

VILLAGE AT HILLIARD RUN SECTION 2 AND THE RESUBDIVISION OF RESERVE N OF VILLAGE AT HILLIARD RUN SECTION 1, PART 3

ZONING NOTICE:

AT THE TIME THIS PLAT IS RECORDED, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE 1696-2004 PASSED NOVEMBER 22, 2004 (CASE # Z04-040). 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 OF PLATTING, 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.

FIRE NOTE:

PARKING RESTRICTIONS SHALL BE INSTALLED PER CURRENT CITY POLICY ON SIGNAGE FOR PRIVATE STREETS AND ALLEYS/LANES. THE OWNER, DEVELOPER, AND/OR THE HOMEOWNERS ASSOCIATION MUST ESTABLISH AND MAINTAIN AN AGREEMENT WITH A PRIVATE TOWING COMPANY, WHICH AUTHORIZES THE COMPANY TO REMOVE/TOW ANY VEHICLES PARKED IN RESTRICTED AREAS. TOWING AGREEMENTS SHALL BE FILED ANNUALLY, UPON EXECUTION OF CONTRACT, WITH THE COLUMBUS DIVISION OF FIRE, FIRE PREVENTION BUREAU, PLANS REVIEW OFFICE, THE DEVELOPER, AND/OR HOMEOWNERS ASSOCIATION SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSE OF ENFORCEMENT OF PARKING RESTRICTIONS. ALL SIGNAGE, TOWING AGREEMENTS AND DESIGNATIONS WILL CONFORM TO THE CITY OF COLUMBUS DIVISION OF FIRE "FIRE VEHICLE ACCESS PLAN."

DEPRESSED DRIVEWAYS:

THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR THE VILLAGE AT HILLIARD RUN SECTION 2 AND THE RESUBDIVISION OF RESERVE N OF VILLAGE AT HILLIARD RUN SECTION 1, PART 3 SHOW A DESIGN THAT WOULD PROHIBIT ALL LOTS IN THIS SECTION FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

AGRICULTURAL RECOUPMENT:

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 RESULT FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

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 39049C0281 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 VILLAGE AT HILLIARD RUN SECTION 2 AND THE RESUBDIVISION OF RESERVE N OF VILLAGE AT HILLIARD RUN SECTION 1, PART 3 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

CITY OF COLUMBUS REFERENCED PLANS:

SANITARY CC 15915 - STORM CC 15931

SCHOOL DISTRICT:

HILLIARD CITY SCHOOLS

AREA CALCULATIONS:

LOT AREA = 1.446 ACRE
RESERVE "Q" AREA = 1.224 ACRE
RESERVES "P & R" OPEN SPACE = 0.653 ACRE
TOTAL AREA = 3.323 ACRES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 82°39'08" EAST FOR THE CENTERLINE OF RENNER ROAD, AS DETERMINED BETWEEN FRANKLIN COUNTY MONUMENT NUMBERS 7766 AND 5233 OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83 (1986 ADJUSTMENT).

SURVEYOR 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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS.

- = PERMANENT MARKER SET ARE SOLID ONE INCH IRON RODS, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC".
- = IRON PIPE SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC".
- ⊗ = MAG NAIL SET
- = IRON PIN FOUND, SIZE AND TYPE INDICATED

STANTEC CONSULTING SERVICES INC.

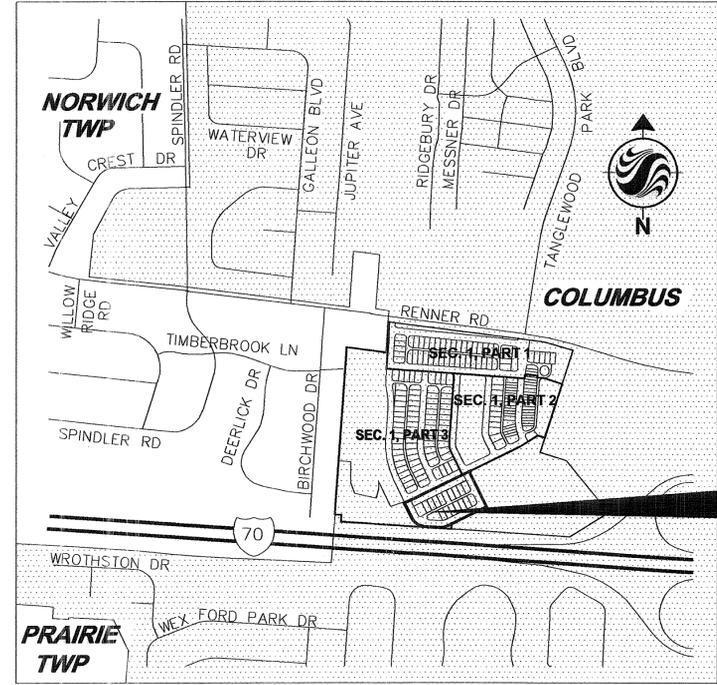
BY: Robert Sands 06/10/11
PROFESSIONAL SURVEYOR S-8053 DATE

PREPARED BY:

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
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LOCATION MAP
NOT TO SCALE

RESERVE NOTES:

THE OWNERS OF THE FEE SIMPLE TITLES TO LOTS 203 THROUGH 212 AND 236 THROUGH 242, INCLUSIVE SHALL HAVE AND ARE HEREBY GRANTED A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR ACCESS TO AND FROM RENNER ROAD, A PUBLIC STREET, IN AND OVER RESERVE E, VILLAGE AT HILLIARD RUN SECTION 1 PART 1, P.B. 107, PG. 3-5 AND RESERVE J, VILLAGE AT HILLIARD RUN SECTION 1 PART 2, P.B. 107, PG. 6-7 TO BE SHARED WITH THE OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE SAID LOTS, AND ALL PREVIOUS AND SUBSEQUENT SECTIONS AND PARTS OF THIS DEVELOPMENT.

DOMINION HOMES, INC., AN OHIO CORPORATION, IN RECORDING THIS PLAT OF THE "VILLAGE AT HILLIARD RUN, SECTION 2 AND THE RESUBDIVISION OF RESERVE N OF HILLIARD RUN SECTION 1, PART 3", SUBDIVISION, DESIGNATED CERTAIN AREAS OF LAND AS RESERVES, WHICH MAY CONTAIN BUT WILL NOT BE LIMITED TO PARKING, WALKING, GREEN AREAS, COMMUNITY FACILITIES, 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 IN THE "VILLAGE AT HILLIARD RUN, SECTION 2" SUBDIVISION. RESERVES "P", "Q" AND "R" ARE HEREBY DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE VILLAGE AT HILLIARD RUN SUBDIVISION AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, EASEMENTS, RESTRICTIONS AND ASSESSMENTS, AND ASSESSMENT LIENS APPLICABLE TO VILLAGE AT HILLIARD RUN, WHICH WILL BE RECORDED SUBSEQUENT TO THE RECORDATION OF THIS PLAT. SAID DECLARATION OF COVENANTS, EASEMENTS, RESTRICTIONS AND ASSESSMENTS, AND ASSESSMENT LIENS ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

RESERVES "P", "Q" AND "R" AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE "VILLAGE AT HILLIARD RUN, SECTION 2 AND THE RESUBDIVISION OF RESERVE N OF HILLIARD RUN SECTION 1, PART 3", AND ALL PREVIOUS AND SUBSEQUENT SECTIONS AND PARTS OF THIS DEVELOPMENT.

RESERVE "Q", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE "VILLAGE AT HILLIARD RUN" HOMEOWNERS ASSOCIATION AS PRIVATE DRIVES AND ALLEYS FOR VEHICULAR AND PEDESTRIAN ACCESS. UNTIL SUCH HOMEOWNERS ASSOCIATION IS FORMED, THE DEVELOPER WILL MAINTAIN THE RESERVE. RESERVE "Q" SHALL BE PRIVATE AND WILL NOT BE DEDICATED TO THE CITY OF COLUMBUS. THE CITY OF COLUMBUS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID STREETS AND LANES. WITHIN SAID RESERVE "Q" A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF COLUMBUS AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL AND OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVE "Q".

IF THE HOMEOWNERS ASSOCIATION FAILS TO PERFORM ITS MAINTENANCE OBLIGATIONS AND IT BECOMES NECESSARY FOR THE CITY OF COLUMBUS TO PERFORM MAINTENANCE WORK TO THE RESERVES, THE OWNERS OF RECORD OF THE RESERVES, OR ANY PORTION THEREOF, UPON WHICH SUCH WORK MAY BE PERFORMED, SHALL REIMBURSE THE CITY OF COLUMBUS FOR THE ACTUAL COSTS OF SUCH WORK.

NOTES:

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER ARE DESIGNATED HEREON AS "PRIVATE UTILITY (PU) EASEMENT" FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER RUNOFF DRAINAGE FACILITIES AND MAINLINE WATERLINE FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE VILLAGE AT HILLIARD RUN HOMEOWNERS ASSOCIATION. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF COLUMBUS AND THE CITY OF COLUMBUS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

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 BASINS CAN BE FOUND IN THE GRADING AND STORM SEWER PLAN, CC 15931. THESE RESPONSIBILITIES CONTINUE WITH ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM.

SITUATE:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY 8641, CONTAINING 3.323 ACRES, MORE OR LESS, BEING 3.316 ACRES OF THAT 56.742 ACRE TRACT CONVEYED TO DOMINION HOMES, INC., AN OHIO CORPORATION, BY DEED OF RECORD IN INSTRUMENT NUMBER 200503100043915, AND 0.007 ACRE OF RESERVE N OF VILLAGE OF HILLIARD RUN SECTION 1 PART 3 OF RECORD IN PLAT BOOK 110, PAGE 89, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

OWNER/SUBDIVIDER CERTIFICATION:

DOMINION HOMES, INC., AN OHIO CORPORATION, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "VILLAGE OF HILLIARD RUN, SECTION 2 AND THE RESUBDIVISION OF RESERVE N OF VILLAGE AT HILLIARD RUN SECTION 1, PART 3", A SUBDIVISION OF LOTS NUMBERED 203 THROUGH 212, AND 236 THROUGH 242, RESERVES P, Q AND R INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS:

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE 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 SAID RESERVE, A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF COLUMBUS AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVE.

OFFSITE EASEMENTS:

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THE TRACT OF LAND OWNED BY DOMINION HOMES, INC., AN OHIO CORPORATION, AND ARE DEDICATED FOR USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

CABLE TELEVISION NOTE:

IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 3123.08(C) (8) OF THE COLUMBUS CITY CODES, THERE IS HEREBY OFFERED AN EASMENT TO THE CABLE TELEVISION INDUSTRY FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF TELEVISION CABLE AND EQUIPMENT.

WITNESS OF PLAT EXECUTION:

IN WITNESS WHEREOF, DOMINION HOMES, INC., AN OHIO CORPORATION, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 10th DAY OF JUNE, 2011.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: Steve Peck OWNER/DEVELOPER
5000 TUTTLE CROSSING BOULEVARD
DUBLIN, OHIO 43016

PRINTED: Steve Peck BY: Matthew J. Callahan
Anna Gilchrist MATTHEW J. CALLAHAN
PRINTED: Anna Gilchrist VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF OHIO SS:

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JUNE, 2011 BY MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND DEVELOPMENT OF DOMINION HOMES, INC. AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 10th DAY OF JUNE, 2011.

MY COMMISSION EXPIRES May 4, 2013
Anna Gilchrist
NOTARY PUBLIC, STATE OF OHIO

CITY OF COLUMBUS APPROVALS:

APPROVED THIS 10th DAY OF July, 2011 Tracie A. Davis
BUILDING AND ZONING SERVICES
DEPARTMENT DIRECTOR, COLUMBUS, OHIO

APPROVED THIS 6th DAY OF July, 2011 Wesley Zarr
CITY ENGINEER, COLUMBUS, OHIO

APPROVED THIS 6 DAY OF July, 2011 Mark DeBevoise
DIRECTOR OF PUBLIC SERVICE
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2011 BY ORDINANCE NO. _____, WHEREIN VILLAGE OF HILLIARD RUN SECTION 2 AND THE RESUBDIVISION OF RESERVE N OF VILLAGE OF HILLIARD RUN SECTION 1, PART 3 SHOWN HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS, OHIO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 2011.

FRANKLIN COUNTY AUDITOR:

CITY CLERK, COLUMBUS, OHIO
TRANSFERRED THIS _____ DAY OF _____, 2011

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY RECORDER:

FILED FOR RECORD THIS _____ DAY OF _____, 2011 AT _____ M

FEE _____ FILE NO. _____ RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2011 PLAT BOOK _____ PAGES _____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO