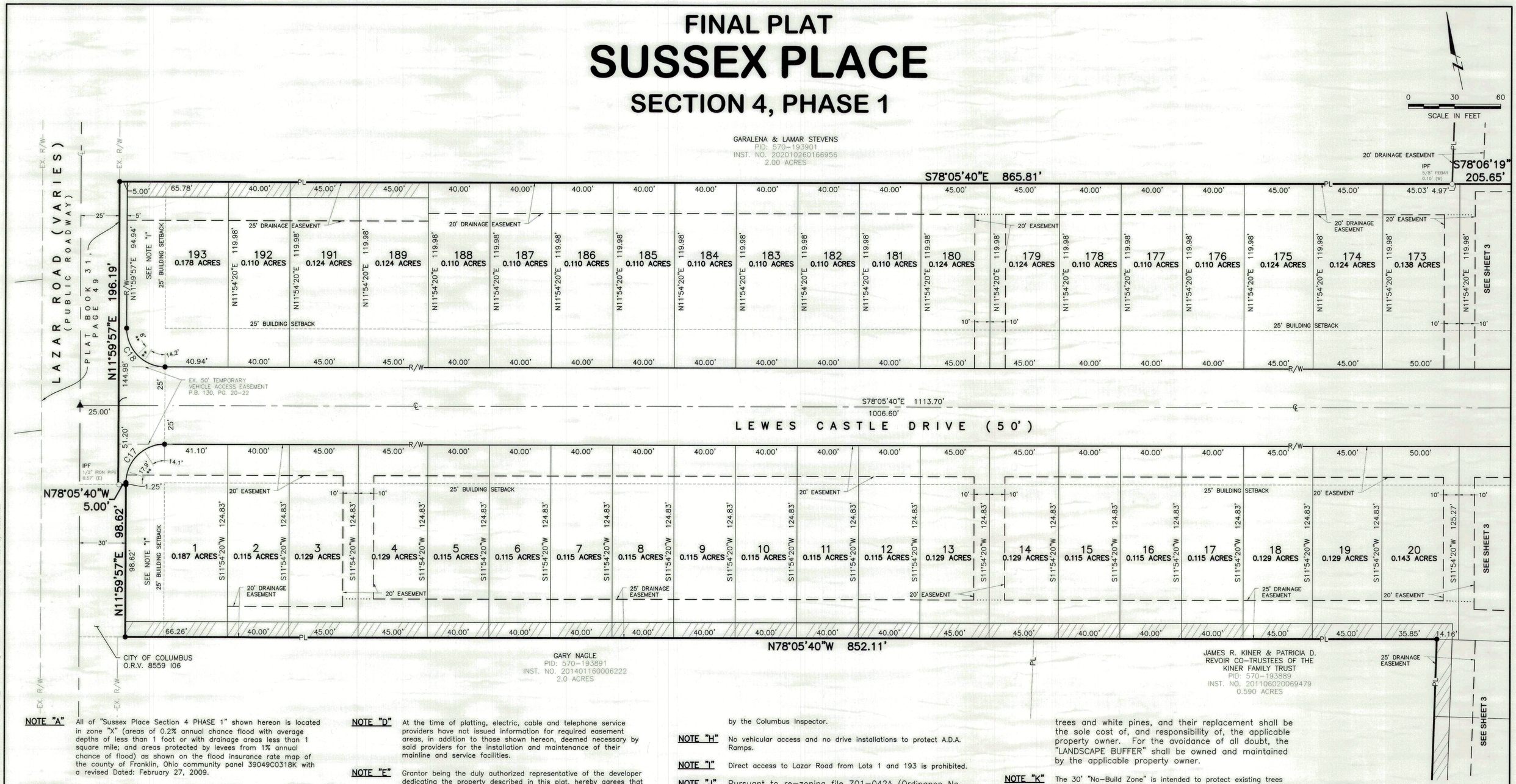
FINAL PLAT
SUSSEX PLACE
SECTION 4, PHASE 1



NOTE "A" All of "Sussex Place Section 4 PHASE 1" shown hereon is located in zone "X" (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood) as shown on the flood insurance rate map of the county of Franklin, Ohio community panel 39049C0318K with a revised Dated: February 27, 2009.

NOTE "B" No determination has been made by the Department of Building & Zoning Services, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as wetlands by the Army Corp. 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 "Sussex Place Section 4 PHASE 2" does not imply any approval for the development of the site as it may pertain to wetlands.

NOTE "C"

Acreage in Lots	10.186 Acres
Acreage in R/W	2.063 Acres
Total Acreage	12.249 Acres

"Sussex Place Section 4 PHASE 1" is comprised of 12.249 acres in Auditor's Parcel 570-111408

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NOTE "D" At the time of platting, electric, cable and telephone service providers have not issued information for required easement areas, in addition to those shown hereon, deemed necessary by said providers for the installation and maintenance of their mainline and service facilities.

NOTE "E" Grantor being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees that grantor 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 which result from grantor's conversion of the property from agricultural use.

NOTE "F" At the time of platting, the land indicated hereon is subject to requirements of the City of Columbus zoning ordinance #704-02 (Z01-034) passed on December 19, 2001. This ordinance and amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current, 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 subdivision restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "G" The pavement and storm sewer plan together with the master grading plan for "Sussex Place Section 4 PHASE 1", shows a design that would prohibit all of the lots in "Sussex Place Section 4 PHASE 1", from having a depressed driveway according to Columbus City code section 4123.43 unless otherwise approved by the Columbus Inspector.

NOTE "H" No vehicular access and no drive installations to protect A.D.A. Ramps.

NOTE "I" Direct access to Lazar Road from Lots 1 and 193 is prohibited.

NOTE "J" Pursuant to re-zoning file Z01-042A (Ordinance No. 2668-2003) and the Development Plan for Sussex Place as signed and dated November 3, 2003, a 10 foot wide "LANDSCAPE BUFFER" shall have a mixture of deciduous trees and white pines spaced at a minimum of 10 feet on center. Existing trees within areas designated as "LANDSCAPE BUFFER" shall remain. Notwithstanding that the "LANDSCAPE BUFFER" overlap areas designated "DRAINAGE EASEMENT", the City of Columbus shall not bear the cost of, or liability for, replacement of any improvements, deciduous trees or white pines, shrubs, other plantings or landscaping, in the areas designated as DRAINAGE EASEMENT (including, but not limited to, the LANDSCAPE BUFFER), due to the City of Columbus's activities in the operation, repair, maintenance, or replacement of any major storm water drainage facilities within the areas of the DRAINAGE EASEMENT. As set forth in Ordinance No, 2668-2003, diseased or damaged trees and brush shall be removed from areas designated as "LANDSCAPE BUFFER" and replaced with deciduous trees and white pines, and their replacement shall be the sole cost of, and responsibility of, the applicable property owner. For the avoidance of all doubt, the "LANDSCAPE BUFFER" shall be owned and maintained by the applicable property owner.

NOTE "K" The 30' "No-Build Zone" is intended to protect existing trees from construction activity. All proposed utilities will be prohibited within this area. Only damaged and diseased trees will be allowed for removal. The "No-Build Zone" shall be owned and maintained by the property owners.

Legend

℄	Centerline
R/W	Right-of-Way
○	Iron Pin Found (IPF)
●	Iron Pin Set
△	Mag Nail Found
▲	Mag Nail Set
◉	Permanent Marker Set
100	Lot Number
**	See NOTE "H"
	Landscape Buffer, see NOTE "J"
	No-Build Zone, see NOTE "K"

NOTE: SEE CURVE TABLE, SHEET 4.

DRWN BY EKO CHK BY MJA DATE 03/04/2022

PROJECT 1146.006

Drawing: M:\1146006_SussexPlaceSection4\DWG\Plats\Final Plat\1146006_SussexPlaceSection4_Pt1_FinalPlat.dwg Saved on: 03-04-22 09:58 Revised by: eodonnell