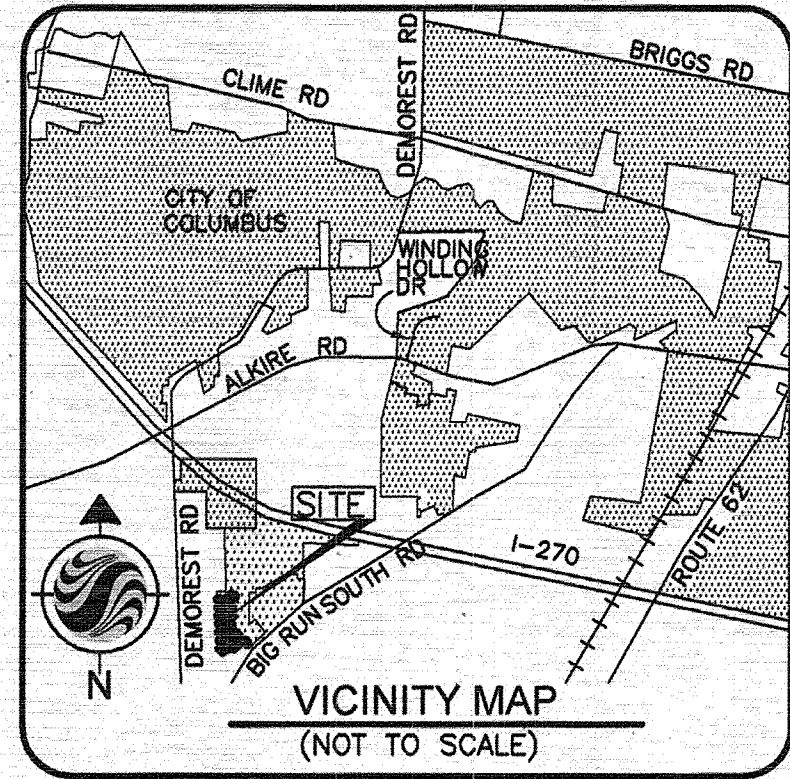


# BIG RUN RIDGE

## SECTION 2 PART 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 0459-03, PASSED APRIL 7, 2003 (202-073). 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 2, 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 130 THROUGH 164 FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

### 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:

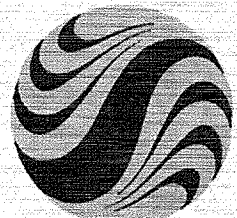
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND IS INDICATED 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.

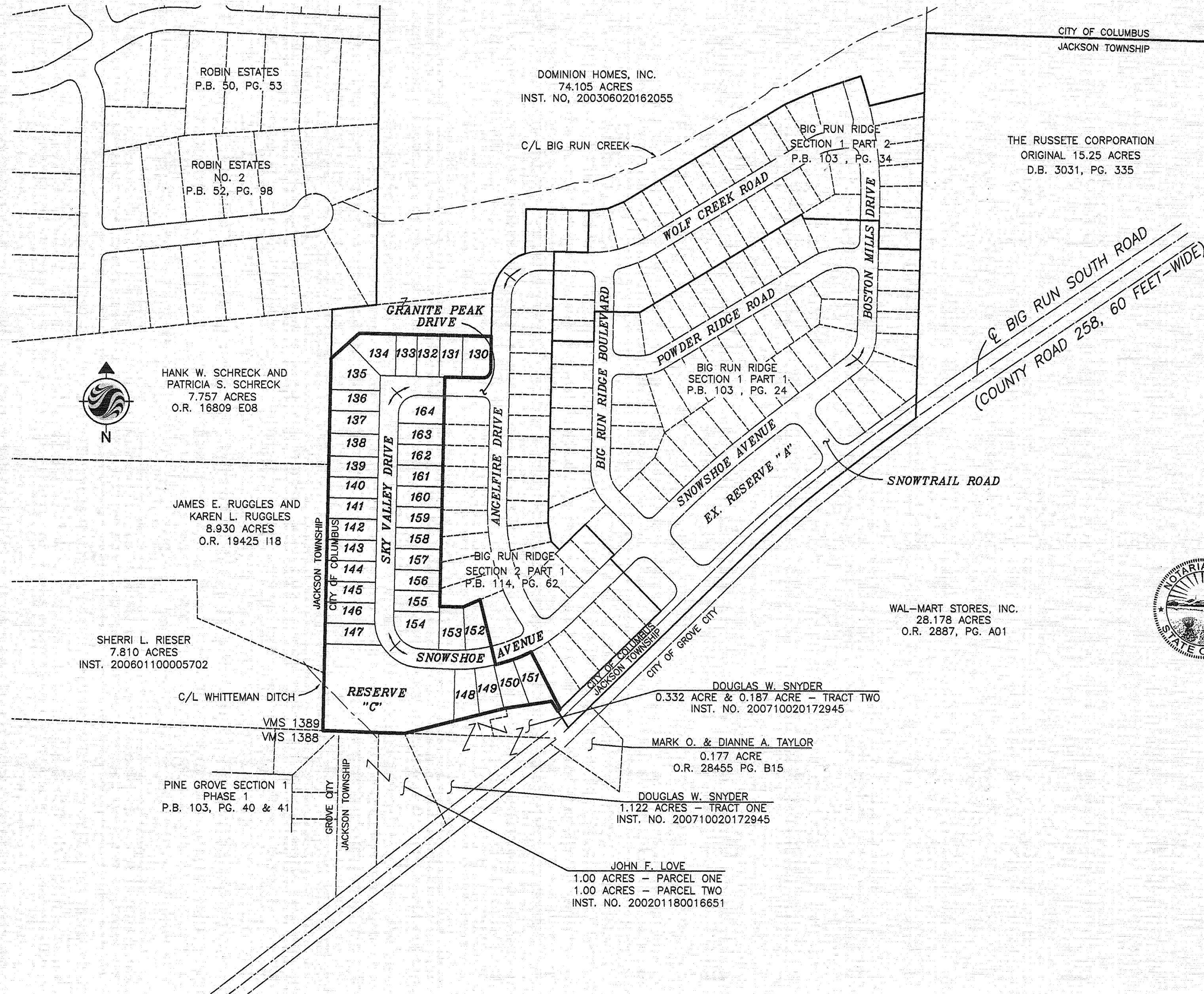
BY: Robert J. Sands 04/01/13 DATE  
ROBERT J. SANDS  
PROFESSIONAL SURVEYOR NO. S-8053

PREPARED BY:



1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4393 1-800-340-8743  
FAX (614) 486-4397

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BACKGROUND MAP

SCALE: 1" = 200'

### RESERVES:

RESERVE "C", 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 2, PART 2" AND ALL PREVIOUS AND SUBSEQUENT SECTIONS OF THIS DEVELOPMENT.

THE OWNER OF THE LAND HEREIN PLATTED, ITS SUCCESSORS, AND ASSIGNS, SHALL MAINTAIN RESERVE "C" AS CONVEYED, TO SUCH TIME AS THE BIG RUN RIDGE HOMEOWNERS ASSOCIATION IS FORMED AND RESERVE "C" IS CONVEYED TO SUCH AN ASSOCIATION. THEREAFTER SAID ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF RESERVE "C". 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. RESERVE "C" IS PART OF THE SITE POST CONSTRUCTION STORMWATER MANAGEMENT BMP.

### SITUATE:

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN VIRGINIA MILITARY SURVEY NUMBER 1389, CONTAINING 8.809 ACRES, MORE OR LESS, INCLUDING 1.287 ACRES OF RIGHT-OF-WAY AREA, AND BEING OUT OF THE ORIGINAL 74.105 ACRE TRACT CONVEYED TO DOMINION HOMES, INC., AN OHIO CORPORATION, BY DEED OF RECORD IN INSTRUMENT NUMBER 200306020162055, 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.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY DOMINION HOMES, INC., AN OHIO CORPORATION, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

### 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 "BIG RUN RIDGE SECTION 2 PART 2," A SUBDIVISION OF LOTS NUMBERED 130 THROUGH 164, INCLUSIVE, RESERVE C, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVES AND AVENUE 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 RECOMPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULTS FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

### 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 21<sup>st</sup> DAY OF April, 2013.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Steve Peck  
PRINTED: Steve Peck  
Matthew Walker  
PRINTED: Matthew Walker

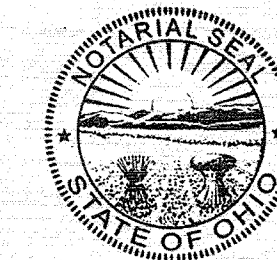
DOMINION HOMES, INC. AN OHIO CORPORATION

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

### STATE OF OHIO SS:

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF April, 2013, 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 21<sup>st</sup> DAY OF April, 2013.



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

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

Steve Peck  
NOTARY PUBLIC, STATE OF OHIO

### CITY OF COLUMBUS APPROVALS:

APPROVED THIS 17<sup>th</sup> DAY OF July, 2013 Tracie L. Davies/ASB  
BUILDING AND ZONING SERVICES  
DEPARTMENT DIRECTOR,  
COLUMBUS, OHIO

APPROVED THIS 17 DAY OF July, 2013 Nancy Zand  
CITY ENGINEER, COLUMBUS, OHIO

APPROVED THIS 19 DAY OF JULY, 2013 Mark Peltier  
DIRECTOR OF PUBLIC SERVICE  
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013. BY ORDINANCE NO. \_\_\_\_\_, WHEREIN THE EASEMENTS, DRIVE AND AVENUE OF BIG RUN RIDGE SECTION 2 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 \_\_\_\_\_, 2013

### FRANKLIN COUNTY AUDITOR:

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

\_\_\_\_\_  
CITY CLERK, COLUMBUS, OHIO

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

### FRANKLIN COUNTY RECORDER:

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

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

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013. PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO