

SUMMERLYN SECTION 3 PART 2

NOTE "A" - AGRICULTURAL RECOUPMENT: 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": 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 Summerlyn Section 3 Part 2 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, all of Summerlyn Section 3 Part 2 is in Zone X (Areas determined to be outside 2% annual chance Floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, panel number 39049C0283 K, with effective date of June 17, 2008.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Summerlyn Section 3 Part 2 show a design that would prohibit all of the lots in Summerlyn 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 "E": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0888-02 passed July 15, 2002 (Z01-069), and Letter of Restrictions and Covenants dated June 20, 2002. This ordinance, letter, 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 information purposes only.

NOTE "F" - VEHICULAR ACCESS: No vehicular access to be in effect until such time as the public right-of-way is extended by plat or deed.

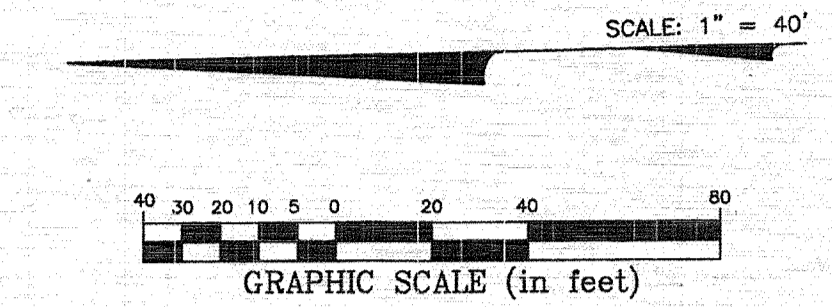
NOTE "G" - ACREAGE BREAKDOWN:

Total acreage: 7.530
Acreage in rights-of-way: 1.777
Acreage in remaining lots: 5.753

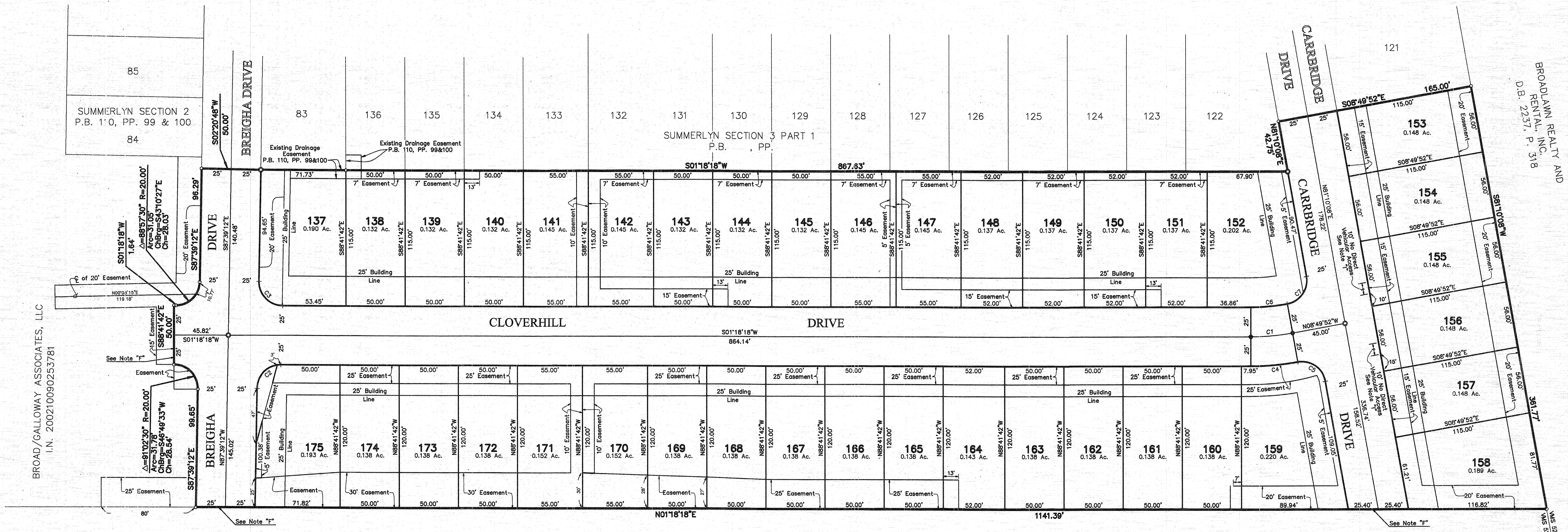
NOTE "H": Within the area of Reserve "A", as designated and delineated on the plat entitled Summerlyn Section 2 of record in Plat Book 110, Pages 99 and 100, Recorder's Office, Franklin County Ohio, there are storm water control facilities for the use and benefit of this section and future sections of the Summerlyn 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 2810E.

NOTE "I" - VEHICULAR ACCESS - CARRBRIDGE DRIVE: Within the limits shown and specified hereon, Broad/Galloway Associates, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Carrbridge Drive as constructed, or to the ultimate road improvement to be constructed in the future and 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 "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 Summerlyn Section 3 Part 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.



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°08'09"	200.00'	35.38'	S 03°45'47" E	35.33'
C2	88°57'30"	20.00'	31.05'	N 43°10'27" W	28.03'
C3	91°02'30"	20.00'	31.78'	S 46°49'33" W	28.54'
C4	10°08'09"	228.00'	39.80'	S 03°45'47" E	39.78'
C5	90°00'00"	20.00'	31.42'	N 36°10'08" E	28.28'
C6	10°08'09"	175.00'	30.98'	S 03°45'47" E	30.92'
C7	90°00'00"	20.00'	31.42'	S 53°49'52" E	28.28'



BLAUSER CAPITAL LTD
I.N. 200309240305299

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