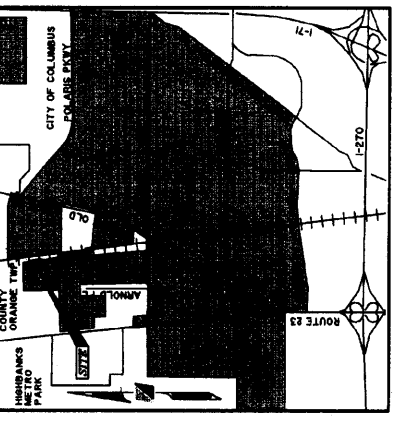


OLENTANGY MEADOWS SECTION 4 PART 3



VICINITY MAP
NOT TO SCALE

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 THIS PLAT 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 THE ZONING ORDINANCE OF THE CITY OF COLUMBUS, DELAWARE COUNTY, OHIO, AS AMENDED BY RESOLUTION 0936-2004, PASSED 7-12-2004 (CASE # 204-02). THIS ORDINANCE MAY BE AMENDED FROM TIME TO TIME. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING THE ZONING APPLICABLE TO THE PROPERTY AND FOR OBTAINING THE NECESSARY ZONING PERMITS AND APPROVALS. THE CITY OF COLUMBUS DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO ZONING.

*** DEPRESSED DRIVEWAYS:**
THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR OLENTANGY MEADOWS SECTION 4, PART 3, SHOW A DESIGN THAT WOULD PROHIBIT LOTS 307-325, 329-350, FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 412.34.5 UNLESS OTHERWISE APPROVED BY THE COLUMBUS BUILDING INSPECTOR.

RESERVE:
RESERVE "C" TO BE USED AS OPEN SPACE, AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPOSED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN AND ALL PREVIOUS AND SUBSEQUENT SECTIONS AND PARTS OF THIS FINAL PLAT OF OLENTANGY MEADOWS SECTION 4 PART 3.

NOTE:
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 LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) 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.

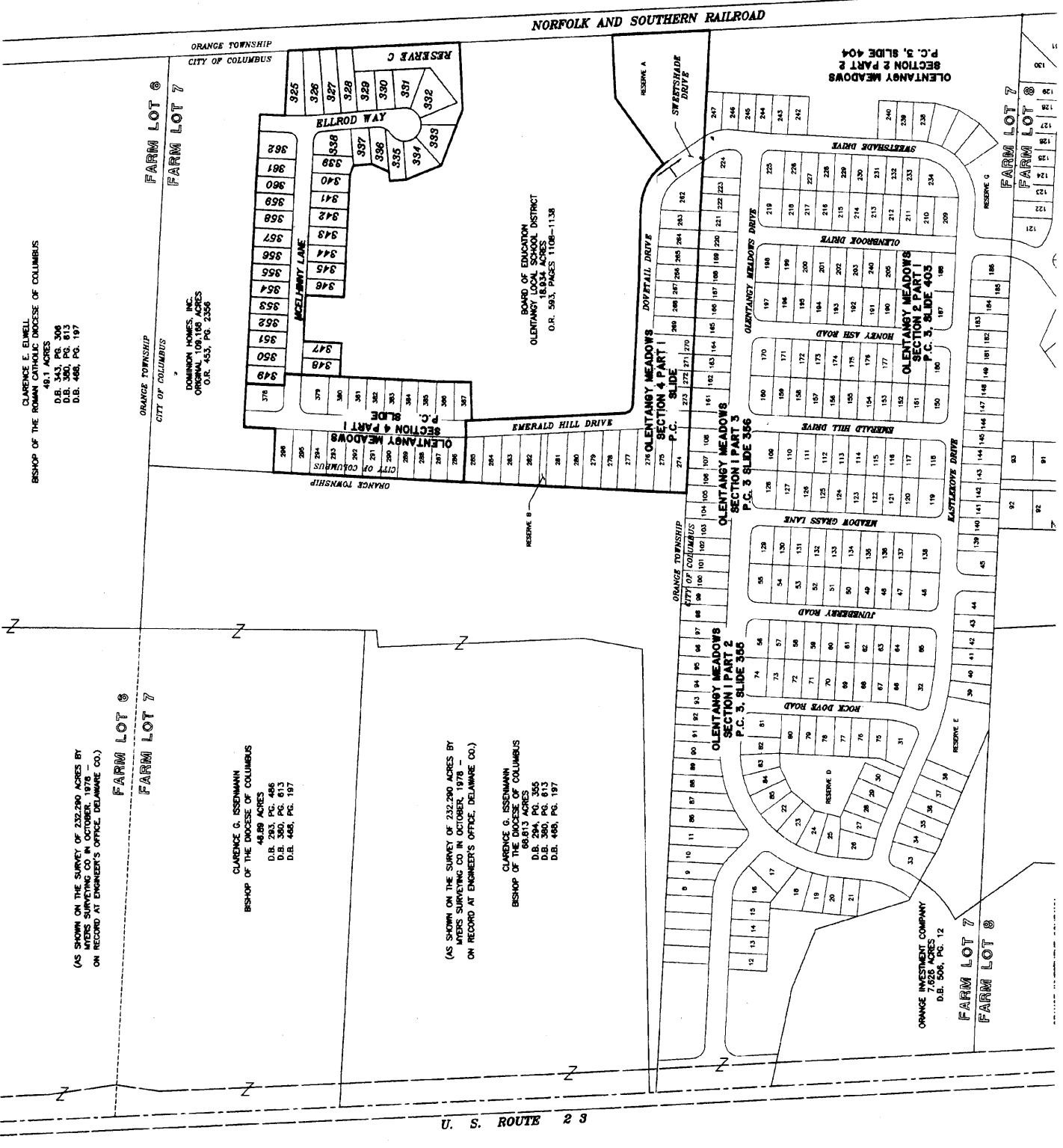
CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATIONS, IF ANY, WERE PLACED UPON COMPLETION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



JEFFREY D. HOPCUS
REGISTERED SURVEYOR NO. S-7455
DATE: 04/18/05

R.D. Zande & Associates
1600 LAKE SHORES DRIVE
COLUMBUS, OHIO 43204
(614) 499-1200 (1-800-344-7243)
FAX (614) 499-1281

PREPARED BY: [Signature]
DATE: 04/18/05



BACKGROUND MAP
1" = 200'

200500037637
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
09-15-2005 At 09:20 AM
PLAT 80.00

CAB3 Side 623

SITUATION: THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS, LYING IN FARM LOT 7, SECTION 3, TOWNSHIP 3, RANGE 10, UNITED STATES MULTI-PURPOSE MAP NUMBER 3, 8,328 ACRES, MORE OR LESS, INCLUDING 1475 ACRES OF RIGHT-OF-WAY, SAID 8,328 ACRES BEING OUT OF THE 109,668 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 3" A SUBDIVISION OF LOTS NUMBERED 325 THROUGH 362, AND RESERVE "C", INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO THE PUBLIC AS SUCH, ALL, OR PARTS OF, THE LAKE AND WAY 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 ADDITION TO THE EASEMENTS AND TERMS OF SECTION 303.08(C) (6) 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: 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 BY 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 DULY AUTHORIZED OFFICER THIS 14th DAY OF June, 2005.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
PRINTED: Robert A. Meyer, Jr.
PRINTED: Deborah A. Salama

STATE OF OHIO SS
THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 2005, BY ROBERT A. MEYER, JR., SENIOR VICE PRESIDENT OF DOMINION HOMES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.
MY COMMISSION EXPIRES 11-21-2007

CITY OF COLUMBUS:
APPROVED THIS 14th DAY OF June, 2005
APPROVED THIS 14th DAY OF June, 2005
APPROVED THIS 14th DAY OF June, 2005

APPROVED THIS 14th DAY OF June, 2005
APPROVED THIS 14th DAY OF June, 2005
APPROVED THIS 14th DAY OF June, 2005

APPROVED AND ACCEPTED THIS 14th DAY OF July, 2005 BY ORDINANCE NO. 1336-2005 WHEREIN THE LAKE AND WAY 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 14th DAY OF July, 2005.

DELAWARE COUNTY, OHIO
TRANSFERRED THIS 14th DAY OF Sept. 2005.
FILED FOR RECORD THIS 15th DAY OF Sept. 2005.

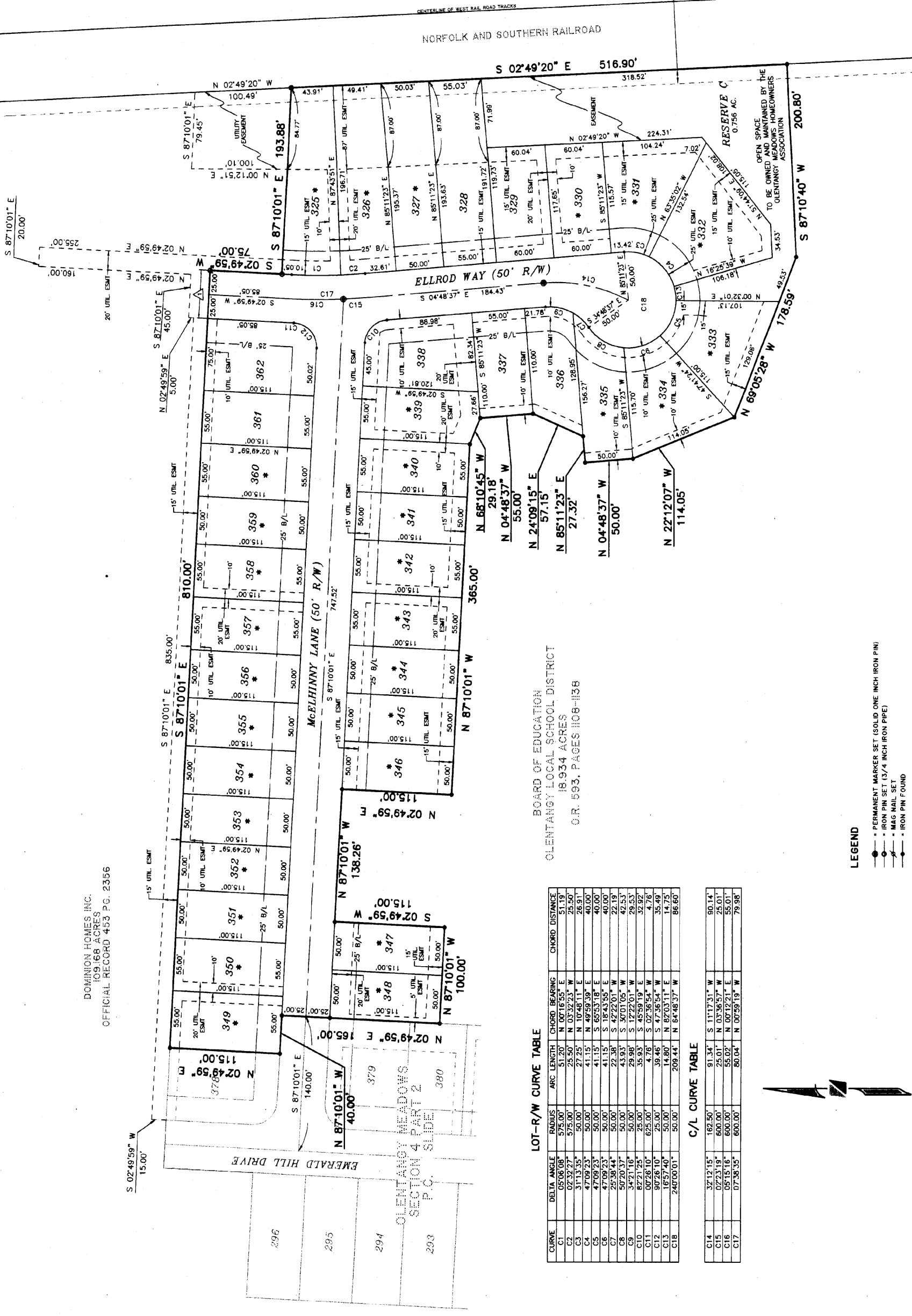
RECORDED THIS 15th DAY OF Sept. 2005.
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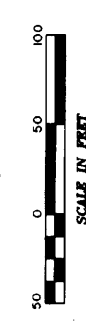


DOMINION HOMES INC.
109.168 ACRES
OFFICIAL RECORD 453 P.G. 2356

CLARENCE C. ISSEMMANN
BISHOP OF THE ROMAN CATHOLIC
DIOCESE OF COLUMBUS
48.89 ACRES
D.B. 293, P.G. 486
D.B. 380, P.G. 613
D.B. 468, P.G. 197
(CEMETARY)

BOARD OF EDUCATION
OLENTANGY LOCAL SCHOOL DISTRICT
18.934 ACRES
O.R. 593, PAGES 108-113B

EX 15' ESMT
COLUMBUS SOUTHERN POWER
D.B. 661, P.G. 261



LOT-R/W CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	05°06'08"	575.00'	51.20'	N 00°16'55" E	51.19'
C2	02°32'27"	575.00'	25.50'	N 03°32'23" W	25.50'
C3	31°13'35"	50.00'	27.25'	N 10°48'11" E	26.91'
C4	47°09'23"	50.00'	41.15'	N 49°59'39" E	40.00'
C5	47°09'23"	50.00'	41.15'	S 65°53'18" E	40.00'
C6	47°09'23"	50.00'	41.15'	S 18°43'55" E	40.00'
C7	25°36'44"	50.00'	22.38'	S 42°22'01" W	22.19'
C8	50°20'37"	50.00'	43.93'	S 30°01'05" W	42.53'
C9	34°21'16"	50.00'	29.98'	S 12°22'01" W	29.53'
C10	82°21'25"	50.00'	35.93'	S 45°59'19" E	32.92'
C11	00°28'10"	625.00'	4.76'	S 02°36'54" W	4.76'
C12	90°28'10"	25.00'	39.46'	S 47°36'54" W	35.49'
C13	165°7'40"	50.00'	14.80'	N 82°03'11" E	14.75'
C18	240°00'01"	50.00'	209.44'	N 64°48'37" W	86.60'

C/L CURVE TABLE

C14	37°12'18"	182.50'	91.34'	S 11°17'31" W	90.14'
C15	02°31'16"	600.00'	23.01'	S 03°36'57" W	23.01'
C16	05°15'16"	600.00'	53.07'	N 02°42'43" E	53.07'
C17	07°35'35"	600.00'	80.04'	N 00°59'19" W	79.98'

LEGEND

- PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
- IRON PIN SET (3/4 INCH IRON PIPE)
- ⊕ MAG NAIL SET
- ⊖ IRON PIN FOUND
- * LOTS PROHIBITED FROM HAVING DEPRESSED DRIVEWAYS
- △ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.