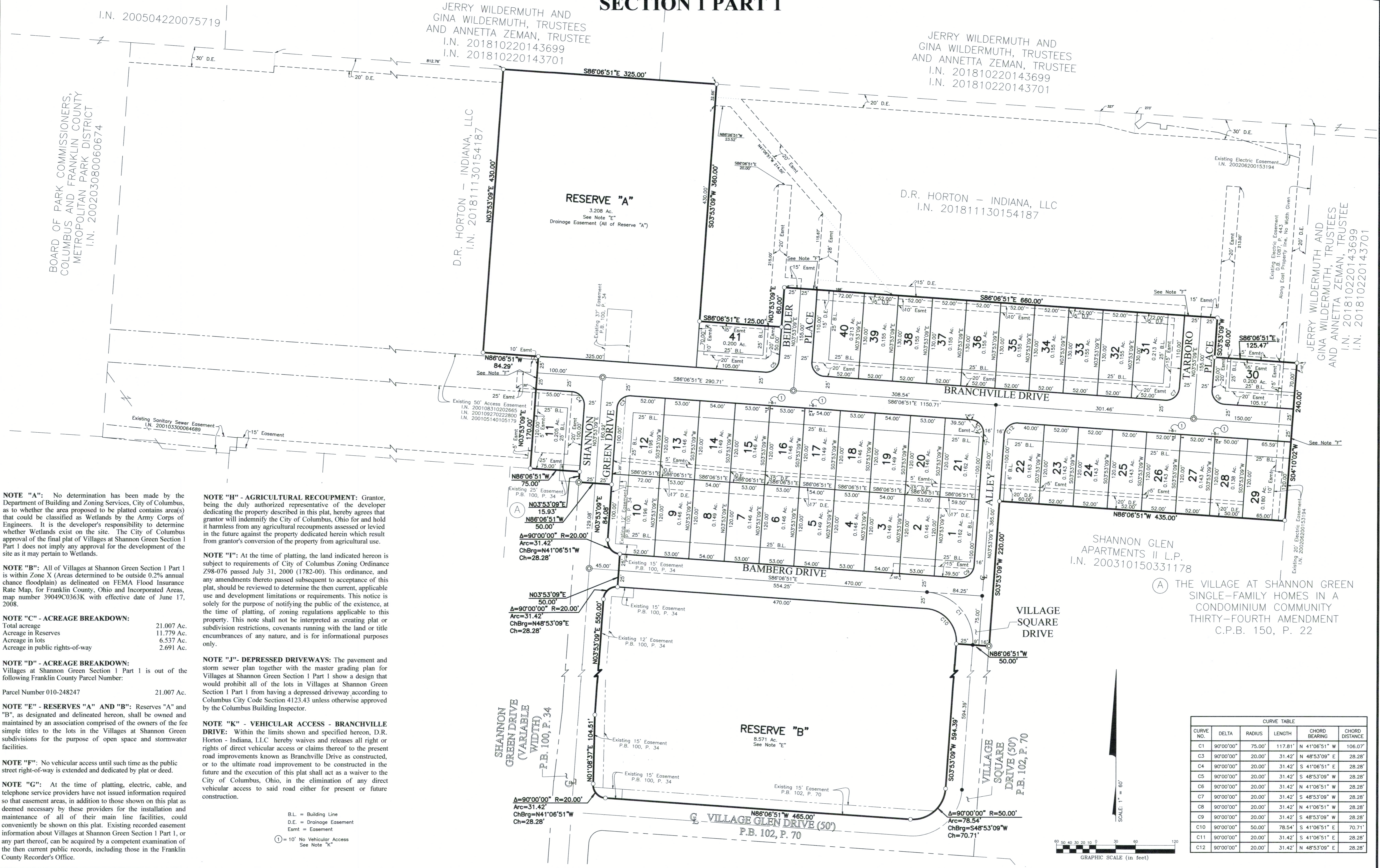


# VILLAGES AT SHANNON GREEN

## SECTION 1 PART 1



**NOTE "A":** 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 Villages at Shannon Green Section 1 Part 1 does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "B":** All of Villages at Shannon Green Section 1 Part 1 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 39049C0363K with effective date of June 17, 2008.

**NOTE "C" - ACREAGE BREAKDOWN:**

Total acreage	21.007 Ac.
Acreage in Reserves	11.779 Ac.
Acreage in lots	6.337 Ac.
Acreage in public rights-of-way	2.691 Ac.

**NOTE "D" - ACREAGE BREAKDOWN:**  
Villages at Shannon Green Section 1 Part 1 is out of the following Franklin County Parcel Number:

Parcel Number 010-248247 21.007 Ac.

**NOTE "E" - RESERVES "A" AND "B":** Reserves "A" and "B", 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 Villages at Shannon Green subdivisions for the purpose of open space and stormwater facilities.

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

**NOTE "G":** 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 Villages at Shannon Green Section 1 Part 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 "H" - 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 depicted herein which result from grantor's conversion of the property from agricultural use.

**NOTE "I":** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance Z98-076 passed July 31, 2000 (1782-00). 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 Villages at Shannon Green Section 1 Part 1 show a design that would prohibit all of the lots in Villages at Shannon Green Section 1 Part 1 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

**NOTE "K" - VEHICULAR ACCESS - BRANCHVILLE DRIVE:** Within the limits shown and specified hereon, D.R. Horton - Indiana, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Branchville Drive as constructed, or to the ultimate road improvement to be constructed in the future and 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.

B.L. = Building Line  
D.E. = Drainage Easement  
Esmt = Easement

⊙ = 10' No Vehicular Access See Note "K"

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	75.00'	117.81'	N 41°06'51" W	106.07'
C3	90°00'00"	20.00'	31.42'	N 48°53'09" E	28.28'
C4	90°00'00"	20.00'	31.42'	S 41°06'51" E	28.28'
C5	90°00'00"	20.00'	31.42'	S 48°53'09" W	28.28'
C6	90°00'00"	20.00'	31.42'	N 41°06'51" W	28.28'
C7	90°00'00"	20.00'	31.42'	S 48°53'09" W	28.28'
C8	90°00'00"	20.00'	31.42'	N 41°06'51" W	28.28'
C9	90°00'00"	20.00'	31.42'	S 48°53'09" W	28.28'
C10	90°00'00"	50.00'	78.54'	S 41°06'51" E	70.71'
C11	90°00'00"	20.00'	31.42'	S 41°06'51" E	28.28'
C12	90°00'00"	20.00'	31.42'	N 48°53'09" E	28.28'

