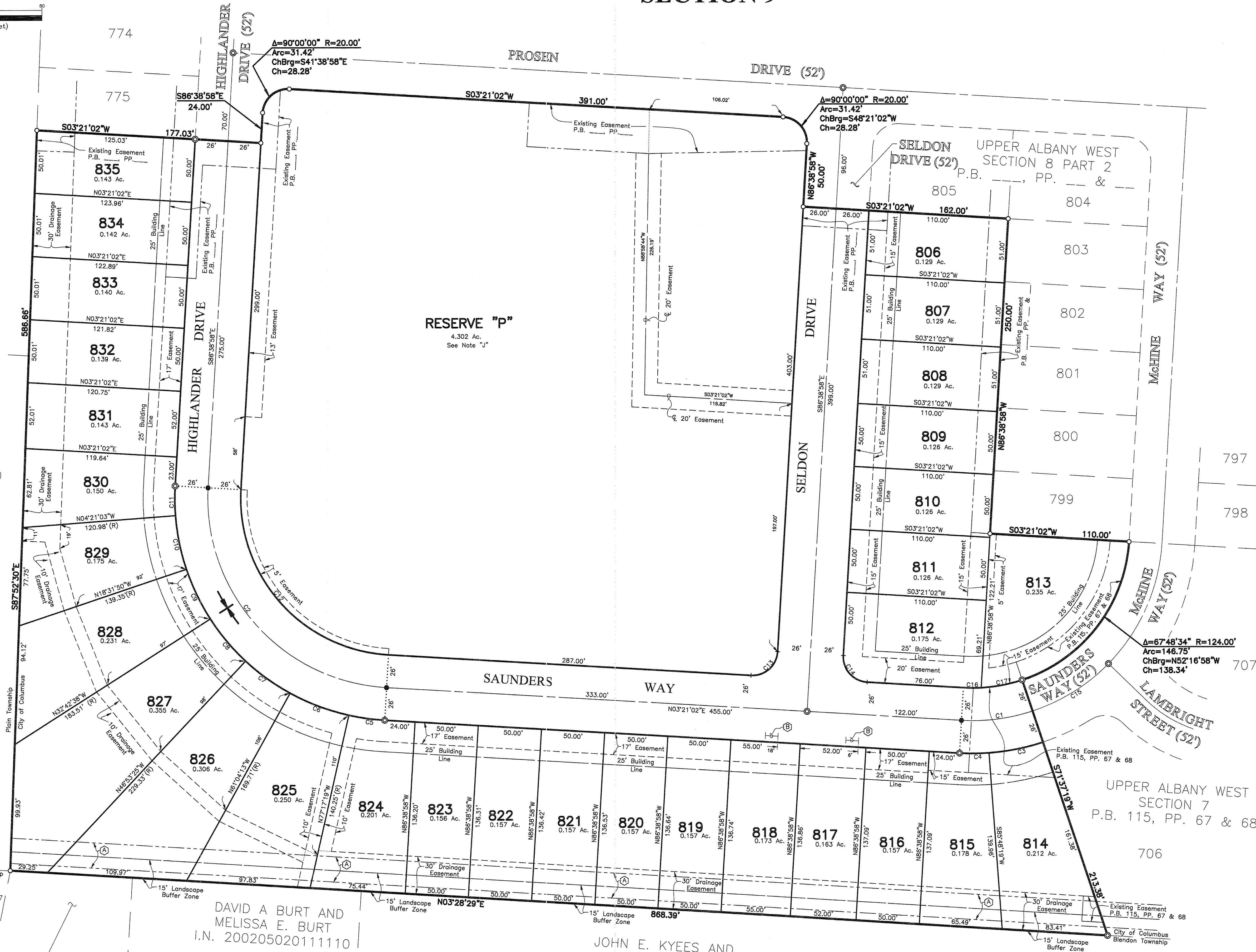
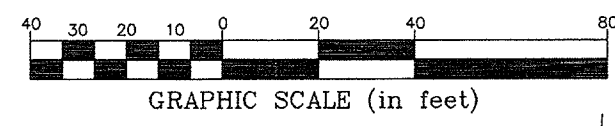


UPPER ALBANY WEST SECTION 9

(A) Existing Easement
I.N. 200310310348945
(B) 10' No Vehicular Access
See Note "I"

SCALE: 1" = 40'



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	21°43'43"	150.00'	56.89'	N 07°30'49" W	56.55'
C2	90°00'00"	150.00'	235.62'	N 48°21'02" E	212.13'
C3	14°11'00"	176.00'	43.57'	S 11°17'11" E	43.46'
C4	7°32'43"	176.00'	23.18'	S 00°25'19" E	23.16'
C5	9°21'38"	176.00'	28.75'	S 08°01'51" W	28.72'
C6	16°13'07"	176.00'	49.82'	S 20°49'14" W	49.65'
C7	14°10'47"	176.00'	43.56'	S 38°01'11" W	43.45'
C8	14°10'47"	176.00'	43.56'	S 50°11'59" W	43.45'
C9	14°10'47"	176.00'	43.56'	S 64°22'46" W	43.45'
C10	14°10'47"	176.00'	43.56'	S 78°33'34" W	43.45'
C11	7°42'05"	176.00'	23.66'	S 89°30'00" W	23.64'
C12	90°00'00"	124.00'	194.78'	N 48°21'02" E	175.36'
C13	90°00'00"	20.00'	31.42'	N 41°38'58" W	28.28'
C14	90°00'00"	20.00'	31.42'	N 48°21'02" E	28.28'
C15	27°19'36"	150.00'	71.54'	S 32°02'29" E	70.87'
C16	6°28'58"	124.00'	14.03'	S 00°06'33" W	14.02'
C17	15°14'45"	124.00'	33.00'	S 10°45'18" E	32.90'

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 Upper Albany West Section 9 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Upper Albany West Section 9 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 39049C0201K with effective date of June 17, 2008.

NOTE "C" - 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 "D": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1396-2004 passed August 2, 2004 (Z04-014) and City of Columbus Zoning Ordinance 0611-2009 passed May 21, 2009 (Z09-004). These ordinances, 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.

NOTE "E" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Upper Albany West Section 9 show a design that would prohibit all of the lots in Upper Albany West Section 9 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "F" - ACREAGE BREAKDOWN:
Total acreage 11,189 Ac.
Acreage in Reserve "P" 4,302 Ac.
Acreage in lots 5,217 Ac.
Acreage in Public rights-of-way 1,670 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Upper Albany West Section 9 is comprised of the following Franklin County Parcel Number(s):

Parcel Number 010-266125 11,189 Ac.

NOTE "H": By the dedication of Saunders Way, Highlander Drive and Seldon Drive in the plat herein to the City of Columbus, Ohio, the easement rights previously conveyed in Plat Book 115, Pages 67 and 68 and Plat Book _____, Pages _____ and _____, within the newly established right of way of Saunders Way, Highlander Drive and Seldon Drive, shall be merged with the fee title conveyed herein to the City of Columbus, Ohio.

NOTE "I" - VEHICULAR ACCESS - SAUNDERS WAY: Within the limits shown and specified hereon, M/I Homes of Central Ohio, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Saunders Way 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.

NOTE "J" - RESERVE "P": Reserve "P", as designated and delineated hereon, shall be owned by the City of Columbus for a park and maintained by the Upper Albany West Homeowner's Association as open space.

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 Upper Albany West Section 9, 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.

HICKORY POINT
P.B. 54, P. 100

JANICE L. CARROLL
I.N. 201208090115507
SAMUEL F. COX
I.N. 200111070258159

DAVID A BURT AND
MELISSA E. BURT
I.N. 200205020111110

JOHN E. KYEES AND
JUDY A. KYEES
O.R. 11180A02