NOTE "A" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Dorchester Section 4 show a design that would prohibit all of the lots in Dorchester Section 4 from having a depressed

NOTE "B": 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.

driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building

NOTE "C": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 788 - 2004, passed May 26, 2004 (Z03 -101). 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 purposes only.

NOTE "D" - 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 "E": 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 Dorchester Section 4 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "F": All of Dorchester Section 4 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas map number 39049C0356K, with an effective date of June 17, 2008.

NOTE "G": 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 Dorchester Section 4 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

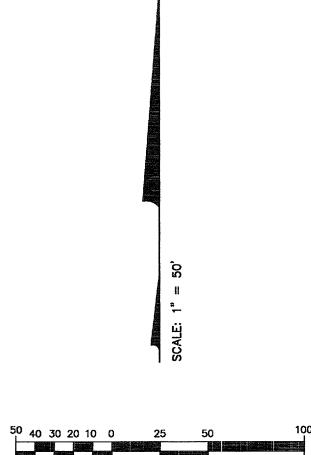
NOTE "H" - ACREAGE BREAKDOWN:

Total acreage:	4.925 Ac.
Acreage in right-of-way:	0.991 Ac.
Acreage in remaining lots:	3.934 Ac.

NOTE "I" - ACREAGE BREAKDOWN: Dorchester Section 4 is out of the following Franklin County Parcel Numbers:

175-266726	1.038 Ac.
175-270754	3.287 Ac.

NOTE "J" - VEHICULAR ACCESS - HAZELTON STREET: Within the limits shown and specified hereon, Rockford Homes, INC., hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Hazelton Street 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.



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GRAPHIC SCALE (in feet)								
CURVE TABLE								
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE			
C1	90'00'00"	20.00	31.42'	S 48'30'47" W	28.28'			
C2	90,00,00	20.00	31.42	N 41°29'13" W	28.28'			

	SECTION 4		
		COPPERSHELL STREET •	
		DORCHESTER SECTION 2 P.B. 105, PP. 75 & 76 33 32	
		SECTION 2 P.B. 105, PP. 75 & 76 33 32 31 30 115.00' 25' 25' 115.00'	
38	34	S86°29'13"E	
Jo /		13.00 13.00 13.00 13.00 13.00 13.00 12.0 12.0 13.0	
	ROCKFORD HON	S86'29'13"F	
	37 36 35 ROCKFORD HON	0123268 0.132 Ac. 0 0.132 Ac.	
700	S86'29'13"E 175.37'	Be 115.00°	
	Existing Easement P.B. 105, PP. 75 & 76	115.00' N86'29'13"W N86'29'13"E 0.132 Ac. S86'29'13"E	
296	Existing E. 105. pp	100 10 00 100 100 100 100 100 100 100 1	
2	, a	N86'29'13"W 115.00' 115.00' 115.00' 115.00'	
		0.132 Ac. 0.132 Ac. 0.132 Ac. 0.132 Ac. 0.132 Ac. 0.132 Ac.	
297	10.47°W 288.	115.00' S86'29'13"E S86'29'13	
	Sos	115.00' S86*29*13*F S86*29*13*F	
α	ROCKFORD HOMES 1.N. 20030407010		
70000	Drainage Easement 10' Drainage	115.00' S86'29'13"E 115.00'	
8 8 7	Easement	N86*29'13"W 0.132 Ac. 95 00	
Existing P.B. 105	ng Easement 5, PP. 75 & 76	115.00'	
-\frac{\R}{1} 4 \frac{\R}{2}	Easem	N86°29'13"W	
ACKLICK SECTION 104, PP. 300	200.	00.00; 110 eiglight 120 00.00; 115.00' 00.00; 115.00' 00.00; 120 0	面
BLACK SE 104,	330'47'E 18	115.00' S86'29'13"E E S	
P.B.	1	130 0.209 Ac. 0.000 0.209 Ac. 0.20	I AN
	Soz.30; 47, 1	N88'07'25"W 175.07' 95.00' Easement 95.00' 10' Easement	ALTOR
302		See Note "B" 140.00' 95.00'	
~	ment 5 & 76	N86'29'13"W 80.00' 50.00' 50.00' \\ \[\begin{array}{ c c c c c c c c c c c c c c c c c c c	0,
303	ting Ease 55, PP. 7	25' Building Line R	
	Existin P.B. 105,	125.10' Ea 125.10' 125.10' 125.10' 125.10' 125.10' 125.10' 125.77' 125.77' 125.77' 125.77' 125.77' 125.77' 125.77' 125.43' 127.10' 127.77' 127.77' 128.43' 128' 128.43' 128.43' 128.43' 128.43' 128.43' 128.43' 128.43' 128.4	
M85	543'22"W 177.82'	SS 4 O 1 SS 2 1 O 1 SS 2 1 O 1 O 1 O 1 O 1 O 1 O 1 O 1 O 1 O 1	
RESERI	VE "B" 275 \ 276 \ 277 \ 276	279 290 N85'43'22'W 50.00' 50.01' 50.01'	
80 P. S. C. P. M.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	300.03'	700
	50 70	P.B. 97, PP. 93 & 04	PAWEODD
306	10 April 10	P.B.	CTION 6 PART 2 99, PP. 68 & 69
	2,		

DORCHESTER

DORCHESTER SECTION 4 20150553