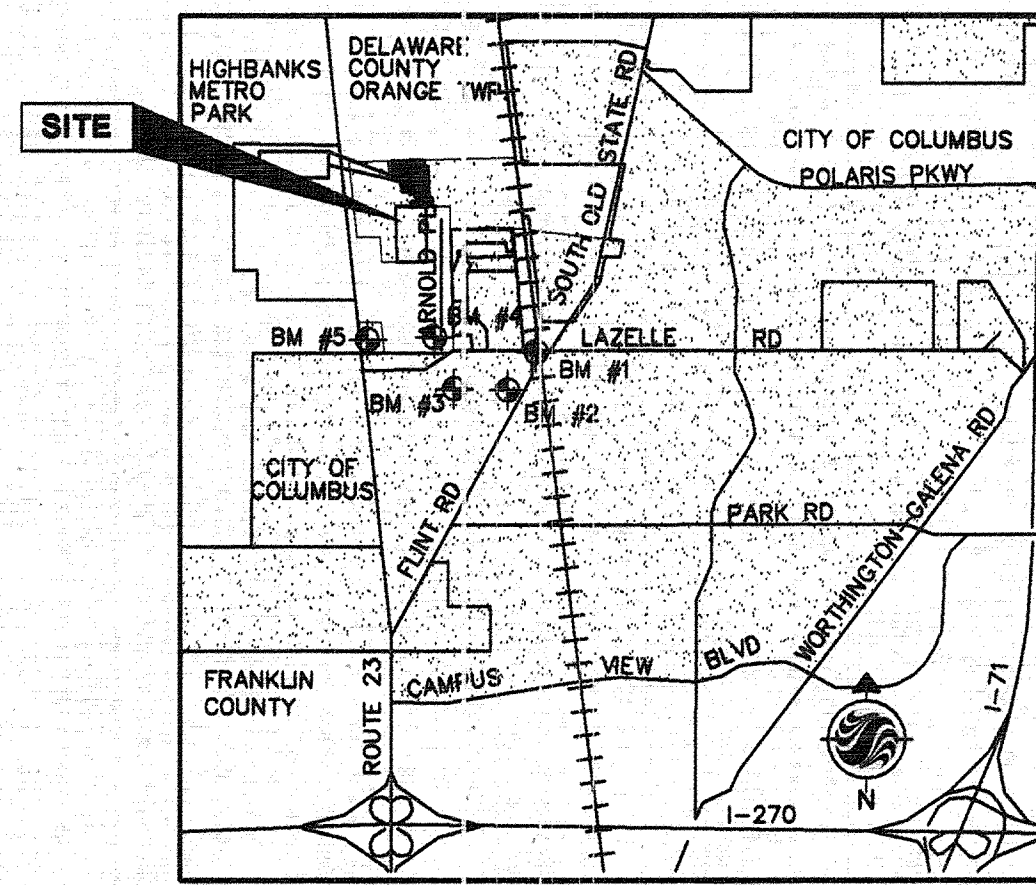


# FINAL PLAT OF OLENTANGY MEADOWS SOUTH



VICINITY MAP  
NOT TO SCALE

**NOTES:**  
RESERVES, AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN OLENTANGY MEADOWS SOUTH AND ALL PREVIOUS AND SUBSEQUENT SECTIONS AND PARTS OF THIS OLENTANGY MEADOWS.  
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 OWNER OF RECORDS OF THE RESERVES, OF ANY PORTION THEREOF, UPON WHICH SUCH WORK MAY BE PERFORMED, SHALL REIMBURSE THE CITY OF COLUMBUS FOR THE ACTUAL COSTS OF SUCH WORK.  
NO DETERMINATION HAS BEEN MADE BY THE BUILDING AND DEVELOPMENT SERVICES SECTION OF THE DEVELOPMENT DEPARTMENT, 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 FINAL PLAT OF OLENTANGY MEADOWS SOUTH, 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 PASSED 12/01/2003 (203-046). 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 THE 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.

**OWNER AND SUBDIVIDER:**  
DOMINION HOMES, INC.  
AN OHIO CORPORATION

**AREA CALCULATIONS:**  
LOT AREA = 2.620 ACRES

**FLOOD ZONE:**  
THIS 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 39049C0144K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 86°25'31" W, FOR THE CENTERLINE OF LAZELLE ROAD, BETWEEN FRANKLIN COUNTY ENGINEERS' MONUMENTS FC05 4014 AND FC05 4450, AS DETERMINED BY GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN OCTOBER, 2000. (STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, 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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND IS INDICATED BY THE FOLLOWING SYMBOLS:

**OWNER AND SUBDIVIDER:**  
DOMINION HOMES, INC.  
AN OHIO CORPORATION

**AREA CALCULATIONS:**  
LOT AREA = 2.620 ACRES

**FLOOD ZONE:**  
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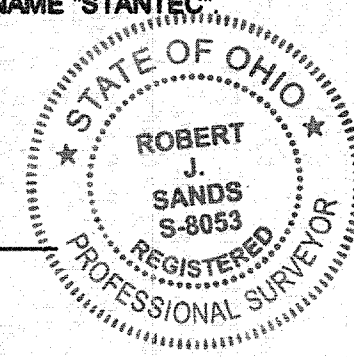
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WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND IS INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (ALL PERMANENT MARKER ARE 1 INCH IRON RODS, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC")
- = PERMANENT MARKER FOUND
- = IRON PIPE SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC"

STANTEC CONSULTING SERVICES INC.

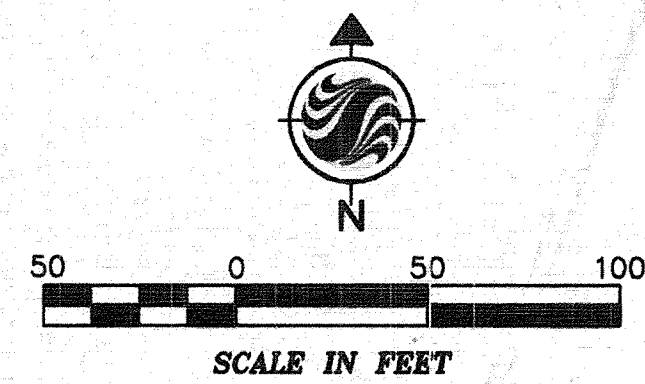
BY: *Robert J. Sands* DATE: 02/08/13  
ROBERT J. SANDS  
PROFESSIONAL SURVEYOR, NO. S-80563



PREPARED BY:

1600 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 488-4383 1-800-340-2743  
FAX (614) 488-4387

Stantec



SCALE IN FEET



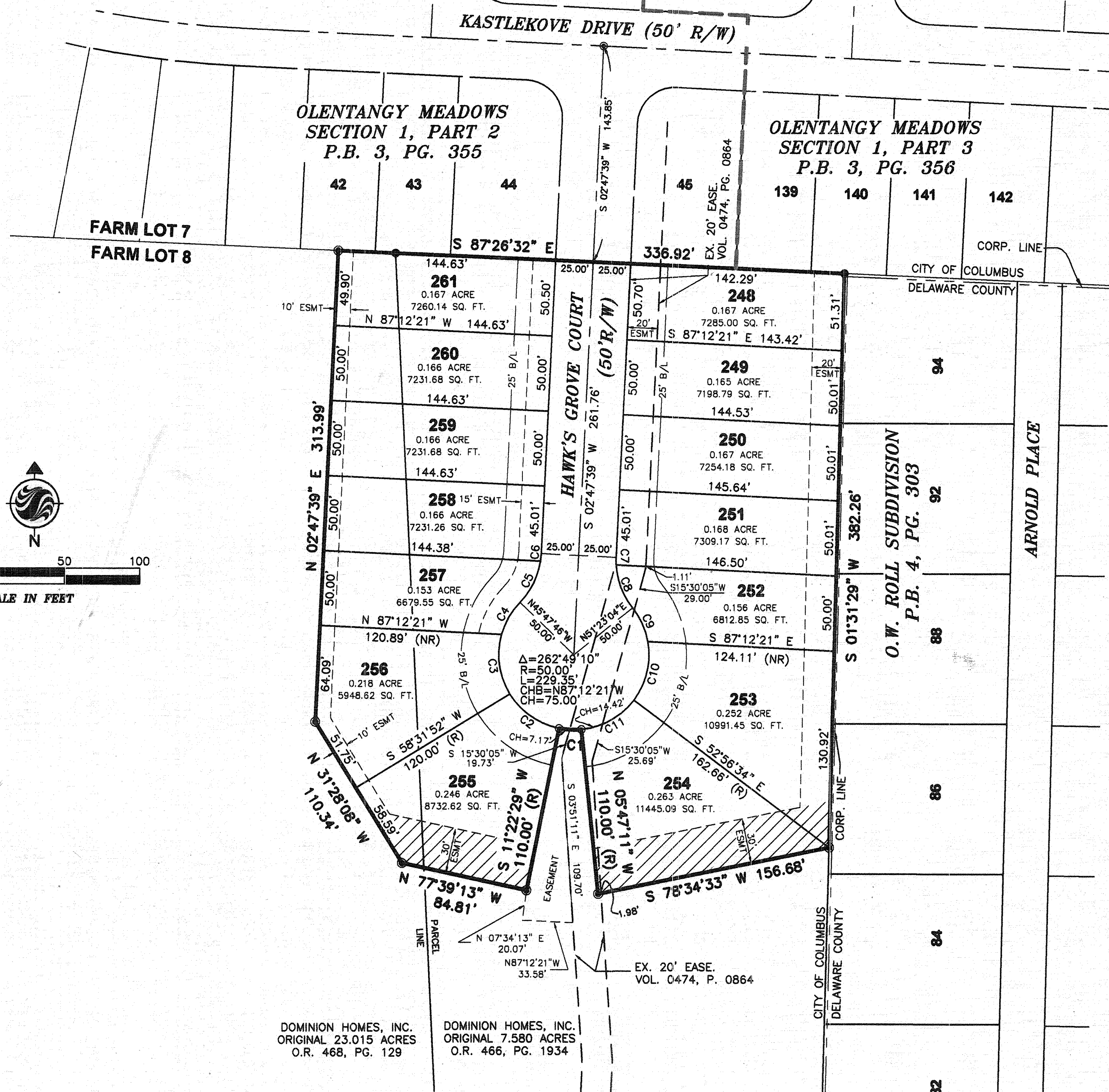
**CONSERVATION/DRAINAGE EASEMENT:**

THE DESIGNATED CONSERVATION/DRAINAGE EASEMENT ALONG THE NATURAL WATER COURSE PERMITS, BUT DOES NOT OBLIGATE THE CITY OF COLUMBUS TO ENTER AND REMOVE OBSTRUCTIONS WHICH IMPEDE OR OBSTRUCT THE FLOW OF THE WATER COURSE. IT IS THE INTENT OF THE EASEMENT TO KEEP THE AREA IN THE PERPETUITY IN ITS NATURAL STATE AND TO PERMIT THE WATER COURSE TO MEANDER WITHIN THE EASEMENT AREA WITHOUT PREVENTATIVE MEASURES TO PREVENT EROSION; NO BUILDINGS, STRUCTURES, SWIMMING POOLS, SIGNS, BILLBOARDS, UTILITY LINES OR PIPES, ELECTRIC LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, FENCES OR OTHER IMPROVEMENTS ARE PERMITTED; NO AGRICULTURAL, INCLUDING GARDENING OR LANDSCAPING, COMMERCIAL OR INDUSTRIAL ACTIVITY IS PERMITTED; NO FILLING, EXCAVATING, DITCHING, DIKING, REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK, OIL, GAS, OR ANY OTHER CHANGE TO THE TOPOGRAPHY IS PERMITTED EXCEPT AS CAUSED BY THE FORCES OF NATURE; NO USE OF HERBICIDES OR PESTICIDES ARE PERMITTED; NO NATIVE GROUND COVER OR OTHER NATIVE VEGETATION MAY BE REMOVED, EXCEPT TREES WHICH POSE A RISK OF SAFETY, MAY BE REMOVED UPON PRIOR APPROVAL OF THE CITY FORESTER.

**DEPRESSED DRIVEWAYS**

THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR OLENTANGY MEADOWS SOUTH SHOW A DESIGN THAT WOULD PROHIBIT LOTS 248 THROUGH 261 FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO CITY OF COLUMBUS CODE SECTION 412.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°09'40"	50.00'	14.98'	N 87°12'21" W	14.92'
C2	47°09'23"	50.00'	41.15'	N 55°02'50" W	40.00'
C3	47°09'23"	50.00'	41.15'	N 07°53'27" W	40.00'
C4	28°30'59"	50.00'	24.89'	N 29°56'44" E	24.63'
C5	35°41'08"	50.00'	31.14'	N 26°21'40" E	30.64'
C6	5°43'27"	50.00'	5.00'	N 05°39'22" E	4.99'
C7	5°43'27"	50.00'	5.00'	S 00°04'05" E	4.99'
C8	35°41'08"	50.00'	31.14'	S 20°46'22" E	30.64'
C9	28°30'59"	50.00'	24.89'	S 24°21'26" E	24.63'
C10	47°09'23"	50.00'	41.15'	S 13°28'45" W	40.00'
C11	47°09'23"	50.00'	41.15'	S 60°38'07" W	40.00'



SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS, LYING IN FARM LOT 8, SECTION 3, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY DISTRICT, CONTAINING 3.049 ACRES, MORE OR LESS, OF WHICH, 0.470 ACRE ARE OUT OF THAT 23.015 ACRE TRACT CONVEYED TO DOMINION HOMES, INC., AN OHIO CORPORATION, BY DEED OF RECORD, IN OFFICIAL RECORD 468 PAGE 129, AND 2.579 ACRES ARE OUT OF THAT 7.580 ACRE TRACT CONVEYED TO DOMINION HOMES, INC., AN OHIO CORPORATION, BY DEED OF RECORD, IN OFFICIAL RECORD 466 PAGE 1934, AND INCLUDES 0.429 ACRE OF RIGHT-OF-WAY AREA. RECORDS OF THE RECORDERS OFFICE, DELAWARE 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 "OLENTANGY MEADOWS SOUTH" A SUBDIVISION OF LOTS NUMBERED 248 THROUGH 261, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL, OR PARTS OF THE COURT SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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.

IN ACCORDANCE WITH THE REQUIREMENTS AND TERMS OF SECTION 3123.09(C) (8) OF THE COLUMBUS CITY CODES, 1959, AS AMENDED BY ORDINANCE NUMBER 829-78, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TELEVISION COMPANIES FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF TELEVISION CABLE AND EQUIPMENT. THIS OFFER IS HEREBY AUTOMATICALLY VOIDED IF THE CABLE COMPANIES DO NOT INSTALL THE CABLE AS SET FORTH IN THE ORDINANCE.

GRANTOR, DOMINION HOMES, INC., AN OHIO CORPORATION, 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 RESULTING FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

IN WITNESS WHEREOF, DOMINION HOMES, INC., AN OHIO CORPORATION, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 8<sup>TH</sup> DAY OF FEBRUARY, 2013.

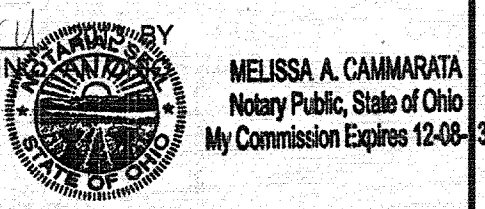
SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

PRINTED: KEVIN KERSHAUER  
*Kevin Kershauser*  
PRINTED: STEVE PECK  
*Steve Peck*

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 8 DAY OF February, 2013, BY MATTHEW J. CALLAHAN, VICE PRESIDENT LAND DEVELOPMENT OF DOMINION HOMES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.



MY COMMISSION EXPIRES: December 8, 2013

*Melissa A. Cammarata*  
NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS 1<sup>ST</sup> DAY OF APRIL, 2013

*Travis L. Davis / P.E.*  
DIRECTOR OF DEPT. OF DEVELOPMENT BUILDING & ZONING DEPT.  
COLUMBUS, OHIO

APPROVED THIS 2<sup>ND</sup> DAY OF April, 2013

*Hassan Y. Zaki / MPE*  
CITY ENGINEER, COLUMBUS, OHIO

APPROVED THIS 2 DAY OF APRIL, 2013

*Mark Wilson*  
DIRECTOR OF PUBLIC SERVICE  
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY ORDINANCE NO. \_\_\_\_\_, WHEREIN THE COURT AS DEDICATED HEREON IS ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS, OHIO.

CITY CLERK, COLUMBUS, OHIO

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 AT \_\_\_\_\_ M

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

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013  
PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_