

NOTE "A" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Turnberry Farms Section 8 show a design that would prohibit all of the lots in Turnberry Farms Section 8 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "B": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0618-92 passed May 6, 1992 (Z91-119). 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 "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 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.

TURNBERRY FARMS

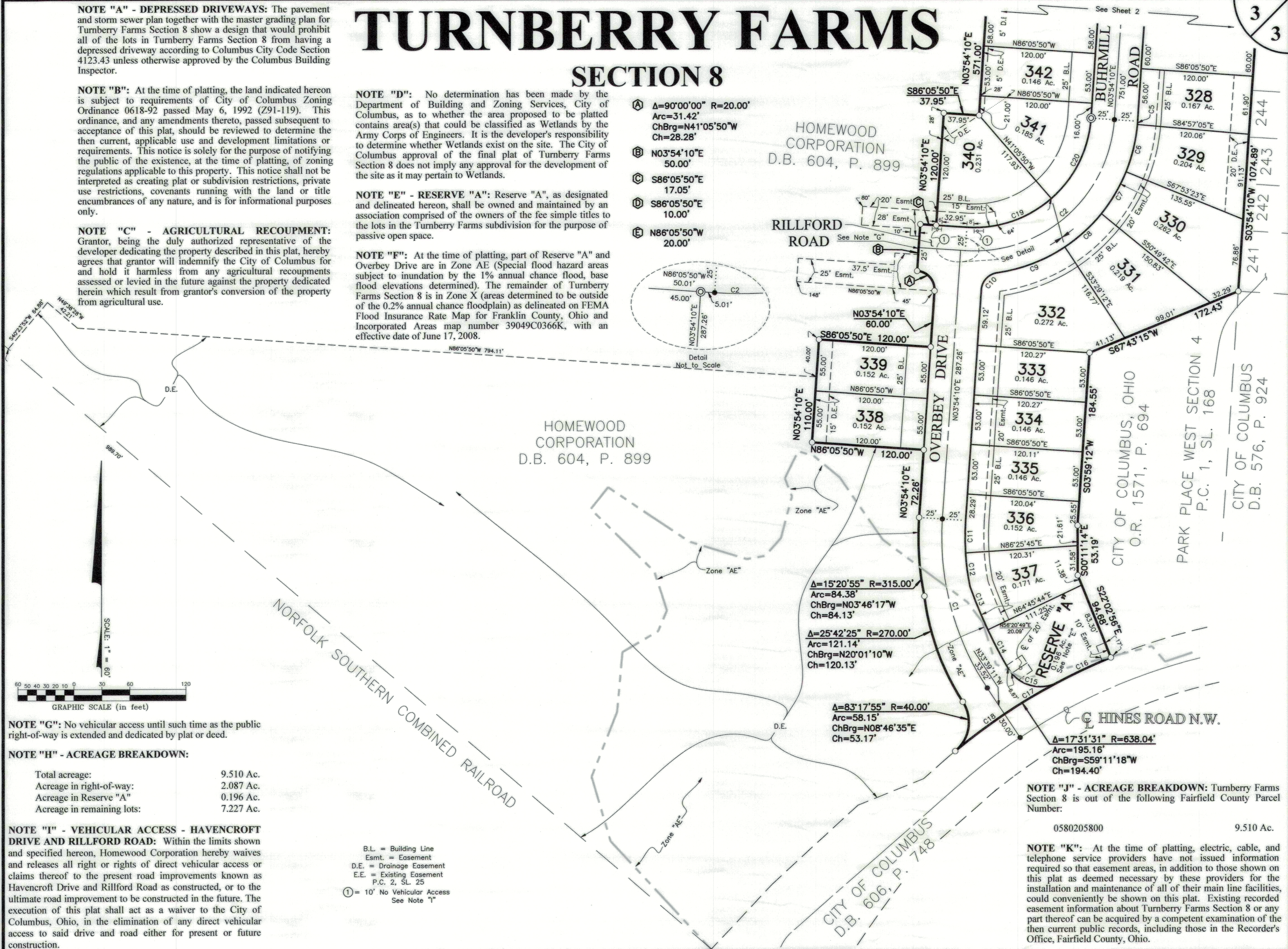
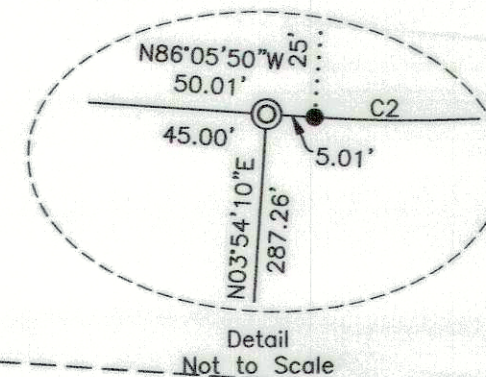
SECTION 8

NOTE "D": 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 Turnberry Farms Section 8 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "E" - RESERVE "A": Reserve "A", 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 Turnberry Farms subdivision for the purpose of passive open space.

NOTE "F": At the time of platting, part of Reserve "A" and Overbey Drive are in Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined). The remainder of Turnberry Farms Section 8 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas map number 39049C0366K, with an effective date of June 17, 2008.

- Ⓐ $\Delta=90^{\circ}00'00''$ R=20.00'
Arc=31.42'
ChBrg=N41°05'50"W
Ch=28.28'
- Ⓑ N03°54'10"E
50.00'
- Ⓒ S86°05'50"E
17.05'
- Ⓓ S86°05'50"E
10.00'
- Ⓔ N86°05'50"W
20.00'



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

NOTE "H" - ACREAGE BREAKDOWN:

Total acreage:	9.510 Ac.
Acreage in right-of-way:	2.087 Ac.
Acreage in Reserve "A"	0.196 Ac.
Acreage in remaining lots:	7.227 Ac.

NOTE "I" - VEHICULAR ACCESS - HAVENCROFT DRIVE AND RILLFORD ROAD: Within the limits shown and specified hereon, Homewood Corporation hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Havencroft Drive and Rillford Road 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 drive and road either for present or future construction.

- B.L. = Building Line
Esmt. = Easement
D.E. = Drainage Easement
E.E. = Existing Easement
P.C. 2, SL. 25
① = 10' No Vehicular Access
See Note "I"

NOTE "J" - ACREAGE BREAKDOWN: Turnberry Farms Section 8 is out of the following Fairfield County Parcel Number:

0580205800 9.510 Ac.

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 Turnberry Farms Section 8 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Fairfield County, Ohio.