TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE 1696—2004 ASSED NOVEMBER 22, 2004 (CASE # Z04—040). THIS ORDINANCE 1696—2004 MENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT, HOULD BE REVIEWED TO DETERMINE THE THEN CURRENT AND APPLICABLE USE NO DEVELOPMENT LIMITATIONS OR REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME OF LATTING, OF ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE HALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS WITH HE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATION URPOSES ONLY.

PARKING RESTRICTIONS SHALL BE INSTALLED PER CURRENT CITY POLICY ON SIGNAGE FOR PRIVATE STREETS AND ALLEYS/LANES. THE OWNER. DEVELOPER, AND/OR THE HOMEOWNERS ASSOCIATION MUST ESTABLISH AND MAINTAIN AN AGREEMENT WITH A PRIVATE TOWING COMPANY, WHICH AUTHORIZES THE COMPANY TO REMOVE/TOW ANY VEHICLES PARKED IN RESTRICTED AREAS. TOWING AGREEMENTS SHALL BE FILED ANNUALLY, UPON EXECUTION OF CONTRACT, WITH THE COLUMBUS DIVISION OF FIRE, FIRE PREVENTION BUREAU, PLANS REVIEW OFFICE. THE DEVELOPER, AND/OR HOMEOWNERS ASSOCIATION SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSE OF ENFORCEMENT OF PARKING RESTRICTIONS. ALL SIGNAGE, TOWING AGREEMENTS AND DESIGNATIONS WILL CONFORM TO THE CITY OF COLUMBUS DIVISION OF FIRE "FIRE VEHICLE ACCESS PLAN."

DEPRESSED DRIVEWAYS:

THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN F

THE VILLAGE AT HILLIARD RUN SECTION 3 SHOW A DESIGN THAT WOULD PROHIBIT ALL I

IN THIS SECTION FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY

CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING

INSPECTOR.

AGRICULTURAL RECOUPMENT:

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 RECOUPMENTS ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN WHICH RESULT FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE. 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 ANI INCORPORATED AREAS, MAP NUMBER 39049C0281 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 ZON SERVICES, CITY OF COLUMBUS AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE A 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 VILLAGE AT HILLIARD RUN SECTION 3 DOES NOT IMPLY ANY APPROVAL THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS. ZONING ARMY

# CITY OF COLUMBUS SANITARY CC 16626 -

SCHOOL HILLIARD ( CITY SCHOOLS

### RESERVES " TOTAL AREA AREA CALCULATIONS: LOT AREA RESERVE "T" AREA OPEN

11 11 11 11

1.967 0.458 0.664 3.753

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 82°39'08" EAST FOR THE CENTERLINE OF RENNER ROAD, AS DETERMINED BETWEEN FRANKLIN COUNTY MONUMENT NUMBERS 7766 AND 5233 OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83 (1986 ADJUSTMENT).

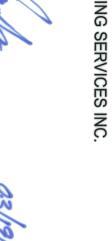
## SURVEYOR CERTIFICATION:

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. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS.

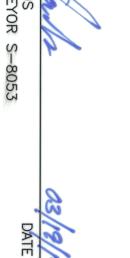
- PERMANENT MARKER SET ARE RODS, 30 INCHES IN LENGTH, BEARING THE NAME "STANTEC". SOLID A YELLOW (
- IRON PIPE SET ALENGTH, WITH A "STANTEC". ARE 3/4 A YELLOW CAP BEARING ĦĘ, , 30 INCHES NAME
- MAG NAIL SET
- STANTEC IRON PIN FOUND,

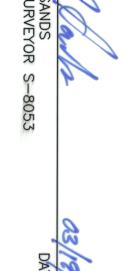
9

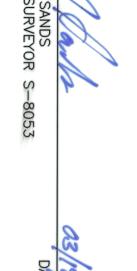
BY:

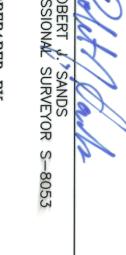












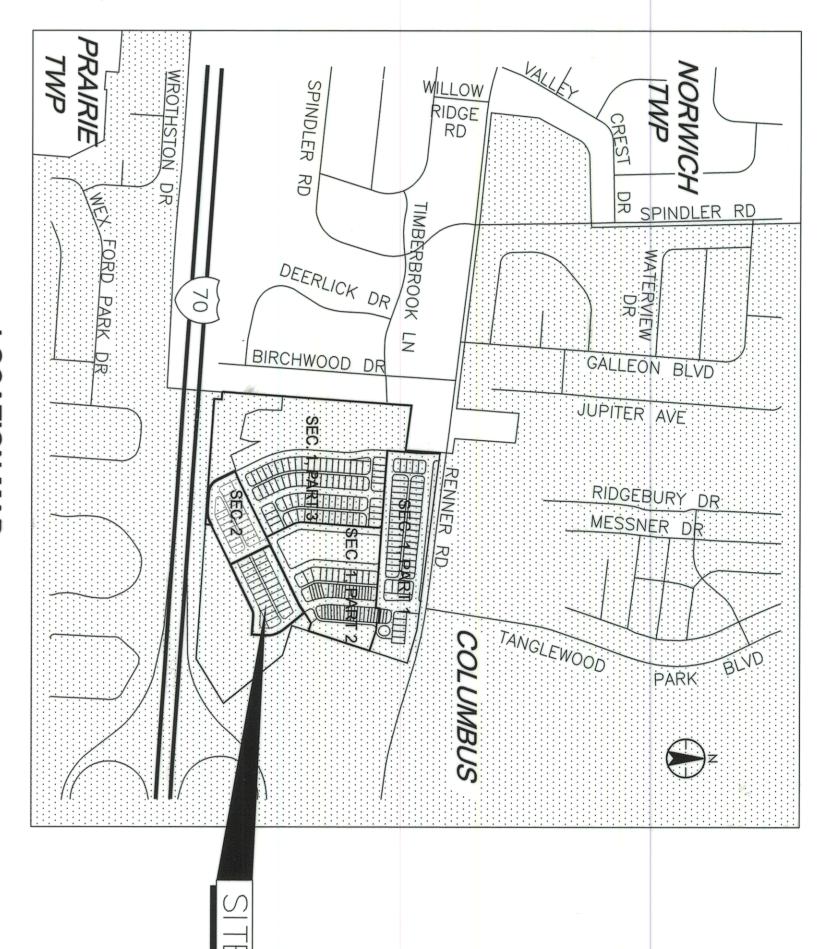


43204



shall be reported to Stantec without delay, all designs and drawings are the property that authorized by Stantec is forbidden.

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### LOCATION MAP

RESERVE NOTES:
THE OWNERS OF THE FEE
ARE HEREBY GRANTED A
FROM RENNER ROAD, A P
SECTION 1 PART 1, P.B.
2, P.B. 107, PG. 6-7 AN
RESUBDIVISION OF RESERV
8-9, TO BE SHARED WITH
AND ALL PREVIOUS AND S OTS 213 THROUGH 235, INCLUSIVE SHIT—OF—WAY AND EASEMENT FOR ACCES ID OVER RESERVE "E", VILLAGE AT HILL RIVE "J", VILLAGE AT HILLIARD RUN SECTION 2 AND AGE AT HILLIARD RUN SECTION 1, PART 3, FE HILLIARD RUN SECTION 1, PART 3, FE FEE SIMPLE TITLE TO EACH OF THE SAND PARTS OF THIS DEVELOPMENT. P AND THE T 3, P.B. 116, PG. F THE SAID LOTS, E SHALL HAVE AND CCESS TO AND HILLIARD RUN SECTION 1 PART AND

DOMINION HOMES, INC., AI HILLIARD RUN, SECTION 3' WHICH MAY CONTAIN BUT FACILITIES, PRIVATE STREE INTENDED FOR USE BY TH HILLIARD RUN, SECTION 3' THE COMMON USE AND EITHE VILLAGE AT HILLIARD COVENANTS, EASEMENTS, FULLAGE AT HILLIARD RUN, PLAT. SAID DECLARATION OASSESSMENT LIENS ARE H IC., AN OHIO CORPORATION. IN RECORDING THIS PLAT OF THE "VILLAGE AT ON 3" SUBDIVISION, DESIGNATED CERTAIN AREAS OF LAND AS RESERVES, BUT WILL NOT BE LIMITED TO PARKING, WALKING, GREEN AREAS, COMMUNITY STREETS, SIDEWALKS, AND COMMON PARKING AREAS, ALL OF WHICH ARE BY THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE "VILLAGE AT ON 3" SUBDIVISION. RESERVES "S", "T" AND "U" ARE HEREBY DEDICATED TO NOT ENJOYMENT OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN LIARD RUN SUBDIVISION AS MORE FULLY PROVIDED IN THE DECLARATION OF NOTS, RESTRICTIONS AND ASSESSMENTS, AND ASSESSMENT LIENS APPLICABLE TO RUN, WHICH WILL BE RECORDED SUBSEQUENT TO THE RECORDATION OF THIS TION OF COVENANTS, EASEMENTS, RESTRICTIONS AND ASSESSMENTS, AND ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

RESERVES "S", "T" AND "U" 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 THE "VILLAGE AT HILLIARD RUN, SECTION 3" AND ALL PREVIOUS AND SUBSEQUENT SECTIONS AND PARTS OF THIS DEVELOPMENT.

RESERVE "T", AS DESIGNATHE "VILLAGE AT HILLIARD VEHICULAR AND PEDESTRIAND PEDICATED TO THE CITY OF MAINTENANCE OF SAID STREASEMENT IS HEREBY GRAEMPLOYEES OR LICENSEES OTHER GOVERNMENTAL SE ATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY RUN" HOMEOWNERS ASSOCIATION AS PRIVATE DRIVES AND ALLEYS FOR RIAN ACCESS. UNTIL SUCH HOMEOWNERS ASSOCIATION IS FORMED, THE IN THE RESERVE. RESERVE "T" SHALL BE PRIVATE AND WILL NOT BE OF COLUMBUS. THE CITY OF COLUMBUS WILL NOT BE RESPONSIBLE FOR TREETS AND LANES. WITHIN SAID RESERVE "T" A NON-EXCLUSIVE RANTED TO THE CITY OF COLUMBUS AND OTHER GOVERNMENTAL ES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL AND SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVE "T".

IF THE HOMEOWNERS ASSOCIATION FAILS TO PERFORM ITS MAINTENANCE OBLIGATIONS AND IT BECOMES NECESSARY FOR THE CITY OF COLUMBUS TO PERFORM MAINTENANCE WORK TO THE RESERVES, THE OWNERS OF RECORD OF THE RESERVES, OR ANY PORTION THEREOF, UPONTWHICH SUCH WORK MAY BE PERFORMED, SHALL REIMBURSE THE CITY OF COLUMBUS FOR THE ACTUAL COSTS OF SUCH WORK.

NT" FOR CONSTRU HOMEOWNERS

COLUMBUS AND THE
CE OF SAID FACILITIES. TED HEREON AS
MAINTENANCE OF STORM
S. SUCH FACILITIES

OF ST C OF SEWERAGE AND FOR THE STORM SEWER PLAN, F SAID PRIVATE

AS CONVEYED TO VILLAGE AT OF RECORD IN INSTRUMENT I T HILLIARD RUN HOMEOWNERS NUMBER 201105110060684.

SIGNED AND ACKNOWLED IN THE PRESENCE OF:

PRINTED: PRINTED:



STATE OF OHIO SS:

IN WITNESS WHEREO  $\stackrel{\mathsf{N}}{\prec}$ HAND



WITNESS OF PLAT EXECUTION:
IN WITNESS WHEREOF, VILLAGE AT HE CAUSED, THIS PLAT TO BE EXECUTED OF STORM WATER CONTROL FACILITIES ARE TO BE MAINTAINED, INSPECTED, AND RECORDS LOGGED IN ACCORDANCE WITHE THE CITY OF COLUMBUS DIVISION DRAINAGE STORMWATER DRAINAGE MANUAL. SPECIFIC MAINTENANCE ACTIONS I DRAINAGE BMP'S RETENTION BASINS CAN BE FOUND IN THE GRADING AND SCC 15931. THESE RESPONSIBLITIES CONTINUE WITH ALL FUTURE OWNERS OF STORM SEWER SYSTEM. AGE AT HILLIARD RUN HOMEOWNERS ASSOCIATION, EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS -, 2014. INC HAS DAY DEED

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|---|-----------|--------------------------|------|
|   | President | BY: MI della , della lan |      |

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 2014 BY WATTE OF THE THIS 9 BEHALF

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SITUATE: -SITUATE: -SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN SITUATE IN THE STATE OF OHIO, CONTAINING 3.753 ACRES, MORE OR LESS, BEING OUT VIRGINIA MILITARY SURVEY 6641, CONTAINING 3.753 ACRES, MORE OR LESS, BEING OUT OF THAT 56.742 ACRE TRACT CONVEYED TO DOMINION HOMES, INC., AN OHIO CORPORATION, BY DEED OF RECORD IN INSTRUMENT NUMBER 200503100043915, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

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 "VILLAGE OF HILLIARD RUN, SECTION 3", A SUBDIVISION OF LOTS NUMBERED 213 THROUGH 235, RESERVES "S", "T" AND "U" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME. ASEMENTS:

ASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, ASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, AND MAINTENANCE OF SERVICE UTILITIES, ABOVE AND PERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL DJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE. WITHIN SAID RESERVE, A ON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF COLUMBUS AND OTHER OVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING OLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS DJACENT TO SAID RESERVE.

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

CABLE TELEVISION NOTE:
IN ACCORDANCE WITH THE TERMS AND REGULATIONS OF SECTION 3123.08(C) (8) OF THE COLUMBUS CITY CODES, THERE IS HEREBY OFFERED AN EASMENT TO THE CABLE TELEVISION INDUSTRY FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF TELEVISIO CABLE AND EQUIPMENT.

TELEVISION

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 DAY OF DEVELOPER OWNER (DEVELOPER).

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: STEVE PECK Smith BY: MI WHOLE OWNER/DEVELOPER
DOMINION HOMES, INC. AN OHIO CORPORATION
5000 TUTTLE CROSSING BOULEVARD
DUBLIN, OHIO 43016 MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND DEVELOPMENT

PRINTED: \_

PRINTED:

## STATE OF OHIO SS:

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF MARCH., 2014 BY MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND DEVELOPMENT OF DOMINION HOMES, INC. AN OHIO CORPORATION, ON BEHALF OF CORPORATION. OFFICIAL SEAL THIS DAY OF \_\_\_\_\_\_\_, 2014. HE

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MY COMM

BUS APPROVALS 2014

APPROVED

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CITY OF

BUILDING AND ZONING SERVICES
DEPARTMENT DIRECTOR, COLUMBUS,
OHIO

2014 OLUMBUS, OHO

DAY DAY 유 July Joly 2014 유 PUBLIC SERVICE

SND

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APPROVED SIFI DIRECTOR C OHO

APPROVED DAY 유

APPROVED AND ACCEPTED THIS
BY ORDINANCE NO. \_\_\_\_\_\_\_
SECTION 3 SHOWN HEREON ARE
COLUMBUS, OHIO. ACCEPTED AS SUCH BY 1 N VILLAGE OF HILLIARD RUN
THE COUNCIL OF THE CITY

IN WITNESS SS WHEREOF,
DAY OF \_\_\_\_ HAVE HEREUNTO SET × 2014. HAND

FRANKLIN COUNTY AUDITOR: DAY 2014

AUDITOR, FRANKLIN COUNTY,

DAY 유 FRANKLIN AT COUNTY,

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RECORDED

DAY

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2014

PLAT BOOK

**PAGES** 

RECORDER, FRANKLIN COUNTY, OHO

VILLAGE AT HILLIARD RUN SECTION 3
SHEET 1 OF 2