

WARNER JUNCTION THE RESUBDIVISION OF LOTS 1 - 6 OF JUSTIN MORRISONS SUBDIVISION

0.518 ACRE TRACT

BEING LOT NOS. 1, 2, 3, 4, 5, AND 6, OF JUSTIN MORRISON'S SUBDIVISION IN PLAT BOOK 2, PAGE 4 AS ALL IS CONVEYED TO FRANKLINTON DEVELOPMENT ASSOCIATION INSTRUMENT NUMBER 200912210183675
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Floodplain Note: All of the subject property is within Zone X, areas determined to be outside of the 0.2% annual chance floodplain as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas map number 39049C0309K, with effective date of 06.17.2008.
Warning! This area is shown as being protected from the 1 percent annual chance flood hazard by levee, dike, or other structure. Overtopping or failure of this structure is possible which could result in destructive flood elevations and water velocities. Proper protection, flood insurance, and adherence to evacuation procedures are strongly recommended.

Wetlands Note: 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 preliminary plat of the WARNER JUNCTION does not imply any approval for the development of the site as it may pertain to Wetlands.

Site Stats: 0.518 Acres, 18 Lots, single-family units, zoning designation: Z13-043, EFD, (H-35), (See acreage breakdown table for more detail)

Division of Electricity Note: Street Lighting will be provided in accordance with the Division of Power regulations.

Fire Vehicle Access Plan: Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 ft., no parking shall be permitted on either side of any street within 61 ft. of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner, developer, and/or Homeowners Association determines, so long as at least one such agreement shall always, at all times be in force for the purposes of enforcements/removal/towing as required above. Towing agreements shall be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract. The owners, 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 and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alley/lanes. Intersection details concerning turning radii, parking restrictions and intersection configurations shall conform with the Fire Vehicle Access Plan.

Reserves "A": In recording this plat Warner Junction has designated certain areas of land as reserves, which may contain but not be limited to private alleys/driveways, utilities, and storm water management of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in Warner Junction, the Reserves are not hereby dedicated for use by the general public but are hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units, reserve areas in Warner Junction development as more fully provided in the declaration of covenants, conditions, and restrictions for Warner Junction development which will be recorded subsequent to the recording of this plat. Said declaration of covenants, conditions and restrictions are hereby incorporated and made a part of this plat.

The owners of the fee simple titles to Lots 1 to 18, inclusive, and to lots, units and reserve areas in existing and future sections of the Warner Junction development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said reserve, to be shared with the owners of the fee simple titles to each other of said Lots 1 to 18, inclusive, and with the owners of the fee simple titles to the lots, units and reserve areas in future development. Said owners of the fee simple titles to said Lots 1 to 18, inclusive, shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Warner Junction development may provide.

The Reserve, 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 Warner Junction. The alleys/driveways constructed within said Reserve will be private which will be owned and maintained by said association. Until said association is formed and funded the developer will own and maintain the Reserve. The alleys/driveways, utilities, and storm sewer management will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said alleys/driveways.

Sanitary Sewer: Proposed 8" sanitary sewer extension to tap into existing 15" combination sewer run (RP-59) between Manhole 30 and Manhole 31 through the proposed Reserve "A" in a 20' easement as shown. An approved backwater prevention device shall be installed on proposed laterals.

Stormwater Management: It is the intent of the development to manage stormwater using an underground detention system which will service the entire subdivision. Stormwater design details may be found on storm sewer plan CC-16770.

Stormwater Control Facility Maintenance: Stormwater control facility maintenance, inspection, and reporting requirements may be found on storm sewer plan CC-16770.

Stormwater Pollution Prevention: Site specific SWPPP information may be found on storm sewer plan CC-16770.

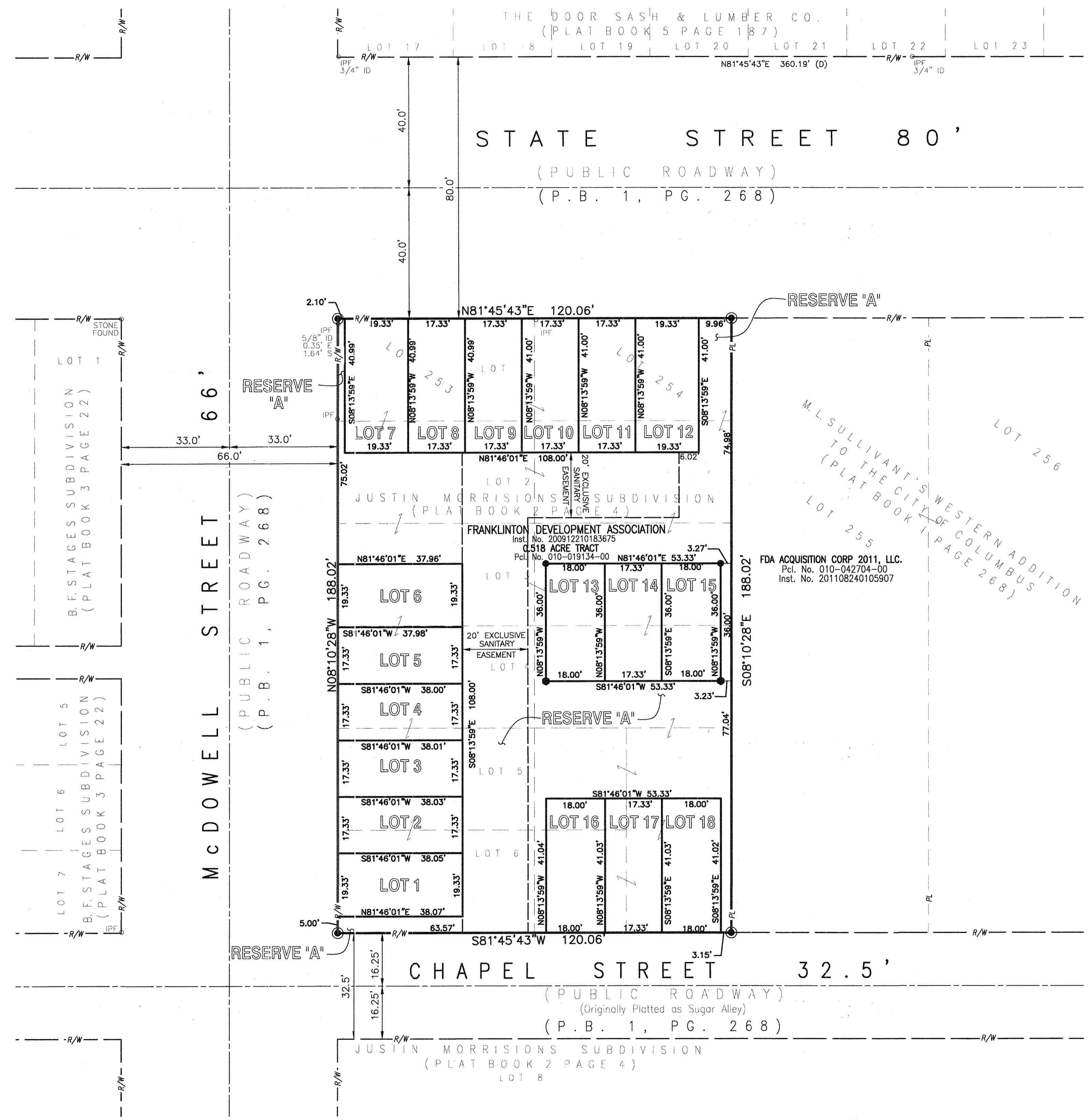
Cable Reference: In accordance with the terms and regulations of Section 3123.08 (c) (8) of the Columbus City Codes, there is hereby offered an easement to the cable television industry for the installation, operation and maintenance of television cable and equipment.

Longer Zoning Note: At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance Z13-043, EFD passed 08/21/2013 (H-35). 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, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

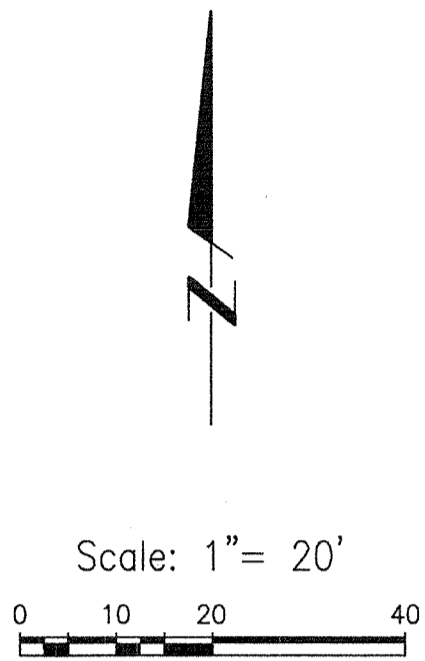
Access Easement: . . . Within said Reserve A, a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and lands adjacent to said Reserve A.

PLANS PREPARED BY:
E.P. FERRIS
AND
ASSOCIATES
INC.

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- Legend**
- PL Property Line
 - CL Centerline
 - R/W Right-of-Way
 - (IPF) Iron Pin Found
 - (IPF)(EPF) Iron Pin Found, 5/8" Rebar, Typical
 - Iron Pin Set (IP Set)
 - MAG Nail Set
 - ⊙ Permanent Marker



Acreage Breakdown	
Lot 1	0.017 Acres
Lot 2	0.015 Acres
Lot 3	0.015 Acres
Lot 4	0.015 Acres
Lot 5	0.015 Acres
Lot 6	0.017 Acres
Lot 7	0.018 Acres
Lot 8	0.016 Acres
Lot 9	0.016 Acres
Lot 10	0.016 Acres
Lot 11	0.016 Acres
Lot 12	0.018 Acres
Lot 13	0.015 Acres
Lot 14	0.014 Acres
Lot 15	0.015 Acres
Lot 16	0.017 Acres
Lot 17	0.016 Acres
Lot 18	0.017 Acres
Reserve "A"	0.230 Acres

Maintenance Inspection and Reporting Requirements:

The Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the stormwater control facility or facilities in good working condition acceptable to the City and in accordance with the schedule of long term maintenance activities provided in the approved stormwater control facility maintenance plan for the stormwater control facility or facilities. "Maintain" is herein defined as good working condition so that these facilities are performing their design functions.

The Property Owner shall perform periodic inspections of the stormwater facility and its appurtenances at a frequency stipulated in the approved facility maintenance plan. The Property Owner shall maintain copies of complete dated and signed inspection checklists in a maintenance inspection log, along with recorded dates and descriptions of maintenance activities performed by the property owner to remedy the deficiencies observed during prior inspections. The maintenance inspection log shall be kept on the property and shall be made available to the City upon request. A copy of the maintenance inspection log shall be submitted annually by December 31st of each year to the Division of Sewerage and Drainage. Maintenance inspection log shall be submitted to:

City of Columbus
Division of Sewerage and Drainage
Stormwater and Regulatory Management Section
1250 Fairwood Ave.
Columbus, Ohio 43206

Note:
Sample inspection logs can be found in the City of Columbus Stormwater Drainage Manual, Appendix E.

Note:
The plat of Warner Junction is comprised of the following Franklin County Parcel Number(s) with the acreages being platted out of each:

Parcel Number 010-019134 0.518 Ac.