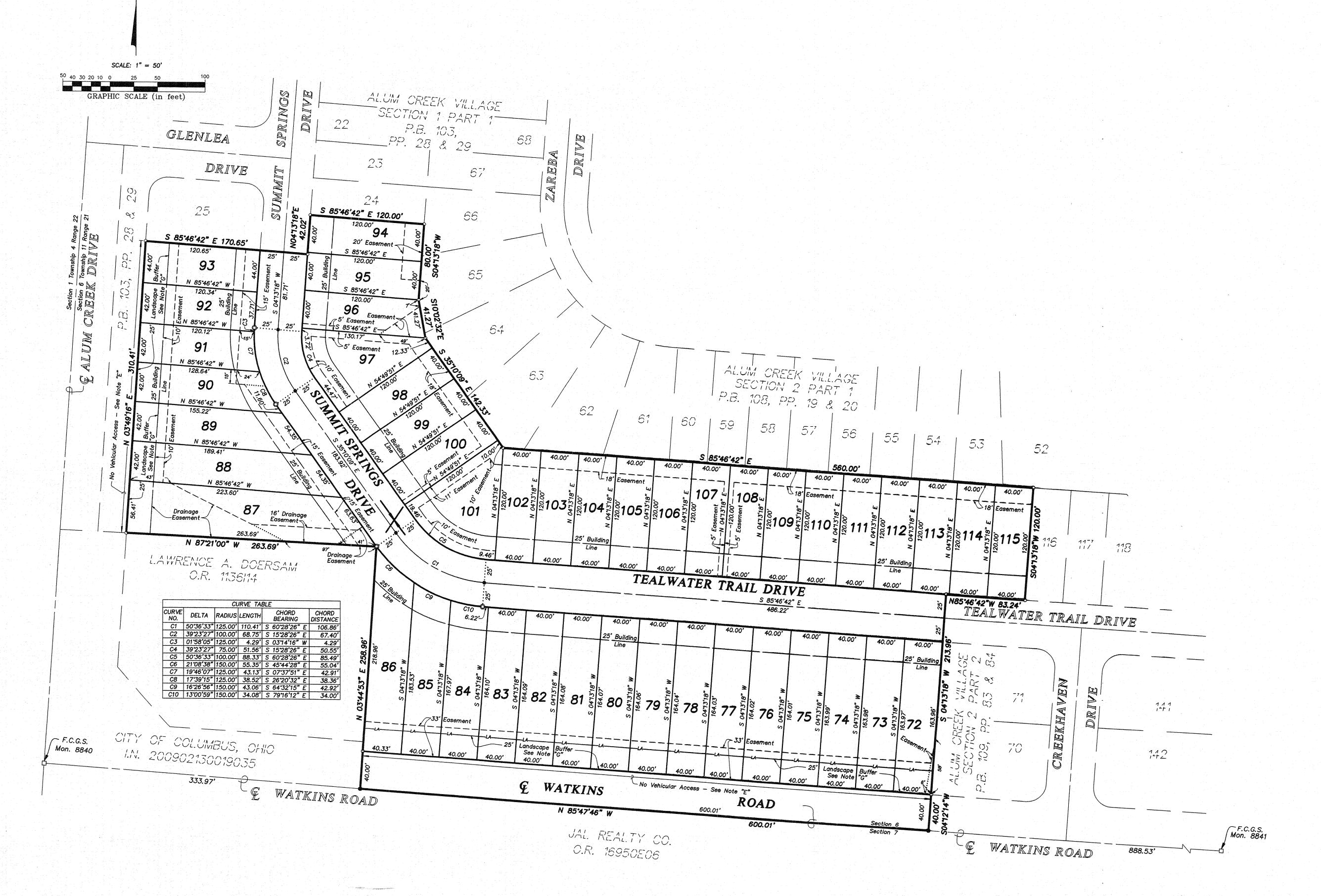
ALUM CREEK VILLAGE SECTION 2 PART 3



NOTE "A" - 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 "B": All of Alum Creek Village Section 2 Part 3, is within 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 39049C0341 K 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 Alum Creek Village Section 2 Part 3, does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "D": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0677-03 passed May 12, 2003 (ZO2-064A). 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 "E" - VEHICULAR ACCESS - WATKINS ROAD AND ALUM CREEK DRIVE: Within the limits shown and specified hereon, Alum Creek Investment, LLC hereby waives and releases all rights or rights of direct vehicular access or claims thereof to the present road improvements known as Watkins Road and Alum Creek Drive as constructed or to the ultimate road improvements to be constructed in the future and the execution of this plat shall act automatically as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said road and drive either for present or future construction.

NOTE "F" – DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Alum Creek Village Section 2 Part 3 show a design that would prohibit all of the lots in Alum Creek Village Section 2 Part 3 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "G" - LANDSCAPE BUFFER: The area of land in each of Lots 72 to 93, both inclusive, designated hereon as "Landscape Buffer" shall be improved, by the developer of Alum Creek Village subdivisions with trees. Existing trees within said buffer areas, shall be preserved using current and practical methods for doing so provided trees that are dead or diseased may be removed therefrom. The owner of the fee simple title to each of said lots shall care for and maintain said trees located within said owner's lot. The Alum Creek Village homeowner's association shall have and is hereby granted a nonexclusive right and easement, in and over said areas of land designated "Landscape Buffer", to care for and maintain said trees. Said association shall have the right to care for and maintain said trees within each area designated "Landscape Buffer" should the owner of the fee simple title thereof fail to do so.

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 Alum Creek Village Section 2 Part 3 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.