

VILLAGE AT STONE CLIFF SECTION 2 PART 2

NOTE "A": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1023-2004, passed July 19, 2004 (Z03-108). 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, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "F" - RESERVE "N": Reserve "N" 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 Village At Stone Cliff subdivisions. The streets and lanes constructed within said Reserve "N" will be private streets and lanes which will be owned and maintained by said association. Until such association is formed and funded the developer will own and maintain Reserve "N". These streets and lanes 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 "G" - RESERVE "O": Reserve "O", 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 Village At Stone Cliff subdivisions for the purpose of landscape buffer, open space and stormwater runoff control facilities. Until such association is formed and funded the developer will own and maintain Reserve "O".

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 "B" - 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 "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 Village At Stone Cliff Section 2 Part 2 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 Village At Stone Cliff Section 2 Part 2 show a design that would prohibit all of the lots in Village At Stone Cliff Section 2 Part 2 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E" - ACREAGE BREAKDOWN:

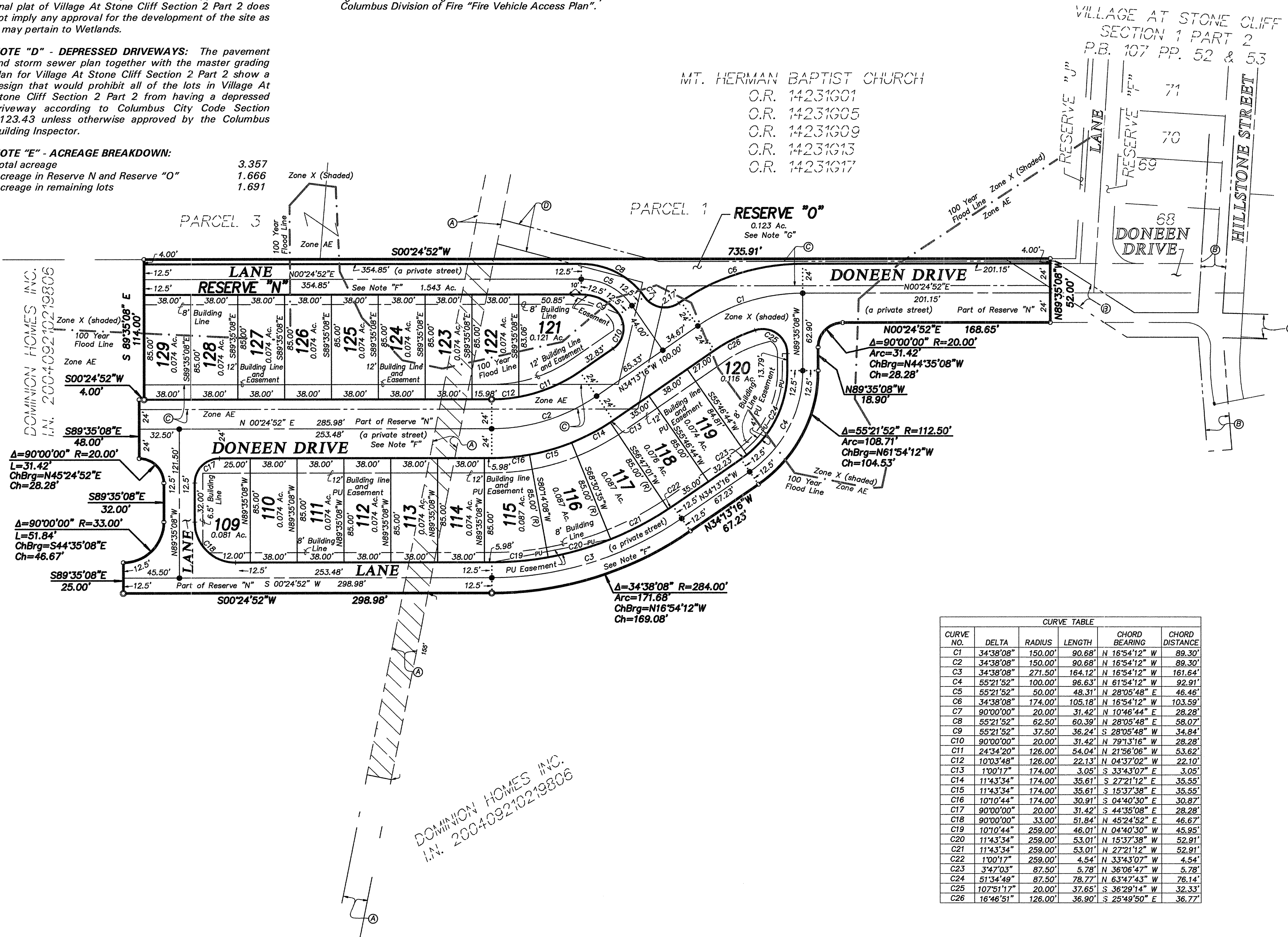
Total acreage	3.357
Acreage in Reserve N and Reserve "O"	1.666
Acreage in remaining lots	1.691

NOTE "I": At the time of platting, part of Lots 120, 121, 122, 123, 124, 125, 126, 127, 128 and 129, part of Reserve "N", and Reserve "O", hereby being platted as Village At Stone Cliff Section 2 Part 2 are located in Flood Zone X (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and part of Lots 120, 121, 122, 123, 124, and 125, Reserve "N" and Reserve "O" and all of Lots 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119 are located in Flood Zone AE (The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Base flood elevations determined). Said Zones are designated and delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, panel number 39049C0189 K and 39049C0193 K, with effective date of June 17, 2008 combined with a pending Letter of Map Revision (LOMR) to be issued by the Federal Emergency Management Agency (FEMA) modifying the referenced map.

NOTE "J" - RELEASE OF EASEMENT: All rights and easements granted to the City of Columbus, Ohio by Instrument Number 20673D01, Recorder's Office, Franklin County, Ohio, in, over and under the areas indicated hereon by crosshatching (0.197 Ac.) are hereby released and rendered null and void.

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 Village At Stone Cliff Section 2 Part 2 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.

MT. HERMAN BAPTIST CHURCH
O.R. 14231001
O.R. 14231005
O.R. 14231009
O.R. 14231013
O.R. 14231017



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	34°38'08"	150.00'	90.68'	N 16°54'12" W	89.30'
C2	34°38'08"	150.00'	90.68'	N 16°54'12" W	89.30'
C3	34°38'08"	271.50'	164.12'	N 16°54'12" W	161.64'
C4	55°21'52"	100.00'	86.63'	N 61°54'12" W	92.91'
C5	55°21'52"	50.00'	48.31'	N 28°05'48" E	46.46'
C6	34°38'08"	174.00'	105.18'	N 16°54'12" W	103.59'
C7	90°00'00"	20.00'	31.42'	S 1°04'44" E	28.28'
C8	55°21'52"	62.50'	60.39'	N 28°05'48" E	58.07'
C9	55°21'52"	37.50'	36.24'	S 28°05'48" W	34.84'
C10	90°00'00"	20.00'	31.42'	N 79°13'16" W	28.28'
C11	24°34'20"	126.00'	54.04'	N 21°56'06" W	53.62'
C12	10°03'48"	126.00'	22.13'	N 04°37'02" W	22.10'
C13	1°00'17"	174.00'	3.05'	S 33°43'07" E	3.05'
C14	11°43'34"	174.00'	35.61'	S 27°21'12" W	35.55'
C15	11°43'34"	174.00'	35.61'	S 15°37'38" E	35.55'
C16	10°10'44"	174.00'	30.91'	S 04°40'30" E	30.87'
C17	90°00'00"	20.00'	31.42'	S 44°35'08" E	28.28'
C18	90°00'00"	33.00'	51.84'	N 45°24'52" E	46.67'
C19	10°10'44"	258.00'	46.01'	N 04°40'30" W	45.95'
C20	11°43'34"	258.00'	53.01'	N 15°37'38" W	52.91'
C21	11°43'34"	258.00'	53.01'	S 27°21'12" W	52.91'
C22	1°00'17"	258.00'	4.54'	N 33°43'07" W	4.54'
C23	3°47'03"	87.50'	5.78'	N 36°06'47" W	5.78'
C24	51°34'49"	87.50'	78.77'	N 63°47'43" W	76.14'
C25	107°51'17"	20.00'	37.65'	S 36°29'14" W	32.33'
C26	16°46'51"	126.00'	36.90'	S 26°49'50" E	36.77'

- Legend**
- PU Easement = Private Utility Easement
 - (A) = Existing City of Columbus Sanitary Sewer Easement O.R. 20673D01 (hatched portion to be vacated)
 - (B) = Existing City of Columbus Sanitary Sewer Easement I.N. 200506010106019
 - (C) = Existing City of Columbus Sanitary Sewer Easement I.N. 201010280143970
 - (D) = Existing City of Columbus Sanitary Sewer Easement I.N. 201010280143955

