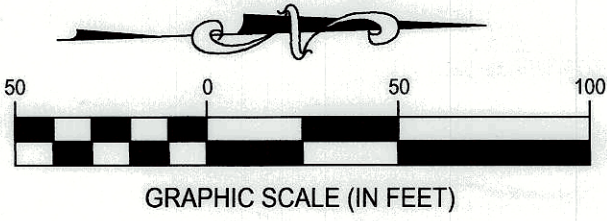


ORCHARD LAKES
SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 19, TOWNSHIP 15, RANGE 20, CONGRESS LANDS



NOTE "A": THE 24.982 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL No. 39049C0456K

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 "ORCHARD LAKES SECTION 1" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE 24.982 ACRES
ACREAGE IN RW 4.692 ACRES
ACREAGE IN RESERVES 10.540 ACRES
ACREAGE IN REMAINING LOTS 9.750 ACRES

"ORCHARD LAKES SECTION 1" IS ALL OUT OF FRANKLIN COUNTY PARCEL NUMBER: 430-271262-00

24.982 ACRES (SECTION 1)

NOTE "D": 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 "ORCHARD LAKES 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.

NOTE "E": 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.

NOTE "F": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1665-2004 (204-018) PASSED ON DECEMBER 1, 2004. 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": DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "ORCHARD LAKES SECTION 1", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "ORCHARD LAKES SECTION 1", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": TREE PROTECTION: PUBLIC TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION. CONTACT CITY OF COLUMBUS FORESTRY SECTION @ 614-645-6640.

NOTE "I": RESERVE "A" AND RESERVE "B" TO BE OWNED AND MAINTAINED BY THE AN ASSOCIATION COMPRISED OF THE OWNERS OF ORCHARD LAKES FOR THE PURPOSE OF PASSIVE RECREATION AND DETENTION/RETENTION. ALL OF RESERVE "A" AND RESERVE "B" ARE WITHIN DRAINAGE EASEMENTS. CONSTRUCTION OF UTILITIES AND/OR STORMWATER FACILITY SHALL BE PERMITTED IN SAID RESERVES.

NOTE "J": AN ENTRANCE FEATURE, LANDSCAPING AND DEVELOPMENT IDENTIFICATION SIGNAGE SHALL BE LOCATED IN THE LANDSCAPE BUFFER/ OPEN SPACE AREAS AT THE ENTRANCES ON LEHMAN. THE ENTRANCE FEATURE AND LANDSCAPING IN LEHMAN ROAD ENTRANCE AREAS SHALL BE REASONABLY IN COMPLIANCE WITH THE LEHMAN ROAD ENTRY PLANTINGS AND ENTRY FEATURE PLANS AS SHOWN IN EXHIBIT "A" AND REFERENCED IN ORDINANCE NUMBER 1665-2004. FOR THE TREES SHOWN IN THE PLANS, THE MINIMUM TREE SIZE AT PLANTING SHALL BE: DECIDUOUS TREES- TWO AND ONE-HALF (2 1/2) INCH IN CALIPER; EVERGREEN TREES- FIVE (5) FEET IN HEIGHT; AND ORNAMENTAL TREES- ONE AND ONE-HALF (1 1/2) INCH IN CALIPER.

NOTE "K": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "L": NO VEHICULAR ACCESS PERMITTED TO LEHMAN ROAD FROM RESERVES "A" AND "B"

NOTE "M": 10' NO VEHICULAR ACCESS IN THOSE AREAS SHOWN HEREON DELINEATED AS "H" AND "I".

NOTE "N": RESERVE "C" WILL BE OWNED AND MAINTAINED BY THE CITY OF COLUMBUS RECREATION AND PARKS AS AN ACTIVE PARK. THERE SHALL BE NO STORM WATER DETENTION/ RETENTION FACILITIES PERMITTED WITHIN RESERVE "C".

Line Table		
Line #	Direction	Length
L1	S04° 21' 28" W	306.25'
L2	N85° 38' 32" W	110.00'
L3	S04° 21' 28" W	62.00'
L4	N85° 38' 32" W	185.00'
L5	N04° 21' 26" E	165.89'
L6	N58° 54' 23" W	85.37'
L7	N85° 38' 34" W	243.98'
L8	N04° 21' 26" E	243.96'
L9	S47° 47' 30" E	130.38'
L10	S85° 38' 32" E	512.17'
L12	S85° 38' 32" E	32.00'
L13	S04° 21' 28" W	40.00'
L14	N85° 38' 32" W	32.00'
L15	N04° 21' 28" E	40.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C11	25.00'	39.27'	N40° 38' 32" W, 35.36'	90° 00' 00"
C12	25.00'	39.27'	N49° 21' 28" E, 35.36'	90° 00' 00"
C13	25.00'	39.27'	N40° 38' 32" W, 35.36'	90° 00' 00"
C14	25.00'	39.27'	N49° 21' 28" E, 35.36'	90° 00' 00"

ORCHARD LAKES SECTION 1

HOMEWOOD CORPORATION		CITY OF COLUMBUS FRANKLIN COUNTY, OHIO	
SCALE: 1"=50'		DATE: 10/12/2022	
DESIGN:	N/A	JOB NO.:	757887
DRAWN:	ADB	SHEET NO.:	3 OF 3
CHECKED:	ALB	WWW.CESOINC.COM	

- CESO IRON PIN LEGEND
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
 - FRANKLIN COUNTY MONUMENT
 - * NO VEHICULAR ACCESS (SEE NOTE "M")