

THE TRAILS AT CHATTERTON EAST SECTION 1 PART 3

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, Ohio 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": 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 The Trails at Chatterton East Section 1 Part 3 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance Z04-052 passed December 6, 2004 (1748-2004). 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 "D"- DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for The Trails at Chatterton East Section 1 Part 3 show a design that would prohibit all of the lots in The Trails at Chatterton East Section 1 Part 3 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E" - RESERVES "E" AND "F": Reserves "E" and "F", 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 Trails at Chatterton East subdivisions for the purpose of open space/wetland preserve and storm water detention.

NOTE "F": At the time of platting, part of Reserve "F" is within Zone AE Floodway (the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance annual flood can be carried without substantial increases in flood heights), part of Reserve "F" and part of Lots 112-123 are within Zone AE (Area subject to inundation by the 1% annual chance flood, Base Flood Elevations determined), and the remainder of The Trails at Chatterton East Section 1 Part 3 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map number 39049C0362K, with effective date of June 17, 2008 combined with a Letter of Map Revisions based on Fill (LOMR-F) FEMA Case Number 06-06-BR66A with an effective date of July 27, 2006, as revalidated by FEMA Case No. 06-05-B763V with an effective date of June 18, 2008 issued by the Federal Emergency Management Agency (FEMA) modifying the referenced map.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage	21.400 Ac.
Reserves	11.421 Ac.
Acreage in lots	7.764 Ac.
Acreage in public rights-of-way	2.215 Ac.

NOTE "H" - ACREAGE BREAKDOWN: The Trails at Chatterton East Section 1 Part 3 is out of the following Franklin County Parcel Number:

Parcel Number 530-276289 21.400 Ac.

NOTE "I" - NO BUILD ZONE: Areas designated hereon as "No Build Zone" shall remain free of any structures including, but not limited to, drives and walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae and basketball courts. Existing natural features shall not be disturbed, removed or physically altered. Utilities may cross said areas at right angles.

NOTE "J" - LOTS 112 -123: On each of Lots 112-123, no building shall be constructed which has an opening unprotected from flooding in its foundation wall, the lowest point of which opening is lower than the flood protection elevation for that lot given in the following table:

Lot No.	Flood Protection Elevation (USGS Datum - 1988)
112	770.5
113	770.5
114	770.0
115	770.0
116	770.0
117	770.0
118	769.5
119	769.5
120	769.5
121	769.0
122	769.0
123	769.0

The foregoing flood protection elevations are approximately 1.5 feet above the 100-year flood elevations as shown on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map number 39049C0362K, with effective date of June 17, 2008

NOTE "K": 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 The Trails at Chatterton East Section 1 Part 3, 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 "L" - 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°11'56"E	12.34'
L2	N40°39'49"E	31.04'
L3	N40°39'49"E	62.63'
L4	N40°39'49"E	59.90'
L5	N40°39'49"E	13.76'
L6	S36°45'38"W	36.51'
L7	S36°45'38"W	50.16'
L8	S36°45'38"W	30.51'
L9	N13°22'27"E	59.23'
L10	N21°13'41"E	53.38'
L11	N21°13'41"E	42.63'
L12	N21°13'41"E	54.93'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	89°13'11"	75.00'	116.79'	N 49°00'44" E	105.34'
C2	61°27'04"	220.00'	235.95'	N 62°53'48" E	224.81'
C3	29°03'11"	180.00'	91.27'	N 18°08'55" E	90.30'
C4	89°13'11"	100.00'	155.72'	S 49°00'44" W	140.46'
C5	90°00'00"	20.00'	31.42'	S 48°37'20" W	28.28'
C6	41°24'35"	50.00'	36.14'	S 17°04'58" E	35.36'
C7	4°20'01"	50.00'	3.78'	S 35°37'15" E	3.78'
C8	52°25'42"	50.00'	45.75'	S 07°14'23" E	44.17'
C9	48°19'42"	50.00'	42.17'	S 43°08'19" W	40.94'
C10	48°35'16"	50.00'	42.40'	N 88°24'12" W	41.14'
C11	48°33'51"	50.00'	42.38'	N 39°49'39" W	41.12'
C12	49°21'28"	50.00'	43.07'	N 09°08'01" E	41.75'
C13	11°13'09"	50.00'	9.79'	N 39°25'20" E	9.77'
C14	41°24'35"	50.00'	36.14'	N 24°19'37" E	35.36'
C15	90°00'00"	20.00'	31.42'	N 41°22'40" W	28.28'
C16	4°14'10"	195.00'	14.42'	N 88°29'45" W	14.41'
C17	26°16'23"	195.00'	89.42'	S 76°14'58" W	88.64'
C18	26°23'56"	195.00'	89.85'	S 49°54'48" W	89.05'
C19	4°32'34"	195.00'	15.46'	S 34°26'33" W	15.46'
C20	2°08'21"	50.00'	1.87'	S 31°06'06" W	1.87'
C21	39°16'14"	50.00'	34.27'	S 10°23'48" W	33.60'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C22	25°14'17"	50.00'	22.02'	S 03°22'50" W	21.85'
C23	47°09'23"	50.00'	41.15'	S 39°34'40" W	40.00'
C24	47°09'23"	50.00'	41.15'	S 86°44'03" W	40.00'
C25	47°09'23"	50.00'	41.15'	N 46°06'34" W	40.00'
C26	47°09'23"	50.00'	41.15'	N 01°02'49" E	40.00'
C27	48°57'21"	50.00'	42.72'	N 49°06'10" E	41.43'
C28	14°23'46"	50.00'	12.56'	N 66°22'58" E	12.53'
C29	27°00'48"	50.00'	23.57'	N 45°40'40" E	23.36'
C30	8°19'03"	245.00'	35.57'	N 36°19'47" E	35.53'
C31	10°34'49"	245.00'	45.24'	N 45°46'43" E	45.18'
C32	10°34'49"	245.00'	45.24'	N 56°21'32" E	45.18'
C33	10°34'49"	245.00'	45.24'	N 66°56'20" E	45.18'
C34	10°34'49"	245.00'	45.24'	N 77°31'09" E	45.18'
C35	10°48'47"	245.00'	46.24'	N 88°12'56" E	46.17'
C36	90°00'00"	20.00'	31.42'	S 48°37'20" W	28.28'
C37	29°03'11"	205.00'	103.95'	S 18°08'55" W	102.84'
C38	28°13'44"	155.00'	76.37'	N 17°44'12" E	75.60'
C39	90°00'00"	20.00'	31.42'	S 41°22'40" E	28.28'
C40	89°13'11"	50.00'	77.86'	N 49°00'44" E	70.23'
C47	0°49'28"	155.00'	2.23'	N 32°15'47" E	2.23'

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