

# HAYDENS CROSSING

## SECTION 10

Shown in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey Numbers 3453 and 6953, containing 4.518 acres of land, more or less, said 4.518 acres being part of that tract of land conveyed to **DOMINION HOMES, INC.**, by deed of record in Instrument Number 200509230198943, Recorder's Office, Franklin County, Ohio.

The undersigned, **DOMINION HOMES, INC.**, an Ohio corporation, by **MATTHEW J. CALLAHAN**, Vice President of Land Development, owner of the lands plated herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HAYDENS CROSSING SECTION 10", a subdivision containing Lots numbered 485 to 515, both inclusive, and areas designated as Reserve "AE" and Reserve "AF", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" and Reserve "AF". 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 said Reserve "AF", a non-exclusive easement is hereby granted to the City of Columbus and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserve "AF".

Dominion Homes, Inc. in recording this plat of Haydens Crossing Section 10, has designated a certain area of land as reserve, which may contain but not be limited to, parking, walking, green areas, playgrounds, community facilities such as a community building, 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 within the Reserve "AF". The Reserve "AF" is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots within and reserve areas in the Haydens Crossing development as more fully provided in the master association declaration of covenants, conditions and restrictions for the Haydens Crossing development and the declaration of covenants, conditions and restrictions applicable to Haydens Crossing Section 10, both of which will be recorded subsequent to the recording of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated and made a part of this plat.

The owners of the fee simple titles to lots 485 to 515, both inclusive, Reserve "AE" and Reserve "AF", and to lots, units and reserve areas in existing and future sections of the Haydens Crossing 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 "AF" to be shared with the owners of the fee simple titles to each other of said lots 485 to 515, both inclusive, Reserve "AE" and Reserve "AF", and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Haydens Crossing development. Said owners of the fee simple titles to said lots 485 to 515, both inclusive, Reserve "AE" and Reserve "AF", 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 Haydens Crossing 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 14<sup>th</sup> day of November, 2013.

Signed and Acknowledged  
In the presence of:

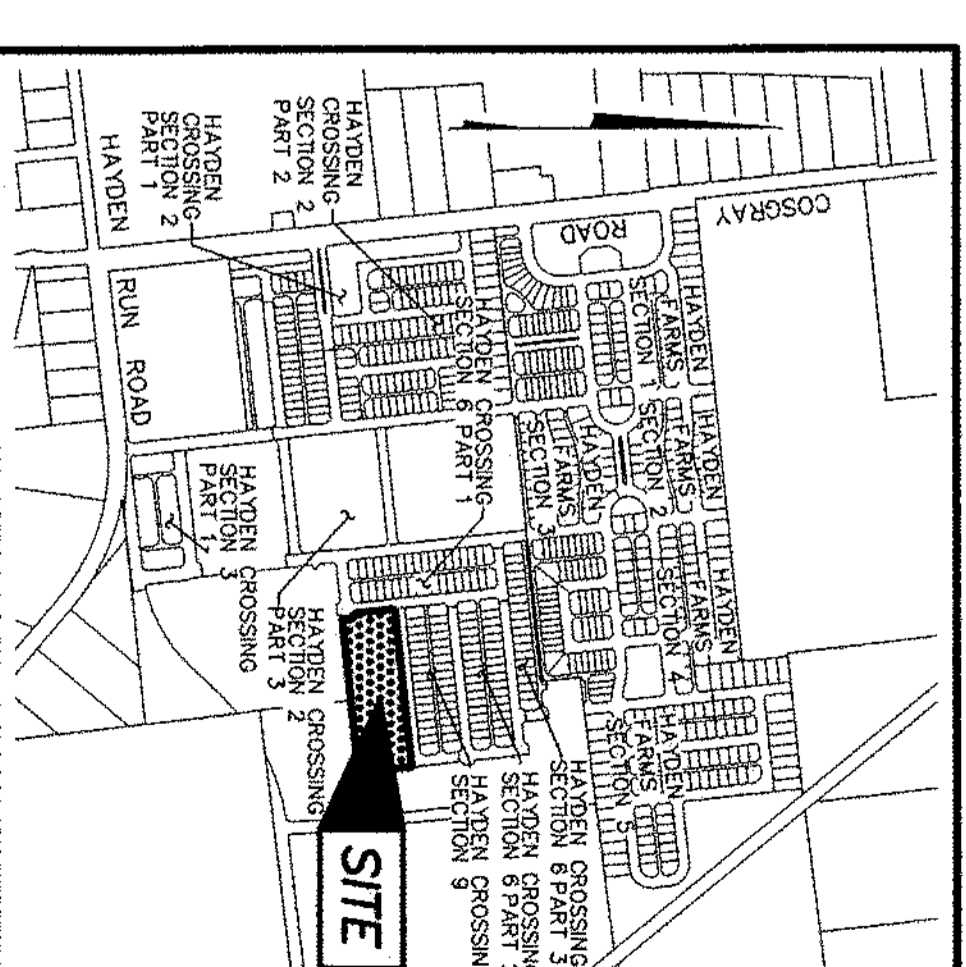
By *[Signature]*  
**MATTHEW J. CALLAHAN**  
Vice President of Land Development

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 by 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 herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 14<sup>th</sup> day of November, 2013.

*[Signature]*  
Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1000

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown herein were transferred from a field traverse originating from and lying to Franklin County Survey Control Monuments, including monument numbers FCCS 8876 and FCCS 2221, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, having a calculated bearing of North 88° 53' 20" East between said monuments.

**SOURCE OF 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:** Iron pins, where indicated herein, unless otherwise noted, are to be set and are iron pins, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top and bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated herein, are to be one-inch diameter, thirty-inch long solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top and 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.

Filed for record this \_\_\_ day of \_\_\_\_\_  
20\_\_ at \_\_\_\_\_, M. Fee \$ \_\_\_\_\_  
Recorder, \_\_\_\_\_ Franklin County, Ohio

Recorded this \_\_\_ day of \_\_\_\_\_, 20\_\_  
Plat Book \_\_\_\_\_, Pages \_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Approved and accepted this \_\_\_ day of \_\_\_\_\_, 20\_\_ by Ordinance No. \_\_\_\_\_ by the Council for the City of Columbus, Ohio.

Approved this 14<sup>th</sup> day of November, 2013.  
*[Signature]*  
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 14<sup>th</sup> day of November, 2013.  
*[Signature]*  
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

In witness whereof, 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

SURVEYED & PLATTED BY



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]*  
Professional Surveyor No. 7865

Date 1 Nov 13