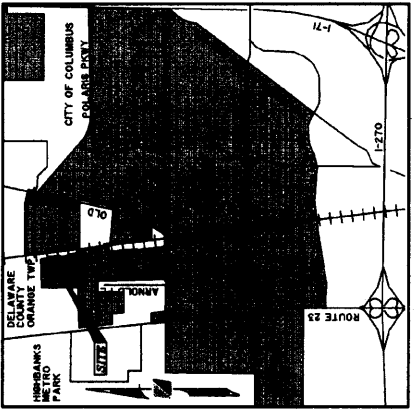


OLENTANGY MEADOWS SECTION 4 PART 2



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 AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE SITE. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF OLENTANGY MEADOWS, SECTION 4, PART 2, DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

ZONING NOTICE:
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 PLATTING, OF ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR ENCUMBRANCE RIGHTS OR AS PROVIDING ANY INFORMATION FOR ANY PURPOSES OTHER THAN AS STATED.

*** DEPRESSED DRIVEWAYS:**
THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR OLENTANGY MEADOWS SECTION 4, PART 2, SHOW A DESIGN THAT WOULD PROHIBIT LOTS 290-295, 378-383, FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 412-3.5 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

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.

RESERVES:
RESERVES AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE PEE SIMPLE TITLES TO LOTS IN AND ALL PREVIOUS AND SUBSEQUENT SECTIONS.

FLOOD ZONE:
THE FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 390410220 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 67°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.

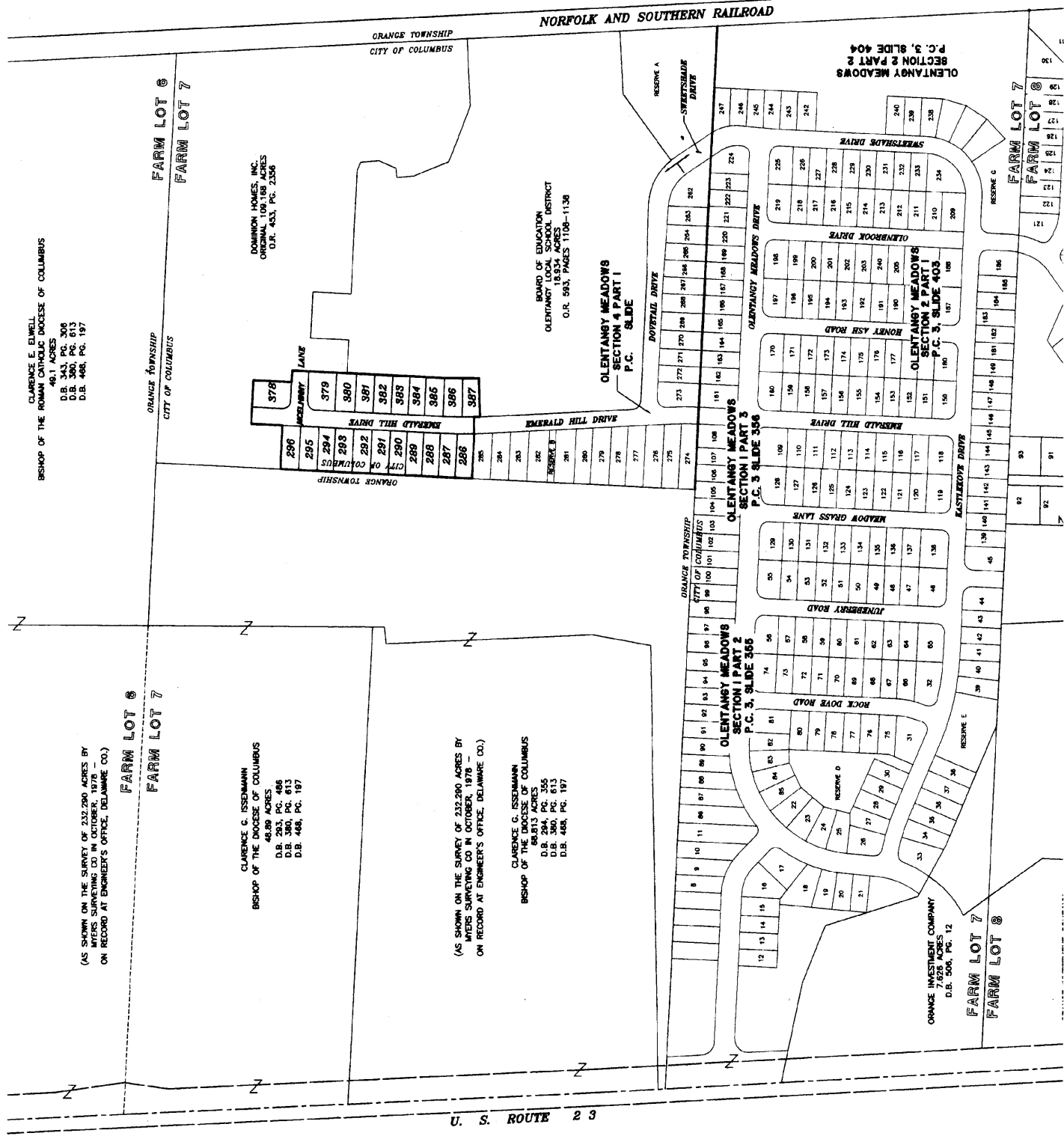
CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.



BY: *Jeffrey D. Hotus*
JEFFREY D. HOTUS
REGISTERED SURVEYOR NO. 57455
DATE: 04/19/05

PREPARED BY:
R.D. Zande & Associates
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 468-1347
FAX (614) 468-1347

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200500037636
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
09-15-2005 AT 09:20 AM
80.00
FLAT

CAB 3 Slide 622

SITUATE:
THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS, LOTS IN FARM LOT 7, SECTION 3, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY DISTRICT CONTAINING 4190 ACRES, MORE OR LESS, INCLUDING 0.904 ACRES OF RIGHT-OF-WAY, SAID 4190 ACRES BEING OUT OF THE 109168 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 2' SUBDIVISION OF LOTS NUMBERED 286 THROUGH 296, AND 378 THROUGH 383, ACCORDING TO THE PLAT OF THE CITY OF COLUMBUS, OHIO, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL, OR PARTS OF, THE DRIVE AND LANE 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 3123.08(C) (8) OF THE COLUMBUS CITY CODES, 1959, THERE IS HEREBY OFFERED AN EASEMENT TO THE CABLE TELEVISION COMPANIES FOR THE INSTALLATION, OPERATION, AND MAINTENANCE 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 HARMLESS FROM ANY AGRICULTURAL RECOUPMENTS ASSESSED TO THE CITY OF COLUMBUS, OHIO, AS A RESULT OF ANY AGRICULTURAL USE OF THE PROPERTY RESULTING FROM GRANTORS CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.

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

SIGNED AND ACKNOWLEDGED
IN MY PRESENCE OF:
Robert A. Meyer, Jr.
PRINTED: **Robert A. Meyer, Jr.**
SENIOR VICE PRESIDENT
DOMINION HOMES, INC.
AN OHIO CORPORATION

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 11-26-2007

CITY OF COLUMBUS:
APPROVED THIS 7th DAY OF June 2005
DIRECTOR OF DEPT. OF DEVELOPMENT
COLUMBUS, OHIO
Robert A. Meyer, Jr.
NOTARY PUBLIC, STATE OF OHIO
Dorothy A. Sekerak

APPROVED THIS 13th DAY OF June 2005
CITY ENGINEER, COLUMBUS, OHIO
Robert A. Meyer, Jr.

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

APPROVED AND ACCEPTED THIS 14th DAY OF July 2005 BY
ORDINANCE NO. 1154-2005 WHEREIN THE DRIVE AND LANE 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.
Andrea Blum
CITY CLERK, COLUMBUS, OHIO

DELAWARE COUNTY:
TRANSFERRED THIS 14th DAY OF Sept 2005
Todd A Hawks
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 15 DAY OF Sept 2005 AT 9:20 AM
FILE NO. 200500037636
RECORDED THIS 15 DAY OF Sept 2005 AT 9:20 AM
FILE NO. 200500037636

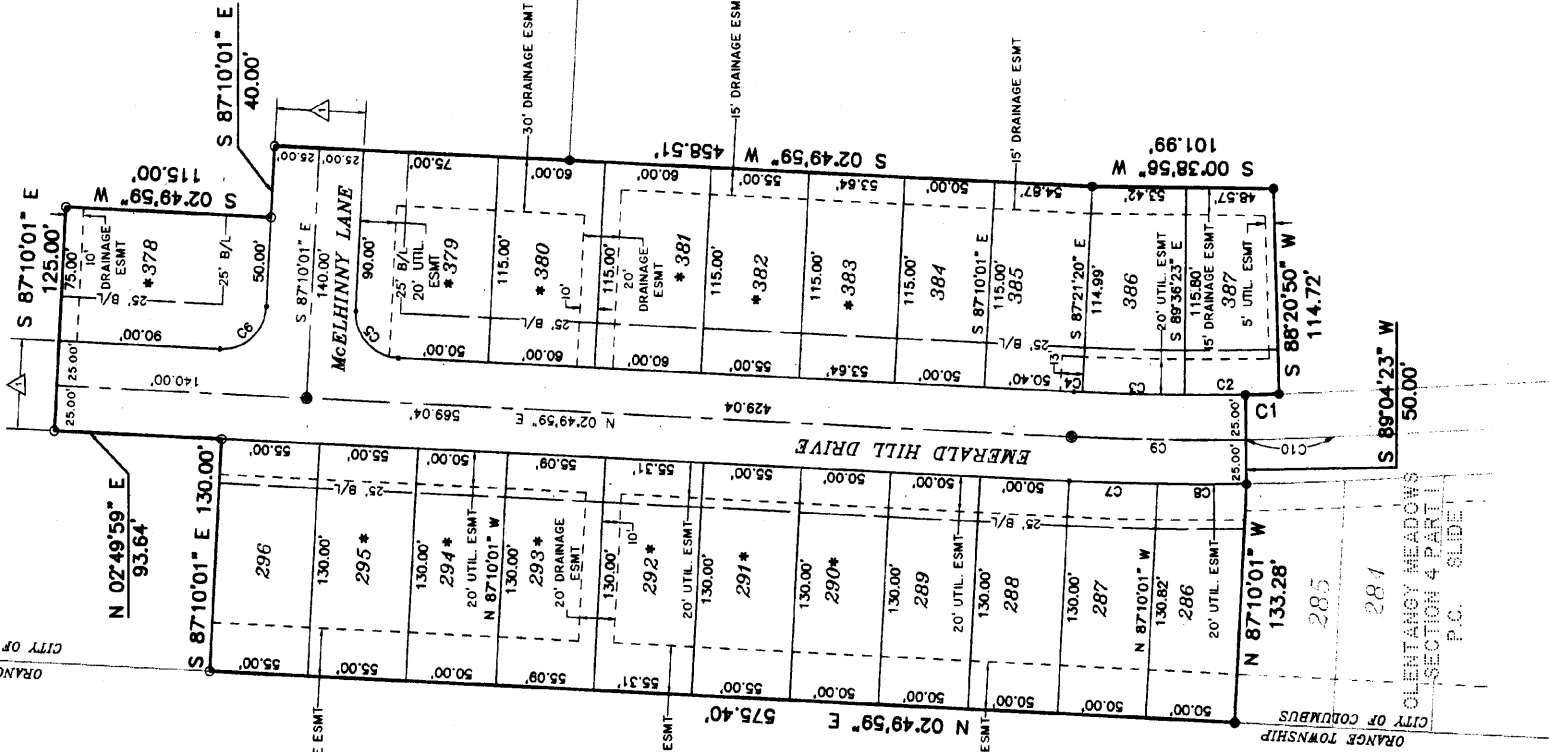
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OLENTANGY MEADOWS
SECTION 4 PART 2
SHEET 1 OF 2

DOMINION HOMES, INC.
ORIGINAL 109.168 ACRES
O.R. 453, PG. 2356

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	00°43'34"	1475.00'	18.69'	N 01°17'24" W	18.69'
C2	02°02'47"	1475.00'	52.88'	N 00°37'47" W	52.88'
C3	02°15'04"	1475.00'	57.95'	N 01°31'08" E	57.95'
C4	00°11'18"	1475.00'	4.85'	N 02°44'19" E	4.85'
C5	90°00'00"	25.00'	39.27'	N 47°49'59" E	35.36'
C6	90°00'00"	25.00'	39.27'	N 42°10'01" W	35.36'
C7	01°52'44"	1525.00'	50.01'	S 01°53'37" W	50.01'
C8	01°52'51"	1525.00'	50.06'	S 00°00'49" W	50.06'
C9	03°45'35"	1500.00'	98.43'	N 00°57'11" E	98.41'
C10	01°53'19"	1500.00'	49.45'	N 01°52'16" W	49.44'



BOARD OF EDUCATION
OLENTANGY LOCAL SCHOOL DISTRICT
18,934 ACRES
O.R. 593, PAGES 108-118

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

LEGEND

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

