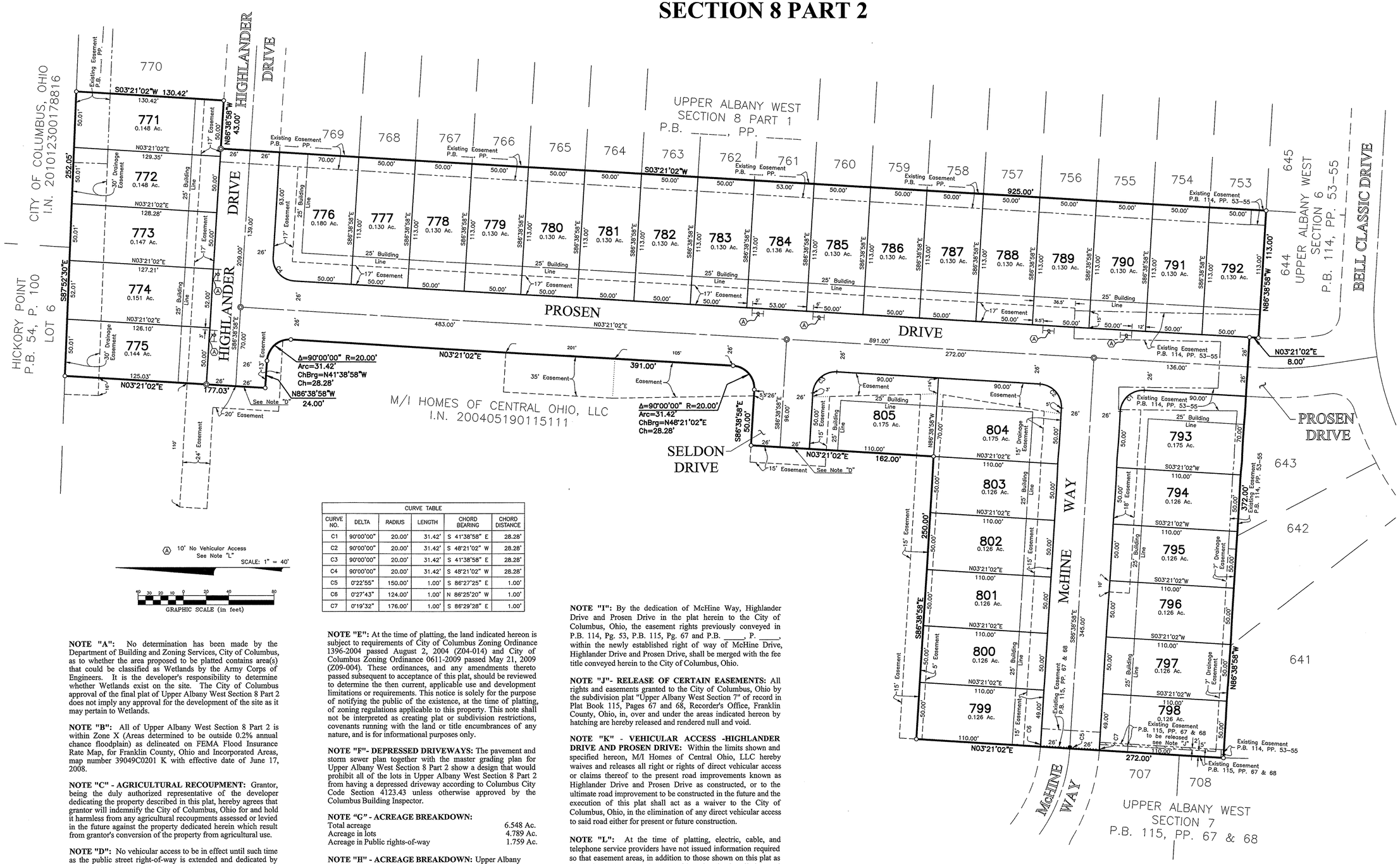
UPPER ALBANY WEST

SECTION 8 PART 2



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	20.00'	31.42'	S 41°38'58" E	28.28'
C2	90°00'00"	20.00'	31.42'	S 48°21'02" W	28.28'
C3	90°00'00"	20.00'	31.42'	S 41°38'58" E	28.28'
C4	90°00'00"	20.00'	31.42'	S 48°21'02" W	28.28'
C5	0°22'55"	150.00'	1.00'	S 86°27'25" E	1.00'
C6	0°27'43"	124.00'	1.00'	N 86°25'20" W	1.00'
C7	0°19'32"	176.00'	1.00'	S 86°29'28" E	1.00'

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 Upper Albany West Section 8 Part 2 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Upper Albany West Section 8 Part 2 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0201 K with effective date 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": 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.

NOTE "E": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1396-2004 passed August 2, 2004 (Z04-014) and City of Columbus Zoning Ordinance 0611-2009 passed May 21, 2009 (Z09-004). These ordinances, 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 note 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 "F"- DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Upper Albany West Section 8 Part 2 show a design that would prohibit all of the lots in Upper Albany West Section 8 Part 2 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage	6.548 Ac.
Acreage in lots	4.789 Ac.
Acreage in Public rights-of-way	1.759 Ac.

NOTE "H" - ACREAGE BREAKDOWN: Upper Albany West Section 8 Part 2 is comprised of the following Franklin County Parcel Number(s):

Parcel Number 010-266125	6.548 Ac.

NOTE "I": By the dedication of McHine Way, Highlander Drive and Prosen Drive in the plat herein to the City of Columbus, Ohio, the easement rights previously conveyed in P.B. 114, Pg. 53, P.B. 115, Pg. 67 and P.B. ____, P. ____, within the newly established right of way of McHine Drive, Highlander Drive and Prosen Drive, shall be merged with the fee title conveyed herein to the City of Columbus, Ohio.

NOTE "J"- RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of Columbus, Ohio by the subdivision plat "Upper Albany West Section 7" of record in Plat Book 115, Pages 67 and 68, Recorder's Office, Franklin County, Ohio, in, over and under the areas indicated hereon by hatching are hereby released and rendered null and void.

NOTE "K" - VEHICULAR ACCESS -HIGHLANDER DRIVE AND PROSEN DRIVE: Within the limits shown and specified hereon, M/I Homes of Central Ohio, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Highlander Drive and Prosen Drive 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.

NOTE "L": 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 Upper Albany West Section 8 Part 2, 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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