

FCGS  
2010

RESERVE "Q"  
2.148 Ac.  
See Note "H"

CARL L. AND ILA MILDRED SOUDER,  
TRUSTEES  
O.R. 32269B03

CLERK ALBANY WEST  
SECTION 3  
P.B. 112, P.68

UPPER ALBANY WEST  
SECTION 10 PART 1  
P.B. 121, P. 20

HARLEM ROAD REAL ESTATE, LLC  
I.N. 201301150007881

**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 10 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 10 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 39049C0201K 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":** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance Z15-034 passed March 2, 2016 (0376-2016). This ordinance, and any amendments thereto, passed subsequent to acceptance of this plat should be reviewed to determine if they 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 "E"- DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for Upper Albany West Section 10 Part 2 show a design that would prohibit all of the lots in Upper Albany West Section 10 Part 2 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

<b>NOTE "F" - ACREAGE BREAKDOWN:</b>	
Total acreage	9.699 Acres
Acreage in Reserve "Q"	2.148 Acres
Acreage in lots	5.974 Acres
Acreage in public rights-of-way	1.577 Acres

**NOTE "G" - ACREAGE BREAKDOWN:** Upper Albany West Section 10 Part 2 is out of the following Franklin County Parcel Number:

Parcel Number 010-296095 9.699 Ac.

**NOTE "H" - RESERVE "Q":** Reserve "Q", as designated and delineated hereon, shall be owned and maintained by the City of Columbus for the purpose of open space/parkland.

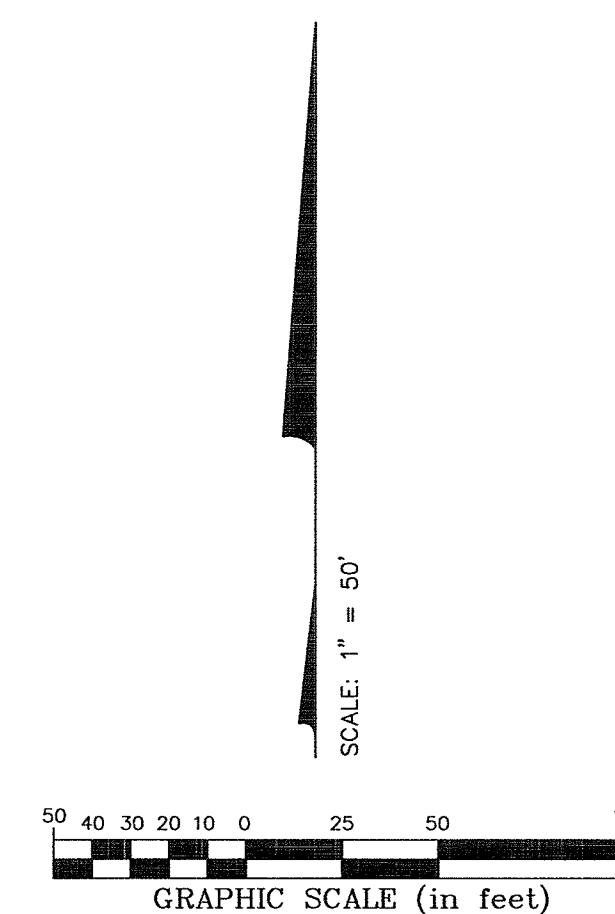
**NOTE "I":** No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "J":** Within the area of Lot 2, as designated and delineated on the plat entitled "Resubdivision of part of Jo-A Acres", of record in Plat Book 120, Page 32, there are storm water control facilities for the use and benefit of this section and future sections of the Upper Albany West Development. Said storm water control facilities are to be maintained, inspected and reported on in accordance with the Division of Sewerage and Drainage Stormwater Manual as detailed on the Post Construction Basin Maintenance Schedule as found on the improvement plans filed in 3298E.

**NOTE "K" - VEHICULAR ACCESS - GILMER WAY**  
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 Gilmer Way 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 for sewer easement areas, in addition to those shown on this plat as deemed necessary. The 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 10 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.

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
C1	91°16'20"	75.00'	119.47'	S 48°32'57" W	107.2'	
C2	91°16'24"	20.00'	31.86'	N 48°32'57" E	28.8'	
C3	88°43'47"	20.00'	30.97'	S 41°27'06" E	27.9'	
C4	91°16'20"	49.00'	78.06'	N 48°32'57" E	70.0'	
C5	61°22'05"	101.00'	108.18'	S 33°35'50" W	103.0'	
C6	23°45'21"	101.00'	41.88'	S 76°09'32" W	41.5'	
C7	6°08'54"	101.00'	10.84'	N 88°53'20" W	10.8'	
C8	16°48'21"	151.00'	44.29'	S 13°06'41" E	44.0'	
C9	7°37'18"	151.00'	20.09'	S 00°53'57" E	20.0'	



① = Existing Easement  
P.B. 121, P. 20

② = 10' No Vehicular Access  
See Note "K"

B.L. = Building Line

$\Delta=24^{\circ}25'39''$   $R=151.00'$   
 $Arc=64.38'$   
 $ChErg=S09^{\circ}18'02''E$   
 $Ch=63.89'$

UPPER ALBANY WEST  
SECTION 10 PART 1  
P.B. 121, P. 20