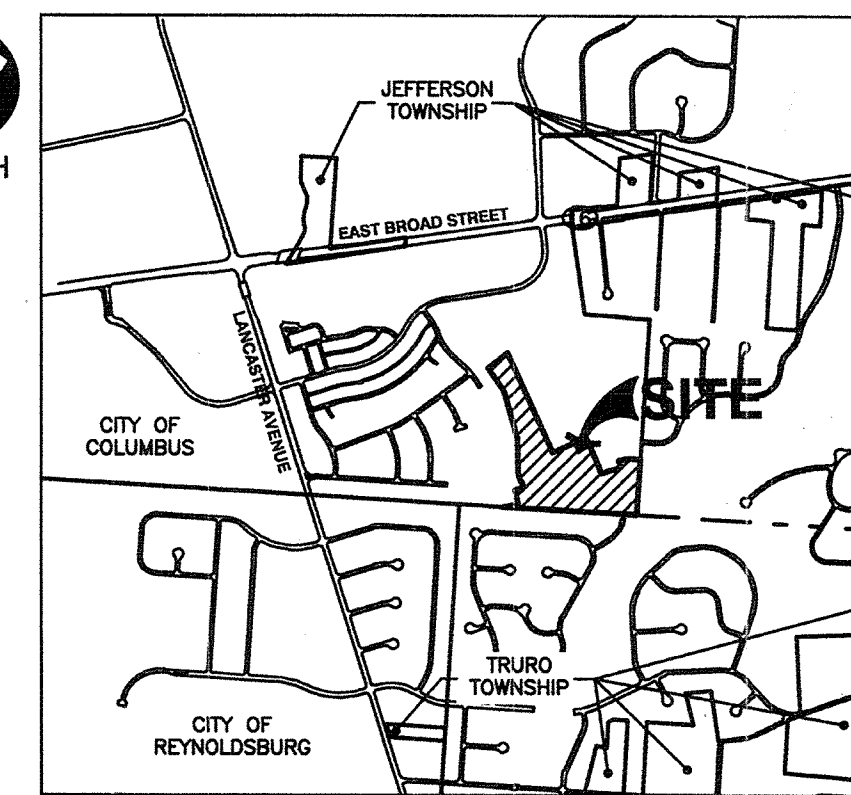


# REYNOLDS CROSSING SECTION 3 PART 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,  
QUARTER TOWNSHIP 3 AND QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16  
UNITED STATES MILITARY LANDS



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN QUARTER TOWNSHIP 3 AND QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, CONTAINING 12.789 ACRES OF LAND, MORE OR LESS, SAID 12.789 ACRES BEING OUT OF THAT 33.389 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" AS CONVEYED TO PULTE HOMES OF OHIO, LLC, OF RECORD IN INSTRUMENT No. 201409080117284, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT OF LAND ACQUISITION, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT HIS PLAT CORRECTLY REPRESENTS ITS "REYNOLDS CROSSING SECTION 3 PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 135, 151-165 AND 179-188, INCLUSIVE, RESERVE "C", RESERVE "D", RESERVE "E" AND RESERVE "F", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SERENOA DRIVE AND INSTONE DRIVE SHOWN HEREON AND NOT HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE 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 THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FORM STORM WATER DRAINAGE. WITHIN THOSE AREA DESIGNATED "DRAINAGE EASEMENT", AND ON THIS PLAT AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, 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 STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF SEWERAGE AND DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID 33.389 ACRE TRACT OF LAND OWNED BY THE PULTE HOMES OF OHIO, LLC, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE  
THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2014.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

BY: Matthew J. Callahan  
Matthew J. Callahan  
Matthew J. Callahan

PULTE HOMES OF OHIO, LLC  
A MICHIGAN LIMITED LIABILITY COMPANY

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

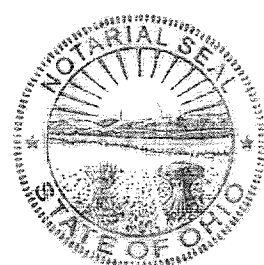
STATE OF OHIO  
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DIVISION VICE PRESIDENT OF LAND ACQUISITION OF SAID PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID 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

27<sup>TH</sup> DAY OF NOVEMBER, 2014.

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



STEPHEN PECK  
Notary Public, State of Ohio  
My Commission Expires 06/19/2017

APPROVED THIS 14<sup>TH</sup> DAY OF NOVEMBER, 2014

Scott J. Messer (ASB)  
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS OHIO

APPROVED THIS 5<sup>TH</sup> DAY OF DECEMBER, 2014

Hassam Y. Zaher (MOR)  
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN & CONSTRUCTION, COLUMBUS OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY ORDINANCE No. \_\_\_\_\_ WHEREIN SERENOA DRIVE AND INSTONE DRIVE ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO  
SET MY HAND AND AFFIXED MY SEAL THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

CITY CLERK, COLUMBUS OHIO

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

AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_, FEE \_\_\_\_\_

RECORDER, FRANKLIN COUNTY, OHIO

AT \_\_\_\_\_, FEE \_\_\_\_\_

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. \_\_\_\_\_

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**SURVEY DATA:**

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE BEARING N 81°50'56" E FOR THE CENTERLINE OF EAST BROAD STREET AS DETERMINED BY FRANKLIN COUNTY MONUMENTS 3353 AND 3355. NAD 83 OHIO SOUTH ZONE, 1986 ADJUSTMENT. AS SHOWN IN REYNOLDS CROSSING SECTION 2, PART 2 IN PLAT BOOK 115, PAGE 40.

**SOURCE DATA:**

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**IRON PINS:**

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" I.D. IRON PIPE, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**PERMANENT MARKERS:**

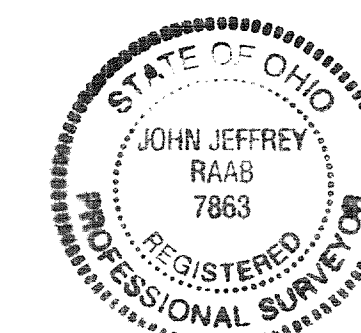
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**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.

**LEGEND**

- IRON PIN SET (SEE SURVEY DATA)
- ⊙ PERMANENT MARKER (SEE SURVEY DATA)
- △ MAG NAIL SET
- ▲ MAG NAIL FOUND
- IRON PIN FOUND



JOHN J. RAAB  
PROFESSIONAL LAND SURVEYOR NO. 7863



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www.cecinc.com

REYNOLDS CROSSING  
SECTION 3 PART 1

Situate In  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO

Made For  
PULTE HOMES OF OHIO, LLC  
REYNOLDS CROSSING  
CITY OF COLUMBUS

DATE: <b>SEPTEMBER 2014</b>	SCALE: <b>NA</b>	DRAWING NO.:
DRAWN BY: <b>BA</b>	CHECKED BY: <b>JJR</b>	<b>PLAT</b>
PROJECT NO: <b>140-239</b>	APPROVED BY: <b>JAM</b>	

SHEET 1 OF 3