

VILLAGE AT ALBANY CROSSING SECTION 7

Situated in the State of Ohio, County of Franklin, City of Columbus and in Section 15, Township 2, Range 16, United States Military Lands, containing 5.851 acres of land, more or less, said 5.851 acres being part of those tracts of land conveyed to **DOMINION HOMES, INC.**, by deeds of record in Instrument Number 200311040353156, Instrument Number 200509230199388 and Instrument Number 201101280014819, Recorder's Office, Franklin County, Ohio.

The undersigned, **DOMINION HOMES, INC.**, an Ohio corporation, by **MATTHEW J. CALLAHAN**, Vice President of Land Operations, 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 7**", a subdivision containing Lots numbered 278 to 300, both inclusive, and areas designated and delineated as Reserve "QQ" and Reserve "RR", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" and Reserve "QQ". 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 "Drainage Easement" areas as delineated on this plat unless approved by the City of Columbus, Division of Sewerage and Drainage. Within Reserve "QQ" 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 "QQ". 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 television industry for the installation, operation and maintenance of television cable and equipment. 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.

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 Albany 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 of this plat of Village At Albany Crossing Section 7 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 "QQ", 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 7 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 278 to 300, both inclusive, and to said Reserve "QQ" and Reserve "RR", 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 "QQ" to be shared with the owners of the fee simple titles to each other of said Lots numbered 277 to 300, both inclusive, and Reserve "QQ" and Reserve "RR", 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 278 to 300, both inclusive and to said Reserve "QQ" and Reserve "RR", 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**, Vice President of Land Development of **DOMINION HOMES, INC.**, an Ohio corporation, has hereunto set his hand this 22nd day of April, 2011.

Signed and Acknowledged
In the presence of:

Steve Peck
STEVE PECK

Arnee E Herling
Arnee E Herling

DOMINION HOMES INC.
an Ohio corporation

By Matthew J. Callahan
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 24th day of April, 2011.

My commission expires May 4, 2013

Arnee E Herling
Notary Public, State of Ohio

Approved this 22nd day of April,
2011.

Tracie A. Davies / PSE
Building and Zoning Services
Department Director, Columbus, Ohio

Approved this 25th day of April,
2011.

Hassan Y. Zalm / MSE
City Engineer, Columbus, Ohio

Approved this 26 day of April,
2011.

Mark Kelly
Director of Public Service, Columbus, Ohio

Approved and accepted this ____ day of _____, 20____, by Ordinance No. _____ 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 \$ _____

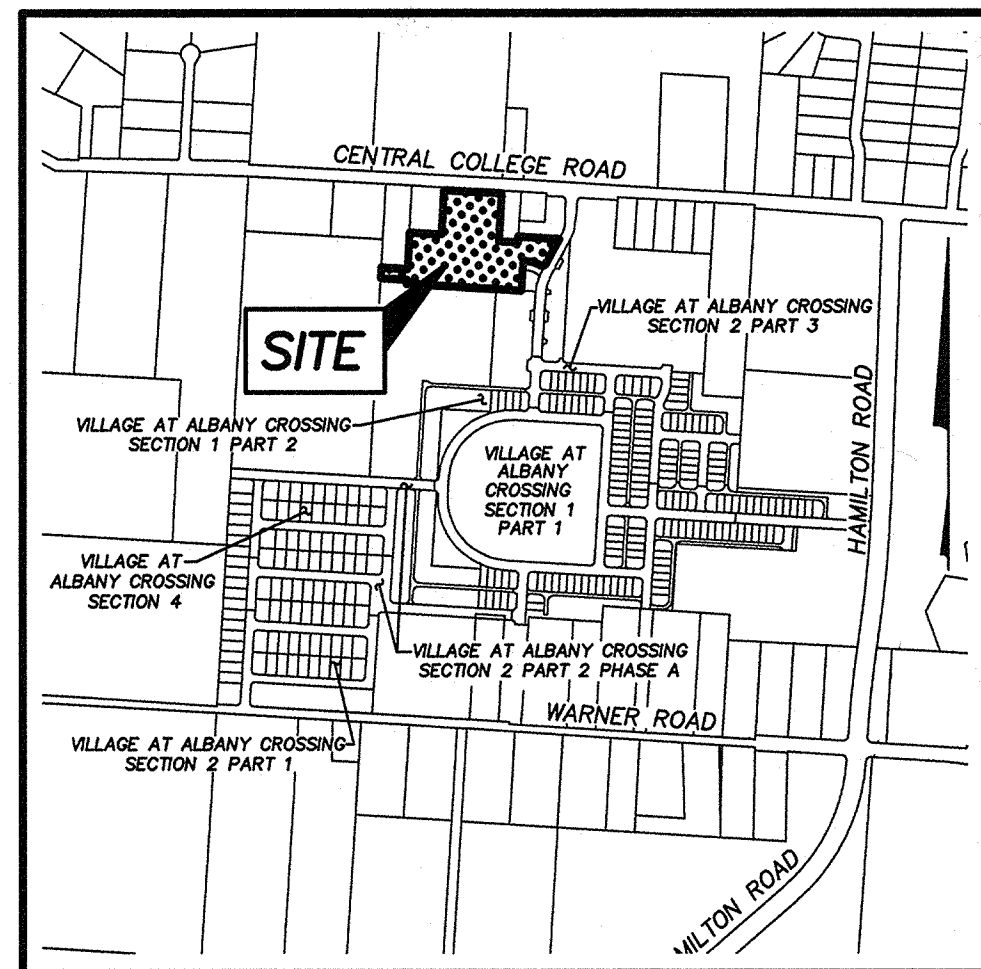
Recorder, Franklin County, Ohio

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, 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, Recorder's Office, Franklin County, Ohio. On said plat of record 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

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4920 Toll Free: 888.775.3648
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 _____
Professional Surveyor No. 8250

4/24/11
Date

