

# BROOKFIELD VILLAGE APARTMENTS

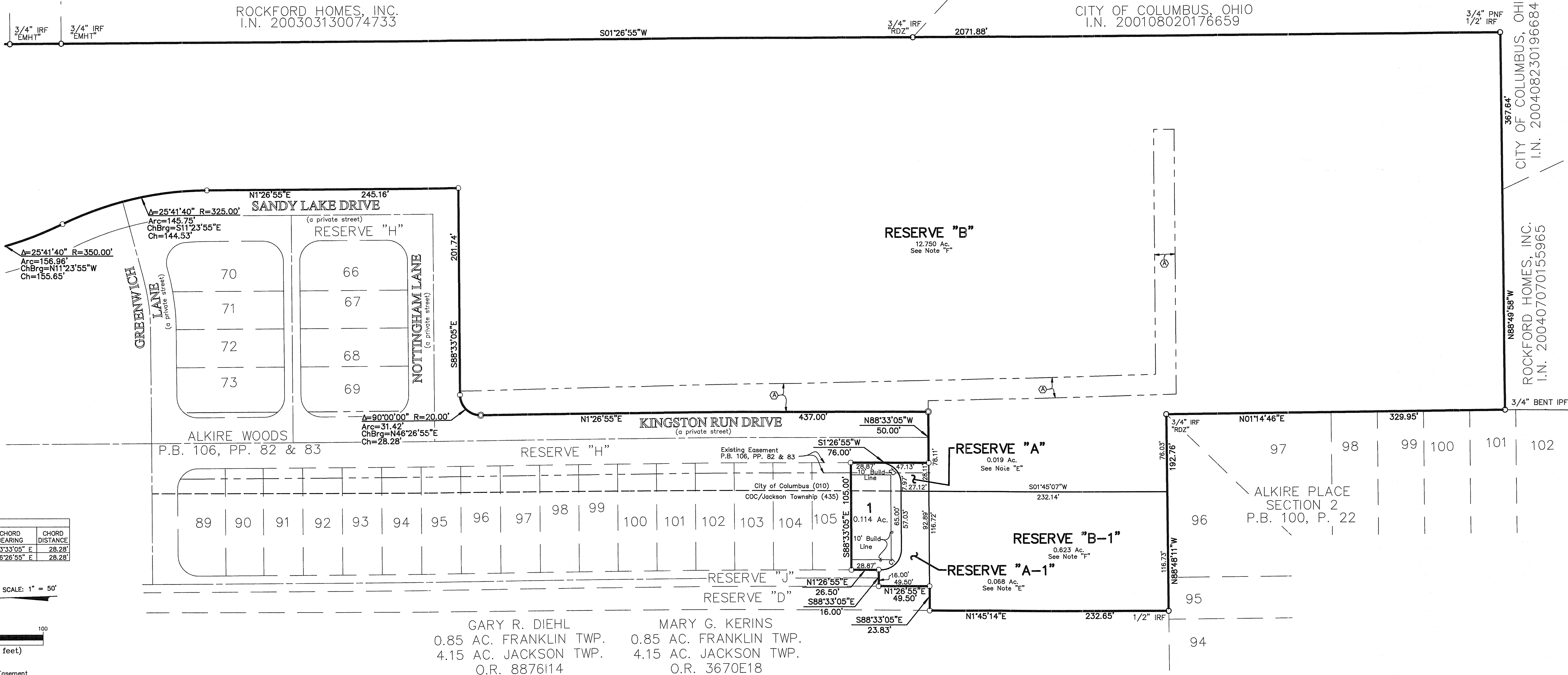
This sheet is to show the creation of new lots and reserves.

ROCKFORD HOMES, INC.  
I.N. 200303130074733

CITY OF COLUMBUS, OHIO  
I.N. 200108020176659

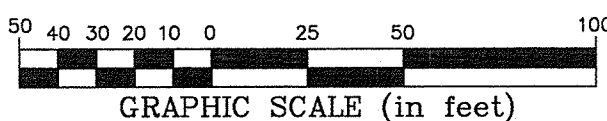
CITY OF COLUMBUS, OHIO  
I.N. 200408230196684

ROCKFORD HOMES, INC.  
I.N. 200407070155965



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	20.00'	31.42'	S 43°33'05" E	28.28'
C2	90°00'00"	20.00'	31.42'	N 46°26'55" E	28.28'

SCALE: 1" = 50'



City of Columbus  
Existing Sanitary Sewer Easement  
I.N.

GARY R. DIEHL  
0.85 AC. FRANKLIN TWP.  
4.15 AC. JACKSON TWP.  
O.R. 8876114

MARY G. KERINS  
0.85 AC. FRANKLIN TWP.  
4.15 AC. JACKSON TWP.  
O.R. 3670E18

ALKIRE RUN  
SECTION 1  
P.B. 104, PP. 3 & 4

**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, Ohio 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" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for Brookfield Village Apartments show a design that would prohibit all lots in Brookfield Village Apartments from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

**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 Brookfield Village Apartments subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "D":** At the time of platting, Brookfield Village Apartments, as platted hereon, is within Zone X (Areas determined to be outside areas of 0.2% annual chance flood), as delineated on FEMA Flood Insurance Rate Maps, for Franklin County, Ohio and Incorporated Areas, map number 39049C0311K with an effective date of June 17, 2008.

**NOTE "E" - RESERVE "A" AND RESERVE "A-1":**  
Reserve "A" and Reserve "A-1", 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 Alkire Woods subdivision(s). The streets, lanes and parking lots constructed within said Reserve "A" and Reserve "A-1" will be private streets, lanes and parking lots which will be owned and maintained by said association. These streets, lanes and parking lots will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said streets, lanes and parking lots. Until such time as said association is formed and funded, the developer will be responsible for the maintenance of said reserve.

**NOTE "F" - RESERVE "B" AND RESERVE "B-1":**  
Reserve "B" and Reserve "B-1", as designated and delineated hereon, shall be owned and maintained by Brookfield Village Apartments, their successors and/or assigns.

**NOTE "G": RELEASE OF CERTAIN EASEMENTS:**  
All rights and easements reserved by the plat of Alkire Woods, of record in Plat Book 106, Pages 82 and 83, being of record in the Recorder's Office, Franklin County, Ohio, in, over and under the areas indicated hereon by hatching (See Legend) are hereby released and rendered null and void.

**NOTE "H":** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0805-2009, passed December 7, 2009 (Z08-042). 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, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purpose only.

**NOTE "I" - ACREAGE BREAKDOWN:**

Total acreage	13.574
Acreage in lot 1	0.114
Acreage in Reserves B and Reserve B-1 (Buildable)	13.373
Acreage in Private rights-of-way (Reserves A and Reserve A-1)	0.087

**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 Brookfield Village Apartments 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.

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