

VILLAGE AT STONE CLIFF SECTION 2 PART 2

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 17, United States Military Lands, containing 3.357 acres of land, more or less, said 3.357 acres being part of that tract of land conveyed to **DOMINION HOMES, INC.**, by deed of record in Instrument Number 200409210219806, Recorder's Office, Franklin County, Ohio.

The undersigned, **MATTHEW J. CALLAHAN**, Vice President of Land Development of **DOMINION HOMES, INC.**, an Ohio corporation, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "VILLAGE AT STONE CLIFF SECTION 2 PART 2", a subdivision containing Lots numbered 109 to 129, both inclusive, and areas designated as "Reserve "N" and "Reserve "O", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or Reserve "N". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities above, beneath and on 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. Within those areas designated Drainage Easement on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Within said Reserve "N", 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 or other governmental services to lots and lands adjacent to said Reserve "N". 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 television industry for the installation, operation and maintenance of television cable and equipment.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility (PU) Easement" for the construction, operation and maintenance of storm water runoff drains, facilities, and mainline waterline facilities. Such facilities shall be owned and maintained by a master association for the Village at Stone Cliff subdivision(s). Said facilities will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said facilities.

DOMINION HOMES, INC. in recording of this plat of Village At Stone Cliff Section 2 Part 2 has designated certain areas of land as Reserves, which may contain but not be limited to parking, walking, green areas, playgrounds, community facilities such as a community building and swimming pool, 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 and reserve areas in the Village At Stone Cliff development. Reserve "N" is not hereby dedicated for use by the general public but are hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots in the Village At Stone Cliff development as more fully provided in the declaration of covenants, conditions and restrictions to Village At Stone Cliff Section 2 Part 2 which will be recorded subsequent to the recordation of this plat. Said declaration of covenants, conditions and restrictions is hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots 109 to 129, both inclusive, to said Reserve "N" and Reserve "O" and to lots and reserve areas in existing and future sections of the Village At Stone Cliff development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from Public Streets in and over said Reserve "N", to be shared with the owners of the fee simple titles to each other of said Lots numbered 109 to 129, both inclusive, Reserve "N" and Reserve "O" and with the owners of the fee simple titles to the lots and reserve areas in existing and future sections of the Village At Stone Cliff development. Said owners of the fee simple titles to Lots numbered 109 to 129, both inclusive, and to said Reserve "N" and Reserve "O" shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Village At Stone Cliff development may provide.

In witness Whereof, **MATTHEW J. CALLAHAN** Vice President of Land Development of **DOMINION HOMES, INC.**, an Ohio corporation, has hereunto set his hand this 18th day of MARCH, 2011.

Signed and acknowledged
In the presence of:

DOMINION HOMES, INC.,
An Ohio Corporation

Steve Peck
Steve Peck
Teresa L. Townley
Teresa L. Townley

Matthew J. Callahan
MATTHEW J. CALLAHAN
Vice President of Land Development

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN** Vice President of Land Development of **DOMINION HOMES, INC.**, an Ohio corporation, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **DOMINION HOMES, INC.**, an Ohio corporation, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 18th day of March, 2011.

My commission expires
Kathy Kellenbarger
Notary Public, State of Ohio



Approved this 22nd day of March, 2011
Tracie A. Davies
Building and Zoning Services
Department Director,
Columbus, Ohio

Approved this 25th day of March, 2011
Hassan Y. Zahra
City Engineer
Columbus, Ohio

Approved this 29 day of MARCH, 2011
Mark Kelly
Director of Public Service,
Columbus, Ohio

Approved and accepted this _____ day of _____, 20____, by Ordinance No. _____ wherein this plat is accepted as such by the Council for the City of Columbus, Ohio.

In Witness Thereof, I have hereunto set my hand and affixed my seal this _____ day of _____, 20____

City Clerk, Columbus, Ohio

Transferred this _____ day of _____, 20____

Auditor, Franklin County, Ohio

Deputy Auditor,
Franklin County, Ohio

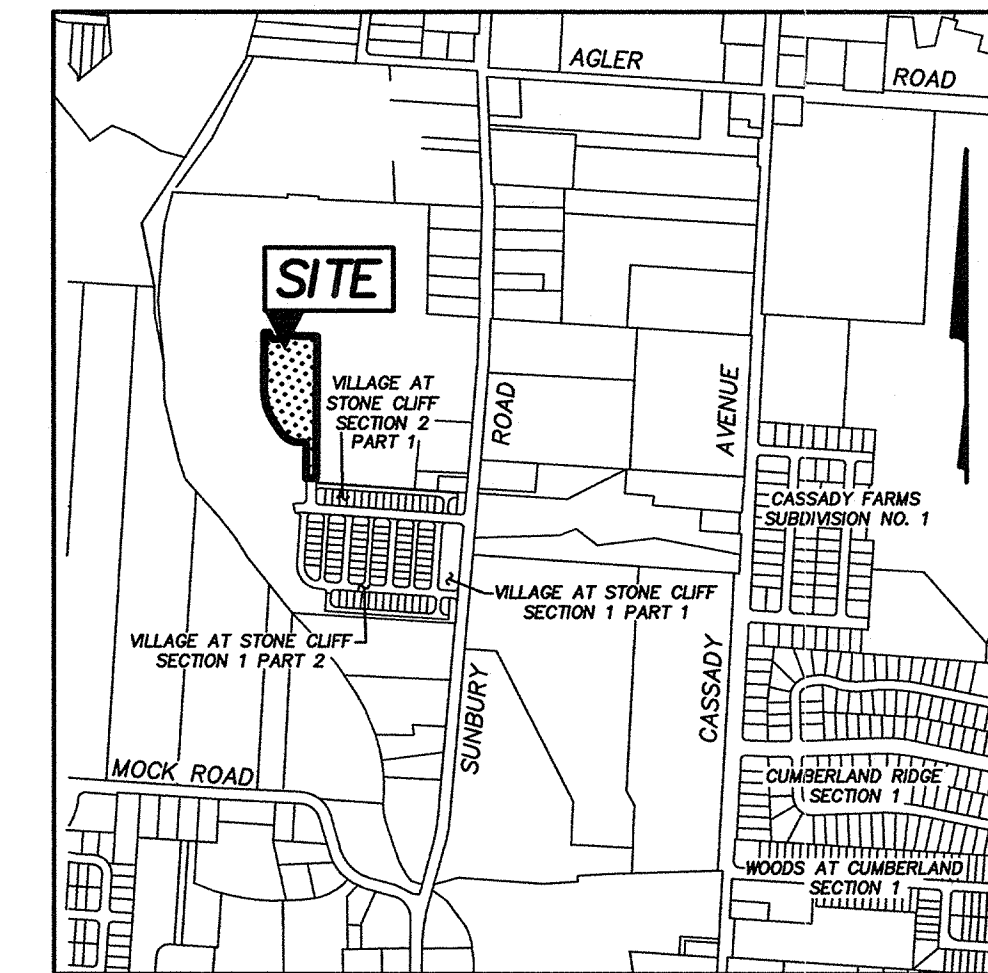
Filed for record this _____ day of _____, 20____ at _____ M Fee \$ _____
File No. _____

Recorder, Franklin County, Ohio

Recorded this day _____ of _____, 20____

Deputy Recorder,
Franklin County, Ohio

Plat Book _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey control Monument Numbers FCGS 2221 and FCGS 8876, having a calculated bearing of North 88 degrees 53 minutes 20 seconds East, and are based on the Ohio State plane Coordinate System, South zone as per NAD 83, 1986 adjustment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers - Surveyors + Planners + Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4550 Fax: 614.775.4800

M C M X X V I

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By [Signature] Date 3/18/11
Professional Surveyor No. 8250

