

# THE RESUBDIVISION OF LOTS 331 - 352 OF THE RESUBDIVISION OF PORTIONS OF VILLAGE AT HILLIARD RUN SECTION 1, PARTS 1 AND 2

## 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 VILLAGES AT HILLIARD RUN SECTION 1, PARTS 1 AND 2 SHOW A DESIGN THAT WOULD PROHIBIT LOTS 34 THROUGH 45 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 GRANTORS 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 THE RESUBDIVISION OF LOTS 332-352 OF THE RESUBDIVISION OF PORTIONS OF VILLAGE AT HILLIARD RUN SECTION 1, PARTS 1 AND 2 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

## SCHOOL DISTRICT:

HILLIARD CITY SCHOOLS

## OWNER AND SUBDIVIDER

DOMINION HOMES, INC.,  
AN OHIO CORPORATION

## AREA CALCULATIONS:

LOT AREA = 1.110 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 7756 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. PERMANENT MONUMENTS ARE 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

## STANTEC CONSULTING SERVICES INC.

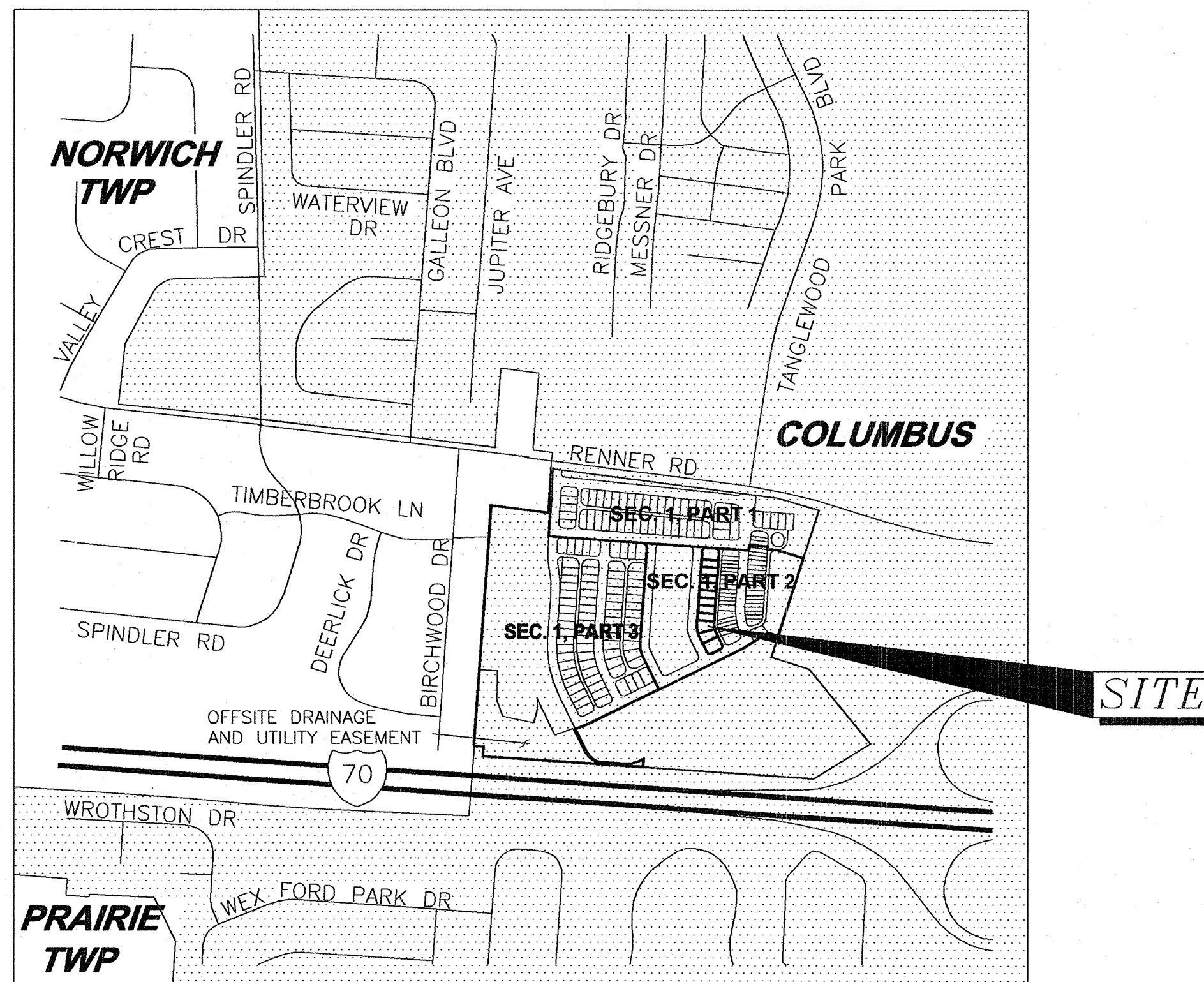
BY: Robert J. Sands 05/18/11  
PROFESSIONAL SURVEYOR S-8053 DATE

## PREPARED BY:

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4367 1-800-340-2743  
FAX (614) 486-4367

Stantec

Copyright Reserved  
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing -- any errors or omissions shall be reported to Stantec without delay.  
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purposes other than that authorized by Stantec is forbidden.



## LOCATION MAP

NOT TO SCALE

## RESERVE NOTES:

THE OWNERS OF THE FEE SIMPLE TITLES TO LOTS 34 THROUGH 45, 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.

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.

## SITUATE:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY 6641, CONTAINING 1.110 ACRE OF THAT ORIGINAL 56.742 ACRES CONVEYED TO DOMINION HOMES INC. BY DEED OF RECORD IN INSTRUMENT NUMBER 200503100043915, AND BEING A RESUBDIVISION OF LOTS 331 THROUGH 352 INCLUSIVE OF "RESUBDIVISION OF PORTIONS OF VILLAGE AT HILLIARD RUN SECTION 1, PART 2", A SUBDIVISION OF RECORD IN PLAT BOOK 111, PAGES 1 AND 2. RECORDS ARE FROM 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 "RESUBDIVISION OF LOTS 331 - 352 OF THE RESUBDIVISION OF PORTIONS OF VILLAGE AT HILLIARD RUN SECTION 1, PARTS 1 AND 2", A SUBDIVISION OF LOTS NUMBERED 34 THROUGH 45, 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.

## CABLE TELEVISION NOTE:

IN ACCORDANCE WITH THE REQUIREMENTS AND TERMS OF SECTION 3123.08(C) (8) OF THE COLUMBUS CITY CODES, THERE IS HEREBY OFFERED AN EASEMENT 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 30th DAY OF March, 2011.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

PRINTED: Steve Decker  
Steve Decker  
PRINTED: Aimee Ettinger

DOMINION HOMES, INC. AN OHIO CORPORATION

BY: Matthew J. Callahan  
MATTHEW J. CALLAHAN  
VICE PRESIDENT LAND DEVELOPMENT

## STATE OF OHIO SS:

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF March, 2011. BY MATTHEW J. CALLAHAN, VICE PRESIDENT 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 30th DAY OF March, 2011.

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

## CITY OF COLUMBUS APPROVALS:

APPROVED THIS 4th DAY OF April, 2011 Tracie A. Driscoll  
BUILDING AND ZONING SERVICES  
DEPARTMENT DIRECTOR,  
COLUMBUS, OHIO

APPROVED THIS 4th DAY OF April, 2011 Hassan V. Zehn  
CITY ENGINEER, COLUMBUS, OHIO

APPROVED THIS 8th DAY OF April, 2011 Mark Wilson  
DIRECTOR OF PUBLIC SERVICE  
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011. BY ORDINANCE NO. \_\_\_\_\_, WHEREIN THE RESUBDIVISION OF LOTS 331 - 352 OF THE RESUBDIVISION OF PORTIONS OF VILLAGE AT HILLIARD RUN SECTION 1, PARTS 1 AND 2 HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS,

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

## FRANKLIN COUNTY AUDITOR:

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011

## 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