

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

does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Crossings at Rocky Fork Section 1 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,

approval of the final plat of Crossings at Rocky Fork Section 1

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 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 "E"- DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Crossings at Rocky Fork Section 1 show a design that would prohibit all of the lots in Crossings at Rocky Fork Section 1 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage 8.240 Ac.
Acreage in Reserves 0.913 Ac.
Acreage in lots 5.292 Ac.
Acreage in public rights-of-way 2.035 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Crossings at Rocky Fork Section 1 is out of the following Franklin County Parcel

Parcel Number 010-296097 8.240 Ac.

NOTE "H" - RESERVES "A", "B" AND "C": Reserves "A", "B" and "C", 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 Crossings at Rocky Fork subdivisions for the purpose of open space.

NOTE "I" - VEHICULAR ACCESS - CENTRAL COLLEGE ROAD, SEFFNER DRIVE AND/OR WILHEMINA DRIVE: Within the limits shown and specified hereon, Pulte Homes of Ohio LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Central College Road, Seffner Drive and/or Wilhemina Drive as constructed, or to the ultimate road improvement to be constructed in the future. 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 drives and road either for present or future construction.

NOTE "J" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - SEBRING DRIVE: The City of Columbus, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the northerly terminus of Sebring Drive on that parcel owned by Pulte Homes of Ohio LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Columbus.

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

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 Crossings at Rocky Fork 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 = 10' No Vehicular Access See Note "I"

See Note 1

2 No Vehicular Access
See Note "1"

SCALE: 1" = 50'

50 40 30 20 10 0 25 50 100

GRAPHIC SCALE (in feet)

B.L. = Building Line

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	18*47'50"	175.00'	57.41	N 14*27'16" E	57.16'
C2	18*59'42"	175.00'	58.02'	N 14°21'20" E	57.75'
C3	90°38'03"	125.00'	197.73	N 39'49'30" W	177.75'
C4	90°00'00"	50.00	78.54'	N 49*51'29" E	70.71
C5	90.00,00	50.00	78.54'	N 40°08'31" W	70.71
C6	90.00,00	20.00	31.42	N 40°08'31" W	28.28'
C7	33°39'59"	50.00'	29.38	N 68'18'32" W	28.96'
C8	47°09'23"	50.00	41.15	N 27°53′51" W	40.00'
C9	9°10'38"	50.00'	8.01'	N 00°16'10" E	8.00'
C10	9°10'38"	50.00	8.01'	N 09°26'47" E	8.00'
C11	47'09'23"	50.00	41.15	N 37°36'48" E	40.00'
C12	33°39'59"	50.00	29.38	N 78°01'29" E	28.96'
C13	90.00,00	20.00'	31.42	N 49*51'29" E	28.28
C14	9°52'15"	201.00'	34.63	N 09°47'36" E	34.58
C15	9*07'27"	201.00'	32.01	N 19*17'27" E	31.98
C16	18°47'50"	149.00'	48.88	N 14°27'16" E	48.66'
C17	90.00,00,	20.00'	31.42'	N 39°56'39" W	28.28
C18	90.00,00,	20.00'	31.42	S 50°03'21" W	28.28'
C19	18°47'50"	201.00'	65.94	S 14°27′16″ W	65.65'
C20	6°12'40"	149.00'	16.15	S 20°44'51" W	16.14
C21	12*47'02"	149.00'	33.25	S 11°15'00" W	33.18'
C22	90.00,00	20.00'	31.42'	S 40°08'31" E	28.28'
C23	11°01'56"	151.00'	29.07	S 79*37'33" E	29.03'
C24	17*47'35"	151.00'	46.89	S 65°12'48" E	46.70'
C25	88*27'39"	99.00'	152.85	N 40°54'42" W	138.11
C26	90°00'00"	20.00	31.42'	S 49°51'29" W	28.28'
C27	90.00,00	29.00'	45.55	S 40°08'31" E	41.01
C28	90°00'00"	29.00'	45.55	N 49'51'29" E	41.01
C29	90.00,00,	20.00'	31.42'	N 40°08'31" W	28.28'
C30	90°00'00"	20.00	31.42	N 49°51'29" E	28.28'
C31	3°09'16"	386.50	21.28	S 06°26'07" W	21.28
C32	7°02'59"	413.50'	50.88	S 08°22'58" W	50.85
C33	18°34'12"	337.47	109.38	N 14°46'37" E	108.90'