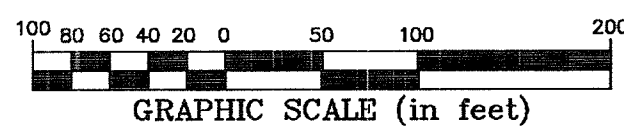
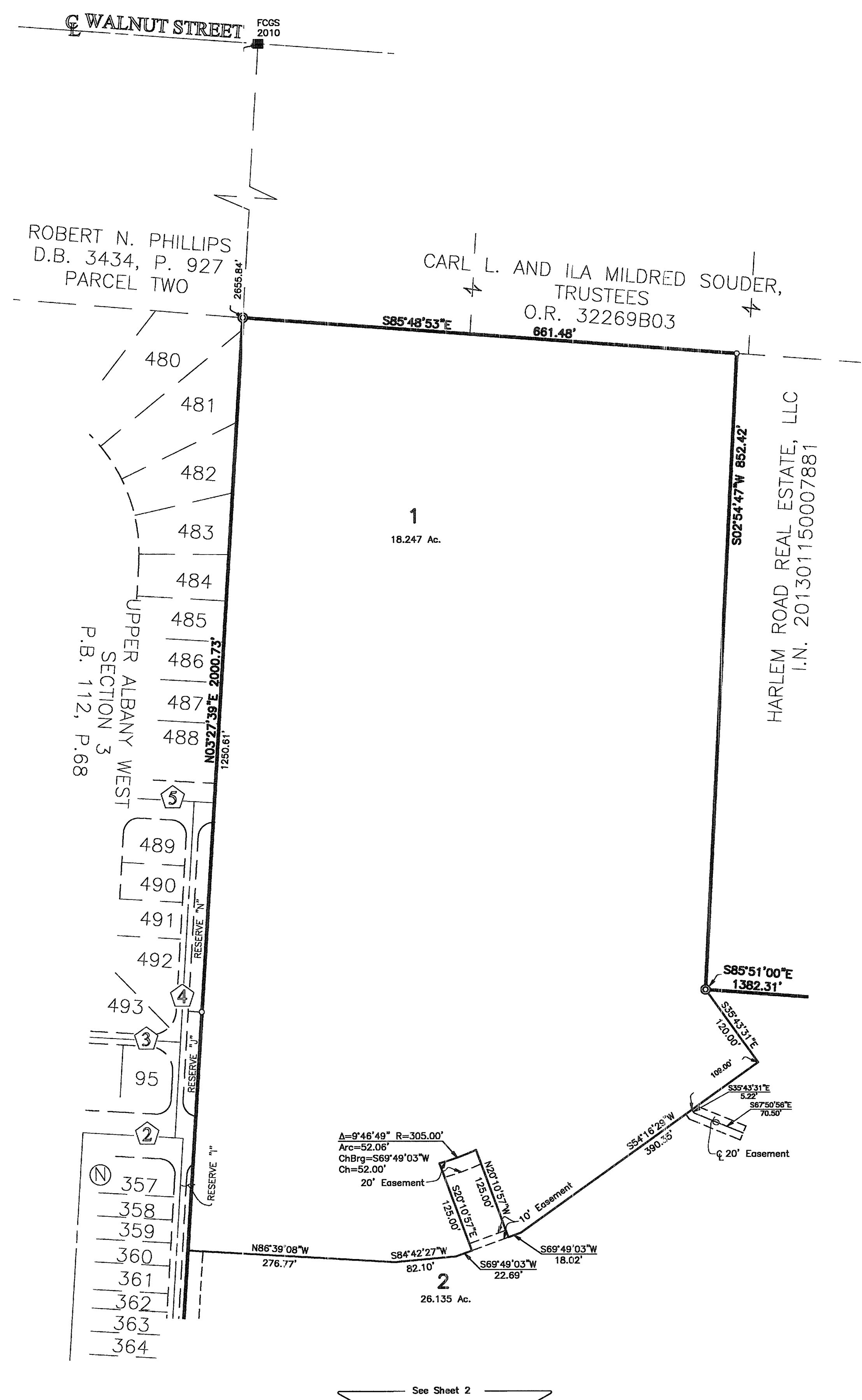


# RESUBDIVISION OF A PART OF JO-EL ACRES



- ② UPPER ALBANY CROSSING DRIVE
- ③ GRAMLING LANE
- ④ MAYHEW LANE
- ⑤ CARLATUN STREET
- Ⓝ RESUBDIVISION OF PART OF UPPER ALBANY WEST SECTION 1 P.B. 7, P. 21



**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 Resubdivision of a Part of Jo-El Acres does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "B":** At the time of platting, part of Lot 3 is within Zone AE Floodway (the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance annual flood can be carried without substantial increases in flood heights), Zone AE (Area subject to inundation by the 1% annual chance flood, Base Flood Elevations determined), Zone X (shaded) (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood). The remaining areas of Lot 3 and the remainder of Resubdivision of a Part of Jo-El Acres is within Zone X (Areas determined to be outside 0.2% annual chance floodplain), as delineated on FEMA Flood Insurance Rate Maps, for Franklin County, Ohio and Incorporated Areas, map numbers 39049C0201K and 39049C0202K, with effective dates of June 17, 2008.

**NOTE "C" - 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 "D" - ACREAGE BREAKDOWN:**

Total acreage	85.382 Ac.
Acreage in lots	85.191 Ac.
Acreage in right-of-way	0.191 Ac.

**NOTE "E" - ACREAGE BREAKDOWN:** Resubdivision of a Part of Jo-El Acres is comprised of the following Franklin County Parcel Numbers:

Parcel Number 010-237978	8.639 Ac.
Parcel Number 010-237959	6.553 Ac.
Parcel Number 010-237992	11.218 Ac.
Parcel Number 010-237970	3.925 Ac.
Parcel Number 010-237933	14.812 Ac.
Parcel Number 010-237922	6.252 Ac.
Parcel Number 010-237895	22.577 Ac.
Acreage in vacated right-of-way	11.406 Ac.

**NOTE "F" - VACATION OF PUBLIC STREETS:** The rights-of-way dedicated by the subdivision plat entitled "Jo-El Acres", of record in Plat Book 46, Page 6, and shown hereon by hatching (see hatch legend on page 4), are hereby vacated.

**NOTE "G" - RELEASE OF CERTAIN EASEMENTS:** All rights and easements granted by the subdivision plat entitled "Jo-El Acres", of record in Plat Book 46, Page 6, in, over and under the areas indicated hereon by cross hatching (see hatch legend on page 4), are hereby released and rendered null and void.

**NOTE "H" - RELEASE OF CERTAIN EASEMENTS:** All rights and easements granted of record in Deed Book 3367, Page 381, in, over and under the areas indicated hereon by cross hatching (see hatch legend on page 2), are hereby released and rendered null and void.

**NOTE "I":** 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 Resubdivision of a Part of Jo-El Acres, 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.

See Sheet 2

J:\2015\543\DWG\ASSETS\PLAT\20151543-VS-PLAT.DWG plotted by NIKK, MATTHEW on 1/20/2016 11:56:16 AM last saved by PRTCHMD on 1/20/2016 11:16:08 AM Xref: