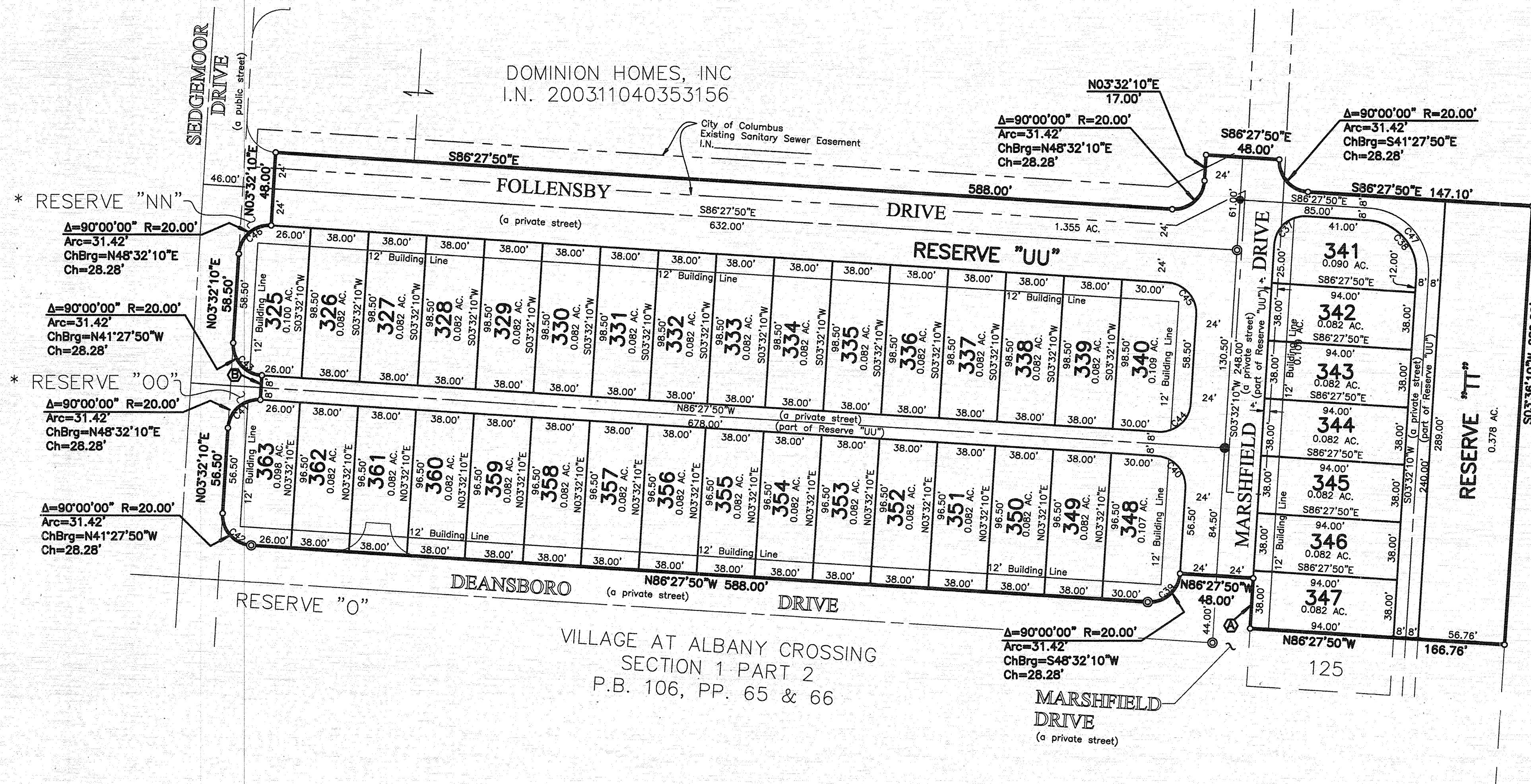


# VILLAGE AT ALBANY CROSSING SECTION 9 PART 1



MARJORIE G. BEVELHYMER, TRUSTEE  
OF THE MARJORIE G. BEVELHYMER TRUST  
IN 200005120093584

CURVE TABLE

| CURVE NO. | DELTA     | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|--------|--------|---------------|----------------|
| C37       | 90°00'00" | 20.00' | 31.42' | S 48°32'10" W | 28.28'         |
| C38       | 90°00'00" | 33.00' | 51.84' | N 41°27'50" W | 46.67'         |
| C39       | 90°00'00" | 20.00' | 31.42' | N 48°32'10" E | 28.28'         |
| C40       | 90°00'00" | 20.00' | 31.42' | N 41°27'50" W | 28.28'         |
| C41       | 90°00'00" | 20.00' | 31.42' | S 48°32'10" W | 28.28'         |
| C42       | 90°00'00" | 20.00' | 31.42' | S 41°27'50" E | 28.28'         |
| C43       | 90°00'00" | 20.00' | 31.42' | S 41°27'50" E | 28.28'         |
| C44       | 90°00'00" | 20.00' | 31.42' | N 48°32'10" E | 28.28'         |
| C45       | 90°00'00" | 20.00' | 31.42' | N 41°27'50" W | 28.28'         |
| C46       | 90°00'00" | 20.00' | 31.42' | S 48°32'10" W | 28.28'         |
| C47       | 90°00'00" | 41.00' | 64.40' | N 41°27'50" W | 57.98'         |

\* VILLAGE AT ALBANY CROSSING  
SECTION 6  
P.B. 113, PP. 97-98

Ⓐ N03°32'10"E  
33.00'

Ⓑ N03°32'10"E  
16.00'

**NOTE "A" - AGRICULTURAL RECOUPMENT:** 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 "B":** All of Village at Albany Crossing Section 9 Part 1 is within Zone X (Areas determined to be outside the 0.2% chance annual Floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas map number 39049C0201 K with effective date of June 17, 2008.

**NOTE "C":** No determination has been made by the Development Department, Building Services Division, City of Columbus, as to whether the area proposed to be platted contains area(s) 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. The City of Columbus approval of the final plat of Village at Albany Crossing Section 9 Part 1 does not imply any approval for the development of the site as it may pertain to wetlands.

**NOTE "D":** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0531-2010, passed April 14, 2010 (Z09-038). This ordinance, and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current, applicable use and development limitations or requirements. The 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, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

**NOTE "E": DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for Village at Albany Crossing Section 9 Part 1 show a design that would prohibit the lots in Village at Albany Crossing Section 9 Part 1 from having depressed driveways according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

**NOTE "F" - RESERVE "UU":** RESERVE "UU", as designated and delineated hereon, shall be owned and maintained by the master association. The drives constructed within said Reserve "UU" will be private drives which will be owned and maintained by said association. Until such time as said association is formed and funded, the developer will be responsible for the maintenance of said Reserve "UU". Said drives will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said drives.

**NOTE "G" - FIRE NOTE:** Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove/tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The developer, and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sole and specific purpose of enforcement of parking restrictions. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan".

**NOTE "H" - ACREAGE BREAKDOWN:**

|  |           |
|--|-----------|
| Total acreage                              | 5.110 Ac. |
| Acreage in Reserve "TT"                    | 0.378 Ac. |
| Acreage in Reserve "UU" (Privates Streets) | 1.355 Ac. |
| Acreage in Remaining Lots                  | 3.377 Ac. |

**NOTE "I" - ACREAGE BREAKDOWN:** Village at Albany Crossing Section 9 Part 1 is comprised of the following Franklin County Parcel Numbers:

|                          |           |
|--------------------------|-----------|
| Parcel Number 010-263088 | 0.611 Ac. |
| Parcel Number 010-268562 | 4.488 Ac. |
| Parcel Number 010-275343 | 0.011 Ac. |

**NOTE "J" - RESERVE "TT":** Reserve "TT" as designated and delineated here, shall be owned and maintained by a master association for the purpose of open space and/or storm water runoff control facilities.

**NOTE "K":** Within the proposed area of Reserve "WW", as designated and delineated on the proposed plat entitled Village at Albany Crossing Section 9 Part 2, there are storm water control facilities for the use and benefit of this section and future sections of the Village at Albany Crossing Development. Said storm water control facilities are to be maintained, inspected and reported on in accordance with the Division of Sewerage and Drainage Stormwater Manual as detailed on the Post Construction Basin Maintenance Schedule as found on the improvement plans filed in 2040E.

**NOTE "L":** At the time of platting, electric, cable and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information desired about Village at Albany Crossing Section 9 Part 1 can be found by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

U:\2012\1826\UNCS\UNCS\SECTION 9 PART 1\20121826\_P1A1.DWG, PLOT SECT 9 PART 1.DWG, PRINTED BY: JUSTIN, JOHN ON 6/12/2013 10:24:54 AM, TEXT, REVISION 1, 6/12/2013 2:06:04 PM, XREF