

ALUM CREEK VILLAGE SECTION 1 PART 1

1/2

Situated in the State of Ohio, County of Franklin, City of Columbus and in Section 6, Township 11, Range 21, United States Military Lands, containing 5.175 acres of land, more or less, said 5.175 acres being, part of that tract of land conveyed to CROSSMAN COMMUNITIES OF OHIO, INC., by deed of record in Instrument Number 200307500237064, Recorder's Office, Franklin County, Ohio.

The undersigned, CROSSMAN COMMUNITIES OF OHIO, INC., an Ohio corporation, by JEFF J. LOGSDON, Division President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "ALUM CREEK VILLAGE SECTION 1 PART 1", a subdivision containing Lots numbered 1 to 25, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Drives, and Lane, 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, 1955, there is hereby offered an easement to the Cable T.V. Industry for the installation, operation and maintenance of T.V. cable and equipment. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

In Witness Whereof, JEFF J. LOGSDON, Division President of said CROSSMAN COMMUNITIES OF OHIO, INC., has hereunto set his hand this 19 day of August, 2003.

Signed and acknowledged
in the presence of:

CROSSMAN COMMUNITIES
OF OHIO, INC.

James M. Watkins
James M. Watkins

By: *Jeff J. Logsdon*
JEFF J. LOGSDON
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JEFF J. LOGSDON, Division President of said CROSSMAN COMMUNITIES OF OHIO, INC., who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said CROSSMAN COMMUNITIES OF OHIO, INC., for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 19th day of August, 2003.

My commission expires 4-1-06
Sharon D. Jones
Notary Public, State of Ohio

Approved this 27th day of September, 2003
A. Michael Smith, City Engineer, Columbus, Ohio

Approved this 11th day of September, 2003
Richard K. Page
City Engineer, Columbus, Ohio

Approved this 11th day of September, 2003
Richard K. Page
Director of Public Service, Columbus, Ohio

Approved and accepted this ___ day of ___, 2003, by Ordinance No. ___, wherein all of the Drives and Lane shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio.

In Witness Whereof, I have hereunto set my hand and affixed my seal this ___ day of ___, 2003

Transferred this ___ day of ___, 2003
Clerk, Columbus, Ohio

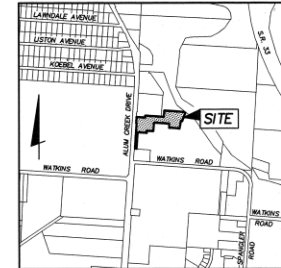
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of ___, 2003 at ___ M. Fee \$ ___
Recorder, Franklin County, Ohio

Recorded this ___ day of ___, 2003
Deputy Recorder, Franklin County, Ohio

Plat Book ___, Pages ___



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monument, including Frank 33 and FCGS 4470 and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS: where indicated hereon, unless otherwise noted, are to be set and are iron pins, 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, 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, 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

EMHT
ENGINEERING, SURVEYING & PLATTING, INC.
2000 WEST BROADWAY, SUITE 100
COLUMBUS, OHIO 43201
TEL: 614-451-1100 FAX: 614-471-0000

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. Dimensions shown on curves are chord measurements.

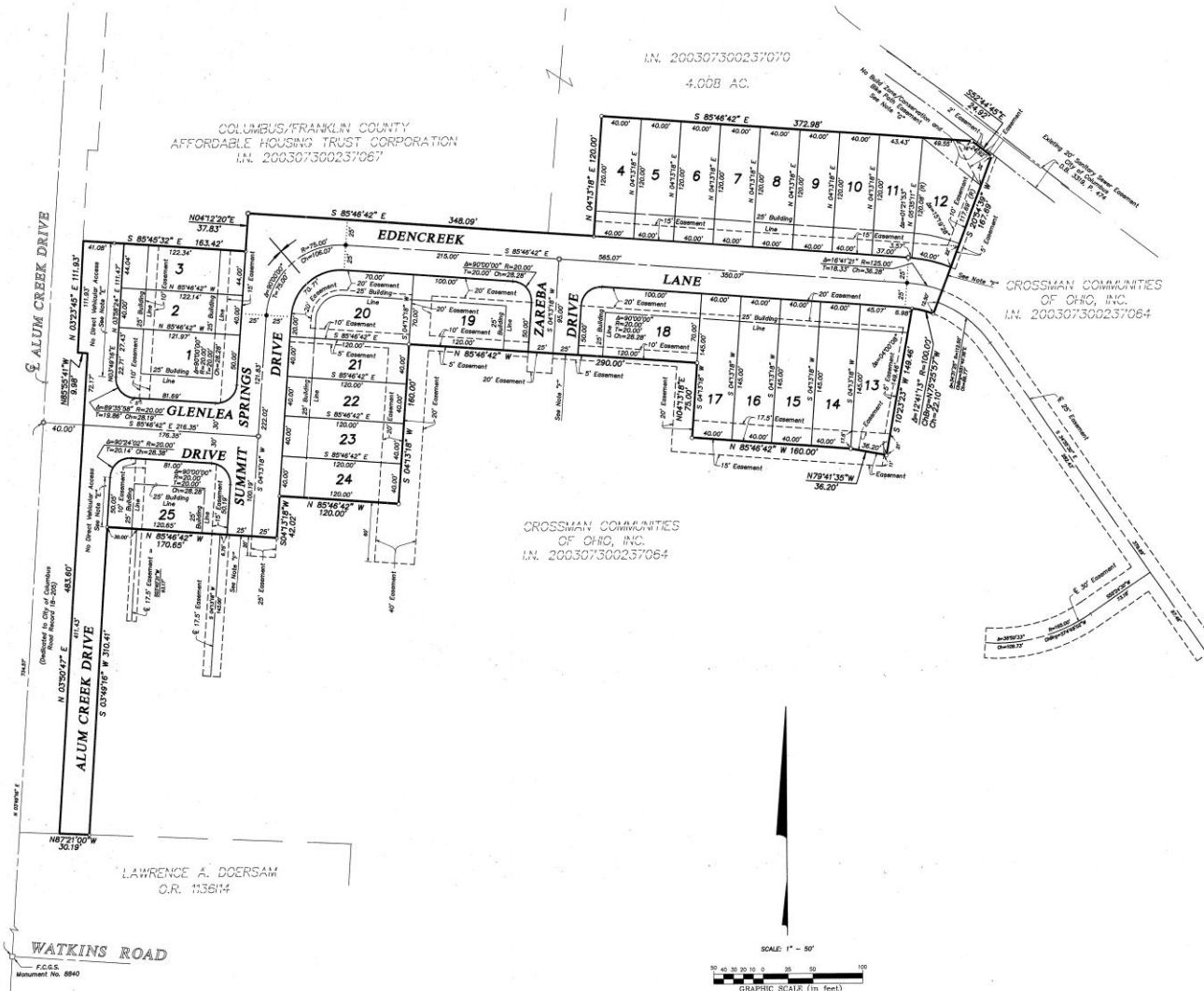
o = Iron Pin (See Survey Data)
+ = MAG Nail to be set
● = Permanent Marker (See Survey Data)
Metric Conversion 1 ft. = 0.30480m

By: *Jeff J. Logsdon*
Professional Surveyor No. 7211

8-19-03
Date

ALUM CREEK VILLAGE SECTION 1 PART 1

2
2



NOTE "A" - AGRICULTURAL RECOMP: 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
recompments assessed or levied in the future against the
property dedicated herein which result from grantor's
conversion of the property from agricultural use.

NOTE "B": All of Alum Creek Village Section 1 Part 1, is
within Zone X (Areas determined to be outside 500-year
floodplains) delineated on FEMA Flood Insurance Rate
Map, for Franklin County, Ohio and Incorporated Areas,
map number 39049C0270 G with effective date of
August 2, 1995.

NOTE "C": No determination has been made by the
Development Department, Building Services Division,
City of Columbus as to whether the area proposed to be
platted contains areas 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. The City of Columbus approval of the
final plat of Alum Creek Village Section 1 Part 1, does
not imply any approval for the development of the site
as it may pertain to Wetlands.

NOTE "D": At the time of platting, the land indicated
hereon is subject to requirements of City of Columbus
Zoning Ordinances 0677-03 passed May 12, 2003 (2002-
0644). These ordinances, 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 platting, 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" - VEHICULAR ACCESS: Within the limits
shown and specified hereon, Crossman Communities of
Ohio, Inc. hereby waives and releases all rights or rights
of direct vehicular access or claims thereof to the
present road improvement known as Alum Creek Drive
as constructed or to the ultimate road improvement to be
constructed in the future and the execution of this
plat shall act automatically as a waiver to the City of
Columbus, Ohio, in the elimination of any direct
vehicular access to said road either for present or future
construction.

NOTE "F" - VEHICULAR ACCESS: No vehicular access
to be in effect until such time as the public street right-
of-way is extended and dedicated by plat or deed.

NOTE "G" - NO BUILD ZONE/CONSERVATION AND BIKE
PATH EASEMENT: The area of land designated hereon
as "No Build Zone/Conservation and Bike Path
Easement" (hereinafter "zone/easement area") shall be
maintained in its natural state except that nothing herein
shall prohibit the construction, installation and
maintenance therein of a bike path, or parts thereof, for
use by the public. The City of Columbus, Ohio, shall
construct/install and maintain said path and shall have
and is hereby granted a non-exclusive easement in and
over all of said zone/easement area for such
construction/ installation, maintenance and use by the
public. The Division of Recreation and Parks of the City
of Columbus shall determine the location of said path at
the time of its construction/installation. The owner of
the fee simple title to each lot in which a portion of said
zone/easement area is located shall maintain and keep in
a clean and sanitary condition all of the zone/easement
area located within said owner's lot excluding the area
of any bike path or part thereof located thereon. As per
the City of Columbus Parks and Recreation Department,
the developer shall install a "Conservation Marker" at the
rear of every other lot within those areas delineated as
No Build Zone/Conservation and Bike Path Easement
hereon.

NOTE "H" - DEPRESSED DRIVEWAYS: The pavement
and storm sewer plan together with the master grading
plan for Alum Creek Village Section 1 Part 1 show a
design that would prohibit all of the lots in Alum Creek
Village Section 1 Part 1 from having a depressed
driveway according to Columbus City Code Section
4123.43 unless otherwise approved by the Columbus
Building Inspector.

ALUM CREEK VILLAGE SECTION 1 PART 2

1/2

Situated in the State of Ohio, County of Franklin, City of Columbus and in Section 6, Township 11, Range 21, United States Military Lands, containing 3.108 acres of land, more or less, said 3.108 acres being, part of that tract of land conveyed to CROSSMAN COMMUNITIES OF OHIO, INC., by deed of record in Instrument Number 200307300237064, Recorder's Office, Franklin County, Ohio.

The undersigned, CROSSMAN COMMUNITIES OF OHIO, INC., an Ohio corporation, by JEFF J. LOGSDON, Division President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "ALUM CREEK VILLAGE SECTION 1 PART 2", a subdivision containing Lots numbered 26 to 41, both inclusive, and an area designated as "Reserve 'A'", does hereby accept this plat of same and dedicates to public use, as such, all of the Drive and Lane, 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 3123.09(c)(8) of the Columbus City Codes, 1985, there is hereby offered an easement to the Cable T.V. Industry for the installation, operation and maintenance of T.V. cable and equipment. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

In Witness Whereof, JEFF J. LOGSDON, Division President of said CROSSMAN COMMUNITIES OF OHIO, INC., has herunto set his hand this 14 day of August, 2003.

Signed and acknowledged
in the presence of: CROSSMAN COMMUNITIES OF
OHIO, INC.

Jeff J. Logsdon
Jeff J. Logsdon, Division President
James M. Watkins
James M. Watkins

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JEFF J. LOGSDON, Division President of said CROSSMAN COMMUNITIES OF OHIO, INC., who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said CROSSMAN COMMUNITIES OF OHIO, INC. for the uses and purposes expressed therein.

In Witness Whereof, I have herunto set my hand and affixed my official seal this 14 day of August, 2003.

My commission expires 4-1-06
Notary Public, State of Ohio

Approved this 5th day of September, 2003
A. Christopher Smith, CEO for Mark Dackbach
Development Director
Columbus, Ohio

Approved this 11th day of September, 2003
City Engineer, Columbus, Ohio

Approved this 17th day of September, 2003
Director of Public Service, Columbus, Ohio

Approved and accepted this day of , 2003, by Ordinance No. , wherein all of Reserve "A" and the Drive and Lane shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio.

In Witness Whereof, I have herunto set my hand and affixed my seal this day of , 2003
Clerk, Columbus, Ohio

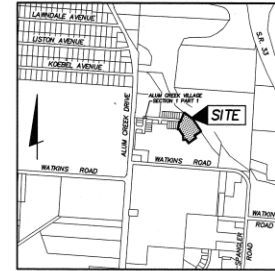
Transferred this day of , 2003
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this day of , 2003 at M. Fee
File No.
Recorder, Franklin County, Ohio

Recorded this day of , 2003
Deputy Recorder, Franklin County, Ohio

Plat Book Pages



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monument, including Frank 33 and FCOB 4470 and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS: where indicated hereon, unless otherwise noted, are to be set and are iron pins, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top and 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, 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, 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
EMHT
EMHART SURVEYING PLANNING & DESIGN
2000 HUNTER ROAD, SUITE 100
COLUMBUS, OHIO 43204
TEL: 614-291-1100 FAX: 614-291-1101

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. Dimensions shown on curves are chord measurements.

o = Iron Pin (See Survey Data)
• = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)
Metric Conversion 1 ft. = 0.3048m

Jeff J. Logsdon
Jeff J. Logsdon, Division President
Professional Surveyor No. 7211
Date 8-19-03

ALUM CREEK VILLAGE SECTION 1 PART 2

2
2

