

TURNBERRY FARMS

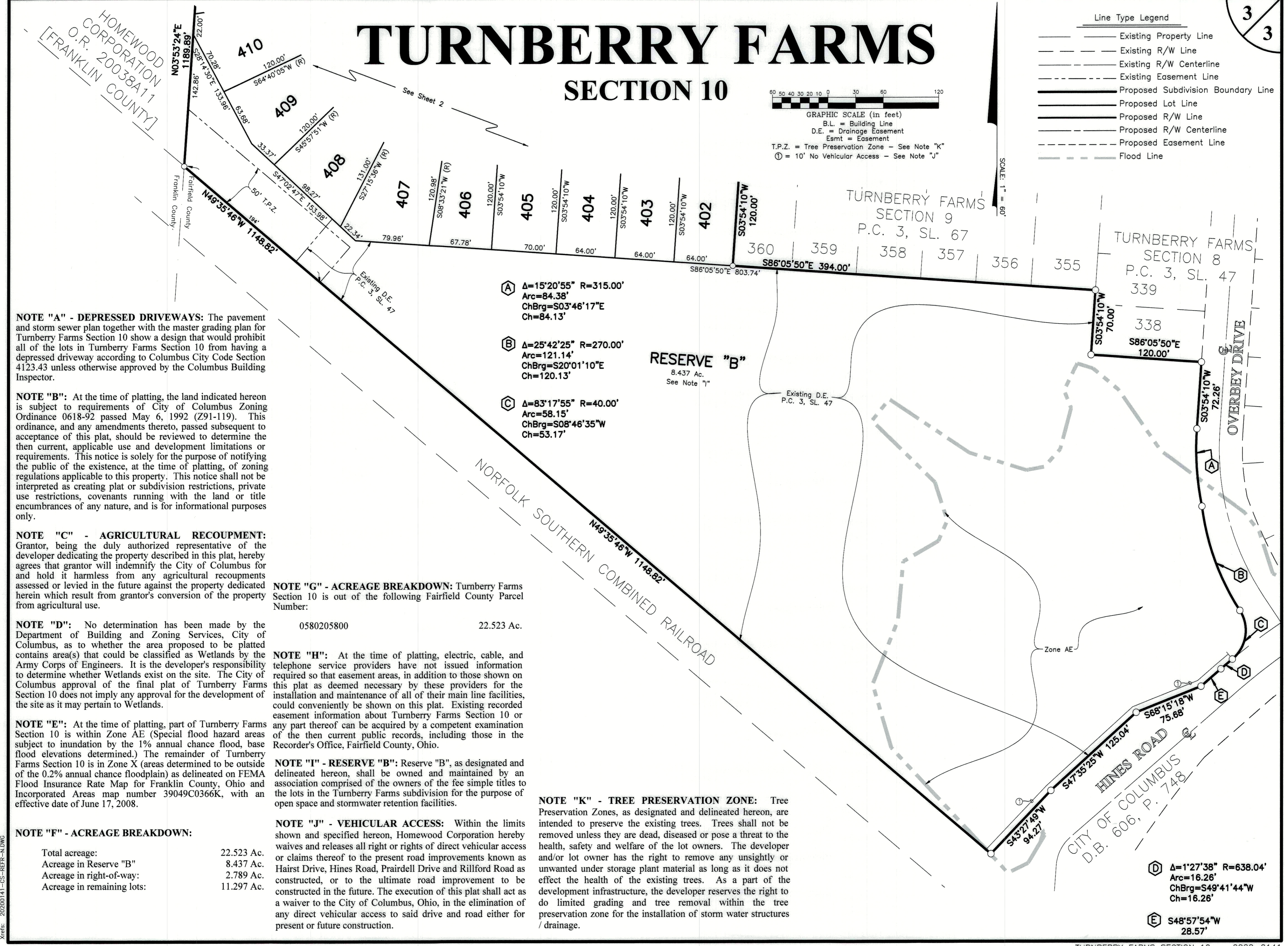
SECTION 10

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- · - Existing R/W Centerline
- · - Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- · - Proposed R/W Centerline
- · - Proposed Easement Line
- · - Flood Line

GRAPHIC SCALE (in feet)

B.L. = Building Line
 D.E. = Drainage Easement
 Esmt = Easement
 T.P.Z. = Tree Preservation Zone - See Note "K"
 ⊕ = 10' No Vehicular Access - See Note "J"



NOTE "A" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Turnberry Farms Section 10 show a design that would prohibit all of the lots in Turnberry Farms Section 10 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "B": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0618-92 passed May 6, 1992 (Z91-119). 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, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

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 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": 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 Turnberry Farms Section 10 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "E": At the time of platting, part of Turnberry Farms Section 10 is within Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined.) The remainder of Turnberry Farms Section 10 is in 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 39049C0366K, with an effective date of June 17, 2008.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage:	22.523 Ac.
Acreage in Reserve "B"	8.437 Ac.
Acreage in right-of-way:	2.789 Ac.
Acreage in remaining lots:	11.297 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Turnberry Farms Section 10 is out of the following Fairfield County Parcel Number:

0580205800	22.523 Ac.
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NOTE "H": 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 Turnberry Farms Section 10 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Fairfield County, Ohio.

NOTE "I" - RESERVE "B": Reserve "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 Turnberry Farms subdivision for the purpose of open space and stormwater retention facilities.

NOTE "J" - VEHICULAR ACCESS: Within the limits shown and specified hereon, Homewood Corporation hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Hairst Drive, Hines Road, Prairdell Drive and Rillford Road as constructed, or to the ultimate road improvement to be constructed in the future. 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 drive and road either for present or future construction.

NOTE "K" - TREE PRESERVATION ZONE: Tree Preservation Zones, as designated and delineated hereon, are intended to preserve the existing trees. Trees shall not be removed unless they are dead, diseased or pose a threat to the health, safety and welfare of the lot owners. The developer and/or lot owner has the right to remove any unsightly or unwanted under storage plant material as long as it does not effect the health of the existing trees. As a part of the development infrastructure, the developer reserves the right to do limited grading and tree removal within the tree preservation zone for the installation of storm water structures / drainage.

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