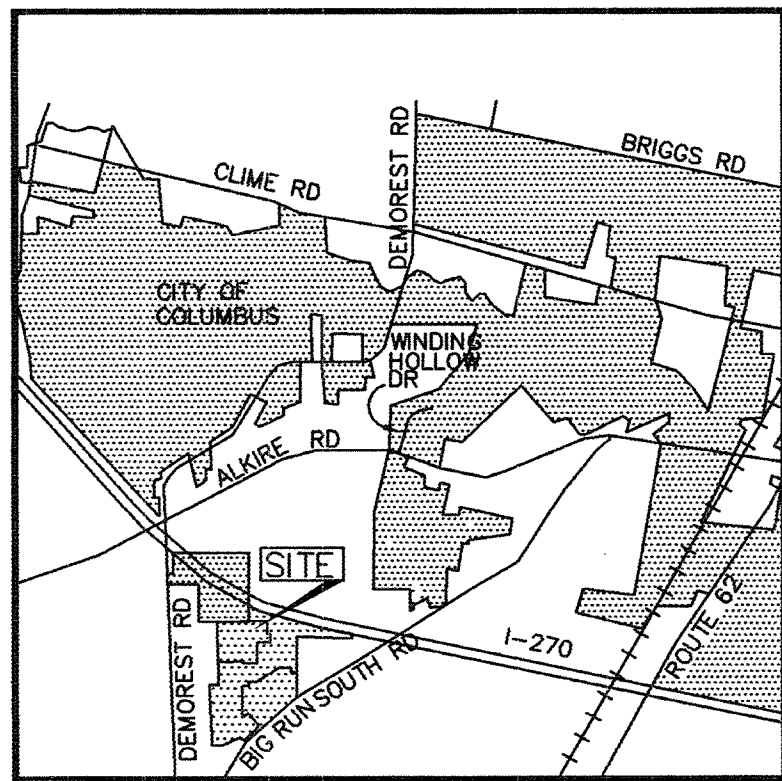


# BIG RUN RIDGE

## SECTION 3 PART 2



VICINITY MAP  
(NOT TO SCALE)

**ZONING NOTICE:**

AT THE TIME THIS PLAT IS RECORDED, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE 0459-03, PASSED APRIL 7, 2003 (Z02-073). 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 THIS PLAT IS RECORDED, 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.

**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 39049C0313 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 BIG RUN RIDGE, SECTION 3, PART 2 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**DEPRESSED DRIVEWAYS:**

THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR BIG RUN RIDGE, SECTION 2, PART 2 SHOW A DESIGN THAT WOULD PROHIBIT LOTS 179 - 189 AND 215 - 219 FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

**STORM WATER CONTROL:**

SAID 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 BASIN IN RESERVE "B") CAN BE FOUND IN THE GRADING AND STORM SEWER PLAN, E-3126. THESE RESPONSIBILITIES CONTINUE WITH ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM, INCLUDING HOME OWNERS ASSOCIATION.

**PLANS:**

SEE CC-18646 AND E-3126

**OWNER AND SUBDIVIDER**

DOMINION HOMES, INC.  
AN OHIO CORPORATION

**SCHOOL DISTRICT:**

COLUMBUS CITY SCHOOL DISTRICT

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 45°38'51" E, FOR THE CENTERLINE OF BIG RUN SOUTH ROAD, AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN JANUARY 2003, USING FRANKLIN COUNTY ENGINEERS MONUMENTS "FRANK 35" AND "FRANK 135", OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, 1986 ADJUSTMENT.

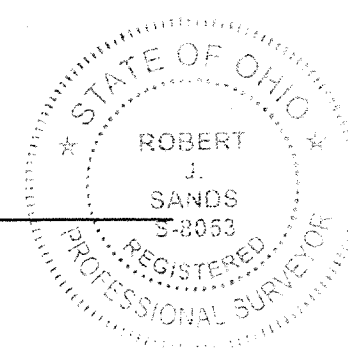
**CERTIFICATION:**

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. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND IS INDICATED BY THE FOLLOWING SYMBOLS:

- ⊙ = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
- = IRON PIPE SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC".
- ⊙ = MAG NAIL SET
- = 3/4 INCH IRON PIPE FOUND

**STANTEC CONSULTING SERVICES INC.**

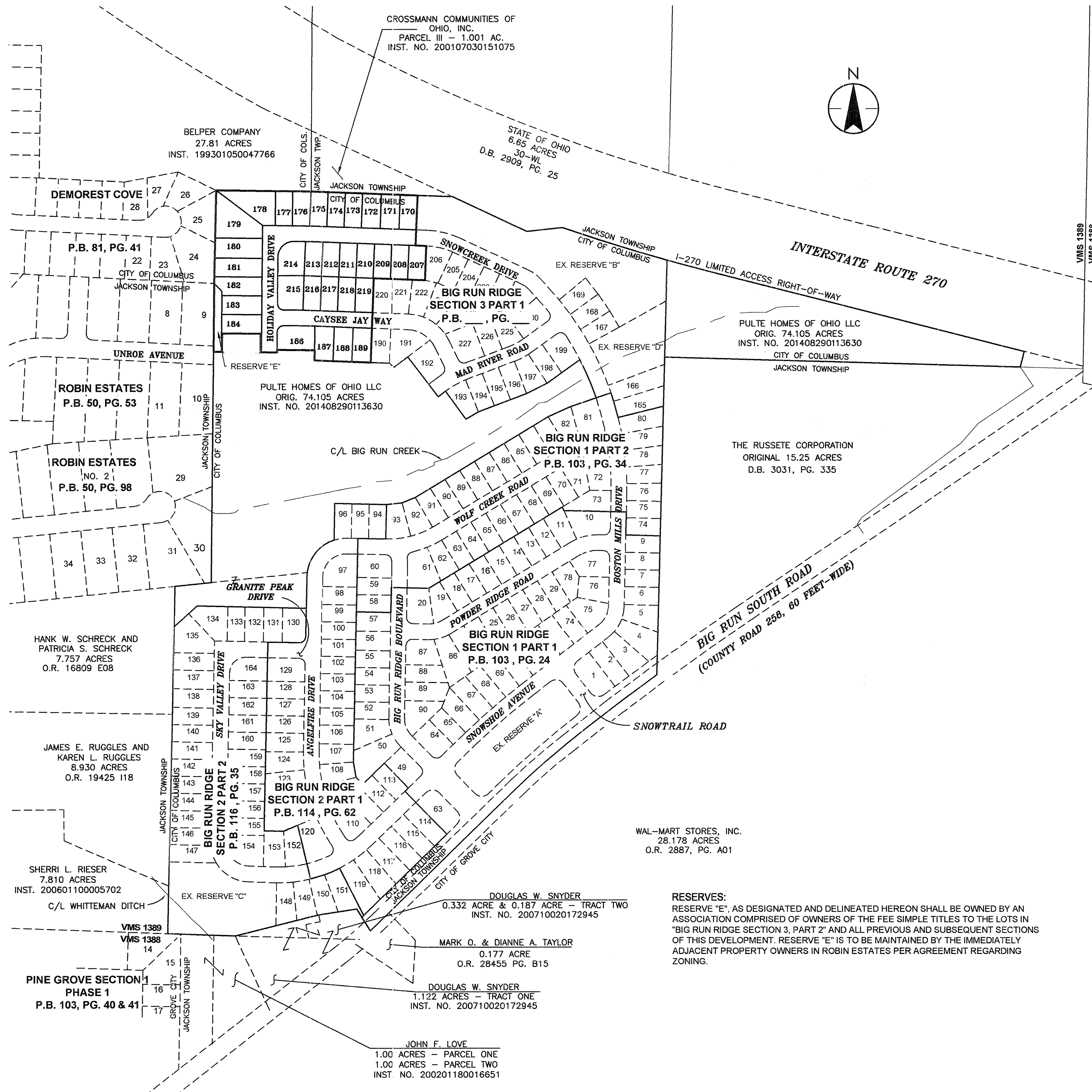
BY: *Robert J. Sands* 09/03/14  
ROBERT J. SANDS DATE/  
PROFESSIONAL SURVEYOR NO. S-8053



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



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BACKGROUND MAP  
SCALE: 1" = 200'

**SITUATE:**

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY NUMBER 1389, CONTAINING 6.809 ACRES, MORE OR LESS, INCLUDING 1.330 ACRES OF RIGHT-OF-WAY AREA, AND BEING OUT OF THE ORIGINAL 74.105 ACRE TRACT CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NUMBER 201408291113630, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OH.

**EASEMENTS:**

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS P-AT 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.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

**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 "BIG RUN RIDGE SECTION 3 PART 2" A SUBDIVISION OF LOTS NUMBERED 170 THROUGH 194, 196-199 AND 207 THROUGH 219, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SHOWN ALL OR PARTS OF THE DRIVES AND WAY SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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 RESULTS 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 11<sup>TH</sup> DAY OF SEPTEMBER, 2014.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

*Matthew J. Callahan*  
PRINTED STEVE PECK  
*Matthew J. Callahan*  
PRINTED MATTHEW J. CALLAHAN

PULTE HOMES OF OHIO LLC,  
A MICHIGAN LIMITED LIABILITY COMPANY

*Matthew J. Callahan*  
MATTHEW J. CALLAHAN  
DIVISION VICE PRESIDENT LAND ACQUISITION

**STATE OF OHIO SS:**

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>TH</sup> DAY OF SEPT., 2014 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 11<sup>TH</sup> DAY OF SEPT., 2014.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, STATE OF OHIO



STEPHEN PECK  
Notary Public, State of Ohio  
My Commission Expires 01/15/2017

**CITY OF COLUMBUS APPROVALS:**

APPROVED THIS 9<sup>TH</sup> DAY OF OCTOBER, 2014

*Scott J. Messer*  
DIRECTOR OF DEPARTMENT OF  
BUILDING AND ZONING SERVICES

APPROVED THIS 10<sup>TH</sup> DAY OF OCTOBER, 2014

*Hassan Y. Zubairi*  
CITY ENGINEER/ADMINISTRATOR  
DIVISION OF DESIGN AND CONSTRUCTION

APPROVED THIS 10<sup>TH</sup> DAY OF OCTOBER, 2014

*Jim Davis*  
DIRECTOR OF PUBLIC SERVICE  
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY ORDINANCE NO. \_\_\_\_\_, WHEREIN THE EASEMENTS, DRIVES AND WAY OF BIG RUN SECTION 3 PART 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 \_\_\_\_\_, 2014

CITY CLERK, COLUMBUS, OHIO

**FRANKLIN COUNTY AUDITOR:**

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

**FRANKLIN COUNTY RECORDER:**

FILED FOR RECOFD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, AT \_\_\_\_\_ M

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

4THS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO