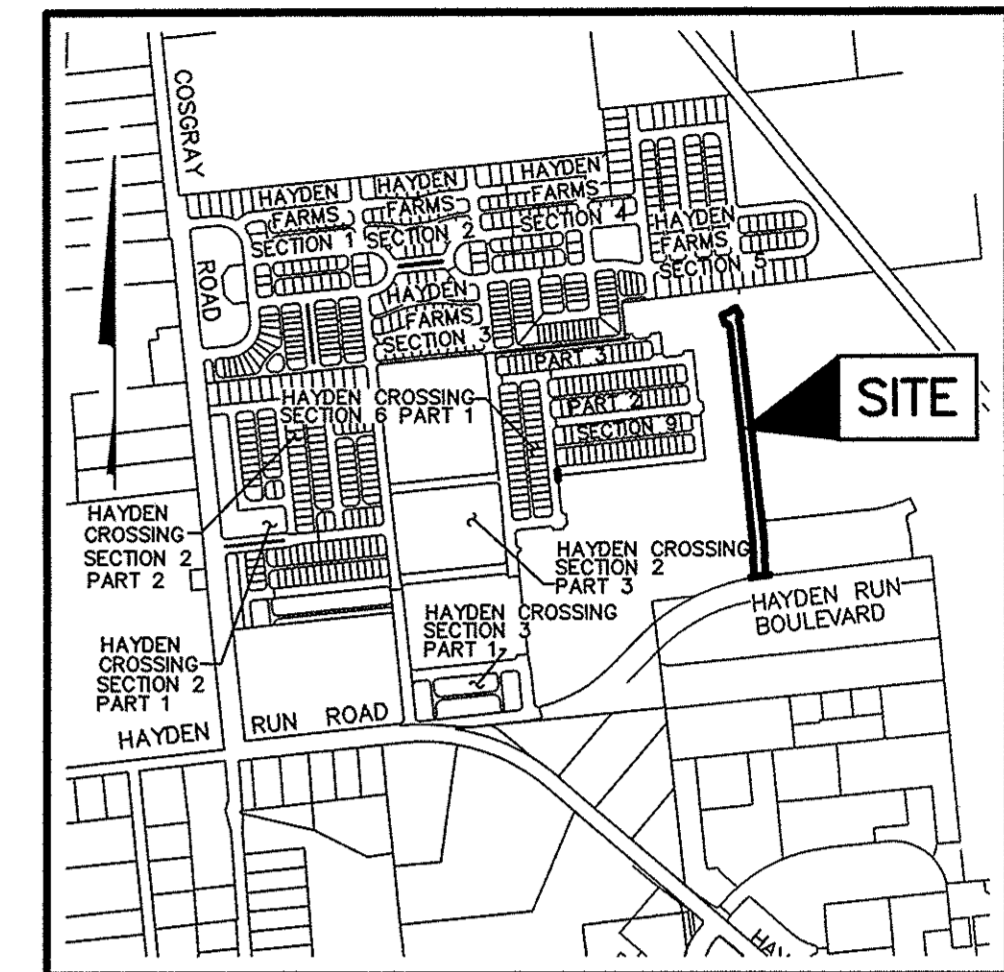
File No. _____

Recorded this ____ day of _____,
20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

E 3041



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 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 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 _____
Professional Surveyor No. 8250 _____ Date _____