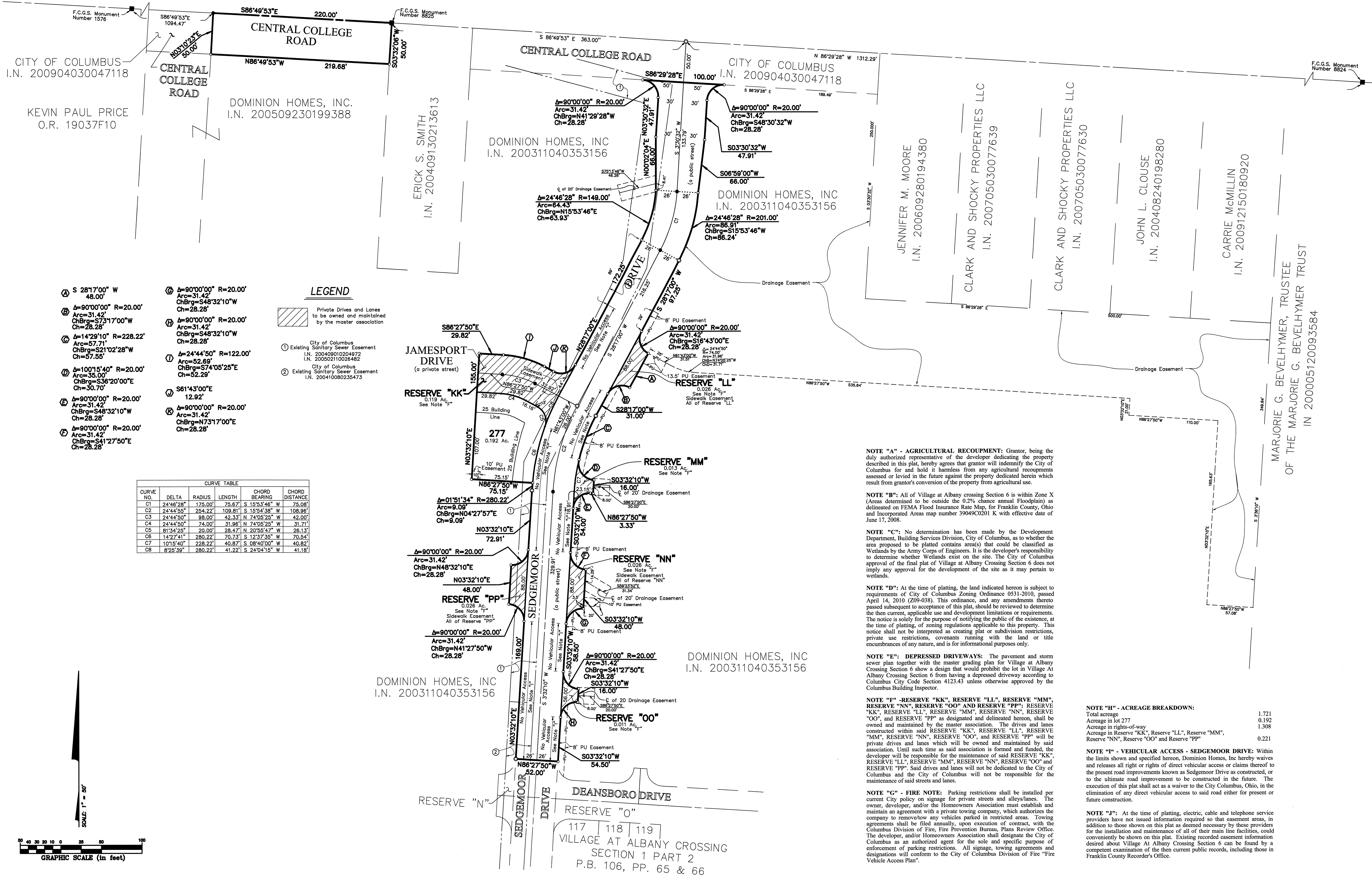


VILLAGE AT ALBANY CROSSING SECTION 6



- Ⓐ S 28°17'00" W 48.00'
- Ⓑ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=57°31'00"W Ch=28.28'
- Ⓒ Δ=14°29'10" R=228.22' Arc=57.71' ChBrg=S21°02'28"W Ch=57.55'
- Ⓓ Δ=100°15'40" R=20.00' Arc=35.00' ChBrg=S36°20'00"E Ch=30.70'
- Ⓔ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=S48°32'10"W Ch=28.28'
- Ⓕ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=S41°27'50"E Ch=28.28'
- Ⓖ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=S48°32'10"W Ch=28.28'
- Ⓗ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=S48°32'10"W Ch=28.28'
- Ⓘ Δ=24°46'28" R=148.00' Arc=52.69' ChBrg=S74°05'25"E Ch=52.29'
- Ⓚ S61°43'00"E 12.92'
- Ⓛ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N73°17'00"E Ch=28.28'

LEGEND

Private Drives and Lanes to be owned and maintained by the master association

① Existing Sanitary Sewer Easement I.N. 200409010204872 I.N. 20050211028482

② Existing Sanitary Sewer Easement I.N. 200410080235473

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	24°46'28"	175.00'	75.67'	S 15°53'46" W	75.08'
C2	24°44'55"	264.22'	109.81'	S 15°54'38" W	108.96'
C3	24°44'50"	98.00'	42.33'	N 74°05'25" W	42.00'
C4	24°44'50"	74.00'	31.96'	N 74°05'25" W	31.71'
C5	81°34'26"	20.00'	28.47'	N 20°55'47" W	26.13'
C6	14°27'41"	280.22'	70.73'	S 12°37'35" W	70.54'
C7	1°01'44"	228.22'	40.87'	S 08°40'00" W	40.82'
C8	8°29'39"	280.22'	41.22'	S 24°04'15" W	41.18'

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 6 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 6 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 6 show a design that would prohibit the lot in Village at Albany Crossing Section 6 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "F" - RESERVE "KK", RESERVE "LL", RESERVE "MM", RESERVE "NN", RESERVE "OO" AND RESERVE "PP": RESERVE "KK", RESERVE "LL", RESERVE "MM", RESERVE "NN", RESERVE "OO", and RESERVE "PP" as designated and delineated hereon, shall be owned and maintained by the master association. The drives and lanes constructed within said RESERVE "KK", RESERVE "LL", RESERVE "MM", RESERVE "NN", RESERVE "OO", and RESERVE "PP" will be private drives and lanes 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 "KK", RESERVE "LL", RESERVE "MM", RESERVE "NN", RESERVE "OO", and RESERVE "PP". Said drives and lanes will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said streets and lanes.

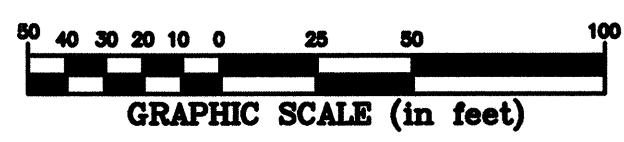
NOTE "G" - FIRE NOTE: Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove 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	1.721
Acreage in lot 277	0.192
Acreage in rights-of-way	1.308
Reserve "KK", Reserve "LL", Reserve "MM", Reserve "NN", Reserve "OO" and Reserve "PP"	0.221

NOTE "I" - VEHICULAR ACCESS - SEDGEMOOR DRIVE: Within the limits shown and specified hereon, Dominion Homes, Inc. hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Sedgemoor Drive as constructed, or to the ultimate road improvement to be constructed in the future. The execution of this plat shall act as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

NOTE "J": 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 6, including that by a competent examination of the then current public records, can be found by the Franklin County Recorder's Office.



VILLAGE AT ALBANY CROSSING SECTION 1 PART 2 P.B. 106, PP. 65 & 66