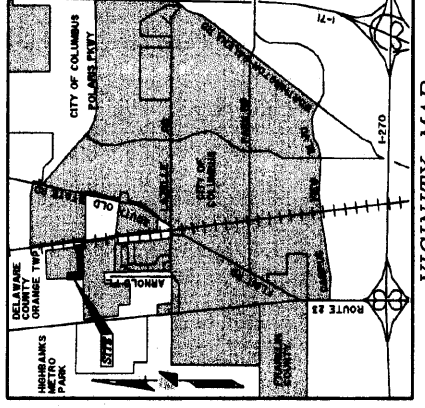


OLENTANGY MEADOWS SECTION 4 PART 1



WETLANDS:
NO DETERMINATION HAS BEEN MADE BY THE BUILDING AND DEVELOPMENT SERVICES SECTION OF THE DEVELOPMENT DEPARTMENT, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS WETLANDS THAT COULD BE CLASSIFIED AS WETLANDS. THE CITY OF COLUMBUS DOES NOT ASSUME ANY RESPONSIBILITY FOR DETERMINING WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF OLENTANGY MEADOWS, SECTION 4, PART 1, DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

ZONING NOTICE:
AT THE TIME THIS PLAT IS RECORDED, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE 0936-2004 PASSED 7-12-2004 (CASE # 204-012). THIS ORDINANCE, AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT, SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT AND APPLICABLE USE AND DEVELOPMENT LIMITATIONS OR REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME OF RECORDING, OF THE ZONING REQUIREMENTS APPLICABLE TO THIS SUBDIVISION. THIS NOTICE SHALL NOT BE INTERPRETED AS A GUARANTEE, AT OR SUBSEQUENT TO RECORDING, OF THE ACCURACY OF THE INFORMATION, OR THE NATURE, AND IS FOR INFORMATION PURPOSES ONLY.

*** DEPRESSED DRIVEWAYS:**
THE PLACEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR OLENTANGY MEADOWS, SECTION 4, PART 1, SHOWS DEPRESSED DRIVEWAYS. DEPRESSED DRIVEWAYS ARE DRIVEWAYS HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

RESERVES:
RESERVE "A", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE CITY OF COLUMBUS PARKS AND RECREATION DEPARTMENT.

RESERVE "B", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED BY THE BISHOP OF THE DIOCESE OF COLUMBUS.

WATERS OF THE U.S.:
THE NATURAL DRAINAGE-WAY DESIGNATED AS STREAM PRESERVATION EASEMENT WAS CLASSIFIED AS WATERS OF THE UNITED STATES BY THE U.S. ARMY CORPS OF ENGINEERS, HUNTINGTON DISTRICT, SUCH NATURAL PORTIONS OF NATURAL DRAINAGE-WAYS ARE REGULATED BY THE UNITED STATES UNDER THE CLEAN WATER ACT, SECTION 401 AND 404 OF THE CLEAN WATER ACT REQUIRE THAT NO IMPACT INCLUDING FILLING, RELOCATION, BANK SHAPING, OR ADDITIONAL CULTIVATING OF THE WATERS OF THE UNITED STATES CAN OCCUR WITHOUT PRIOR AUTHORIZATION FROM THE U.S. ARMY CORPS OF ENGINEERS AND OHIO ENVIRONMENTAL PROTECTION AGENCY.

NOTE:
BE ADVISED A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE, THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

FLOOD ZONE:
THIS SITE IS IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 3904C0220-J, WITH AN EFFECTIVE DATE OF APRIL 21, 1999 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

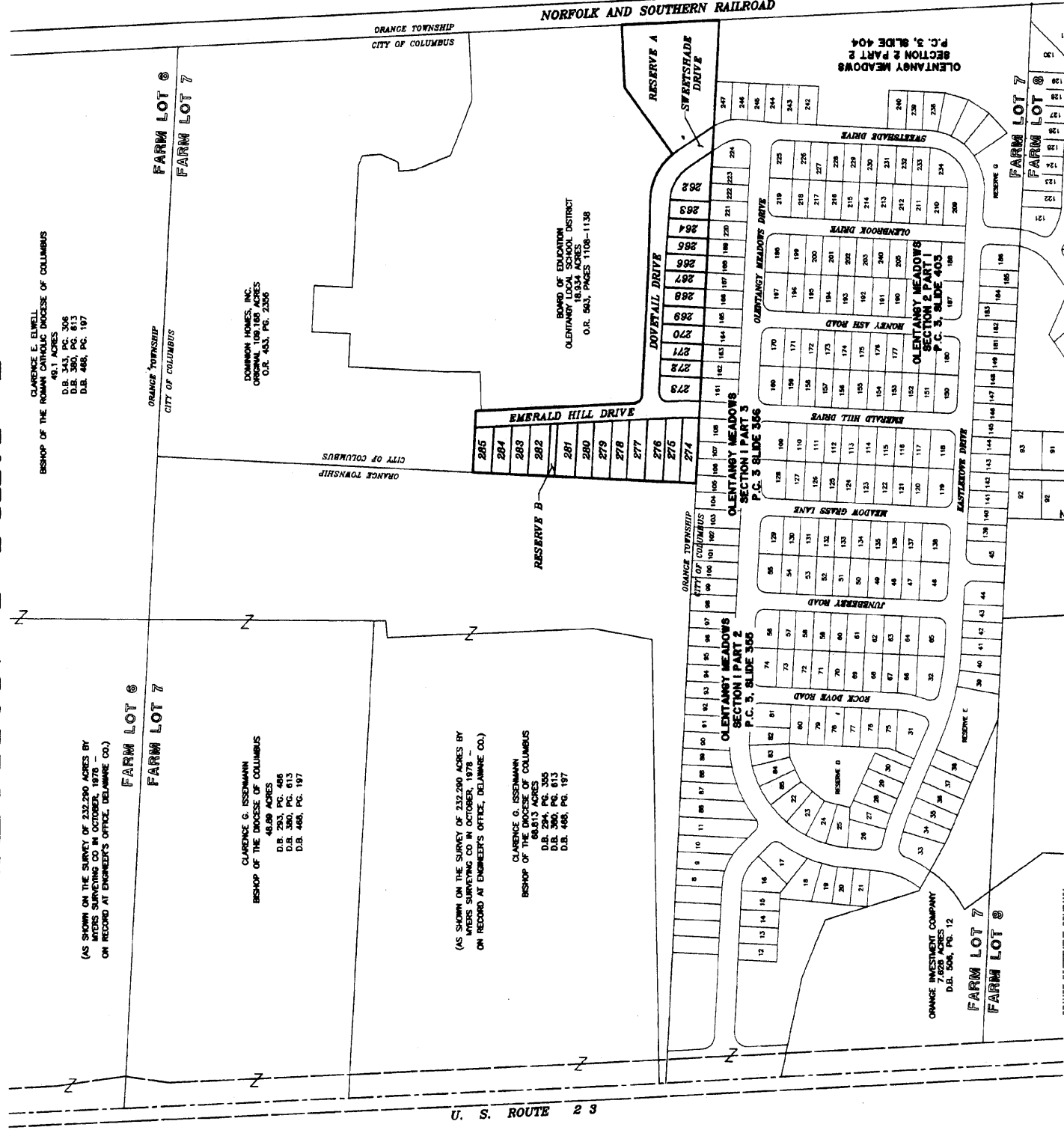
BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 87°26'32" WEST FOR THE NORTH LINE OF THE WOODS OF OLENTANGY SECTION 3 PART 2, AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN JANUARY, 2002.

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. THIS PLAT IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

BY: *Jeffrey D. Hofius*
JEFFREY D. HOFIUS
REGISTERED SURVEYOR NO. S-7455
DATE: *04/15/05*

PREPARED BY:
R.D. Zande & Associates
1500 LAKE SEBASTIAN DRIVE
COLUMBUS, OHIO 43204
(614) 499-4744
FAX (614) 499-1881

STATE OF OHIO
JEFFREY D. HOFIUS
REGISTERED SURVEYOR
PROFESSIONAL SEAL



200500037635
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
09-15-2005 At 09:20 AM.
PLAT
120.00

CAB 3 Side 621

SITUATE:
SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS, LYING IN FARM LOT 7, SECTION 3, TOWNSHIP OF ORANGE, HUNTINGTON DISTRICT, CONTAINING 49.1 ACRES, MORE OR LESS, INCLUDING 16.8 ACRES OF WETLANDS, BEING OUT OF THE 109.68 ACRE TRACT CONVEYED TO DOMINION HOMES, INC., AN OHIO CORPORATION, BY DEED OF RECORD, IN OFFICIAL RECORD 453, PAGE 2356, RECORDS OF THE RECORDERS OFFICE, DELAWARE COUNTY, OHIO.

DEDICATION:
DOMINION HOMES, INC., AN OHIO CORPORATION, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "OLENTANGY MEADOWS, SECTION 4, PART 1" A SUBDIVISION OF LOTS NUMBERED 285, AND RESERVES "A" AND "B", INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL, OR PARTS OF, THE DRIVES SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENT DEDICATION:
EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH 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.

CABLE TELEVISION EASEMENT:
IN ACCORDANCE WITH THE REQUIREMENTS AND TERMS OF SECTION 3123.01(C) (B) OF THE OHIO REVISED CODE, THE CITY OF COLUMBUS, OHIO, HAS AGREED TO THE CABLE TELEVISION EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF TELEVISION CABLE AND EQUIPMENT. THIS OFFER IS HEREBY AUTOMATICALLY VOIDED IF THE CABLE COMPANIES DO NOT INSTALL THE CABLE AS SET FORTH IN THE ORDINANCE.

AGRICULTURE:
GRANTOR, DOMINION HOMES, INC., AN OHIO CORPORATION, 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 RESULTING FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

OFF-SITE EASEMENTS:
THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED DOMINION HOMES, INC., AN OHIO CORPORATION, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

WITNESSES:
IN WITNESS WHEREOF, DOMINION HOMES, INC., AN OHIO CORPORATION, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS LAWFUL AUTHORIZED OFFICER THIS *14th* DAY OF *Sept*, 2005.

APPROVED AND ACKNOWLEDGED
IN THE PRESENCE OF
AN OHIO CORPORATION
PRINTED: *Steve Papp*
Robert A. Meyer, Jr.
SENIOR VICE PRESIDENT
PRINTED: *Michael A. Selenak*

STATE OF OHIO SS
THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS *14th* DAY OF *Sept*, 2005, BY ROBERT A. MEYER, JR., SENIOR VICE PRESIDENT OF DOMINION HOMES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.
MY COMMISSION EXPIRES *11-26-2008*

CITY OF COLUMBUS:
APPROVED THIS *7th* DAY OF *June*, 2005
Robert A. Meyer, Jr.
DIRECTOR OF DEPT. OF DEVELOPMENT
COLUMBUS, OHIO

APPROVED THIS *14th* DAY OF *June*, 2005
Robert J. Brennan, III
CITY ENGINEER, COLUMBUS, OHIO

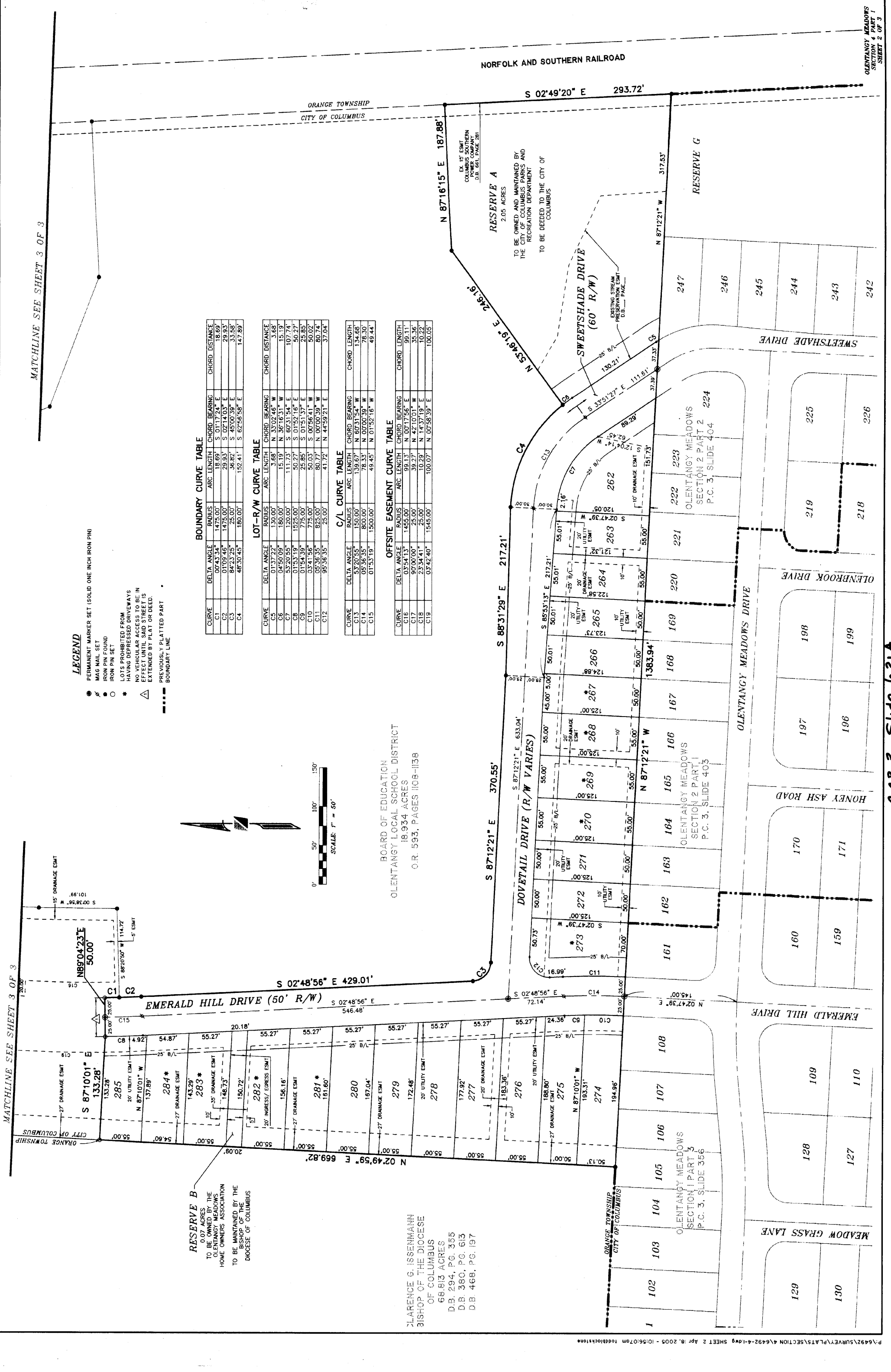
APPROVED THIS *14th* DAY OF *June*, 2005
Henry J. Grogan
DIRECTOR OF PUBLIC SERVICE
COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS *11th* DAY OF *July*, 2005 BY
ORDINANCE NO. *1136-2005* WHEREIN THE DRIVES AS DEDICATED HEREON
ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS, OHIO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL
THIS *12th* DAY OF *July*, 2005
Johna Robbins
CITY CLERK, COLUMBUS, OHIO

DELAWARE COUNTY:
14th Sept, 2005
TRANSFERRED THIS *15th* DAY OF *Sept*, 2005
Todd A. Hanks
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS *15th* DAY OF *Sept*, 2005 AT *9:20 AM*
120.00
200500037635
FILE NO. *2005-37635*
Andrew D Brenner
RECORDER, DELAWARE COUNTY, OHIO
RECORDED THIS *15th* DAY OF *Sept*, 2005 PLAT CABINE *3* SLIDE *621-621B*
OLENTANGY MEADOWS
SECTION 4 PART 1
SHEET 1 OF 3



MATCHLINE SEE SHEET 3 OF 3

MATCHLINE SEE SHEET 3 OF 3

LEGEND

- PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
- IRON PIN FOUND
- IRON PIN SET
- MAG NAIL SET
- LOTS PROHIBITED FROM HAVING DEPRESSED DRIVEWAYS
- NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
- △ PREVIOUSLY PLATTED PART
- BOUNDARY LINE

RESERVE B
0.07 ACRES
TO BE OWNED BY THE
OLENTANGY MEADOWS
HOME OWNERS ASSOCIATION
TO BE MAINTAINED BY THE
BISHOP OF THE
DIOCESE OF COLUMBUS

CLARENCE G. ISSENHANN
BISHOP OF THE DIOCESE
OF COLUMBUS
68.813 ACRES
D.B. 294, P.G. 355
D.B. 380, P.G. 613
D.B. 468, P.G. 197

BOARD OF EDUCATION
OLENTANGY LOCAL SCHOOL DISTRICT
18.934 ACRES
O.R. 593, PAGES 108-118

RESERVE A
2.05 ACRES
TO BE OWNED AND MAINTAINED BY
THE CITY OF COLUMBUS PARKS AND
RECREATION DEPARTMENT
TO BE DEEDED TO THE CITY OF
COLUMBUS

BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	00°43'34"	1475.00'	18.69'	S 01°17'24" E	18.69'
C2	01°09'46"	1475.00'	29.93'	S 02°14'03" E	29.93'
C3	84°23'25"	25.00'	36.82'	S 45°00'39" E	33.58'
C4	48°30'45"	180.00'	152.41'	S 62°56'58" E	147.89'

LOT-R/W CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	01°37'22"	130.00'	3.68'	N 33°02'46" W	3.68'
C6	04°50'09"	180.00'	15.19'	N 36°16'31" W	15.19'
C7	53°20'55"	120.00'	111.73'	S 60°31'54" E	107.74'
C8	01°53'19"	1525.00'	50.27'	S 01°52'16" E	50.27'
C9	01°54'39"	775.00'	25.85'	S 01°51'37" E	25.85'
C10	03°41'56"	775.00'	50.03'	S 00°56'41" W	50.02'
C11	05°36'35"	825.00'	80.77'	N 00°00'39" W	80.74'
C12	95°36'35"	25.00'	41.72'	N 44°59'21" E	37.04'

C/L CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	53°20'55"	150.00'	139.67'	N 60°31'54" W	134.66'
C14	05°36'35"	800.00'	78.33'	N 07°00'39" W	76.30'
C15	01°53'19"	1500.00'	49.45'	N 01°52'16" W	49.44'

OFFSITE EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	03°54'13"	1455.00'	99.13'	N 00°17'56" E	99.11'
C17	90°00'00"	25.00'	39.27'	N 42°10'01" W	35.36'
C18	23°34'41"	25.00'	10.29'	N 14°37'19" E	10.22'
C19	03°42'40"	1545.00'	100.07'	N 00°58'39" E	100.05'

