

EAGLE RIVER DRIVE AND BOWERY BROOK WAY

DEDICATION AND EASEMENTS

NOTE "A" - AGRICULTURAL RECOUPMENT:
 Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to 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" : At the time of platting, all of the land hereby being platted as Eagle Rive Drive and Bowery Brook Way Dedication and Easements is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0133K with effective date of June 17, 2008.

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 Eagle Rive Drive and Bowery Brook Way Dedication and Easements does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "D": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1246-2006 passed September 14, 2006 (Z06-030). 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, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage: 1.811 Ac.
 Acreage in Public Right-of-way: 1.811 Ac.

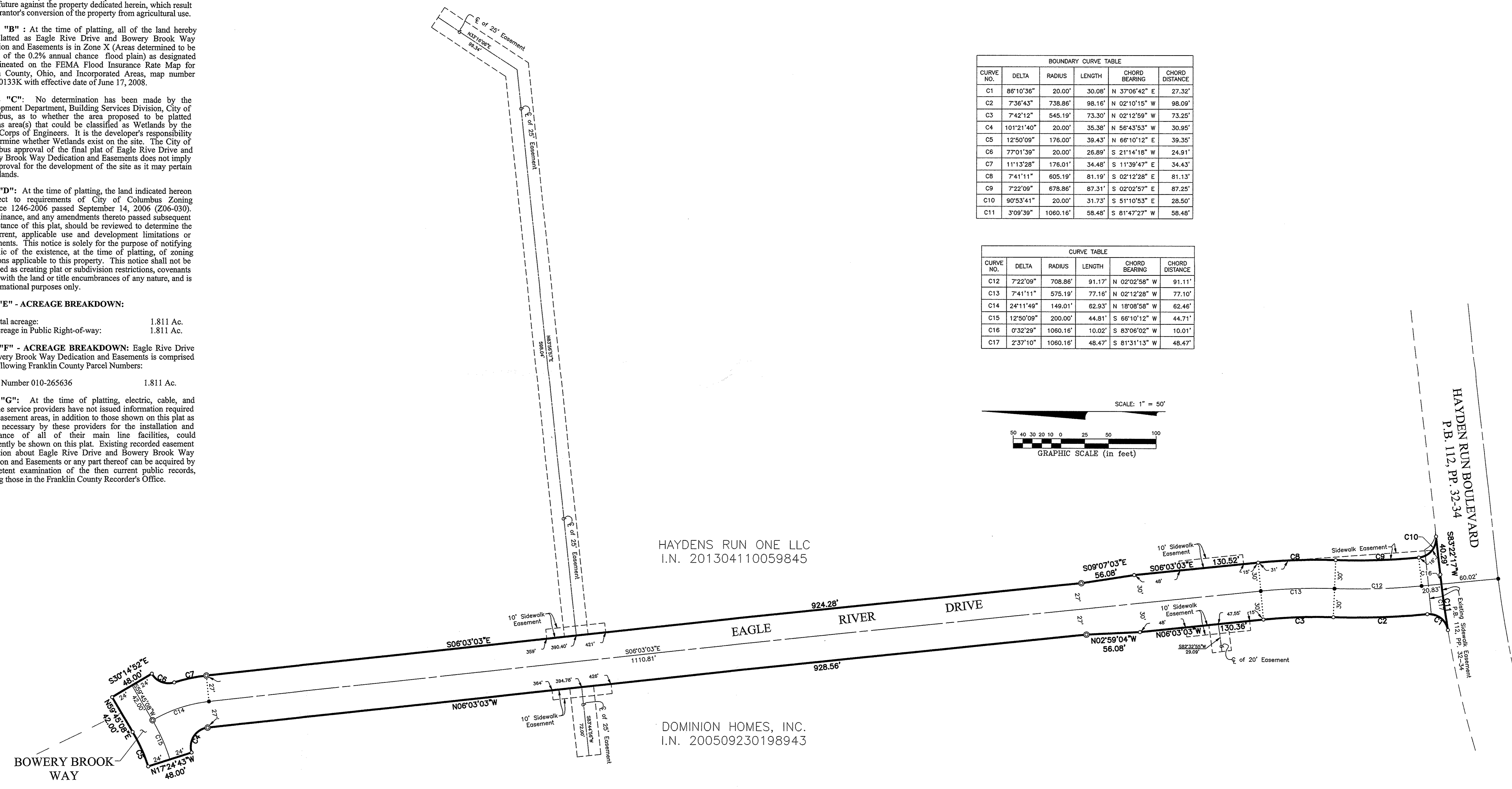
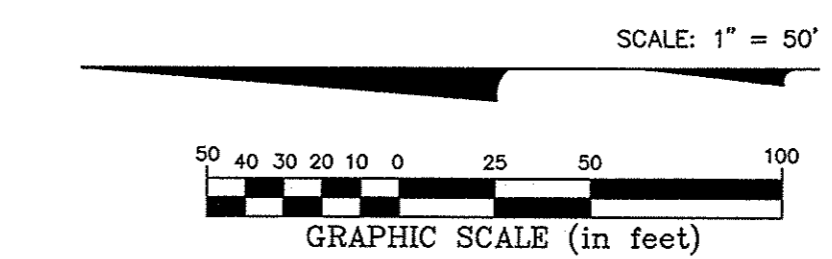
NOTE "F" - ACREAGE BREAKDOWN: Eagle Rive Drive and Bowery Brook Way Dedication and Easements is comprised of the following Franklin County Parcel Numbers:

Parcel Number 010-265636 1.811 Ac.

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 Eagle Rive Drive and Bowery Brook Way Dedication and Easements 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.

BOUNDARY CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	86°10'36"	20.00'	30.08'	N 37°06'42" E	27.32'
C2	7°36'43"	738.86'	98.16'	N 02°10'15" W	98.09'
C3	7°42'12"	545.19'	73.30'	N 02°12'59" W	73.25'
C4	101°21'40"	20.00'	35.38'	N 56°43'53" W	30.95'
C5	12°50'09"	176.00'	39.43'	N 66°10'12" E	39.35'
C6	77°01'39"	20.00'	26.89'	S 21°14'18" W	24.91'
C7	11°13'28"	176.01'	34.48'	S 11°39'47" E	34.43'
C8	7°41'11"	605.19'	81.19'	S 02°12'28" E	81.13'
C9	7°22'09"	678.86'	87.31'	S 02°02'57" E	87.25'
C10	90°53'41"	20.00'	31.73'	S 51°10'53" E	28.50'
C11	3°09'39"	1060.16'	58.48'	S 81°47'27" W	58.48'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C12	7°22'09"	708.86'	91.17'	N 02°02'58" W	91.11'
C13	7°41'11"	575.19'	77.16'	N 02°12'28" W	77.10'
C14	24°11'49"	149.01'	62.93'	N 18°08'58" W	62.46'
C15	12°50'09"	200.00'	44.81'	S 66°10'12" W	44.71'
C16	0°32'29"	1060.16'	10.02'	S 83°06'02" W	10.01'
C17	2°37'10"	1060.16'	48.47'	S 81°31'13" W	48.47'



HAYDENS RUN ONE LLC
 I.N. 201304110059845

DOMINION HOMES, INC.
 I.N. 200509230198943

HAYDEN RUN BOULEVARD
 P.B. 112, PP. 32-34

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