

LAKES AT TAYLOR STATION SECTION 6 PART 1

NOTE "A" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for The Lakes at Taylor Station Section 6 Part 1 show a design that would prohibit all of the lots in The Lakes at Taylor Station Section 6 Part 1 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "B" - FIRE NOTE: Parking restrictions shall be installed per current City of Columbus 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. The towing agreement 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 the parking restrictions. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan".

NOTE "C": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0541-2005, passed March 28, 2005 (Z04-032). 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 "D" - AGRICULTURAL RECOUPMENT: Grantor, 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 "E": 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 The Lakes at Taylor Station Section 6 Part 1 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "F": All of The Lakes at Taylor Station Section 6 Part 1 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 39049C0352K with a revision date of June 17, 2008.

NOTE "G" - RESERVE "T": Reserve "T", 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 Lakes at Taylor Station subdivisions. The streets constructed within said Reserve "T" will be private streets which will be owned and maintained by said association. Until said association is formed and funded the developer will own and maintain Reserve "T". These streets 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" - RESERVE "U": Reserve "U", 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 Lakes at Taylor Station subdivisions for the purpose of open space and storm water runoff control facilities and those uses allowed by the then current zoning regulations. Until such association is formed and funded the developer will own and maintain said reserves.

NOTE "I" - ACREAGE BREAKDOWN:

Total acreage	15.338 Ac.
Acreage in lots	6.918 Ac.
Acreage in Reserve "T" and Reserve "U"	8.420 Ac.

NOTE "J" - ACREAGE BREAKDOWN: Lakes at Taylor Station Section 6 Part 1 is comprised of the following Franklin County Parcel Number(s):

520-121089	15.338 Ac.
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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 The Lakes at Taylor Station Section 6 Part 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

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