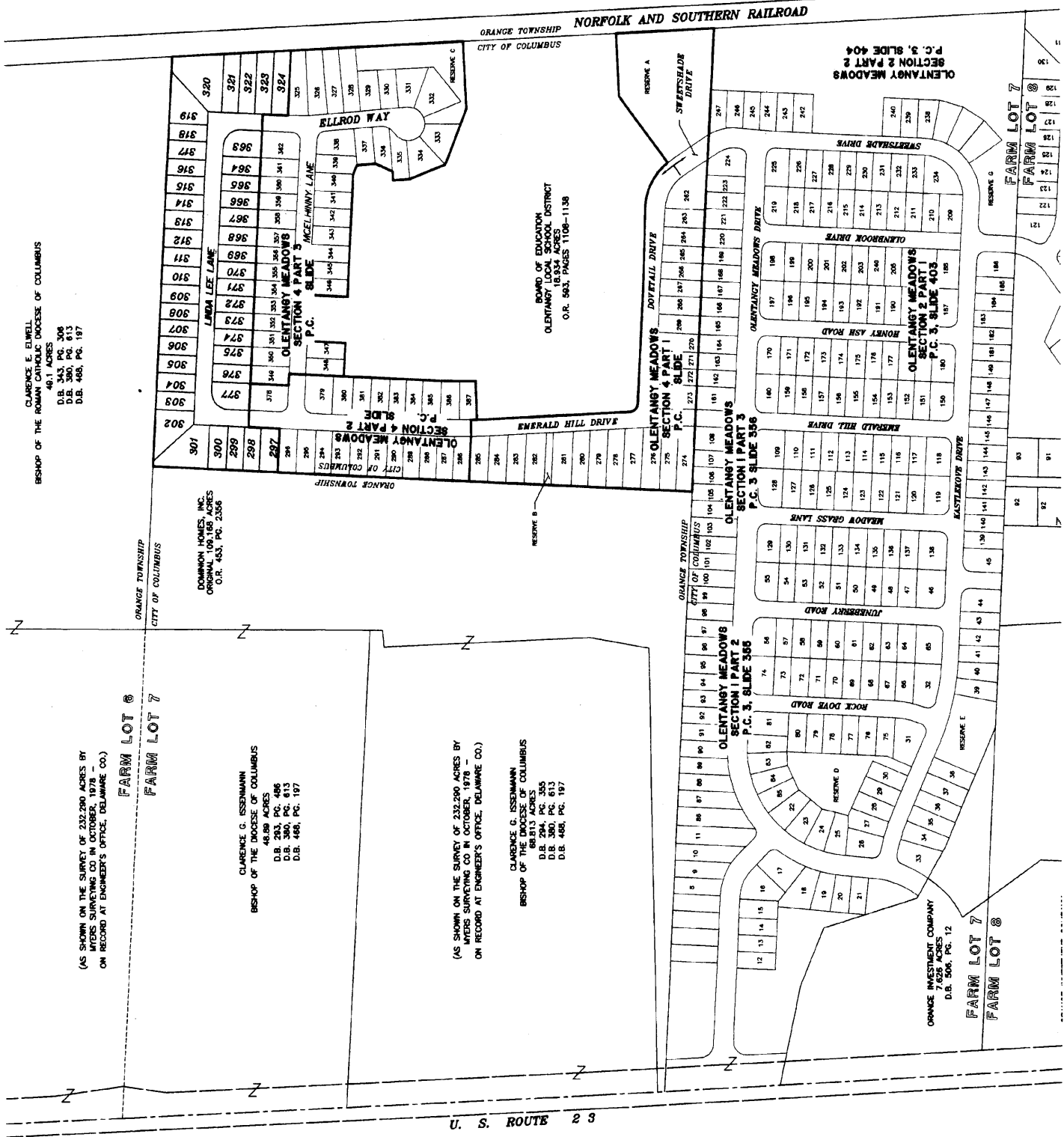
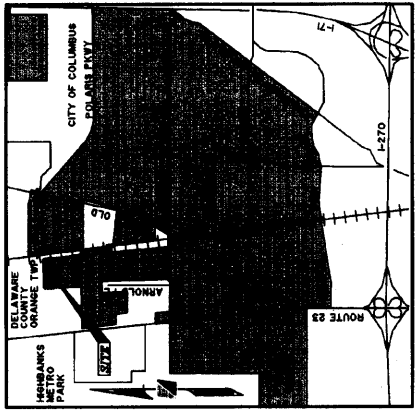


# OLENTANGY MEADOWS SECTION 4 PART 4



CLARENCE E. EMMETT  
BISHOP OF THE ROMAN CATHOLIC DIOCESE OF COLUMBUS  
46.1 ACRES  
D.B. 380, P.C. 403  
D.B. 380, P.C. 403  
D.B. 468, P.C. 197

(AS SHOWN ON THE SURVEY OF 232,200 ACRES BY  
MAYERS SURVEYING CO. IN OCTOBER, 1978 -  
ON RECORD AT ENGINEER'S OFFICE, DELAWARE CO.)

DOMINION HOMES, INC.  
OR. 453, P.C. 2356

CLARENCE G. ESSENHANN  
BISHOP OF THE DIOCESE OF COLUMBUS  
48.59 ACRES  
D.B. 293, P.C. 486  
D.B. 380, P.C. 613  
D.B. 468, P.C. 197

(AS SHOWN ON THE SURVEY OF 232,200 ACRES BY  
MAYERS SURVEYING CO. IN OCTOBER, 1978 -  
ON RECORD AT ENGINEER'S OFFICE, DELAWARE CO.)

CLARENCE G. ESSENHANN  
BISHOP OF THE DIOCESE OF COLUMBUS  
66.813 ACRES  
D.B. 294, P.C. 345  
D.B. 380, P.C. 613  
D.B. 468, P.C. 197

**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 4, 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 PLATING, OF ZONING REGULATIONS THAT MAY AFFECT THE PLAT OR PREPARE OF THE PROJECT. SUCH REGULATIONS SHOULD BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATION PURPOSES ONLY.

**\* DEPRESSED DRIVEWAYS:**  
THE PAVEMENT AND SIDEWALK SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR THE PAVEMENT AND SIDEWALKS PART 4, SHOW DESIGN THAT WOULD PROHIBIT LOTS 304, 307, 324, 374-377, FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 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.

**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 3904IC0220 J, WITH AN EFFECTIVE DATE OF APRIL 21, 1999 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 87°26'30" 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. Hofius*  
REGISTERED SURVEYOR NO. S-7455 DATE: 04/19/05  
PREPARED BY: *R.D. Zande*

**R.D. Zande & Associates**  
1500 LAKE SHORE DRIVE  
COLUMBUS, OHIO 43204  
(614) 461-1941  
FAX (614) 461-1941

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**SITUATE:**  
SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS, LYING IN FARM LOT 7, SECTION 3, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY DISTRICT, CONTAINING 8.562 ACRES, MORE OR LESS, INCLUDING 1.362 ACRES OF RIGHT-OF-WAY, SAID 8.562 ACRES BEING OUT OF THE 109.168 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 4, A SUBDIVISION OF LOTS NUMBERED 297 THROUGH 324, AND LOTS NUMBERED 363 THROUGH 377, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL, OR PARTS OF, THE LANE, DRIVE, 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 UTILITIES ABOVE AND BENEATH THE SURFACE OF THE LAND, 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 IT HARMLESS FROM ANY AGRICULTURAL RECOMPUMENT'S ASSESSED OR LEVIED IN THE FUTURE AGAINST THE PROPERTY DEDICATED HEREIN 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 11th DAY OF April, 2005.

SIGNED AND ACKNOWLEDGED  
BY: *Robert A. Meyer, Jr.*  
ROBERT A. MEYER, JR.  
SENIOR VICE PRESIDENT  
DOMINION HOMES, INC.  
AN OHIO CORPORATION

PRINTED: *Steve Papp*  
*Deborah A. Steinhilber*  
PRINTED: *Deborah A. Steinhilber*

STATE OF OHIO SS  
THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF April, 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  
*Deborah A. Steinhilber*  
NOTARY PUBLIC, STATE OF OHIO

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

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

APPROVED AND ACCEPTED THIS 11th DAY OF July, 2005 BY  
ORDINANCE NO. 1156-2005 WHEREIN THE WAY, 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 11th DAY OF July, 2005.  
*Andrea Blum*  
CITY CLERK, COLUMBUS, OHIO

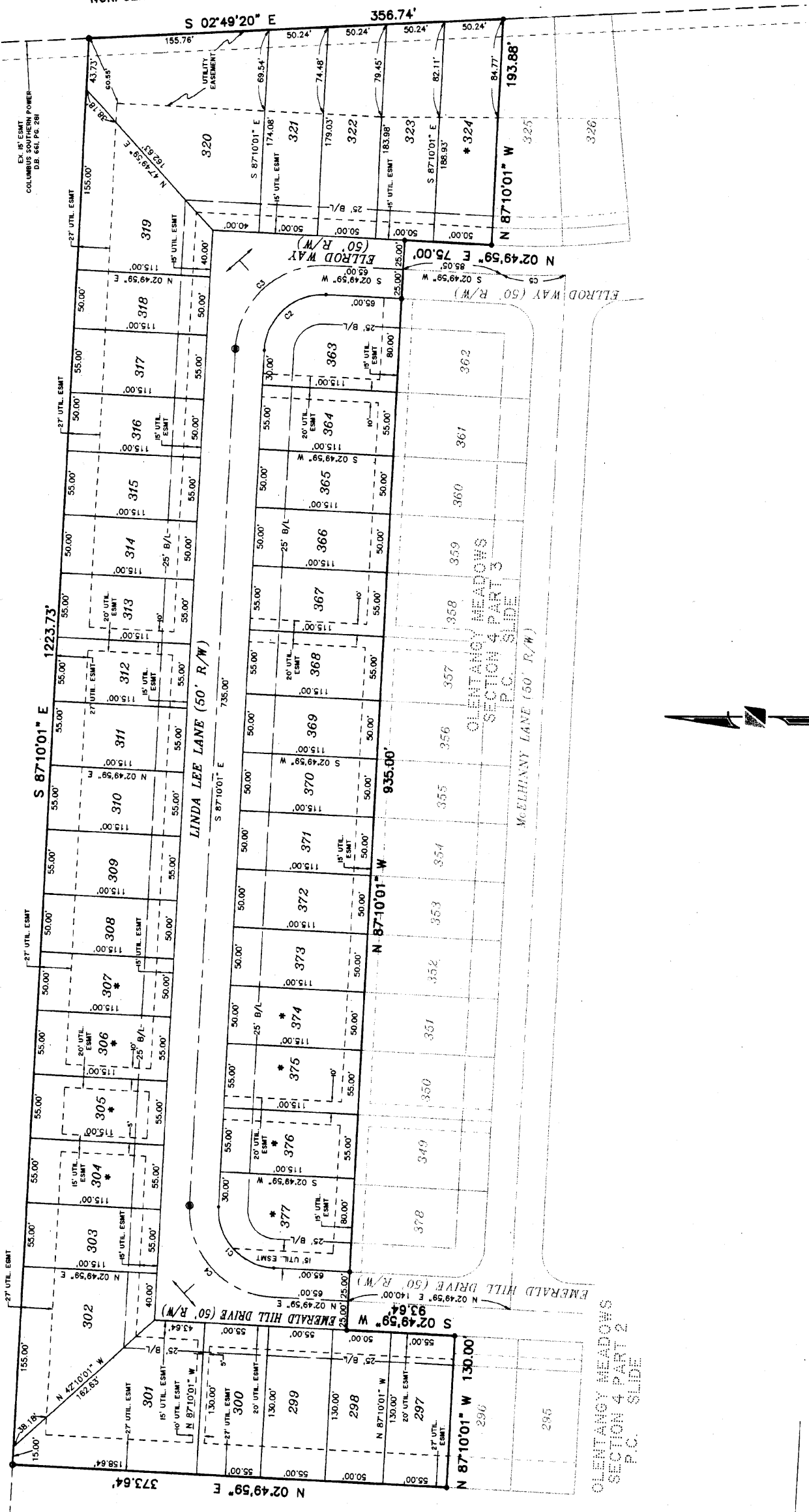
DELAWARE COUNTY:  
TRANSFERRED THIS 14th DAY OF Sept, 2005.  
*Todd A. Hanks*  
AUDITOR, DELAWARE COUNTY, OHIO

FILE NO. 20050037638 *Andrew Benneker*  
RECORDER, DELAWARE COUNTY, OHIO  
RECORDED THIS 13 DAY OF Sept, 2005 PLAT CABINET 3 SLIDE 3  
FILE NO. 624624A  
OLENTANGY MEADOWS  
SECTION 4 PART 4  
SHEET 1 OF 2

CAS Side 624

CLARENCE E. ELWELL  
BISHOP OF THE ROMAN CATHOLIC DIOCESE OF COLUMBUS  
49.1 ACRES  
D.B. 343, P.G. 306

NORFOLK AND SOUTHERN RAILROAD  
CENTERLINE OF WEST RAIL ROAD TRACKS



CLARENCE C. USSELMANN  
BISHOP OF THE ROMAN CATHOLIC  
DIOCESE OF COLUMBUS  
49.89 ACRES  
D.B. 283, P.G. 486  
D.B. 380, P.G. 613  
D.B. 466, P.G. 197  
(CEMETERY)

CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	S 02°49'59" E	50.00'	S 02°49'59" E	50.00'
C2	S 02°49'59" E	50.00'	S 02°49'59" E	50.00'
C3	S 02°49'59" E	50.00'	S 02°49'59" E	50.00'
C4	S 02°49'59" E	50.00'	S 02°49'59" E	50.00'
C5	S 02°49'59" E	50.00'	S 02°49'59" E	50.00'

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

CAB 3 Slide 624A