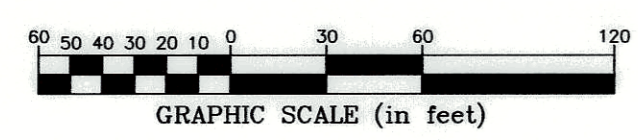
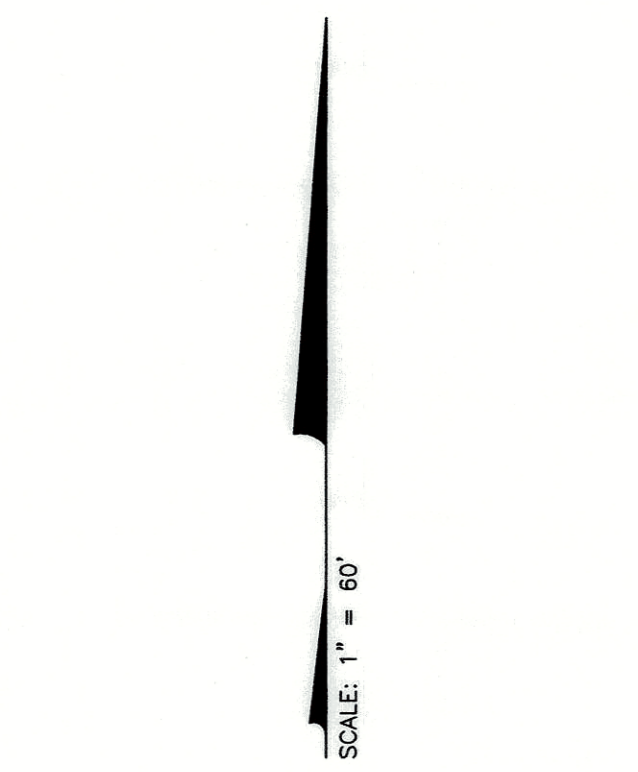
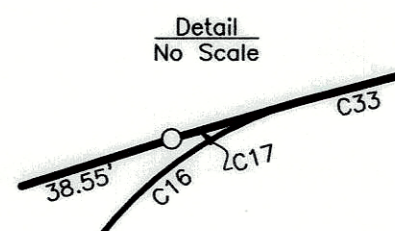
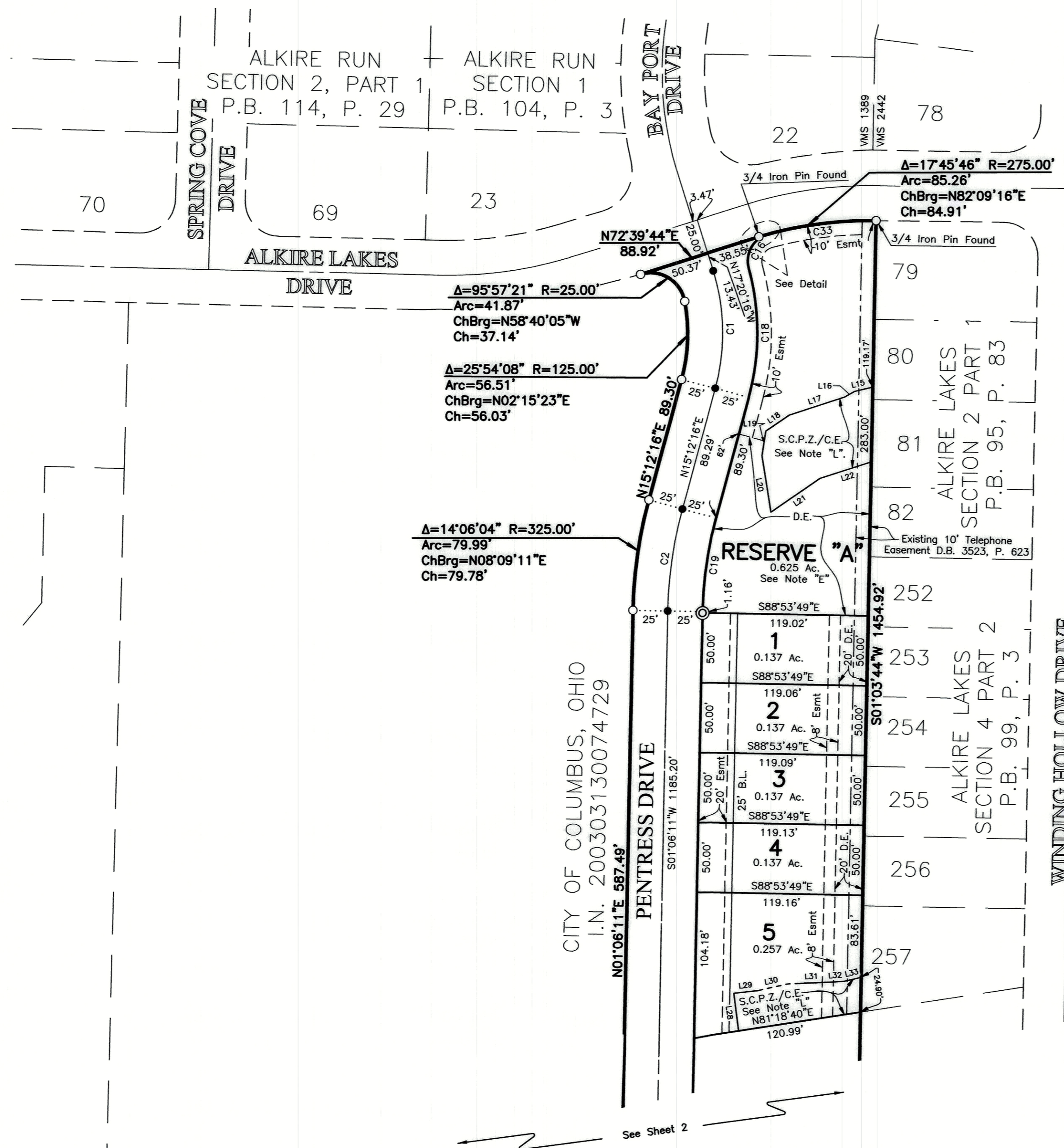


ALLMON RUN SECTION 1



Legend

C.E. = Conservation Easement
D.E. = Drainage Easement
Esmt = Easement
B.L. = Building Line
S.C.P.Z. = Stream Corridor Preservation Zone - See Note "L"
T.P.Z. = Tree Preservation Zone - See Note "K"
① 10' No Vehicular Access
See Note "M"

Line Type Legend

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

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 recoups 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": 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 Allmon Run Section 1 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, Allmon Run Section 1 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Numbers 39049C0311K and 39049C0312K for Franklin County, Ohio and incorporated areas, both with an effective date of June 17, 2008.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Allmon Run Section 1 show a design that would prohibit all of the lots in Allmon Run Section 1 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E" - RESERVES "A" AND RESERVE "B": Reserves "A" and "B", as designated and delineated herein, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Allmon Run subdivisions for the purpose of open space and stormwater retention facilities.

NOTE "F": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0799-2016, passed April 4, 2016 (Z06-013A). 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 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 "G" - ACREAGE BREAKDOWN:

Total acreage:	16.434 Ac.
Acreage in rights-of-way:	3.288 Ac.
Acreage in remaining lots:	9.731 Ac.
Acreage in Reserves:	3.415 Ac.

NOTE "H" - ACREAGE BREAKDOWN: Allmon Run Section 1 is out of the following Franklin County Parcel Numbers:

010-252451	13.223 Ac.
010-273418	3.211 Ac.

NOTE "I": 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 about Allmon Run Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

NOTE "J": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "K" - TREE PRESERVATION ZONE (TPZ): Within the areas that contain existing trees, no work shall be performed or structures placed within the tree preservation zone which would damage any of the trees that are 6" or greater in diameter at breast-height therein; except that the zone may be disturbed to the extent necessary for the installation and maintenance of pedestrian trails and pedestrian bridges and necessary drainage structures. Any fences placed within tree preservation zone shall be split rail fences and may include mesh backing. Any part of the zone so disturbed shall be restored as nearly as practicable to the original condition.

NOTE "L" - STREAM CORRIDOR PRESERVATION ZONE (SCPZ): The Stream Corridor Preservation Zone shall forever be restricted from development with buildings and structures and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Corridor Preservation Zone is to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

Additional restrictions include:

- No dumping or burning of refuse.
- No hunting or trapping.
- Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
- Nothing shall be permitted to occur within the Stream Preservation Zone which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead diseased, noxious, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety. Notwithstanding the foregoing, the following improvements and activities shall be permitted within the parks and easements may be reserved in favor of the developer and future property owners for the following:

- Storm water detention or retention ponds and related underground storm water management infrastructure;
- Underground utility lines and underground storm water management infrastructure;
- One or more paved leisure trails in locations which are approved as part of a final development plan for this subarea;
- Planting and maintenance of trees, bushes, and other landscaping.
- Benches, pedestrian trash receptacles, and wayfinding signage; and
- Preservation and maintenance of wooded and forested areas in keeping with good forestry management practices, including, but not necessarily limited to, the removal or dead, diseased, or decaying trees and the treatment or removal of noxious or invasive plant species.

Any and all alterations to the Stream Corridor Preservation Zone require the approval of the City of Columbus.

NOTE "M" - NO VEHICULAR ACCESS: Within the limits shown hereon, D.R. Horton-Indiana, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the 10 foot wide area shown hereon (centered on the curb ramp as shown on the approved engineering plans and/or as constructed in the field).

LINE	BEARING	DISTANCE
L1	N89°00'28"W	187.89'
L2	N23°19'44"W	32.81'
L3	N87°00'40"W	10.21'
L4	S11°30'40"W	18.72'
L5	N88°52'41"W	62.49'
L6	N01°13'42"E	62.36'
L7	N01°13'39"E	69.35'
L8	N82°15'47"W	15.46'
L9	S86°44'43"E	39.83'
L10	N84°42'11"E	15.46'
L11	S88°04'21"E	20.50'
L12	N86°08'58"E	27.67'
L13	N61°03'51"E	22.50'
L14	N46°40'16"E	20.56'
L15	S76°34'45"W	13.45'
L16	S60°51'21"W	8.33'
L17	S72°01'22"W	41.77'

LINE	BEARING	DISTANCE
L18	S55°40'28"W	20.26'
L19	S08°47'26"W	17.83'
L20	S09°06'30"E	40.88'
L21	N55°40'28"E	42.68'
L22	N72°01'22"E	38.72'
L23	S76°34'25"W	2.95'
L24	S85°49'08"W	20.71'
L25	S83°08'10"W	41.44'
L26	S83°40'22"W	19.82'
L27	N07°02'50"W	22.85'
L28	N07°01'18"W	27.15'
L29	N83°40'22"E	17.68'
L30	N77°27'37"E	21.02'
L31	N87°26'14"E	34.62'
L32	N85°49'08"E	7.29'
L33	N76°34'25"E	11.83'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	32°32'43"	150.00'	85.20'	N 01°03'55" W	84.06'
C2	14°06'05"	300.00'	73.83'	S 08°09'14" W	73.65'
C3	13°07'34"	250.00'	57.27'	S 82°20'02" E	57.15'
C4	12°52'30"	250.00'	56.18'	N 82°12'30" W	56.06'
C5	90°15'44"	125.00'	196.92'	N 43°46'38" W	177.18'
C6	85°09'41"	100.00'	148.63'	N 46°19'39" W	135.33'
C8	16°15'37"	150.00'	42.57'	N 26°57'32" W	42.43'
C9	16°15'37"	150.00'	42.57'	N 10°41'56" W	42.43'
C10	3°55'22"	150.00'	10.27'	N 00°36'26" W	10.27'
C11	90°00'00"	20.00'	31.42'	S 43°38'45" E	28.28'
C12	8°40'28"	275.00'	41.63'	N 84°18'31" W	41.59'
C13	0°39'15"	275.00'	3.14'	N 76°05'52" W	3.14'
C14	13°07'34"	225.00'	51.55'	S 82°20'02" E	51.43'
C15	90°00'00"	20.00'	31.42'	N 46°06'11" E	28.28'
C16	90°06'25"	20.00'	31.45'	S 29°41'27" W	28.31'
C17	1°28'16"	275.00'	7.06'	S 74°00'31" W	7.06'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C18	30°34'02"	175.00'	93.36'	N 00°04'45" W	92.26'
C19	14°06'05"	275.00'	67.68'	S 08°09'14" W	67.51'
C20	90°03'04"	20.00'	31.43'	N 43°52'17" W	28.30'
C21	13°07'34"	275.00'	63.00'	S 82°20'02" E	62.86'
C22	1°13'04"	225.00'	4.78'	N 76°22'47" W	4.78'
C23	11°39'27"	225.00'	45.78'	N 82°49'02" W	45.70'
C24	90°00'00"	20.00'	31.42'	S 46°21'15" W	28.28'
C25	5°06'04"	100.00'	8.90'	N 01°11'47" W	8.90'
C26	17°08'14"	170.00'	50.85'	N 07°12'53" W	50.66'
C27	13°20'59"	170.00'	39.61'	N 07°46'40" E	39.52'
C29	65°33'59"	30.00'	34.33'	N 56°06'43" W	32.49'
C30	63°40'56"	20.00'	22.23'	N 55°10'12" W	21.10'
C31	81°28'41"	20.00'	28.44'	S 52°15'00" W	26.10'
C32	79°39'33"	29.99'	41.70'	S 51°19'34" W	38.42'
C33	16°17'30"	275.00'	78.19'	S 82°53'24" W	77.93'