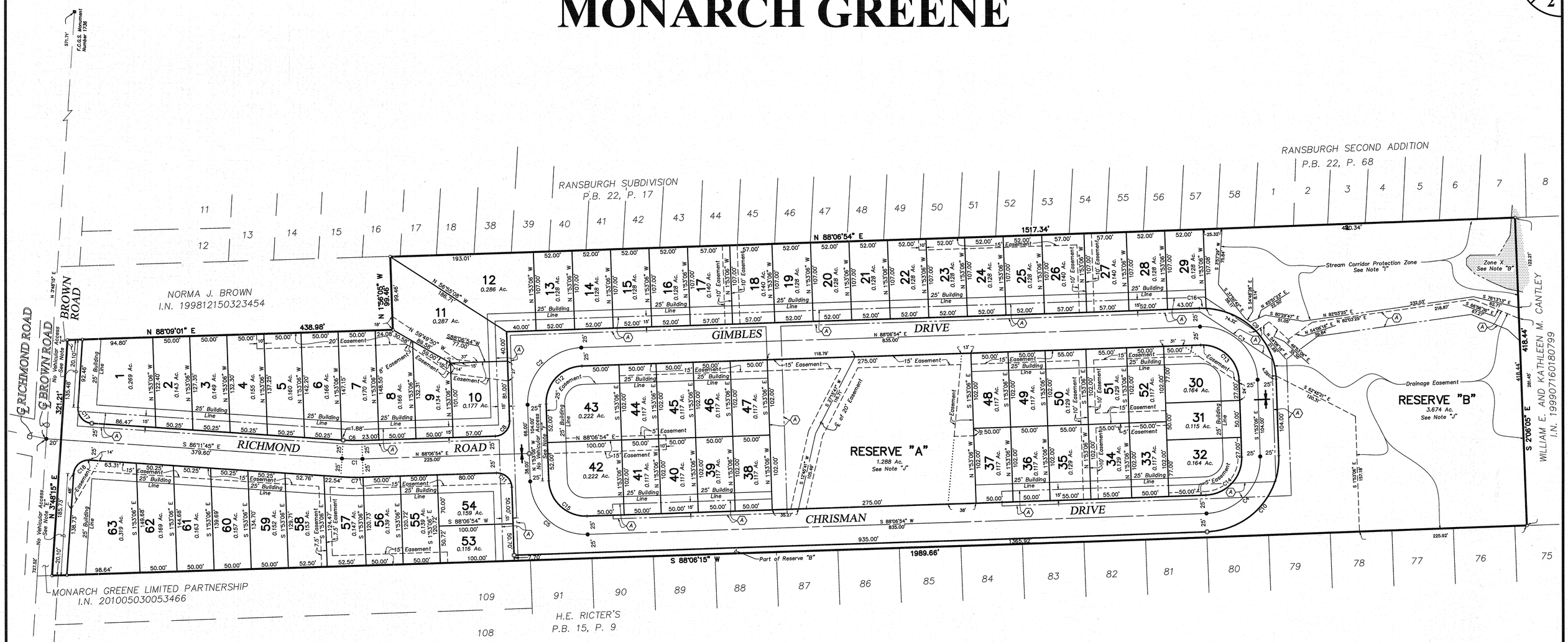
MONARCH GREENE



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	5°41'21"	278.39'	27.64'	S 89°02'25" E	27.63'
C2	90°00'00"	75.00'	117.81'	S 43°06'54" W	106.07'
C3	90°00'00"	75.00'	117.81'	N 46°53'06" W	106.07'
C4	90°00'00"	75.00'	117.81'	N 43°06'54" E	106.07'
C5	90°00'00"	75.00'	117.81'	S 46°53'06" E	106.07'
C6	5°41'21"	253.39'	25.16'	S 89°02'25" E	25.15'
C7	5°41'21"	303.39'	30.13'	S 89°02'25" E	30.11'
C8	90°00'00"	20.00'	31.42'	N 43°06'54" E	28.28'
C9	84°50'11"	100.00'	148.07'	N 44°18'11" W	134.91'
C10	90°00'00"	100.00'	157.08'	N 43°06'54" E	141.42'
C11	90°00'00"	20.00'	31.42'	N 46°53'06" W	28.28'
C12	90°00'00"	50.00'	78.54'	S 43°06'54" W	70.71'
C13	90°00'00"	50.00'	78.54'	N 46°53'06" W	70.71'
C14	90°00'00"	50.00'	78.54'	N 43°06'54" E	70.71'
C15	90°00'00"	50.00'	78.54'	S 46°53'06" E	70.71'
C16	5°09'49"	100.00'	9.01'	N 89°18'11" W	9.01'
C17	90°00'00"	20.00'	31.42'	S 41°11'45" E	28.28'
C18	90°00'00"	20.00'	31.42'	S 48°48'15" W	28.28'

NOTE "A": 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 Monarch Greene does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": At the time of platting, part of Reserve "B" hereby being platted as Monarch Greene is in Zone X (Areas of .2% annual chance flood; areas of 1% 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 the remaining land being platted as Monarch Greene is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain). As said, Zone X (shaded) and Zones X are designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0316K 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 0512-01 passed April 2, 2001 (Z00-111). 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 note 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" - VEHICULAR ACCESS - BROWN ROAD: Within the limits shown and specified hereon, Monarch Greene Limited Partnership hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Brown 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 Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

NOTE "F" - VEHICULAR ACCESS - GIMBLES DRIVE AND CHRISMAN DRIVE: Within the limits shown and specified hereon, Monarch Greene Limited Partnership hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Gimbles Drive and Chrisman Drive 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 Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

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

NOTE "H" - ACREAGE BREAKDOWN:

Total acreage	17.924
Acreage in lots	9.320
Acreage in Reserve "A" and Reserve "B"	4.962
Acreage in Public rights-of-way	3.642

NOTE "I" STREAM CORRIDOR PROTECTION ZONE (SCPZ): A SCPZ shall be established for approximately 400 feet of the existing channel in the northeast corner of the Monarch Greene subdivision, as shown hereon. The SCPZ will allow for natural, lateral movement of the channel and protect structures from being impacted by natural channel bank erosion. As part of the establishment of this specific SCPZ, the Developer will perform some minor cleaning of the existing channel, removing collected tires, trash and other debris to allow the channel to function properly. Additionally, invasive plant species will be removed and fill-in plantings, with appropriate native species, will be provided as necessary. See current City of Columbus drainage manual for permitted and prohibited uses within the SCPZ. Generally, the protection zone is a "do not disturb" riparian area with some passive uses permitted per the drainage manual policy.

NOTE "J" - RESERVE "A" and RESERVE "B": Reserve "A" and 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 Monarch Greene subdivision(s) for the purpose of storm drainage retention basin/open space and any uses allowed by the then current zoning. Until such association is formed and funded the developer will own and maintain Reserve "A" and Reserve "B".

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 Monarch Greene, 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.

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