

CHELSEA GLEN DRIVE DEDICATION PLAT

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

NOTE "B" - 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.

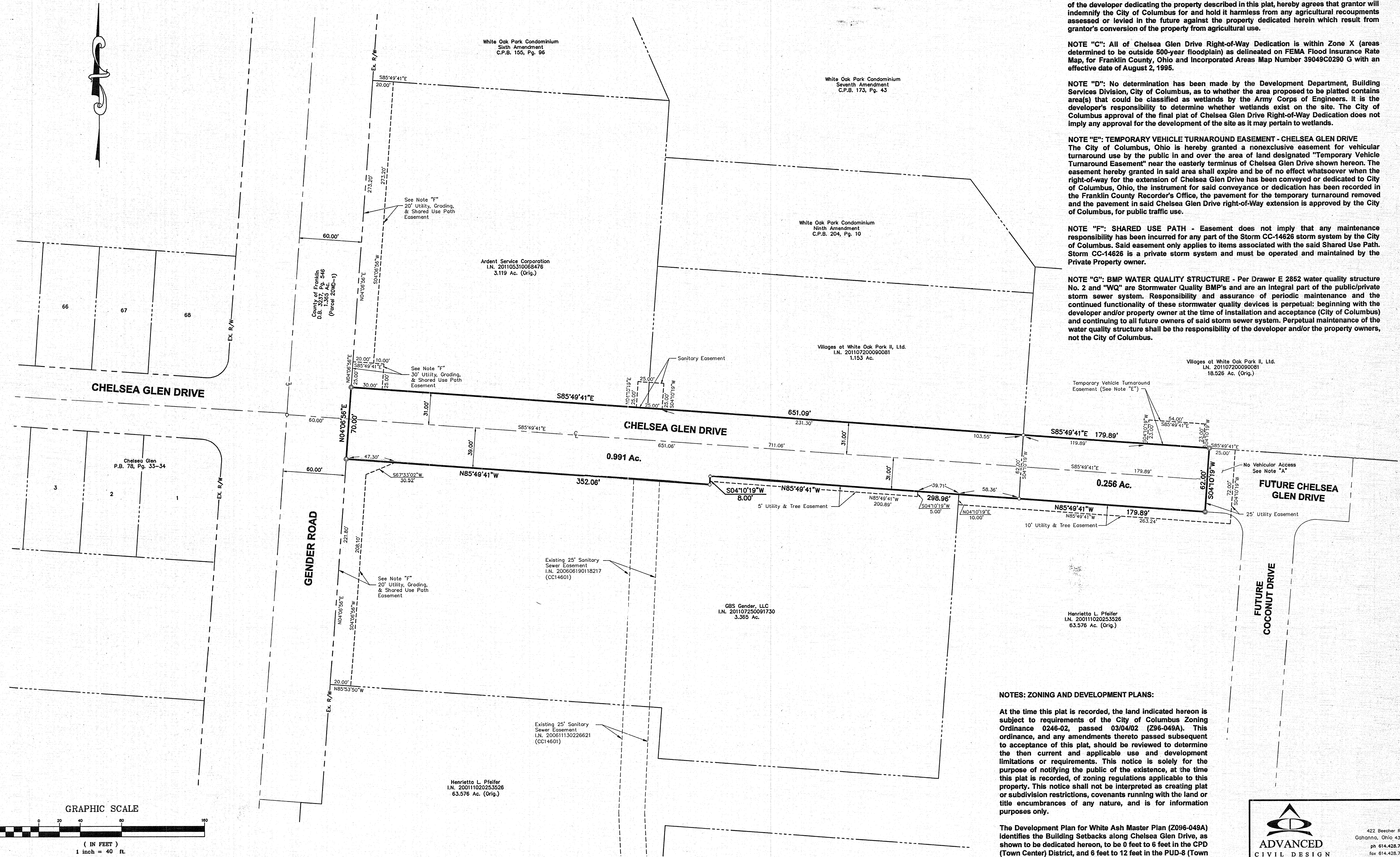
NOTE "C": All of Chelsea Glen Drive Right-of-Way Dedication is within Zone X (areas determined to be outside 500-year floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas Map Number 39049C0290 G with an effective date of August 2, 1995.

NOTE "D": 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 Chelsea Glen Drive Right-of-Way Dedication does not imply any approval for the development of the site as it may pertain to wetlands.

NOTE "E": TEMPORARY VEHICLE TURNAROUND EASEMENT - CHELSEA GLEN DRIVE
The City of Columbus, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the area of land designated "Temporary Vehicle Turnaround Easement" near the easterly terminus of Chelsea Glen Drive shown hereon. The easement hereby granted in said area shall expire and be of no effect whatsoever when the right-of-way for the extension of Chelsea Glen Drive has been conveyed or dedicated to City of Columbus, Ohio, the instrument for said conveyance or dedication has been recorded in the Franklin County Recorder's Office, the pavement for the temporary turnaround removed and the pavement in said Chelsea Glen Drive right-of-way extension is approved by the City of Columbus, for public traffic use.

NOTE "F": SHARED USE PATH - Easement does not imply that any maintenance responsibility has been incurred for any part of the Storm CC-14626 storm system by the City of Columbus. Said easement only applies to items associated with the said Shared Use Path. Storm CC-14626 is a private storm system and must be operated and maintained by the Private Property owner.

NOTE "G": BMP WATER QUALITY STRUCTURE - Per Drawer E 2852 water quality structure No. 2 and "WQ" are Stormwater Quality BMP's and are an integral part of the public/private storm sewer system. Responsibility and assurance of periodic maintenance and the continued functionality of these stormwater quality devices is perpetual; beginning with the developer and/or property owner at the time of installation and acceptance (City of Columbus) and continuing to all future owners of said storm sewer system. Perpetual maintenance of the water quality structure shall be the responsibility of the developer and/or the property owners, not the City of Columbus.



NOTES: ZONING AND DEVELOPMENT PLANS:

At the time this plat is recorded, the land indicated hereon is subject to requirements of the City of Columbus Zoning Ordinance 0246-02, passed 03/04/02 (Z96-049A). This ordinance, and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current and applicable use and development limitations or requirements. This notice is solely for the purpose of notifying the public of the existence, at the time this plat is recorded, 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 information purposes only.

The Development Plan for White Ash Master Plan (Z096-049A) identifies the Building Setbacks along Chelsea Glen Drive, as shown to be dedicated hereon, to be 0 feet to 6 feet in the CPD (Town Center) District, and 6 feet to 12 feet in the PUD-8 (Town Center) District.

ADVANCED CIVIL DESIGN
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