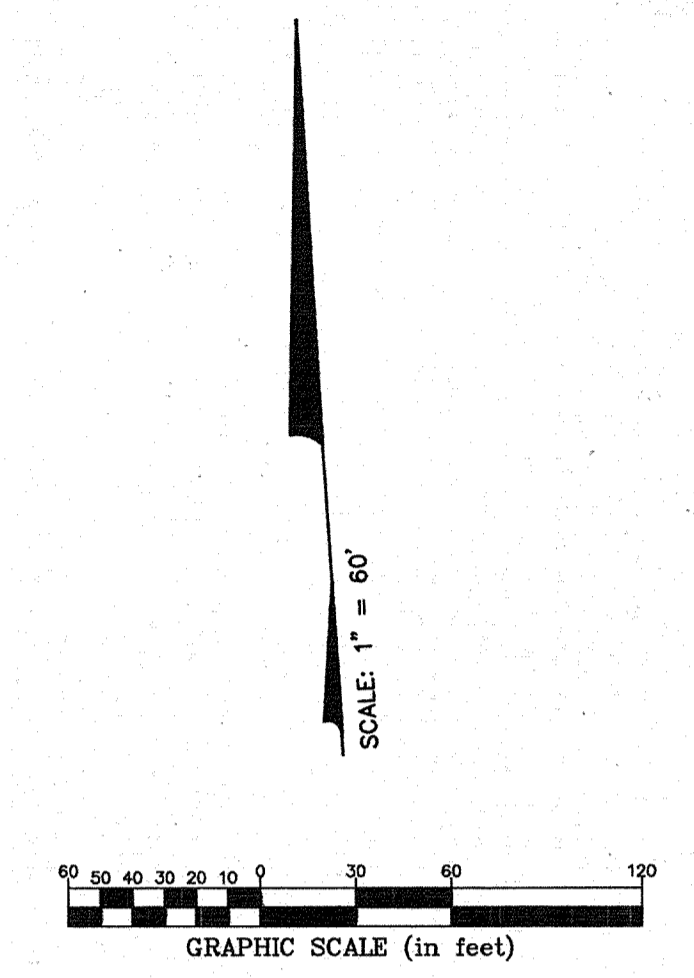


THE VILLAGE AT ABBIE TRAILS SECTION 3 PART 2

BACK 80 LTD.
O.R. 33972B06
AND
CARL E. SMITH
O.R. 16860F02



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	161°5'37"	150.00'	42.57'	N 75°11'46" W	42.43'
C2	03°11'54"	150.00'	8.37'	N 84°53'31" W	8.37'

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.

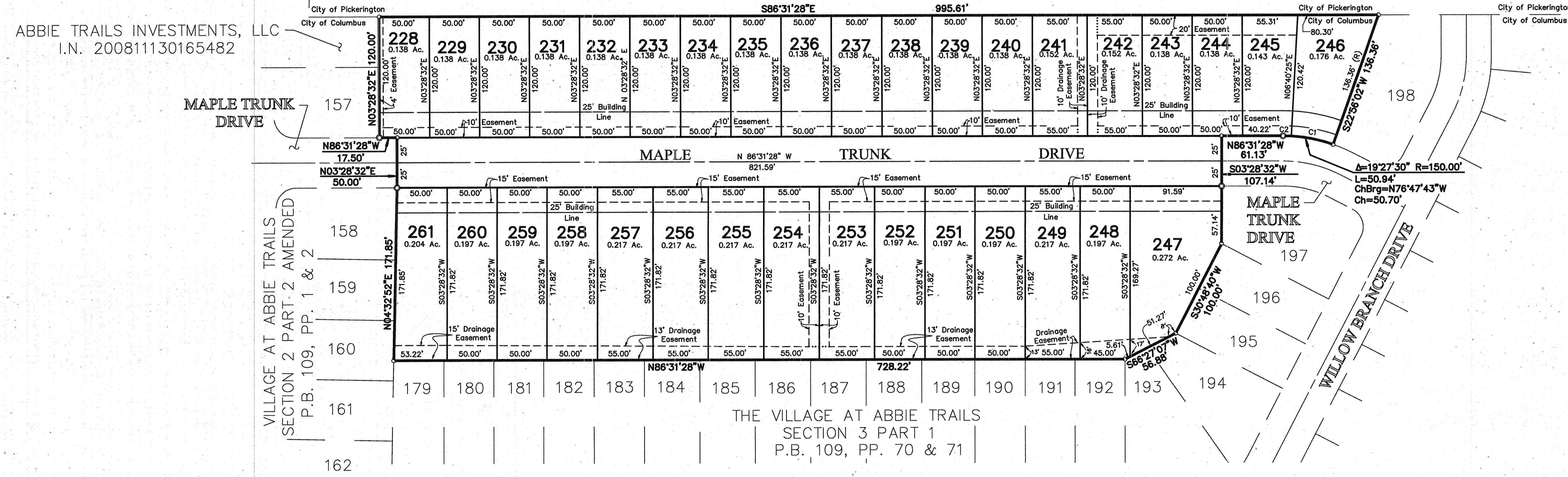
NOTE "B": At the time of platting, part of Lots 247 to 255, both inclusive, hereby being platted as The Village at Abbie Trails Section 3 Part 2 are located in Flood Zone X (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and the remainder of the lots in The Village at Abbie Trails Section 3 Part 2 are in Zone X (Area determined to be outside of the 0.2% annual chance floodplain) Said Zones are designated and delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, panel number 39049C0268K, with effective date of June 17, 2008 combined with a Letter of Map Revision (LOMR) (Case Number 08-05-1202A) dated February 14, 2008 and revalidated under case number 06-05-B763V dated June 18, 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 The Village at Abbie Trails Section 3 part 2 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 704-02 passed April 29, 2002 (Z00-098A). 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 The Village at Abbie Trails Section 3 Part 2 show a design that would prohibit all of the lots in The Village at Abbie Trails Section 3 Part 2 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "F": Within the area of future development, there are storm water control facilities for the use and benefit of this section and future sections of the Village at Abbie Trails Development. Said storm water control facilities are to be maintained, inspected and reported on in accordance with the Division of Sewerage and Drainage Stormwater Manual as detailed on the Post Construction Basin Maintenance Schedule as found on the improvement plans filed in 2130E.



S:\2011079A\2011079A\DWG\2011079A-1-1.DWG plotted by JAMSTON, JOHN on 9/9/2011 8:17:25 AM last saved by JAMSTON on 9/9/2011 8:16:43 AM