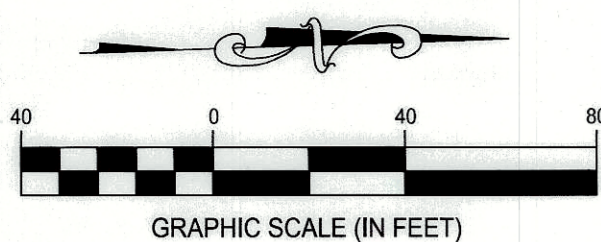


BROOKVIEW SECTION 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 13, TOWNSHIP 11, RANGE 21, CONGRESS LANDS



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	266.00'	83.92'	S50° 56' 00"W, 83.57'	18° 04' 33"
C2	125.00'	75.06'	N68° 37' 23"W, 73.94'	34° 24' 16"
C3	20.00'	44.52'	N22° 03' 09"W, 35.88'	127° 32' 43"
C4	50.00'	28.33'	N25° 29' 21"E, 27.95'	32° 27' 43"
C5	175.00'	87.48'	N74° 17' 33"E, 86.58'	28° 38' 33"
C6	20.00'	33.42'	S43° 30' 48"E, 29.67'	95° 44' 45"
C7	150.00'	90.07'	N68° 37' 23"W, 88.72'	34° 24' 16"
C8	150.00'	145.81'	S23° 34' 22"E, 140.14'	55° 41' 46"
C9	150.00'	145.81'	S32° 07' 24"W, 140.14'	55° 41' 46"
C10	175.00'	10.72'	S49° 39' 55"E, 10.72'	3° 30' 39"
C11	175.00'	46.67'	S40° 16' 13"E, 46.53'	15° 16' 44"
C12	175.00'	46.67'	S24° 59' 30"E, 46.53'	15° 16' 44"
C13	175.00'	46.67'	S9° 42' 46"E, 46.53'	15° 16' 44"
C14	175.00'	19.39'	S1° 06' 04"W, 19.38'	6° 20' 55"
C15	175.00'	34.96'	S9° 59' 54"W, 34.90'	11° 28' 47"
C16	175.00'	46.50'	S23° 20' 03"W, 46.37'	15° 13' 31"
C17	175.00'	46.38'	S38° 32' 22"W, 46.24'	15° 11' 06"
C18	175.00'	42.27'	S53° 03' 06"W, 42.17'	13° 50' 21"
C19	175.00'	16.92'	S54° 11' 28"E, 16.92'	5° 32' 27"
C20	266.00'	44.45'	S46° 40' 56"W, 44.39'	9° 34' 24"
C21	125.00'	121.51'	N32° 07' 24"E, 116.78'	55° 41' 46"
C22	125.00'	121.51'	N23° 34' 22"W, 116.78'	55° 41' 46"
C23	125.00'	75.06'	N68° 37' 23"W, 73.94'	34° 24' 16"
C24	175.00'	48.41'	S77° 53' 59"E, 48.26'	15° 51' 04"
C25	175.00'	39.74'	S63° 28' 04"E, 39.66'	13° 00' 45"
C26	266.00'	39.47'	S55° 43' 12"W, 39.44'	8° 30' 09"
C27	20.00'	31.35'	N49° 16' 02"E, 28.24'	89° 48' 54"
C28	20.00'	31.48'	S40° 43' 58"E, 28.33'	90° 11' 06"
C29	124.75'	114.34'	S22° 03' 48"E, 110.38'	52° 30' 51"
C30	125.00'	75.06'	N68° 37' 23"W, 73.94'	34° 24' 16"

NOTE "A" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008) THE 9.054 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 AREAS 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 2" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE	9.054 ACRES
ACREAGE IN RW	1.856 ACRES
ACREAGE IN RESERVES	0.400 ACRES
ACREAGE IN REMAINING LOTS	6.798 ACRES

*BROOKVIEW SECTION 2 IS ALL OUT OF FRANKLIN COUNTY PARCEL NUMBERS: 010-234596

PID: 010-234596 - 9.054 ACRES
9.054 ACRES (SECTION 2)

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 2" 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 2", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "BROOKVIEW SECTION 2", 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 "C" TO BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF BROOKVIEW FOR THE PURPOSE OF PASSIVE RECREATION. CONSTRUCTION OF UTILITIES AND/OR STORMWATER FACILITY SHALL BE PERMITTED IN SAID RESERVES.

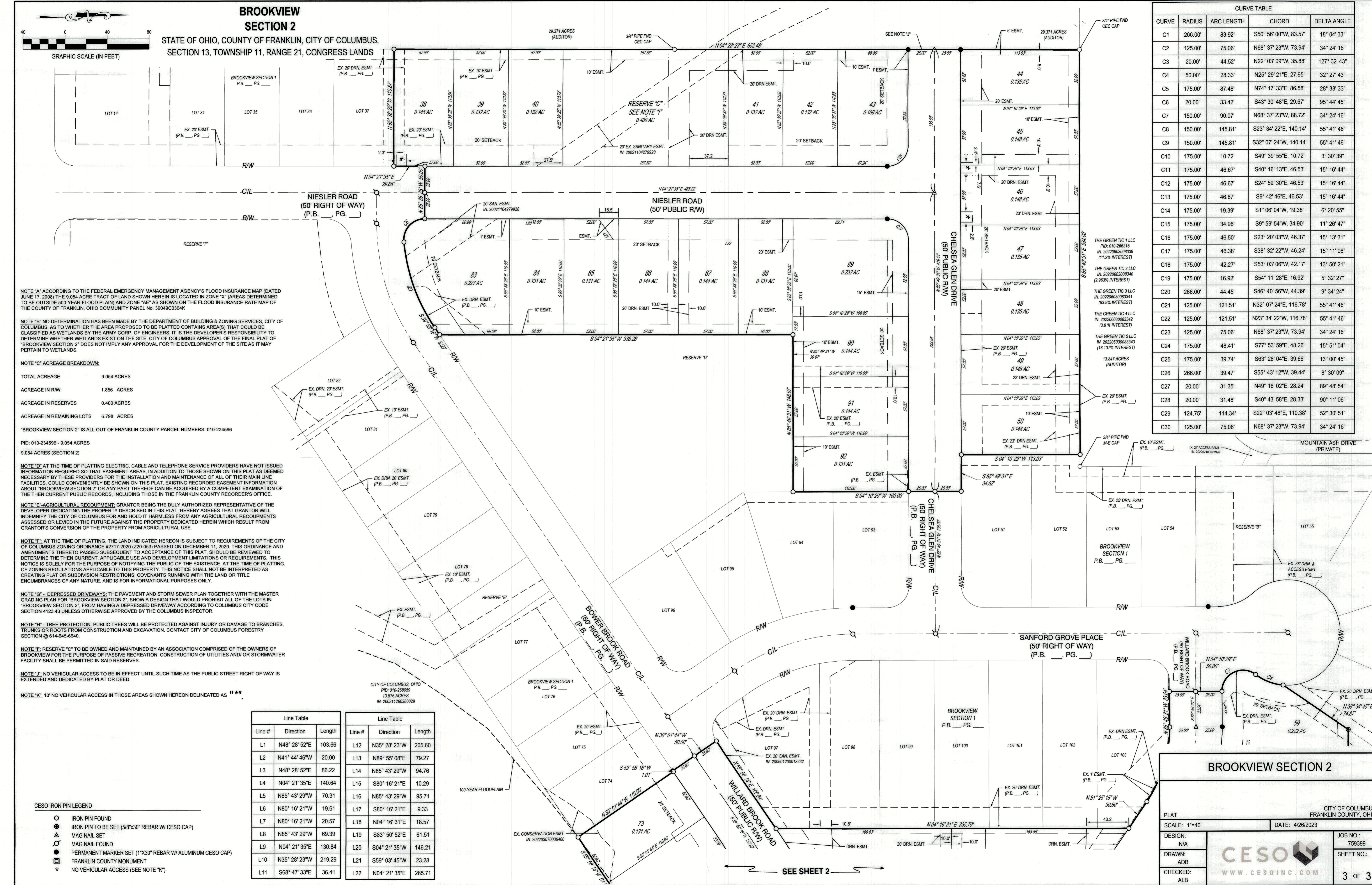
NOTE "J" NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "K" 10' NO VEHICULAR ACCESS IN THOSE AREAS SHOWN HEREON DELINEATED AS " ** "

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N48° 28' 52"E	103.66	L12	N35° 28' 23"W	205.60
L2	N41° 44' 46"W	20.00	L13	N89° 55' 08"E	79.27
L3	N48° 28' 52"E	86.22	L14	N85° 43' 29"W	94.76
L4	N04° 21' 35"E	140.64	L15	S80° 16' 21"E	10.29
L5	N85° 43' 29"W	70.31	L16	N85° 43' 29"W	95.71
L6	N80° 16' 21"W	19.61	L17	S80° 16' 21"E	9.33
L7	N80° 16' 21"W	20.57	L18	N04° 16' 31"E	18.57
L8	N85° 43' 29"W	69.39	L19	S83° 50' 52"E	61.51
L9	N04° 21' 35"E	130.84	L20	S04° 21' 35"W	146.21
L10	N35° 28' 23"W	219.29	L21	S59° 03' 45"W	23.28
L11	S68° 47' 33"E	36.41	L22	N04° 21' 35"E	265.71

CESO IRON PIN LEGEND

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



BROOKVIEW SECTION 2

CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

PLAT SCALE: 1"=40' DATE: 4/26/2023

DESIGN: N/A JOB NO.: 759399

DRAWN: ADB SHEET NO.: 3 OF 3

CHECKED: ALB

WWW.CESOINC.COM

SEE SHEET 2