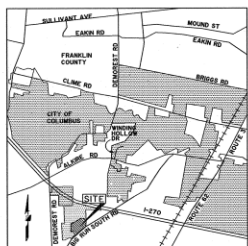


BIG RUN RIDGE

SECTION 1 PART 1



NOTES:

THE SITE LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 23080C0225G, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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. CITY OF COLUMBUS APPROVAL OF THE PLAT OF BIG RUN RIDGE, SECTION 1 PART 1 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

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 (2002-073). THIS ORDINANCE, AND ANY AMENDMENTS THEREOF 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 NOTICING 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.

RESERVE "A", 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 "BIG RUN RIDGE SECTION 1, PART 1" AND ALL SUBSEQUENT SECTIONS OF THIS DEVELOPMENT, FOR THE PURPOSE OF OPEN SPACE.

THE OWNER OF THE LAND HEREIN PLATTED, ITS SUCCESSORS, AND ASSIGNS, SHALL MAINTAIN RESERVE "A" AS CONVEYED, TO SUCH TIME AS THE BIG RUN RIDGE HOMEOWNERS ASSOCIATION IS FORMED AND RESERVE "A" IS CONVEYED TO SUCH AN ASSOCIATION. THEREAFTER SAID ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF RESERVE "A". IF THE OWNER OF THE RESERVE FAILS TO PERFORM ITS MAINTENANCE OBLIGATIONS HEREUNDER, AND IF IT BECOMES NECESSARY FOR THE CITY OF COLUMBUS TO PERFORM MAINTENANCE WORK TO THE RESERVE, THE OWNER OF RECORD OF THE RESERVE AREA OR ANY PORTION THEREOF, UPON WHICH SUCH WORK MAY BE PERFORMED, SHALL REIMBURSE THE CITY OF COLUMBUS FOR THE ACTUAL COST OF SUCH WORK.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 45°36'51" E, FOR THE CENTERLINE OF BIG RUN SOUTH ROAD, AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN JANUARY 2000 USING FRANKLIN COUNTY ENGINEERS MONUMENTS "FRANK 35" AND "FRANK 03" OHIO COORDINATE SYSTEM, SOUTH ZONE NAD83 1983 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. 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 (SOLID 0) INCH IRON PIN
- IRON PIN SET
- MAG NAIL SET
- COTTON OIL SPIKE SET

R. D. ZANDE & ASSOCIATES, INC.

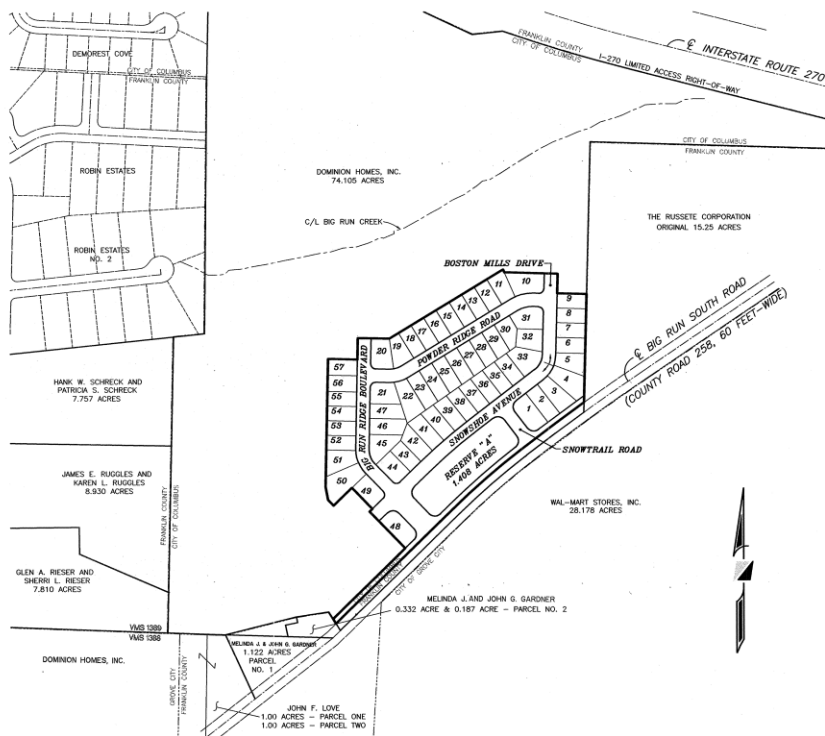


BY: *Jeffrey Hoffus* REGISTERED SURVEYOR NO. 7453 DATE: 07/28/03

PREPARED BY:
R.D. Zande & Associates

1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 469-0281 1-800-340-2743
FAX: (614) 469-1889

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ALL RIGHTS RESERVED. ALL RIGHTS, PUBLIC OR PRIVATE, INCLUDING COPYRIGHT, PUBLISHING, AND OTHER RIGHTS RESERVED BY R.D. ZANDE & ASSOCIATES, INC. SHALL BE THE PROPERTY OF R.D. ZANDE & ASSOCIATES, INC. NO USE OF THESE TERMS OF SERVICE IS PERMITTED WITHOUT THE WRITTEN CONSENT OF R.D. ZANDE & ASSOCIATES, INC.



BACKGROUND MAP
SCALE 1" = 200'

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY NUMBER 1989, CONTAINING 15.03 ACRES, MORE OR LESS, INCLUDING 3.960 ACRES OF RIGHT-OF-WAY AREA, SAID 15.03 ACRES BEING OUT OF THE 74,105 ACRE TRACT CONVEYED TO DOMINION HOMES, INC. AN OHIO CORPORATION, BY DEED OF RECORD IN INSTRUMENT NUMBER 200306502062055, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

DOMINION HOMES, INC., AN OHIO CORPORATION, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "BIG RUN RIDGE SECTION 1 PART 1" A SUBDIVISION OF LOTS 1 THROUGH 57, INCLUSIVE, AND RESERVE "A" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARD, AVENUE, AND DRIVE SHOWN HEREON AND NOT HERETO OF, DEDICATED.

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 325.08(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 SAID DOMINION HOMES, INC., AN OHIO CORPORATION, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

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 RECUMPTMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

IN WITNESS WHEREOF, ROBERT A. MEYER, JR., SENIOR VICE PRESIDENT OF DOMINION HOMES, INC., AN OHIO CORPORATION, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS 4TH DAY OF AUGUST, 2003.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
Wanda K. Payne DOMINION HOMES, INC.
PRINTED: **WANDA K. PAYNE** AN OHIO CORPORATION
Robert A. Meyer, Jr. BY: *Robert A. Meyer, Jr.*
PRINTED: **ROBERT A. MEYER, JR.** SENIOR VICE PRESIDENT

STATE OF OHIO SS
THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF AUGUST, 2003 BY ROBERT A. MEYER, JR., SENIOR VICE PRESIDENT 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 4TH DAY OF AUGUST, 2003.

MY COMMISSION EXPIRES 12-16-06 *Roger J. Ballinger*
NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS 12th DAY OF September, 2003 *Wanda K. Payne*
DIRECTOR OF THE DEVELOPMENT DEPARTMENT
COLUMBUS, OHIO

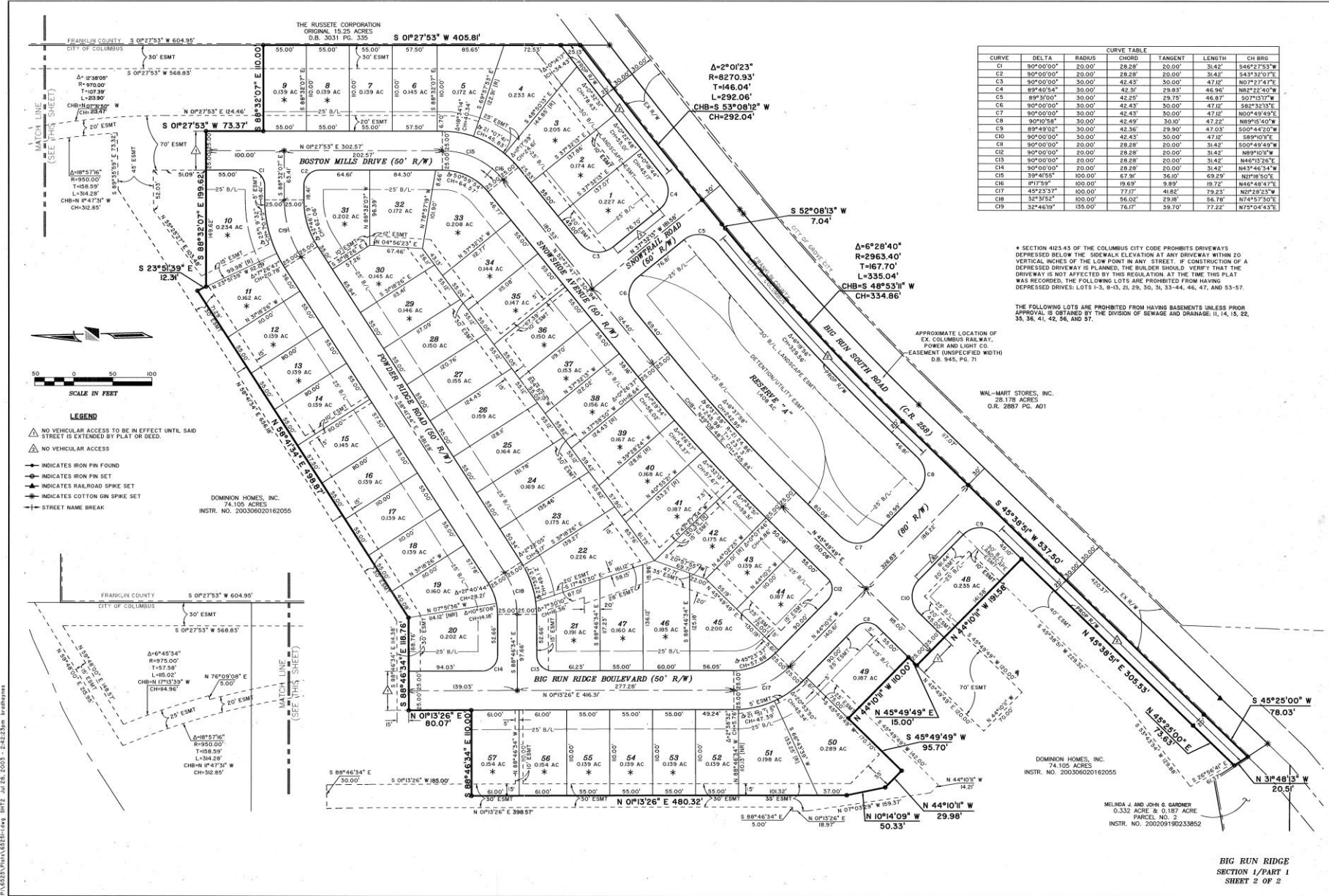
APPROVED THIS 17th DAY OF September, 2003 *Wanda K. Payne*
CITY ENGINEER
COLUMBUS, OHIO

APPROVED THIS 17th DAY OF September, 2003 *Wanda K. Payne*
DIRECTOR OF PUBLIC SERVICE
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS ___ DAY OF ___, 2003 BY ORDINANCE NO. _____ WHEREIN THE ROADS, BOULEVARD, AVENUE AND DRIVE AND EASEMENTS AS DEDICATED 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 ___, 2003

CITY 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 PLAT BOOK ___ PAGES. _____
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO



CURVE	DELTA	RADIUS	CURVE TABLE		CH BRG
			CHORD	TANGENT	
C1	90°00'00"	20.00'	28.28'	20.00'	31.42' S46°27'53"W
C2	90°00'00"	20.00'	28.28'	20.00'	31.42' S45°32'07"E
C3	90°00'00"	30.00'	42.43'	30.00'	47.12' N07°27'47"E
C4	89°40'54"	30.00'	42.37'	29.83'	46.96' N82°22'40"W
C5	89°30'00"	30.00'	42.20'	29.72'	46.87' S07°10'17"W
C6	90°00'00"	30.00'	42.43'	30.00'	47.12' S82°32'13"E
C7	90°00'00"	30.00'	42.43'	30.00'	47.12' N00°49'49"E
C8	90°00'00"	30.00'	42.43'	30.00'	47.12' N89°10'10"W
C9	89°49'02"	30.00'	42.36'	29.90'	47.03' S00°44'20"W
C10	90°00'00"	30.00'	42.43'	30.00'	47.12' S89°10'10"W
C11	90°00'00"	30.00'	28.28'	20.00'	31.42' S00°49'49"E
C12	90°00'00"	20.00'	28.28'	20.00'	31.42' N89°10'10"W
C13	90°00'00"	20.00'	28.28'	20.00'	31.42' N44°13'24"E
C14	90°00'00"	20.00'	28.28'	20.00'	31.42' S43°46'54"W
C15	39°41'55"	100.00'	67.91'	36.10'	69.29' N2°18'50"E
C16	17°17'59"	100.00'	9.63'	9.89'	19.72' N44°48'47"E
C17	49°23'33"	100.00'	77.17'	41.82'	79.23' N27°28'52"W
C18	32°31'52"	100.00'	56.02'	29.18'	56.78' N74°57'50"E
C19	32°46'19"	135.00'	76.17'	39.70'	77.22' N75°04'43"E

* SECTION 412.43 OF THE COLUMBUS CITY CODE PROHIBITS DRIVEWAYS DERESSED BELOW THE SIDEWALK ELEVATION AT ANY DRIVEWAY WITHIN 20 VERTICAL INCHES OF THE LOW POINT IN ANY STREET. IF CONSTRUCTION OF A DERESSED DRIVEWAY IS PLANNED, THE BUILDER SHOULD VERIFY THAT THE DRIVEWAY IS NOT AFFECTED BY THIS REGULATION AT THE TIME THE PLAT WAS RECORDED. THE FOLLOWING LOTS ARE PROHIBITED FROM HAVING DERESSED DRIVES: LOTS 1-3, 8-15, 21, 29, 30, 31, 33-44, 46, 47, AND 53-57.

THE FOLLOWING LOTS ARE PROHIBITED FROM HAVING BASEMENTS UNLESS PRIOR APPROVAL IS OBTAINED BY THE DIVISION OF SEWAGE AND DRAINAGE: 11, 14, 25, 33, 36, 41, 42, 56, AND 57.

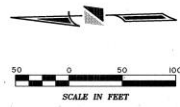
APPROXIMATE LOCATION OF EX. COLUMBUS RAILWAY, POWER AND LIGHT CO. EASEMENT (UNSPECIFIED WIDTH) D.B. 945, PG. 71

WAL-MART STORES, INC. 28.178 ACRES O.R. 2887 PG. A01

DOMINION HOMES, INC. 74.105 ACRES INSTR. NO. 200306020162055

MELINDA J AND JOHN G GARDNER 0.332 ACRE & 0.187 ACRE PARCEL NO. 2 INSTR. NO. 200209190233852

BIG RUN RIDGE SECTION 1/PART 1 SHEET 2 OF 2

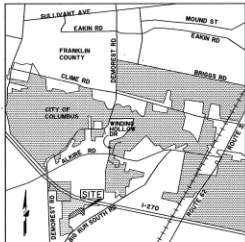


LEGEND
 ▲ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
 ▲ NO VEHICULAR ACCESS
 ● INDICATES IRON PIN FOUND
 ○ INDICATES IRON PIN SET
 + INDICATES RAILROAD SPIKE SET
 * INDICATES COTTON GIN SPIKE SET
 - STREET NAME BREAK

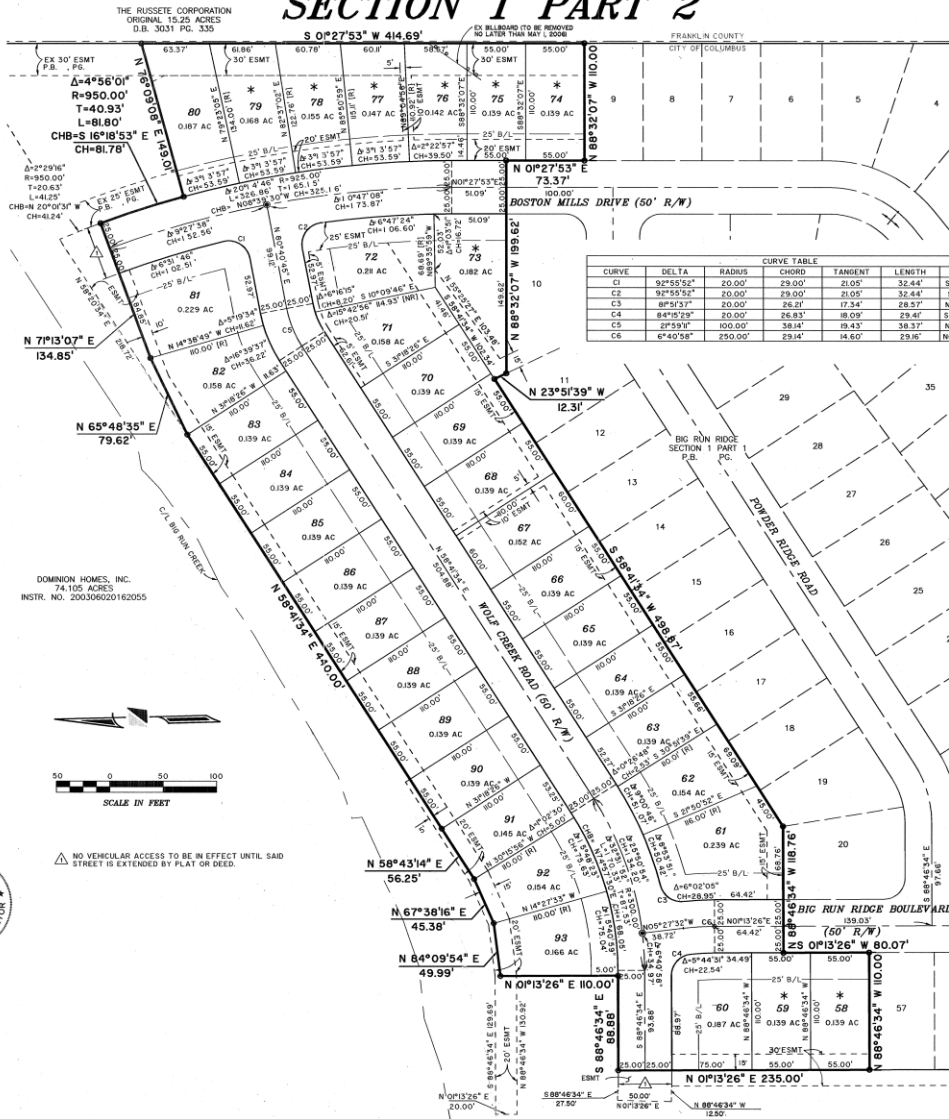
DOMINION HOMES, INC. 74.105 ACRES INSTR. NO. 200306020162055

P:\4025\PH\402501.dwg DATE: JUN 28, 2005 - 2:42:23pm brh/bvryes

BIG RUN RIDGE SECTION 1 PART 2



VICINITY MAP
NOT TO SCALE



SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY NUMBER 1360, CONTAINING 7.100 ACRES, MORE OR LESS, INCLUDING 1.575 ACRES OF RIGHT-OF-WAY AREA, SAID 7.100 ACRES BEING OUT OF THE 74.100 ACRE TRACT CONVEYED TO DOMINION HOMES, INC. AN OHIO CORPORATION, BY DEED OF RECORD IN INSTRUMENT NUMBER 20030620162055, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

DOMINION HOMES, INC. AN OHIO CORPORATION, BEING THE OWNER OF THE LAND PLATED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "BIG RUN RIDGE SECTION 1 PART 2" A SUBDIVISION OF LOTS 58 THROUGH 93, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE BOULEVARD, ROAD AND DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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 323.08(C) (8) OF THE COLUMBUS CITY CODES, 1955, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TV 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 SAID DOMINION HOMES, INC. AN OHIO CORPORATION, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

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 RECOMMENDATIONS ASSESSED OR LAYED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

IN WITNESS WHEREOF, ROBERT A. MEYER, JR., SENIOR VICE PRESIDENT OF DOMINION HOMES, INC. AN OHIO CORPORATION, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS 14TH DAY OF AUGUST, 2003.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
Mary E. Sherebets DOMINION HOMES, INC.
AN OHIO CORPORATION
PRINTED: *MARY E. SHEREBETS*
BY: *Robert A. Meyer, Jr.*
PRINTED: *ROBERT A. MEYER, JR.*
SENIOR VICE PRESIDENT

STATE OF OHIO SS
THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF AUGUST, 2003 BY ROBERT A. MEYER, JR., SENIOR VICE PRESIDENT OF DOMINION HOMES, INC. AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THIS 14TH DAY OF AUGUST, 2003.



ROGER J. RALLINGER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 12-16-10
RECORDED IN FRANKLIN COUNTY

MY COMMISSION EXPIRES 12-16-10
Roger Ballinger
NOTARY PUBLIC, STATE OF OHIO
APPROVED THIS 13TH DAY OF September, 2003
William A. Babin
DIRECTOR OF THE DEVELOPMENT DEPARTMENT
COLUMBUS, OHIO
APPROVED THIS 17TH DAY OF September, 2003
Michael K. Poyas
CITY ENGINEER
COLUMBUS, OHIO
APPROVED THIS 17TH DAY OF September, 2003
Andrew K. Poyas
DIRECTOR OF PUBLIC SERVICE
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS 14TH DAY OF AUGUST, 2003 BY ORDINANCE NO. WHEREIN THE BOULEVARD, ROAD, DRIVE AND EASEMENTS AS DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY SEAL THIS 14TH DAY OF AUGUST, 2003

CITY 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 PLAT BOOK PAGES
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

NOTES:

* SECTION 423.43 OF THE COLUMBUS CITY CODE PROHIBITS DRIVEWAYS DEPRESSED BELOW THE SIDEWALK ELEVATION AT ANY DRIVEWAY WITHIN 20 VERTICAL FEET OF THE LOW POINT IN ANY STREET IF CONSTRUCTION OF A DEPRESSED DRIVEWAY IS PLANNED. THE BUILDER SHOULD VERIFY THAT THE DRIVEWAY IS NOT AFFECTED BY THIS REGULATION AT THE TIME THIS PLAT WAS RECORDED. THE FOLLOWING LOTS ARE PROHIBITED FROM HAVING DEPRESSED DRIVES: LOTS 58, 59, AND 73-79.

THE FOLLOWING LOTS ARE PROHIBITED FROM HAVING BASEMENTS UNLESS PRIOR APPROVAL IS OBTAINED BY THE DIVISION OF SEWAGE AND DRAINAGE, 67, 68, 76 AND 77.

THE SITE LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C02386, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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. CITY OF COLUMBUS APPROVAL OF THE PLAT OF BIG RUN RIDGE, SECTION 1, PART 2 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

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 (2003-073). THIS ORDINANCE AND ANY AMENDMENTS TO THE ORDINANCE 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.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 45°30'51" 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 33" OHIO COORDINATE SYSTEM, SOUTH ZONE NAD83 BBN 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. 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 (SOLID 0.1 INCH IRON PIN)
- IRON PIN SET
- MASON NAIL SET
- COTTON GIN SPIKE SET

R. D. ZANDE & ASSOCIATES, INC.
JEFFREY MORRIS
PROFESSIONAL SURVEYOR
STATE OF OHIO
BY: *Jeffrey Morris*
REGISTERED SURVEYOR NO. 7455
DATE: 07/28/03
PREPARED BY:
R. D. Zande & Associates
1500 LAKE SERRIS DRIVE
COLUMBUS, OHIO 43204
(614) 496-0800 / 1-800-240-2765
FAX: 614-496-1917

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ALL RIGHTS RESERVED. ALL RIGHTS RESERVED. CONVEYED HERE, READ, SURVEY, MONUMENT, AND OTHER TERMS PROVIDED BY R. D. ZANDE & ASSOCIATES, INC. COUNTY AND NEIGHBORHOODS AND OWNERS OF PROPERTY. THE USE OF THESE TERMS IN CONJUNCTION WITH THIS PLAT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF R. D. ZANDE & ASSOCIATES, INC.