

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 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 or Building Services Department, 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 Sugar Farms Section 1 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, part of Reserve "A" is within Zone "AE" Floodway, (the channel of the stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights) and Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined), parts of Reserve "D" are within Zone "X"(Shaded) (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and the remainder of Sugar Farms Section 1 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0281K, for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Sugar Farms Section 1 show a design that would prohibit all of the lots in Sugar Farms Section 1 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 1685-0020, passed December 16, 2020 (Z18-058). 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 "F" - ACREAGE BREAKDOWN:

Total acreage:	77.944 Ac.
Acreage in rights-of-way:	7.723 Ac.
Acreage in Reserves:	61.812Ac.
Acreage in remaining lots:	8.409 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Sugar Farms Section 1 is out of the following Franklin County Parcel Numbers:

203-299511	72.597 Ac.
203-304335	5.347 Ac.

NOTE "H": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "I" - RESERVES "B", "C", "D", "E", "F" AND "G": Reserves "B", "C", "D", "E", "F" and "G", 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 Sugar Farms subdivisions for the purpose of open space and storm water management.

NOTE "J" - RESERVE "A": Reserve "A", as designated and delineated hereon, shall be owned and maintained by the City of Columbus for the purpose of open space.

NOTE "K": 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 Sugar Farms Section 1 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.

① ADAM J. MURPHY
I.N. 202007150102246

Line Type Legend	
	Existing Property Line
	Existing R/W Line
	Existing R/W Centerline
	Existing Easement Line
	Subdivision Boundary Line
	Lot Line
	R/W Line
	R/W Centerline
	Easement Line
	Flood Zone Boundary Line

① A=4°18'04" R=1145.17'
Arc=85.97'
ChBrG=N7°0'39"42"W
Ch=85.95'
② N04°39'19"E
30.71'

SUGAR FARMS SECTION 1

