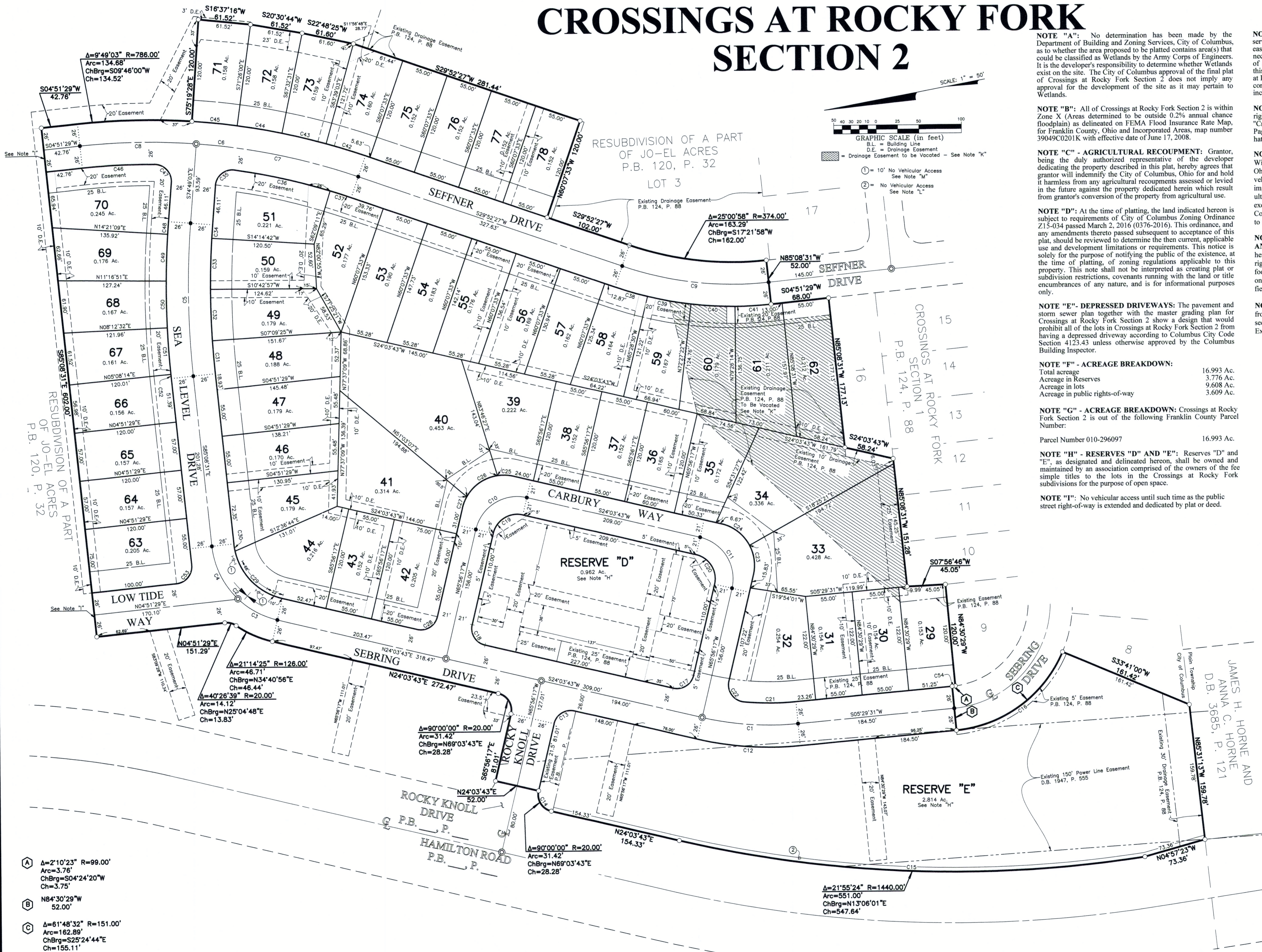
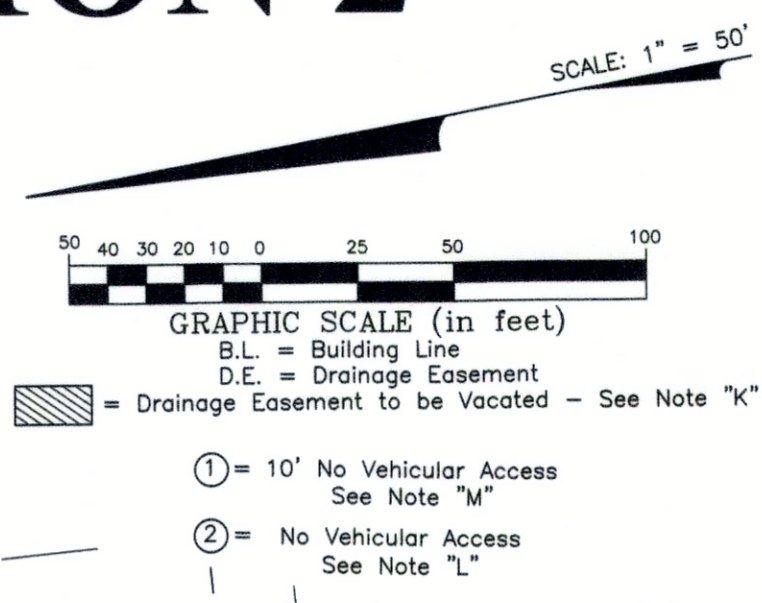


CROSSINGS AT ROCKY FORK SECTION 2



RESUBDIVISION OF A PART OF JO-EL ACRES P.B. 120, P. 32 LOT 3



NOTE "A": No determination has been made by the Department of Building and Zoning Services, 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 Crossings at Rocky Fork Section 2 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Crossings at Rocky Fork Section 2 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0201K with effective date of June 17, 2008.

NOTE "C" - AGRICULTURAL RECUMPTMENT: 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 and hold it harmless from any agricultural recumpments 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 Z15-034 passed March 2, 2016 (0376-2016). 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" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Crossings at Rocky Fork Section 2 show a design that would prohibit all of the lots in Crossings at Rocky Fork Section 2 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "F" - ACREAGE BREAKDOWN:
 Total acreage 16,993 Ac.
 Acreage in Reserves 3,776 Ac.
 Acreage in lots 9,608 Ac.
 Acreage in public rights-of-way 3,609 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Crossings at Rocky Fork Section 2 is out of the following Franklin County Parcel Number:
 Parcel Number 010-296097 16,993 Ac.

NOTE "H" - RESERVES "D" AND "E": Reserves "D" and "E", 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 Crossings at Rocky Fork subdivisions for the purpose of open space.

NOTE "I": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "J": 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 Crossings at Rocky Fork Section 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.

NOTE "K" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted on the subdivision plat entitled "Crossings at Rocky Fork Section 2", of record in Plat Book 124, Page 88, in, over and under the areas indicated hereon by hatching, are hereby released and rendered null and void.

NOTE "L" - VEHICULAR ACCESS - HAMILTON ROAD: Within the limits shown and specified hereon, Pulte Homes of Ohio LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Hamilton 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 of Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

NOTE "M" - VEHICULAR ACCESS - SEA LEVEL DRIVE AND SEBRING DRIVE: Within the limits shown and specified hereon, Pulte Homes of Ohio LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the 10 foot wide area shown hereon (centered on the curb ramp as shown on the approved engineering plans and/or as constructed in the field).

NOTE "N": A temporary gravel access drive will be constructed from Central College Road to Rocky Knoll Drive to provide secondary access to the site as part of the Hamilton Road Extension (E-3431).

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	18'34"12"	350.00'	113.44'	S 14°46'37" W 112.94'
C2	70°47'46"	100.00'	123.56'	S 59°27'36" W 115.85'
C3	30°10'13"	100.00'	52.66'	S 39°08'50" W 52.05'
C4	40°37'32"	100.00'	70.91'	S 74°32'42" W 69.43'
C5	10°19'28"	1000.00'	180.20'	N 79°58'47" W 179.95'
C6	25°00'58"	760.00'	331.83'	N 17°21'58" E 329.20'
C7	14°41'30"	760.00'	194.88'	N 22°31'42" E 194.35'
C8	10°19'28"	760.00'	136.95'	N 10°01'13" E 136.76'
C9	25°00'58"	400.00'	174.65'	S 17°21'58" W 173.26'
C10	90°00'00"	50.00'	78.54'	N 20°56'17" W 70.71'
C11	90°00'00"	50.00'	78.54'	N 69°03'43" E 70.71'
C12	18°34'12"	376.00'	121.86'	S 14°46'37" W 121.33'
C13	90°00'00"	20.00'	31.42'	N 20°56'17" W 28.28'
C14	90°00'00"	20.00'	31.42'	S 69°03'43" W 28.28'
C15	21°55'24"	1440.00'	551.00'	S 13°06'01" W 547.64'
C16	61°48'32"	151.00'	162.89'	S 25°24'44" E 155.11'
C17	90°00'00"	20.00'	31.42'	S 20°56'17" E 28.28'
C18	90°00'00"	20.00'	31.42'	S 69°03'43" W 28.28'
C19	90°00'00"	29.00'	45.55'	N 20°56'17" W 41.01'
C20	90°00'00"	29.00'	45.55'	N 69°03'43" E 41.01'
C21	10°49'08"	324.00'	61.18'	S 10°54'05" W 61.09'
C22	97°45'04"	20.00'	34.12'	S 65°11'11" W 30.13'
C23	40°59'26"	50.00'	35.77'	S 86°26'00" E 35.01'
C24	49°00'34"	50.00'	42.77'	N 48°34'00" E 41.48'
C25	21°36'42"	50.00'	18.86'	N 13°15'22" E 18.75'
C26	51°58'49"	50.00'	45.36'	S 23°32'23" W 43.82'
C27	16°24'29"	50.00'	14.32'	S 57°44'03" W 14.27'
C28	90°00'00"	20.00'	31.42'	S 20°56'17" E 28.28'
C29	64°09'54"	74.00'	82.87'	S 56°08'40" W 78.61'
C30	67°37'52"	74.00'	85.56'	N 88°27'27" W 85.56'
C31	2°17'56"	974.00'	39.08'	N 83°59'33" W 39.08'
C32	3°33'32"	974.00'	60.50'	N 81°03'49" W 60.49'
C33	3°31'46"	974.00'	60.00'	N 77°31'10" W 59.99'
C34	0°56'14"	974.00'	15.93'	N 75°17'11" W 15.93'
C35	93°41'38"	20.00'	32.71'	N 27°58'14" W 29.18'
C36	8°58'14"	734.00'	114.92'	N 23°21'42" E 114.80'
C37	2°01'38"	734.00'	25.97'	N 28°51'38" E 25.97'
C38	5°20'57"	426.00'	39.77'	S 27°11'59" W 39.76'
C39	6°58'52"	426.00'	51.91'	S 21°02'04" W 51.87'
C40	6°58'52"	426.00'	51.91'	S 14°03'12" W 51.87'
C41	5°42'17"	426.00'	42.42'	S 07°42'37" W 42.40'
C42	3°31'30"	786.00'	48.36'	N 28°06'42" E 48.35'
C43	3°53'28"	786.00'	53.38'	N 24°24'13" E 53.37'
C44	3°53'28"	786.00'	53.38'	N 20°30'44" E 53.37'
C45	3°53'28"	786.00'	53.38'	N 16°37'16" E 53.37'
C46	6°37'50"	734.00'	84.94'	N 08°10'24" E 84.89'
C47	93°41'38"	20.00'	32.71'	N 58°20'08" E 29.18'
C48	0°49'48"	1026.00'	14.86'	N 75°13'57" W 14.86'
C49	3°04'18"	1026.00'	55.01'	N 77°11'00" W 55.00'
C50	3°04'18"	1026.00'	55.01'	N 80°15'19" W 55.00'
C51	3°04'19"	1026.00'	55.01'	N 83°19'37" W 55.00'
C52	0°16'45"	1026.00'	5.00'	N 85°00'09" W 5.00'
C53	90°00'00"	20.00'	31.42'	S 40°08'31" E 28.28'
C54	2°10'23"	99.00'	3.76'	S 04°24'20" W 3.75'

- A Δ=2°10'23" R=99.00'
Arc=3.76'
ChBrg=S04°24'20"W
Ch=3.75'
- B N84°30'29"W
52.00'
- C Δ=6°14'32" R=151.00'
Arc=162.89'
ChBrg=S25°24'44"E
Ch=155.11'

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