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# VILLAGE AT ALBANY CROSSING

## SECTION 9 PART 1

(INCLUDING A RESUBDIVISION OF PART OF RESERVE "O"  
OF VILLAGE AT ALBANY CROSSING SECTION 1 PART 2, P.B. 106, PP. 65&66)

Situated in the State of Ohio, County of Franklin, City of Columbus and in Section 15, Township 2, Range 16, United States Military Lands, containing 5.110 acres of land, more or less, said 5.110 acres being part of those tracts of land conveyed to **DOMINION HOMES, INC.** by deeds of record in Instrument Number 200311040353156, and a resubdivision of part of Reserve "O" as the same is designated and delineated on the subdivision plat entitled "Village at Albany Crossing Section 1 Part 2" of record in Plat Book 106, Pages 65 and 66, and originally conveyed to **DOMINION HOMES, INC.**, by deed of record in Instrument Number 200311040353156, Recorder's Office, Franklin County, Ohio.

The undersigned, **DOMINION HOMES, INC.**, an Ohio corporation, by **MATTHEW J. CALLAHAN**, Vice President of Land Operations, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"VILLAGE AT ALBANY CROSSING SECTION 9 PART 1"**, a subdivision containing Lots numbered 325 to 363, both inclusive, and areas designated and delineated as Reserve "TT" and Reserve "UU", does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" and Reserve "UU". 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 above ground 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 unless approved by the City of Columbus, Division of Sewerage and Drainage. Within Reserve "UU" a non-exclusive easement is hereby granted to the City of Columbus and governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to Lots and Land adjacent to said Reserve "UU". Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Dominion Homes, Inc. in recording of this plat of Village At Albany Crossing Section 9 Part 1 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, 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, units and reserve areas in the Albany Crossing development. Reserve "UU", is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in the Albany Crossing development as more fully provided in the master association declaration of covenants, conditions and restrictions for the Albany Crossing development and the declaration of covenants, conditions and restrictions to Village At Albany Crossing Section 9 Part 1 both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots numbered 325 to 363, both inclusive, and to said Reserve "TT" and Reserve "UU", and to lots, units and reserve areas in existing and future sections of the Village at Albany 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 "UU" to be shared with the owners of the fee simple titles to each other of said Lots numbered 325 to 363, both inclusive, and Reserve "TT" and Reserve "UU", and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Village At Albany Crossing development. Said owners of the fee simple titles to said Lots numbered 325 to 363, both inclusive and to said Reserve "TT" and Reserve "UU", 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 Albany 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 1<sup>st</sup> day of July, 2013.

Signed and Acknowledged  
In the presence of:

Steve Peck  
Steve Peck  
Brandi Van Hooser  
Brandi Van Hooser

**DOMINION HOMES INC.**  
an Ohio corporation

By Matt 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 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 1<sup>st</sup> day of July, 2013.

My commission expires \_\_\_\_\_

Stephen Peck  
Notary Public, State of Ohio



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

Approved this 3<sup>rd</sup> day of July,  
2013.

Tracee L. Davis  
Director, Department of Building and Zoning  
Services Columbus, Ohio

Approved this 3<sup>rd</sup> day of July,  
2013.

Hassan Y. Zahra  
City Engineer/Administrator, Division of  
Design and Construction, Columbus, Ohio

Approved this 8 day of JULY,  
2013.

Mark A. B...  
Director, Department 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  
the \_\_\_\_\_ 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 \$ \_\_\_\_\_

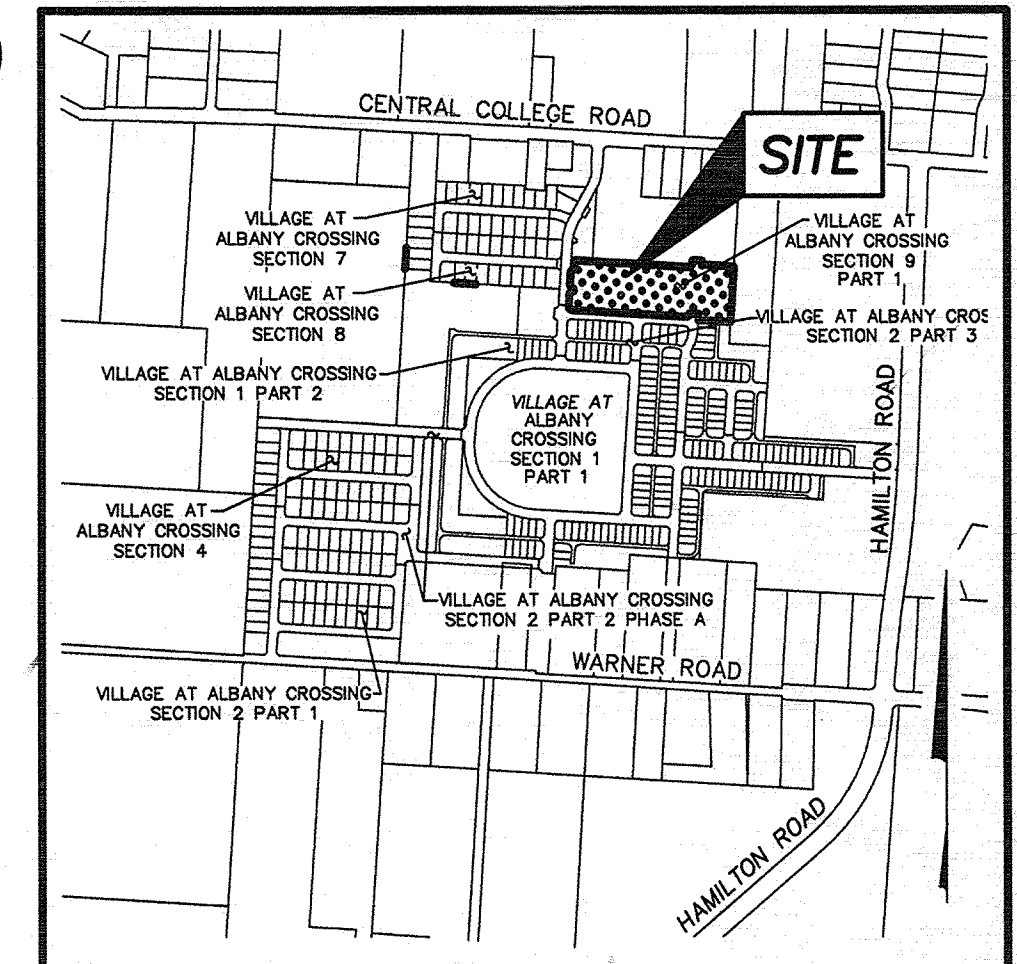
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

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 hereon, are based on the same meridian as the bearings shown on the subdivision plat entitled "Village at Albany Crossing Section 1 Part 1," of record in Plat Book 106, Pages 61, 62, 63 and 64, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Caledonia Drive has a bearing of North 03° 32' 10" East.

**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 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. Pins are to be set to monument the points indicated, and 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

**EMHT**

Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3448  
emht.com

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. 8250

7/10/13  
Date

