

**BROOKVIEW  
SECTION 1**

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

NOTE 'A': ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008) THE 16.514 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND ZONE 'AE' AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL No. 39049C0364K

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 'BROOKVIEW 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	16.514 ACRES
ACREAGE IN R/W	3.445 ACRES
ACREAGE IN RESERVES	2.880 ACRES
ACREAGE IN REMAINING LOTS	10.189 ACRES

\*BROOKVIEW SECTION 1\* IS ALL OUT OF FRANKLIN COUNTY PARCEL NUMBERS: 010-234596 AND 010-305910

PID: 010-234596 - 16.275 ACRES

PID: 010-305910 - 0.239 ACRES

16.514 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 'BROOKVIEW 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 #2717-2020 (Z20-053) PASSED ON DECEMBER 11, 2020. 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 'BROOKVIEW SECTION 1', SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN 'BROOKVIEW 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 "B", RESERVE "D", RESERVE "E" AND RESERVE "F" TO BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF BROOKVIEW FOR THE PURPOSE OF PASSIVE RECREATION AND DETENTION/RETENTION ALL OF RESERVE "D", RESERVE "E" AND RESERVE "F" ARE WITHIN DRAINAGE EASEMENTS. CONSTRUCTION OF UTILITIES AND/OR STORMWATER FACILITY SHALL BE PERMITTED IN SAID RESERVES.

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.

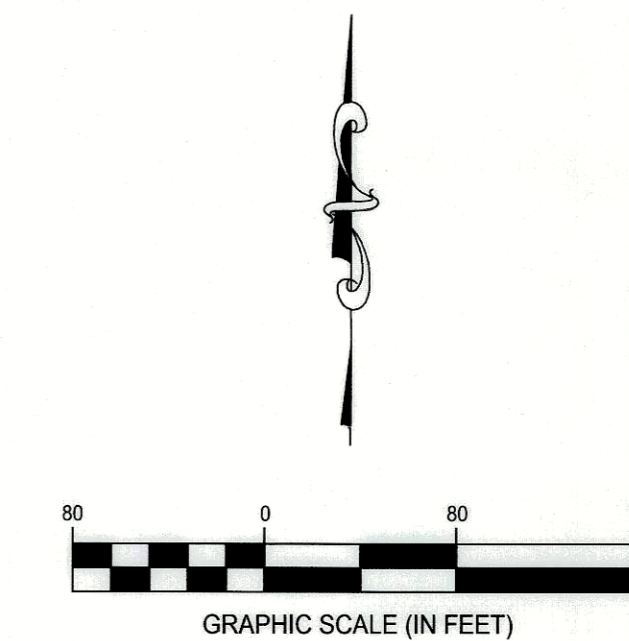
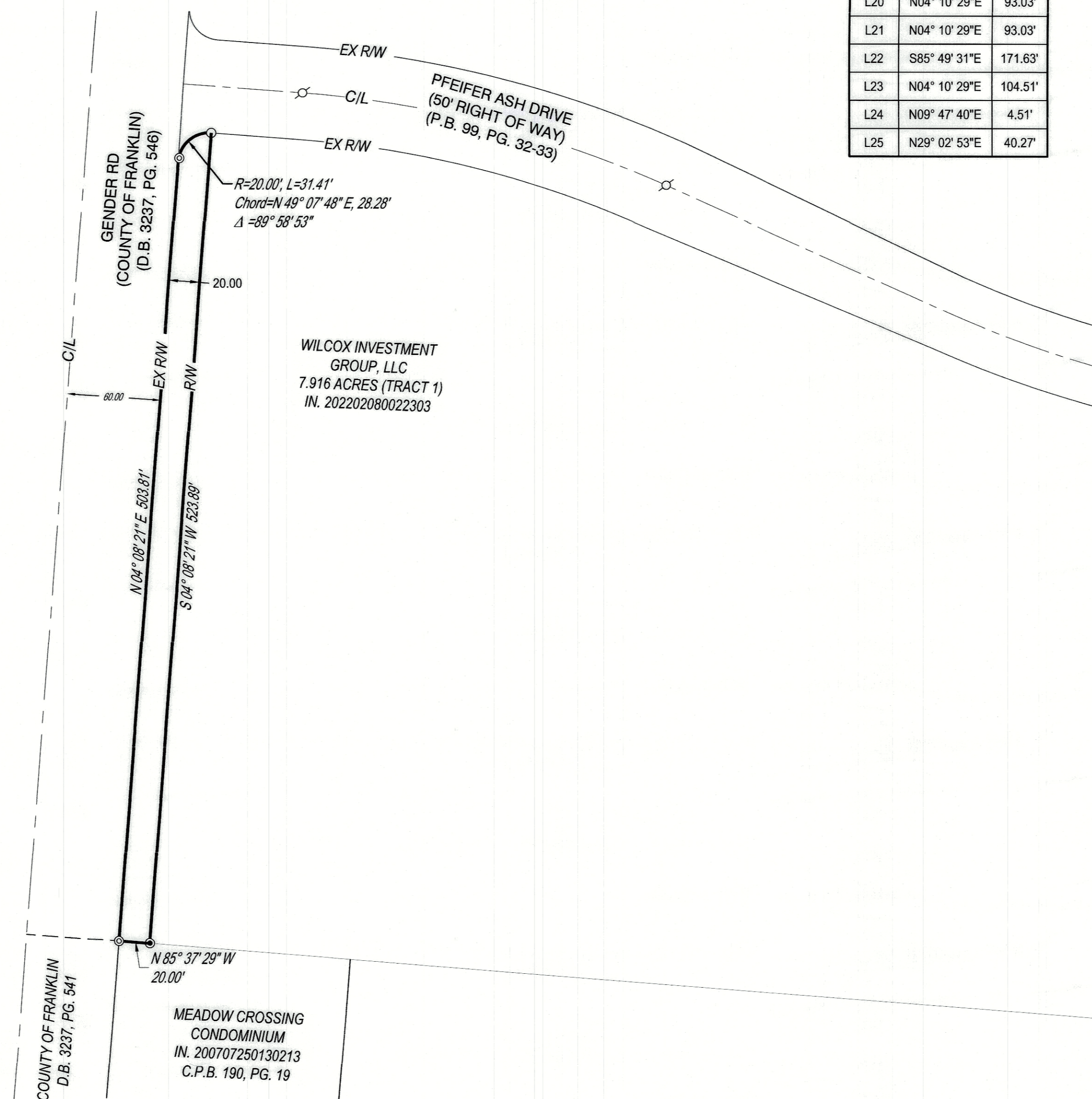
NOTE 'L': NO VEHICULAR ACCESS IN THOSE AREAS SHOWN HEREON DELINEATED AS " \*\* "

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C1	32° 27' 43"	50.00'	28.33'	S25° 29' 21"W, 27.95'
C2	127° 32' 43"	20.00'	44.52'	S22° 03' 09"E, 35.88'
C3	34° 24' 16"	125.00'	75.06'	S68° 37' 23"E, 73.94'
C4	90° 00' 00"	20.00'	31.42'	N40° 38' 25"W, 28.28'
C5	95° 44' 45"	20.00'	33.42'	S43° 30' 48"E, 29.67'
C6	28° 38' 33"	175.00'	87.48'	N74° 17' 33"E, 86.58'
C7	41° 14' 45"	50.00'	35.99'	N55° 43' 31"E, 35.22'
C8	41° 19' 02"	50.00'	36.06'	S82° 59' 36"E, 35.28'
C9	71° 35' 35"	50.00'	62.48'	S26° 32' 18"E, 58.49'
C10	90° 00' 00"	20.00'	31.42'	S49° 10' 30"W, 28.28'
C11	10° 21' 44"	175.00'	31.65'	S1° 00' 23"E, 31.61'
C12	23° 50' 29"	175.00'	72.82'	S18° 06' 29"E, 72.29'
C13	90° 00' 00"	20.00'	31.42'	S75° 01' 44"E, 28.28'
C14	10° 33' 12"	225.00'	41.44'	S65° 14' 53"W, 41.38'
C15	19° 07' 38"	225.00'	75.11'	S80° 05' 18"W, 74.76'
C16	85° 17' 32"	25.00'	37.22'	S47° 00' 21"W, 33.87'
C17	88° 27' 26"	20.00'	30.88'	S39° 52' 08"E, 27.90'
C18	25° 47' 12"	100.00'	45.01'	S71° 12' 15"E, 44.63'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C19	41° 03' 17"	100.00'	71.65'	S37° 47' 00"E, 70.13'
C20	21° 36' 57"	100.00'	37.73'	S6° 26' 53"E, 37.50'
C21	90° 00' 00"	50.00'	78.54'	S40° 38' 25"E, 70.71'
C22	90° 00' 00"	20.00'	31.42'	S49° 21' 35"W, 28.28'
C23	90° 00' 00"	20.00'	31.42'	S14° 58' 16"W, 28.28'
C24	3° 08' 11"	225.00'	12.32'	S28° 27' 38"E, 12.31'
C25	13° 56' 19"	225.00'	54.74'	S19° 55' 23"E, 54.60'
C26	12° 28' 24"	225.00'	48.98'	S6° 43' 02"E, 48.89'
C27	4° 29' 19"	225.00'	18.28'	S1° 50' 50"W, 18.28'
C28	90° 00' 00"	20.00'	31.42'	S40° 49' 31"E, 28.28'
C29	90° 00' 00"	20.00'	31.42'	N49° 10' 29"E, 28.28'
C30	41° 24' 35"	50.00'	36.14'	N16° 31' 48"W, 35.36'
C31	25° 55' 47"	50.00'	22.63'	N24° 16' 12"W, 22.44'
C32	46° 24' 26"	50.00'	40.50'	N11° 53' 55"E, 39.40'
C33	34° 12' 13"	200.00'	119.39'	S12° 55' 37"E, 117.63'
C34	34° 23' 19"	200.00'	120.04'	S77° 09' 56"W, 118.24'
C35	89° 54' 20"	75.00'	117.69'	S40° 35' 35"E, 105.98'
C40	37° 02' 49"	50.00'	32.33'	S67° 07' 01"E, 31.77'

Line Table		
Line #	Direction	Length
L1	N85° 49' 31"W	12.58'
L2	S41° 16' 48"E	16.52'
L3	S17° 22' 27"W	60.03'
L4	S38° 34' 45"W	134.51'
L5	S51° 25' 15"E	20.00'
L6	S38° 34' 45"W	143.13'
L7	S85° 49' 31"E	85.21'
L8	S04° 10' 29"W	109.23'
L10	S04° 10' 20"W	203.00'
L11	S27° 06' 21"W	39.26'
L12	S85° 49' 31"E	103.69'
L13	S04° 10' 42"W	153.40'
L14	N04° 10' 29"E	106.97'
L15	N04° 10' 29"E	286.12'
L15	N26° 24' 58"E	45.92'
L16	N04° 10' 29"E	10.53'
L17	S85° 49' 31"E	67.00'
L18	N04° 10' 29"E	20.00'
L19	S85° 49' 31"E	67.00'
L20	N04° 10' 29"E	93.03'
L21	N04° 10' 29"E	93.03'
L22	S85° 49' 31"E	171.63'
L23	N04° 10' 29"E	104.51'
L24	N09° 47' 40"E	4.51'
L25	N29° 02' 53"E	40.27'

Line Table		
Line #	Direction	Length
L26	N04° 10' 29"E	14.47'
L27	S85° 49' 31"E	47.00'
L28	N41° 16' 48"W	104.65'
L29	S04° 16' 31"W	249.58'
L31	S85° 49' 31"E	124.47'
L32	S27° 06' 50"E	28.98'
L33	N59° 58' 18"E	10.67'
L34	S21° 05' 35"E	93.01'
L35	S85° 49' 31"E	124.28'
L36	S85° 26' 04"W	46.52'
L37	S59° 58' 16"W	111.83'
L41	N04° 21' 35"E	236.30'
L42	N85° 38' 25"W	11.00'
L43	N15° 31' 47"W	18.08'
L44	N10° 08' 27"W	53.71'
L45	S04° 21' 35"W	81.87'
L48	S42° 48' 00"W	72.89'
L49	S09° 57' 03"W	12.34'



**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 'L')

**BROOKVIEW SECTION 1**

PLAT		CITY OF COLUMBUS FRANKLIN COUNTY, OHIO	
SCALE: 1"=30'	DATE: 1/9/2023	JOB NO.:	759399
DESIGN:	N/A	DRAWN:	ADB
CHECKED:	ALB	SHEET NO.:	5 OF 5