

ROHR ONE DEVELOPMENT



THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, OHIO
O.R. 950H01

- Ⓐ THE STATE OF OHIO
D.B. 1923, P. 323
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D.B. 1923, P. 327

NOTE "A" : At the time of platting, all of the land hereby being platted as Rohr One Development is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0433K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	70.247 Ac.
Acreage in Lots	67.738 Ac.
Acreage in Right-of-way	2.509 Ac.

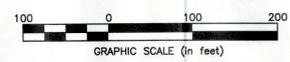
NOTE "C" - ACREAGE BREAKDOWN: Rohr One Development is comprised of the following Franklin County Parcel Numbers:

185-002914	61.005 Ac.
185-00	4.472 Ac.
185-00	1.000 Ac.
185-00	3.770 Ac.

NOTE "D": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "E": 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 Rohr One Development 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.

NOTE "F" - LANDSCAPE EASEMENT: Within, over and under the area of land designated hereon as "Landscape Easement", a nonexclusive easement is hereby reserved for the purpose of installing/constructing, operating, using and maintaining landscaping and landscaping features therein.



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