

# RESUBDIVISION OF PART OF HAYDENS CROSSING SECTION 3 PART 4

**NOTE "A" - AGRICULTURAL RECOURPMENT:** Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of Columbus 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" :** At the time of platting, all of the land hereby being platted as Resubdivision of Part of Haydens Crossing Section 3 part 4 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0141K with effective date of June 17, 2008.

**NOTE "C" :** 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 Resubdivision of Part of Haydens Crossing Section 3 Part 4 does not imply any approval for the development of the site as it may pertain to wetlands.

**NOTE "D" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan, together with the master grading plan for Resubdivision of Part of Haydens Crossing Section 3 Part 4, show a design that would prohibit all of the lots in Resubdivision of Part of Haydens Crossing Section 3 Part 4 from having a depressed driveway according to Columbus City Code Section 4123.43, unless otherwise approved by the Columbus Building Inspector.

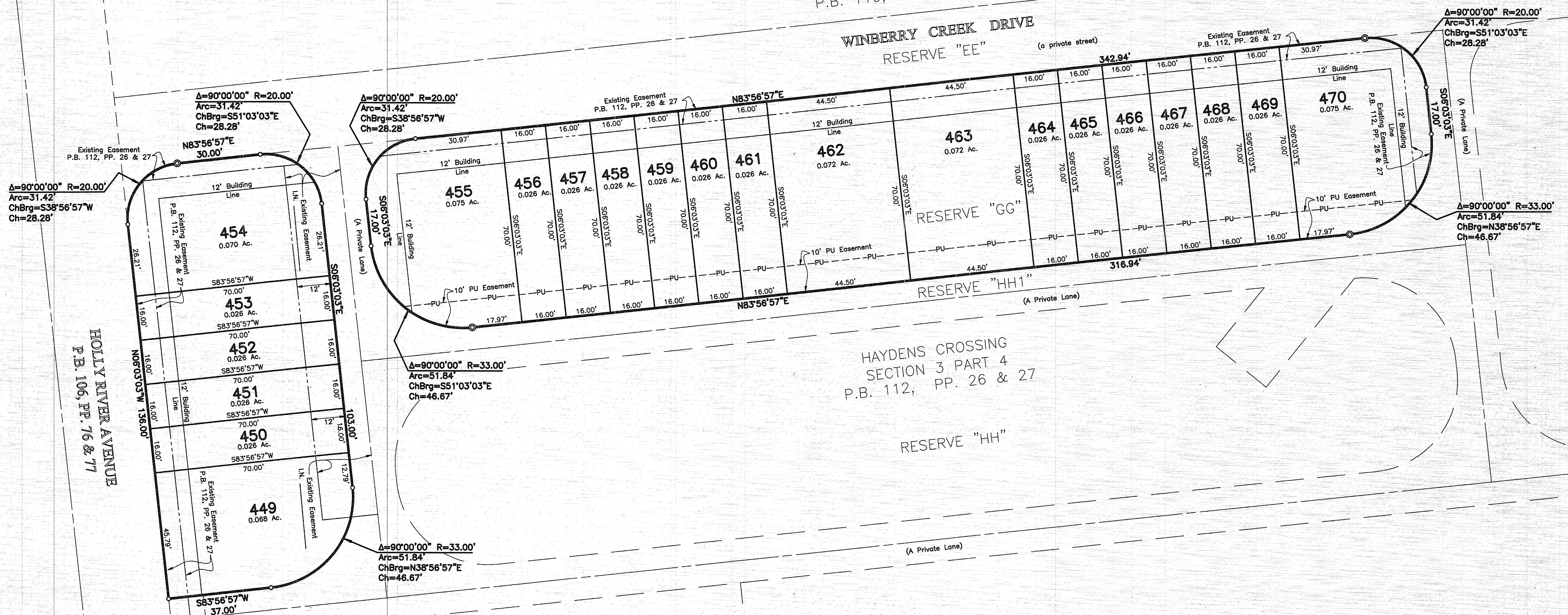
**NOTE "E" :** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1266-2004 passed July 19, 2004 (Z02-075). This ordinance, and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then 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.

**NOTE "F" :** Within the area of Reserve "UU", as designated and delineated on the plat entitled Haydens Crossing Section 7 of record in Plat Book 109, Pages 48 and 49, Recorder's Office, Franklin County Ohio, there are storm water control facilities for the use and benefit of this section and future sections of the Haydens Crossing Development. Said storm water control facilities are to be maintained, inspected and reported on in accordance with the Division of Sewerage and Drainage Stormwater Manual as detailed on the Post Construction Basin Maintenance Schedule as found on the improvement plans filed in 2077E.

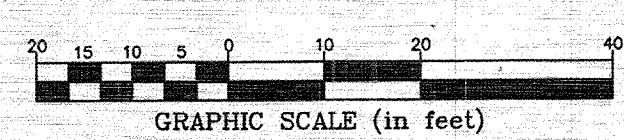
**NOTE "G" :** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Resubdivision of Part of Haydens Crossing Section 3 Part 4 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.

HAYDENS CROSSING SECTION 3 PART 2  
P.B. 110, PP. 71 & 72

WINBERRY CREEK DRIVE  
RESERVE "EE" (a private street)



METROPOLITAN TOWNHOME CONDOMINIUM AT HAYDEN CROSSING II  
C.P.B. 216, P. 73



Legend

PU Easement = Private Utility Easement