

**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 4 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.

**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 4 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**CITY OF COLUMBUS REFERENCED PLANS:**

SANITARY CC - 16816 - STORM CC - 16840

**SCHOOL DISTRICT:**

HILLIARD CITY SCHOOLS

**AREA CALCULATIONS:**

LOT AREA = 3.105 ACRE  
RESERVE "V" AREA = 1.786 ACRE  
RESERVES "W, X, Y, Z & AA" OPEN SPACE = 3.196 ACRE  
TOTAL AREA = 8.087 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).

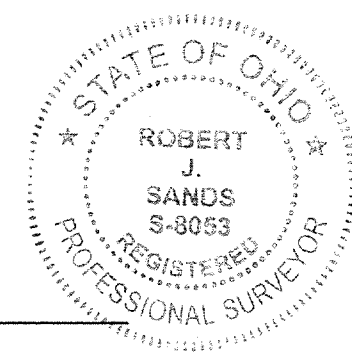
**SURVEYOR CERTIFICATION:**

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 J. Sands 05/05/15  
PROFESSIONAL SURVEYOR S-9053 DATE



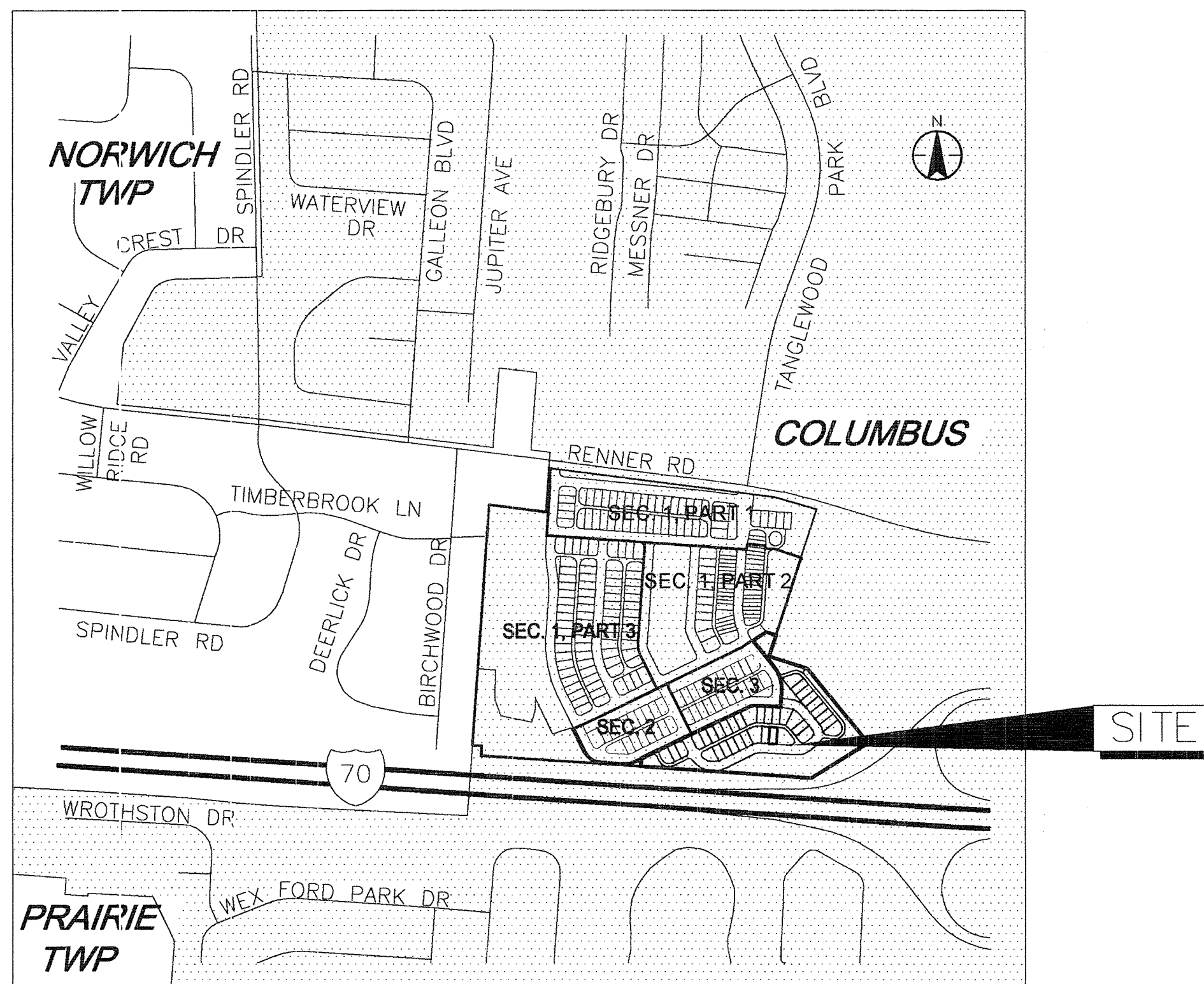
**PREPARED BY:**

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-340-2743  
FAX (614) 486-4387



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# VILLAGE AT HILLIARD RUN SECTION 4 AND PARTIAL VACATION OF EASEMENT



**LOCATION MAP**

NOT TO SCALE

**RESERVE NOTES:**

THE OWNERS OF THE FEE SIMPLE TITLES TO LOTS 243 THROUGH 277, 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, RESERVE "J", VILLAGE AT HILLIARD RUN SECTION 1 PART 2, P.B. 107, PG. 6-7, RESERVE "Q", VILLAGE AT HILLIARD RUN SECTION 2 AND THE RESUBDIVISION OF RESERVE "N" OF VILLAGE OF HILLIARD RUN SECTION 1, PART 3, P.B. 116, PG. 8-9, AND RESERVE "T", VILLAGE OF HILLIARD RUN SECTION 3, P.B. 118, PG. 1, 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.

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY IN RECORDING THIS PLAT OF THE "VILLAGE AT HILLIARD RUN, SECTION 4" 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 4" SUBDIVISION. RESERVES "V, W, X, Y, Z AND AA" 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 "V, W, X, Y, Z, AND AA" 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 4" AND ALL PREVIOUS AND SUBSEQUENT SECTIONS AND PARTS OF THIS DEVELOPMENT.

RESERVE "V", 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 "V" 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 "V" 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 "V".

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.

**PRIVATE UTILITY EASEMENTS:**

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:**

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 - 16631. THESE RESPONSIBILITIES CONTINUE WITH ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM.

**WITNESS OF PLAT EXECUTION:**

IN WITNESS WHEREOF, VILLAGE AT HILLIARD RUN HOMEOWNERS ASSOCIATION, INC. HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 6<sup>th</sup> DAY OF MAY, 2015.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

[Signatures of Steve Peck and Tammy Pohlmeier]  
PRINTED: Steve Peck BY: Matthew J. Callahan  
Tammy Pohlmeier  
PRINTED: Tammy Pohlmeier

**STATE OF OHIO SS:**

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF MAY, 2015, BY Matthew J. Callahan, ON BEHALF OF THE ASSOCIATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF MAY, 2015.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC, STATE OF OHIO



STEPHEN PECK  
Notary Public, State of Ohio  
My Commission Expires 01/18/2017

**SITUATE:**

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6641, BEING ALL OF THE 8.087 ACRE TRACT AS CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NUMBER 201409120121126, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**EASEMENTS:**

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "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. 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 T.V. INDUSTRY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF T.V. CABLE AND EQUIPMENT.

**OWNER/SUBDIVIDER CERTIFICATION:**

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "VILLAGE AT HILLIARD RUN SECTION 4," A SUBDIVISION OF LOTS NUMBERED 243 THROUGH 277, RESERVES "V, W, X, Y, Z, & AA" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

**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.

**WITNESS OF PLAT EXECUTION:**

IN WITNESS WHEREOF, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 6<sup>th</sup> DAY OF MAY, 2015.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

[Signatures of Steve Peck and Tammy Pohlmeier]  
PRINTED: Steve Peck BY: Matthew J. Callahan  
Tammy Pohlmeier  
PRINTED: Tammy Pohlmeier

PULTE HOMES OF OHIO LLC,  
A MICHIGAN LIMITED LIABILITY COMPANY

MATTHEW J. CALLAHAN  
DIVISION VICE PRESIDENT LAND ACQUISITION

**STATE OF OHIO SS:**

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF MAY, 2015 BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF MAY, 2015.

[Signature]  
NOTARY PUBLIC, STATE OF OHIO



STEPHEN PECK  
Notary Public, State of Ohio  
My Commission Expires 01/18/2017

**CITY OF COLUMBUS APPROVALS:**

APPROVED THIS 8<sup>th</sup> DAY OF MAY, 2015  
Scott J. Messer / 1888  
DIRECTOR OF DEPARTMENT OF BUILDING AND ZONING SERVICES

APPROVED THIS 12<sup>th</sup> DAY OF MAY, 2015  
Hassan Y. Zahed / 1002  
CITY ENGINEER/ADMINISTRATOR  
DIVISION OF DESIGN AND CONSTRUCTION

APPROVED THIS 13 DAY OF May, 2015  
Ann Davis  
DIRECTOR OF PUBLIC SERVICE  
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015  
BY ORDINANCE NO. \_\_\_\_\_, WHEREIN THE VILLAGE OF HILLIARD RUN SECTION 4 SHOWN 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 \_\_\_\_\_, 2015.

CITY CLERK, COLUMBUS, OHIO

**FRANKLIN COUNTY AUDITOR:**

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015  
AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

**FRANKLIN COUNTY RECORDER:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AT \_\_\_\_\_ M

FEE \_\_\_\_\_ FILE NO. \_\_\_\_\_ RECORDER, FRANKLIN COUNTY, OHIO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO