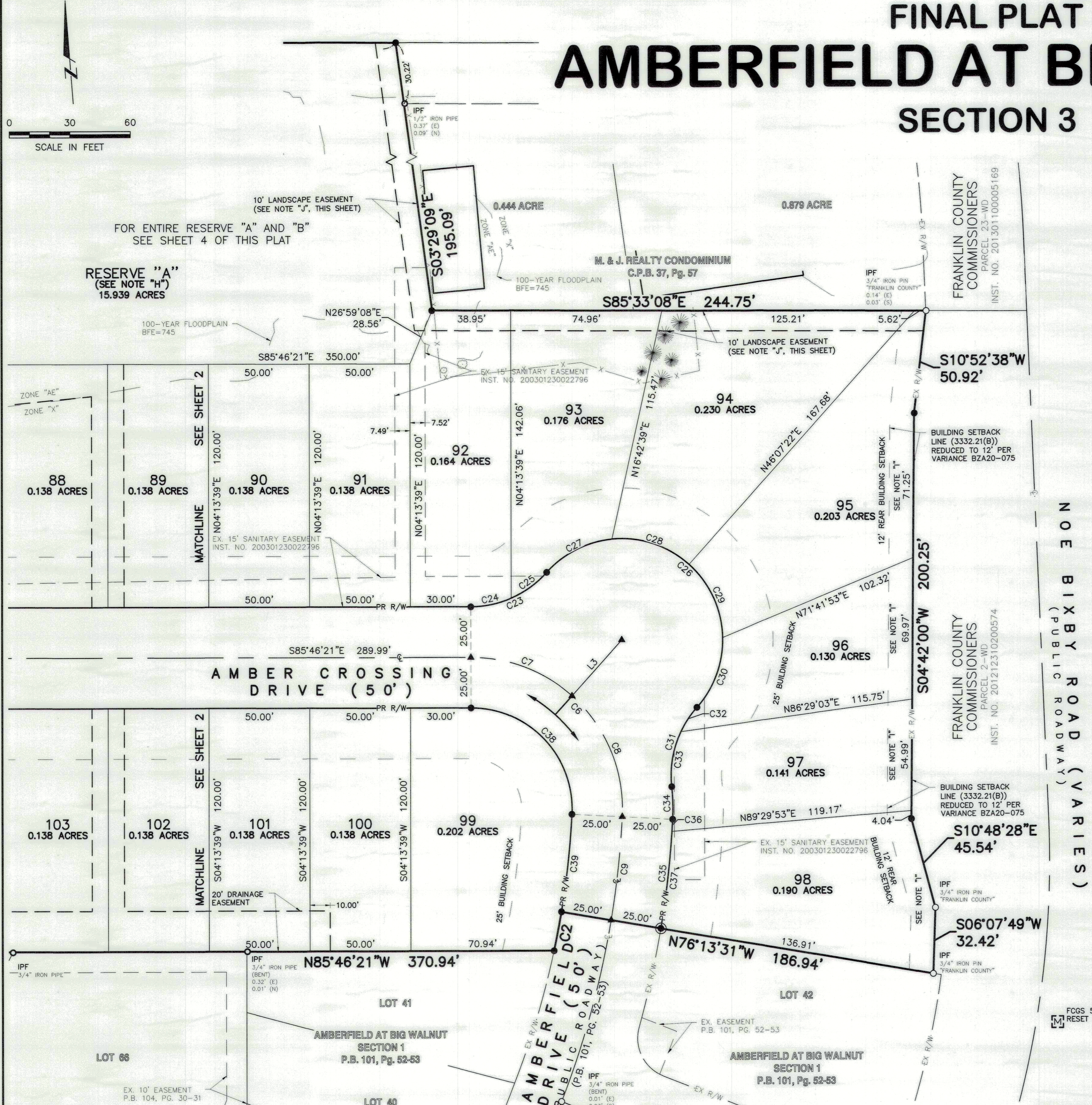


FINAL PLAT
AMBERFIELD AT BIG WALNUT
SECTION 3



- NOTE "A"** All of "Amberfield at Big Walnut Section 3" shown hereon is located in zone "X" (areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance of flood) as shown on the flood insurance rate map of the county of Franklin, Ohio community panel 39049C0361K Dated: June 17, 2008. In conjunction with a letter of map revision (LOMR) issued December 13, 2002, case number 03-05-0819A, by the Federal Emergency Management Agency (FEMA) modifying the referenced map.
- NOTE "B"** No determination has been made by the Department of Building & 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 Corp. of Engineers. It is the developer's responsibility to determine whether wetlands exist on the site. City of Columbus approval of the final plat of "Amberfield at Big Walnut Section 3" does not imply any approval for the development of the site as it may pertain to wetlands.
- NOTE "C"**
- | | |
|---------------------|--------------|
| Acreage in Lots | 5.902 Acres |
| Acreage in Reserves | 17.454 Acres |
| Acreage in R/W | 1.562 Acres |
| Total Acreage | 24.918 Acres |
- NOTE "D"** At the time of platting, electric, cable and telephone service providers have not issued information for required easement areas, in addition to those shown hereon, deemed necessary by said providers for the installation and maintenance of their mainline and service facilities.
- NOTE "E"** 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.
- NOTE "F"** At the time of platting, the land indicated hereon is subject to requirements of the City of Columbus zoning ordinance #704-02 (Z01-034) passed on December 19, 2001. This ordinance and 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 "G"** The pavement and storm sewer plan together with the master grading plan for "Amberfield at Big Walnut Section 3", shows a design that would prohibit all of the lots in "Amberfield at Big Walnut Section 3", from having a depressed driveway according to Columbus City code section 4123.43 unless otherwise approved by the Columbus Inspector.
- NOTE "H"** Reserve "A" and Reserve "B" shall be owned and maintained by the Amberfield at Big Walnut Section 3 owners' association for the purpose of open space and retention basin for stormwater management; all of Reserve "A" and Reserve "B" is designated as a drainage easement.
- NOTE "I"** Vehicular access to Noe Bixby Road is prohibited.
- NOTE "J"** Areas delineated as a "Landscape Easement" shall be reserved for the purpose of installing and maintaining landscape features and shall be free of any above ground structures, other than those installed by developer.

LINE TABLE			CURVE TABLE						CURVE TABLE					
LINE	LENGTH	BEARING	NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
L3	37.03'	N46°07'22"E	C2	19.55'	430.94'	002°35'59"	755.66'	N15°05'35"E	C29	41.00'	50.00'	046°58'57"	39.86'	N20°23'09"W
			C6	121.75'	75.00'	093°00'38"	108.82'	S39°16'03"E	C30	37.54'	50.00'	043°01'03"	36.66'	N24°36'51"E
			C7	54.82'	75.63'	041°31'49"	53.63'	S64°49'30"E	C31	42.40'	50.50'	048°06'16"	41.16'	S22°04'14"W
			C8	66.91'	75.00'	051°06'54"	64.71'	S18°19'11"E	C32	14.46'	50.50'	016°24'22"	14.41'	S37°55'11"W
			C9	51.34'	450.00'	006°32'14"	51.31'	S10°30'23"W	C33	27.94'	50.50'	031°41'54"	27.58'	S13°52'03"W
			C23	42.40'	50.50'	048°06'16"	41.16'	N70°10'30"E	C34	16.09'	100.00'	009°13'10"	16.07'	N02°37'41"E
			C24	20.56'	50.50'	023°19'44"	755.69'	N82°33'46"E	C35	54.19'	475.00'	006°32'14"	54.17'	S10°29'46"W
			C25	21.84'	50.50'	024°46'32"	755.72'	N58°30'38"E	C36	5.97'	475.02'	000°43'12"	5.97'	N07°35'52"E
			C26	157.08'	50.00'	180°00'00"	100.00'	S43°52'38"E	C37	48.22'	475.02'	005°49'00"	48.20'	N10°51'59"E
			C27	37.16'	50.00'	042°35'02"	756.28'	S67°24'53"W	C38	81.17'	50.00'	093°00'38"	72.54'	N39°16'03"W
			C28	41.38'	50.00'	047°24'58"	756.48'	N67°35'07"W	C39	48.49'	425.00'	006°32'14"	48.46'	N10°30'23"E

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