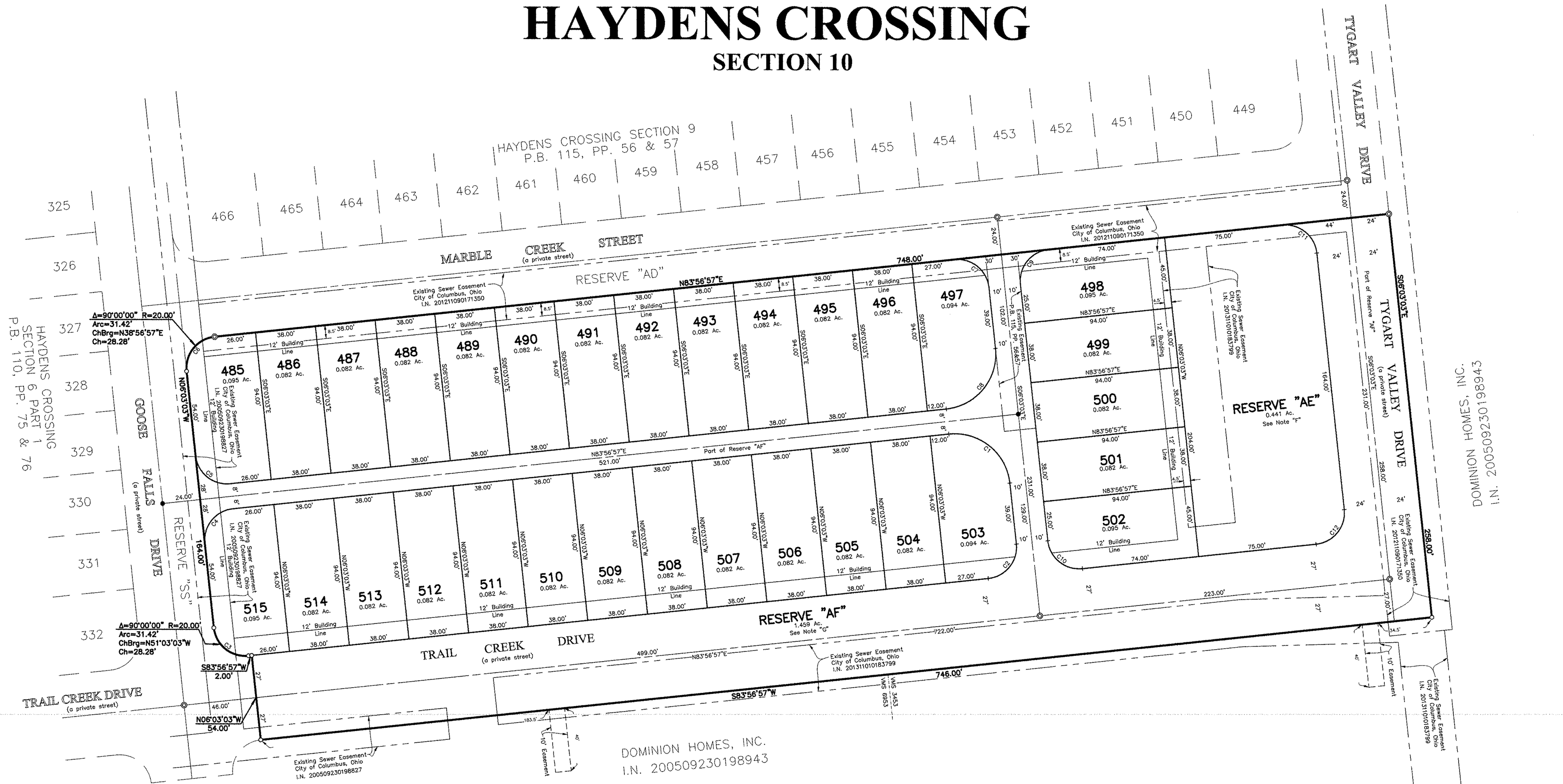
HAYDENS CROSSING

SECTION 10



NOTE "A" - AGRICULTURAL RECOUPMENT: 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 Haydens Crossing Section 10 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 39049C0133K 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 Haydens Crossing Section 10 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 Haydens Crossing Section 10, show a design that would prohibit all of the lots in Haydens Crossing Section 10 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 1246-2006 passed September 14, 2006 (Z06-030). 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" - RESERVE "AE": Reserve "AE", as designated and delineated hereon, shall be owned and maintained by a master association for the purpose of open space and storm water runoff control facilities.

NOTE "G" - RESERVE "AF": Reserve "AF", 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 Haydens Crossing subdivisions. The street and lanes constructed within said Reserve "AF" will be private streets and lanes which will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said streets.

NOTE "H" - FIRE NOTE: Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove/tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The 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. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan".

NOTE "I" - ACREAGE BREAKDOWN:

Total acreage:	4.518 Ac.
Acreage in Reserve "AE" and Reserve "AF":	1.900 Ac.
Acreage in remaining lots:	2.618 Ac.

NOTE "J" - ACREAGE BREAKDOWN: Haydens Crossing Section 10 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 010-265636	4.518 Ac.

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 Haydens Crossing Section 10 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 "L": Within the proposed area of Reserve "BB", as designated and delineated on the improvement plans filed in CC16439 entitled private storm sewer plan for Redwood at Hayden's Crossing, there are storm water control facilities for the use and benefit of this section and future sections of the Hayden's 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 said improvement plans filed in CC16439.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	35.00'	54.98'	S 51°03'03" E	49.50'
C2	90°00'00"	20.00'	31.42'	S 38°56'57" W	28.28'
C3	90°00'00"	20.00'	31.42'	N 51°03'03" W	28.28'
C4	90°00'00"	20.00'	31.42'	N 38°56'57" E	28.28'
C5	90°00'00"	20.00'	31.42'	N 51°03'03" W	28.28'
C6	90°00'00"	20.00'	31.42'	N 38°56'57" E	28.28'
C7	90°00'00"	20.00'	31.42'	S 51°03'03" E	28.28'
C8	90°00'00"	35.00'	54.98'	S 38°56'57" W	49.50'
C9	90°00'00"	20.00'	31.42'	N 38°56'57" E	28.28'
C10	90°00'00"	20.00'	31.42'	N 51°03'03" W	28.28'
C11	90°00'00"	20.00'	31.42'	S 51°03'03" E	28.28'
C12	90°00'00"	20.00'	31.42'	S 38°56'57" W	28.28'

SCALE: 1" = 30'

GRAPHIC SCALE (in feet)

30 25 20 15 10 5 0 15 30 60

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