

# DEER RUN

## SECTION 1

Situated in the State of Ohio, Counties of Franklin and Delaware, City of Dublin and in Virginia Military Survey Numbers 2545 (17,544 Acres) and 2544 (0.116 Acre), containing 17,660 acres of land, more or less, said 17,660 acres being comprised of a part of each of those tracts of land conveyed to WASATCH PARTNERS, LLC by deeds of record in Instrument Numbers 200205150122379 (Franklin County) and 200404230091671 (Franklin County), Official Record 203, Page 500 (Delaware County) and Official Record 494, Page 2604 (Delaware County), all references being to those of record in the Recorder's Office, Franklin and Delaware Counties, Ohio.

The undersigned, WASATCH PARTNERS, LLC, an Ohio limited liability company, by ROBERT WALTER, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "DEER RUN SECTION 1", a subdivision containing Lots numbered 1 to 37, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F", Reserve "G" and Reserve "H" are hereby accepts this plat of same.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, planning, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement," or Reserve "H". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer. Within said Reserve "H", a non-exclusive easement is hereby granted to the City of Dublin and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental services to Lots and Lands adjacent to said Reserve. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Easement" (PUE) for the construction, operation and maintenance of storm water runoff drains, facilities and mainline waterline facilities. Such facilities shall be owned and maintained by a master association for the Deer Run development. Said facilities will not be dedicated to the City of Dublin and the City of Dublin will not be responsible for the maintenance of said facilities.

Wasatch Partners, LLC, in recording of this plat of Deer Run Section 1 has designated certain areas of land as Reserves, which may contain but not be limited to parking, walking, green areas, playgrounds, community facilities such as a community building, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in the Deer Run development. Reserve "H" is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in the Deer Run development as more fully provided in the declaration of covenants, conditions and restrictions for the Deer Run development which will be recorded subsequent to the recording of this plat. Said declaration of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots numbered 1 to 37, both inclusive, to said Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F", Reserve "G" and to lots, units and reserve areas in existing and future sections of the Deer Run development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "H" to be shared with the owners of the fee simple titles to each other of said Lots 1 to 37, both inclusive, to said Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F", Reserve "G" and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Deer Run development. Said owners of the fee simple titles to Lots numbered 1 to 37, both inclusive, said Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F", Reserve "G" and Reserve "H" shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Deer Run development may provide.

In Witness Whereof, ROBERT WALTER, President of WASATCH PARTNERS, LLC, has hereunto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of: WASATCH PARTNERS, LLC  
By ROBERT WALTER, President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared ROBERT WALTER, President of WASATCH PARTNERS, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of WASATCH PARTNERS, LLC for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this \_\_\_ day of \_\_\_, 20\_\_.

My commission expires \_\_\_\_\_ Notary Public, State of Ohio

Approved this \_\_\_ Day of \_\_\_, 20\_\_  
Director of Land Use and Long Range Planning, Dublin, Ohio

Approved this \_\_\_ Day of \_\_\_, 20\_\_  
City Engineer, Dublin, Ohio

Approved this \_\_\_ day of \_\_\_, 20\_\_ by the Council of the City of Dublin, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my seal this \_\_\_ day of \_\_\_, 20\_\_  
Clerk of Council, Dublin, Ohio

Transferred this \_\_\_ day of \_\_\_, 20\_\_  
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_ day of \_\_\_, 20\_\_ at \_\_\_ M. Fee \$\_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_ day of \_\_\_, 20\_\_  
Deputy Recorder, Franklin County, Ohio

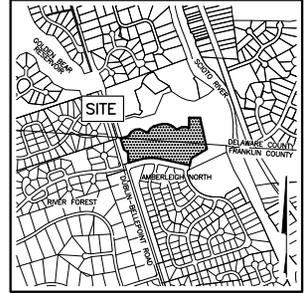
Plat Book \_\_\_\_\_ Pages \_\_\_\_\_

Transferred this \_\_\_ day of \_\_\_, 20\_\_  
Auditor, Delaware County, Ohio

Filed for record this \_\_\_ day of \_\_\_, 20\_\_ at \_\_\_ M. Fee \$\_\_\_\_\_  
Recorder, Delaware County, Ohio

File No. \_\_\_\_\_

Official Record \_\_\_\_\_ Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2011 adjustment). Control for bearings was from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Delaware County and Franklin County, Ohio, Recorders.

**IRON PINS:** Iron pins, where indicated, hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "EMHT INC." Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

**SURVEYED & PLATTED**  
By



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Professional Surveyor No. 7865 Date \_\_\_\_\_

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