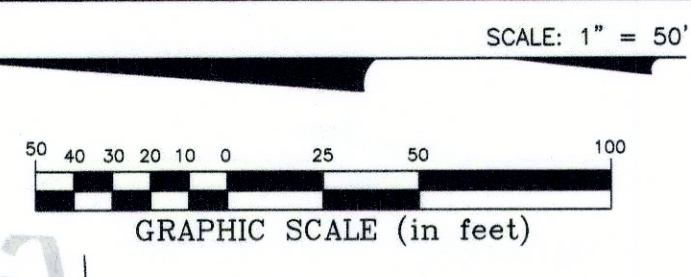


INVERNESS PLACE

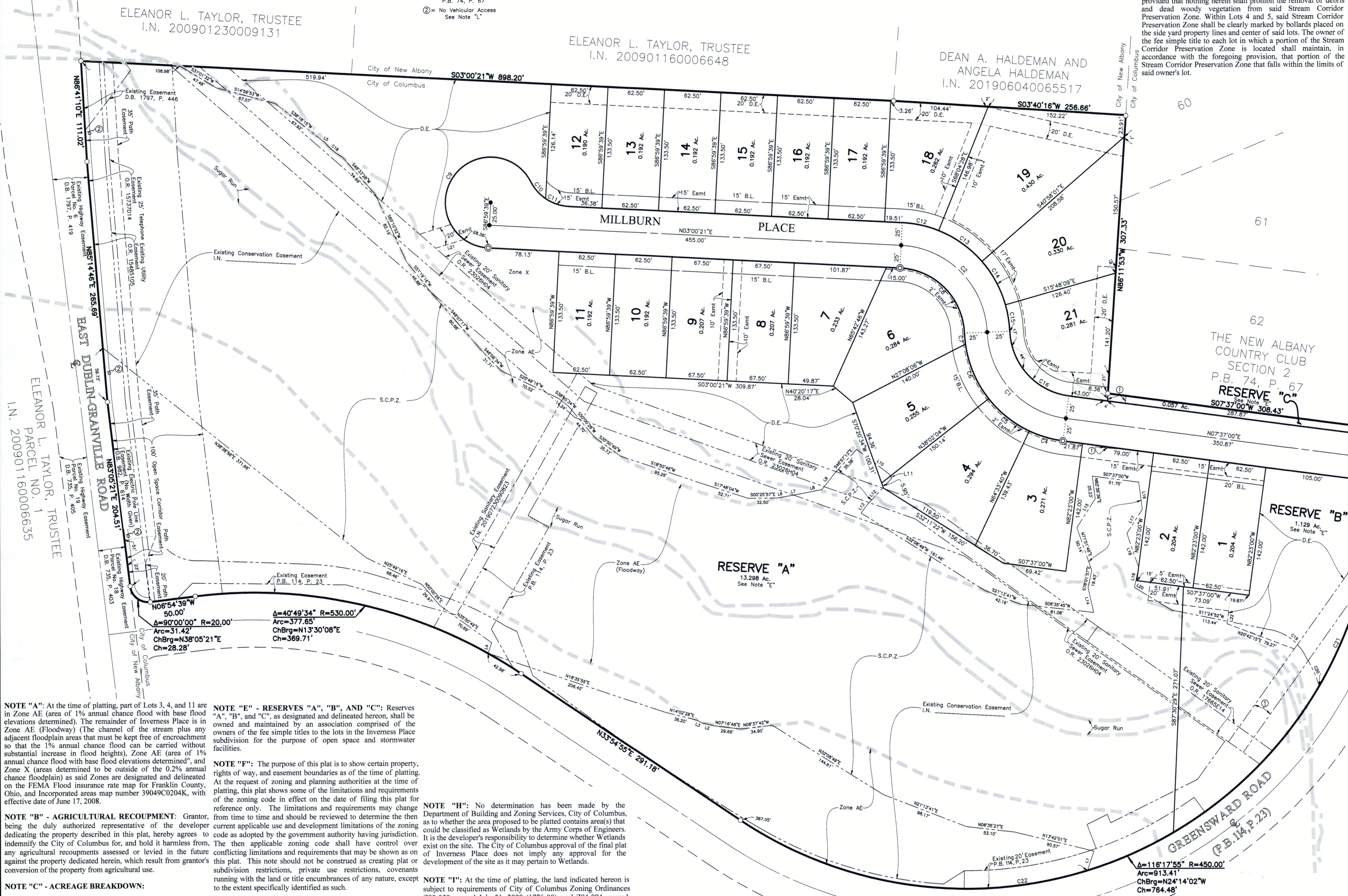


- B.L. = Building Line
- D.E. = Drainage Easement
- Esmt = Easement
- S.C.P.Z. = Stream Corridor Preservation Zone - See Note "K"
- ① Existing Easement P.B. 74, P. 67
- ② No Vehicular Access See Note "L"

NOTE "K" - STREAM CORRIDOR PRESERVATION ZONE: As required by the zoning code, no structure or building shall be placed upon, in or under the areas designated hereon as Stream Corridor Preservation Zone, nor shall any work, including, but not limited to, grading and clearing be performed thereon, which would alter the natural state or topography of such areas or damage any of the trees or vegetation thereon provided that nothing herein shall prohibit the removal of debris and dead woody vegetation from said Stream Corridor Preservation Zone. Within Lots 4 and 5, said Stream Corridor Preservation Zone shall be clearly marked by bollards placed on the side yard property lines and center of said lots. The owner of the fee simple title to each lot in which a portion of the Stream Corridor Preservation Zone is located shall maintain, in accordance with the foregoing provision, that portion of the Stream Corridor Preservation Zone that falls within the limits of said owner's lot.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	80°12'10"	100.00'	139.98'	N 47°43'05" E	128.83'
C2	84°48'50"	100.00'	148.03'	N 45°24'46" E	134.88'
C3	90°00'00"	20.00'	31.42'	S 52°37'00" W	28.28'
C4	17°49'20"	125.00'	38.88'	S 16°31'40" W	38.73'
C5	26°31'36"	125.00'	57.87'	S 38°42'08" W	57.36'
C6	30°18'12"	125.00'	66.11'	S 67°07'02" W	65.34'
C7	5°33'03"	125.00'	12.11'	S 85°02'39" W	12.11'
C8	84°48'50"	75.00'	111.02'	S 45°24'46" W	101.16'
C9	240°00'00"	50.00'	209.44'	N 56°59'39" W	86.60'
C10	28°30'43"	50.00'	24.88'	N 48°44'59" E	24.63'
C11	31°29'16"	50.00'	27.48'	N 18°45'00" E	27.13'
C12	18°55'11"	125.00'	41.28'	N 12°27'56" E	41.09'
C13	27°06'27"	125.00'	59.14'	N 35°28'45" E	58.59'
C14	25°09'53"	125.00'	54.90'	N 61°36'55" E	54.46'
C15	13°37'19"	125.00'	29.72'	N 81°00'31" E	29.65'
C16	80°12'10"	75.00'	104.99'	N 47°43'05" E	96.62'
C17	54°20'19"	20.00'	18.97'	N 19°33'10" W	18.26'
C18	21°48'58"	66.38'	25.27'	S 40°09'22" W	25.12'
C19	52°41'34"	53.86'	49.53'	S 38°57'36" W	47.81'
C20	15°23'58"	129.73'	34.87'	S 65°21'23" W	34.76'
C21	52°08'56"	450.00'	409.58'	N 56°18'32" E	395.58'
C22	64°08'59"	450.00'	503.83'	N 01°50'26" E	477.92'

NOTE "L" - VEHICULAR ACCESS - EAST DUBLIN-GRANVILLE ROAD: Within the limits shown and specified hereon, Romanelli & Hughes Building Company hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as East Dublin-Granville Road 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 "A": At the time of platting, part of Lots 3, 4, and 11 are in Zone AE (area of 1% annual chance flood with base flood elevations determined). The remainder of Inverness Place is in Zone AE (Floodway) (The channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights). Zone AE (area of 1% annual chance flood with base flood elevations determined), and Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said Zones are designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0204K, with effective date of June 17, 2008.

NOTE "E" - RESERVES "A", "B", AND "C": Reserves "A", "B", and "C", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Inverness Place subdivision for the purpose of open space and stormwater facilities.

NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to 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 "C" - ACREAGE BREAKDOWN:

Total acreage:	20.879 Ac.
Acres in rights-of-way:	1.399 Ac.
Acres in Reserves:	14.484 Ac.
Acres in remaining lots:	4.996 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Inverness Place is out of the following Franklin County Parcel Numbers:

010-299818	19.203 Ac.
545-289381	1.676 Ac.

NOTE "H": No determination has been made by the Department of Building and 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 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 Inverness Place does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "I": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinances Z98-059, passed July 31, 2000 (1776-00), and Z94-094, passed April 5, 1995 (0275-95). 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. 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 note 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 "J" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Inverness Place show a design that would prohibit all of the lots in Inverness Place from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N71°27'06"W	22.45'	L12	N46°57'58"W	38.91'
L2	N12°48'33"E	13.72'	L13	N52°36'45"W	12.19'
L3	N29°37'54"E	6.16'	L14	N77°22'26"E	27.92'
L4	S70°16'31"E	12.26'	L15	S57°15'27"E	37.57'
L5	S31°36'27"W	1.53'	L16	S82°39'36"W	30.11'
L6	S10°10'47"E	6.80'	L17	N57°15'27"W	31.58'
L7	S10°17'42"E	23.10'	L18	S71°01'48"W	39.75'
L8	S10°40'01"E	19.68'	L19	N78°01'57"W	22.37'
L9	S51°53'02"E	23.37'	L20	S31°44'20"W	47.96'
L10	S37°23'15"W	44.65'	L21	S16°54'44"E	32.83'
L11	S58°10'09"W	5.76'	L22	S82°23'00"E	34.33'