

REYNOLDS CROSSING SECTION 4 PART 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
QUARTER TOWNSHIP 3 AND QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

NOTES:

NOTE "A": THE 7.032 ACRE TRACT OF LAND SHOWN HEREON 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 3904900356K DATED: JUNE 17, 2008.

NOTE "B": NO DETERMINATION HAS BEEN MADE BY THE BUILDING SERVICES DIVISION, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLOTTED 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 REYNOLDS CROSSING SECTION 4 PART 2 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C": 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 "D": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1035-2004 (203-082) PASSED ON JULY 19, 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 TO THE EXISTENCE AND DEVELOPMENT LIMITATIONS 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 "E" DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR REYNOLDS CROSSING SECTION 4 PARTS 1 & 2, SHOWN A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN REYNOLDS CROSSING SECTION 4 PART 2, FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "F" ACREAGE BREAKDOWN:

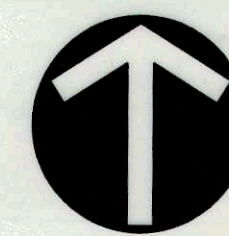
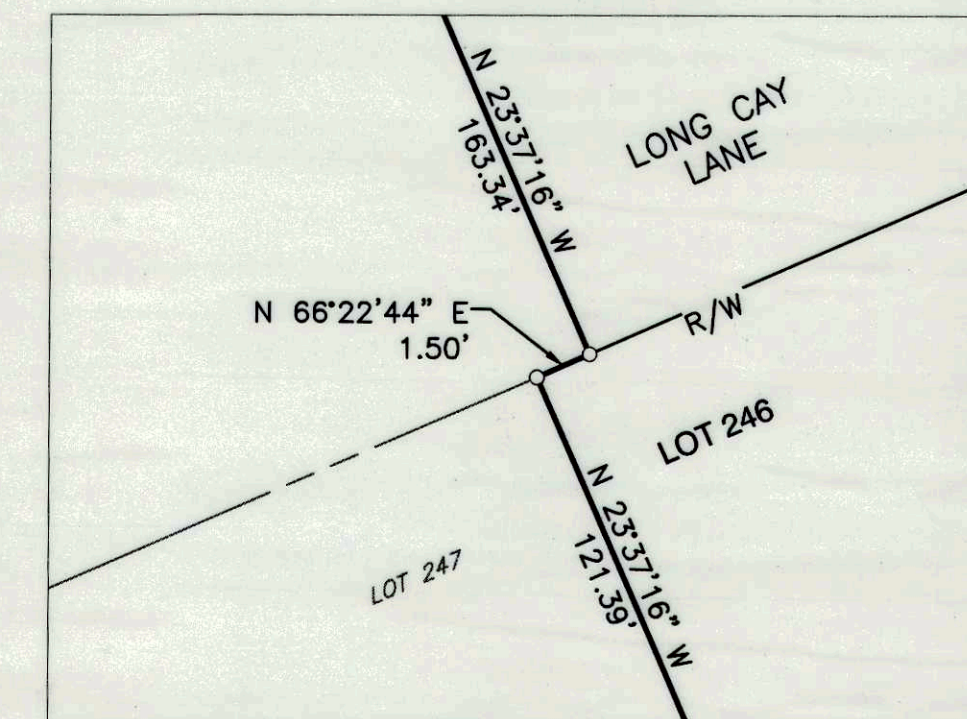
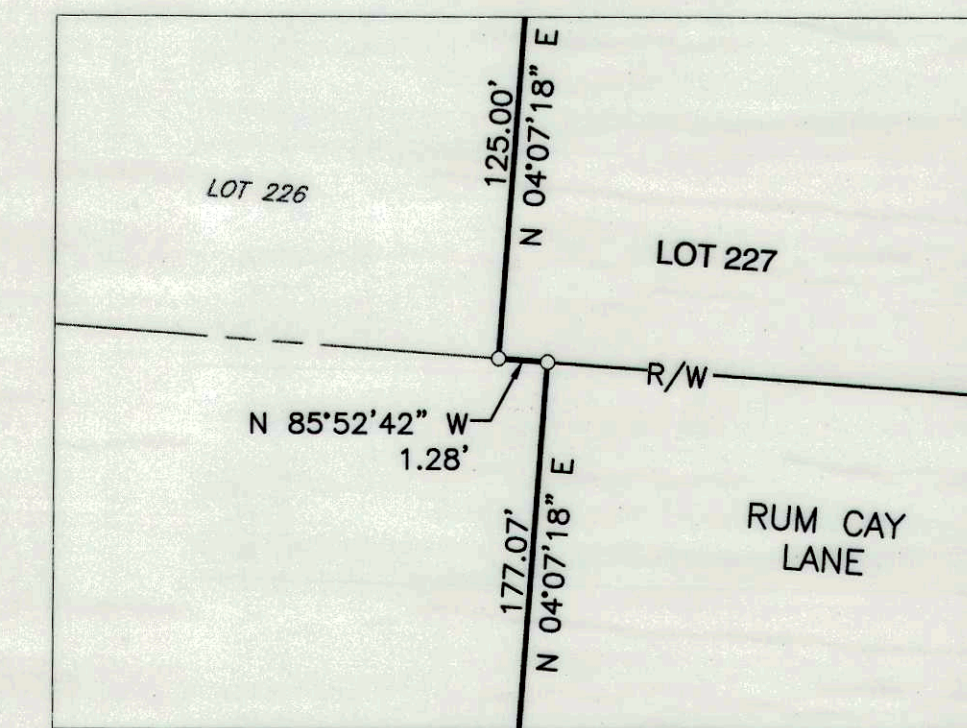
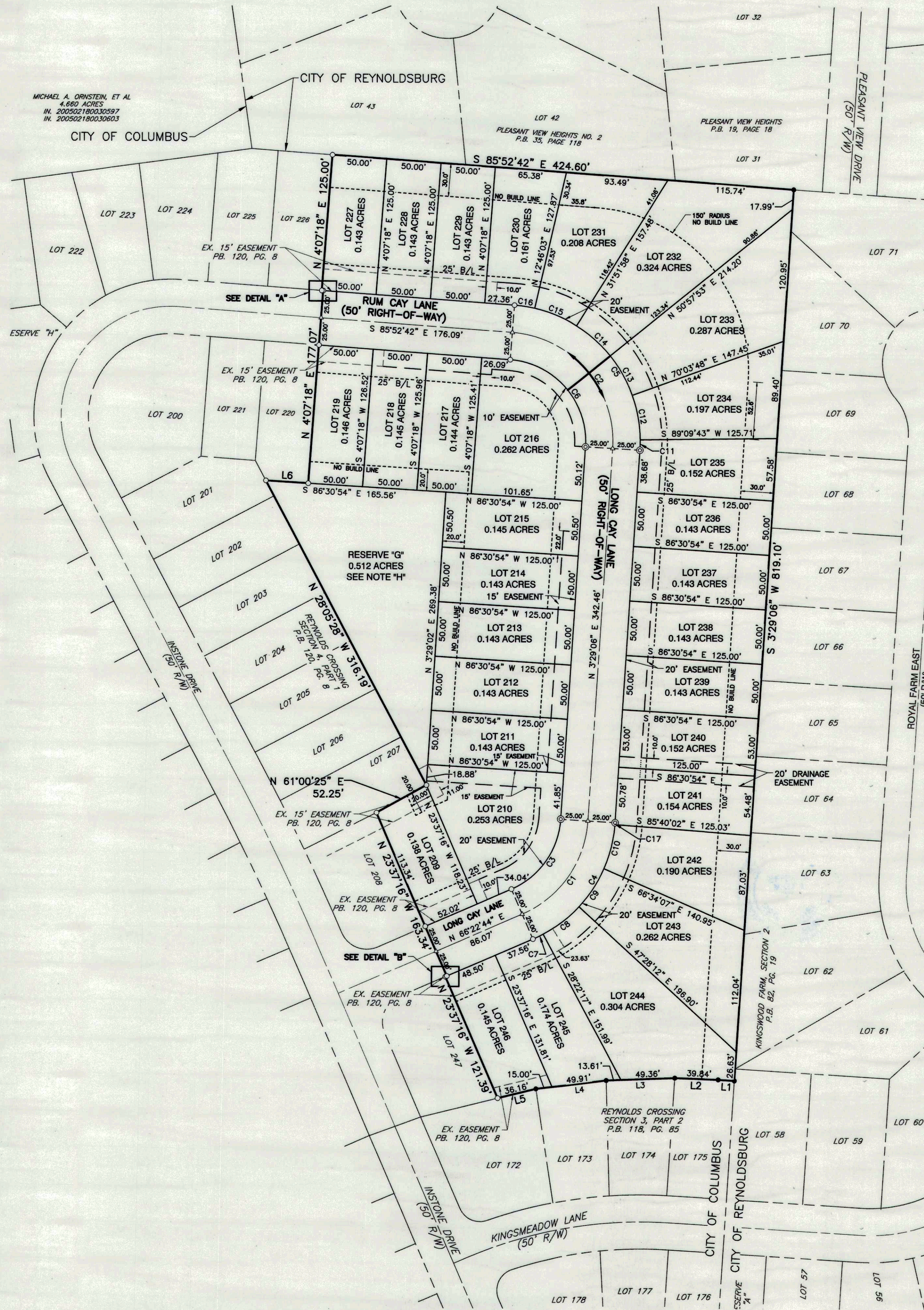
TOTAL ACREAGE	7.032 ACRES
ACREAGE IN R/W	0.899 ACRES
ACREAGE IN RESERVES	0.512 ACRES
ACREAGE IN REMAINING LOTS	5.621 ACRES

NOTE "G": 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 OR RECORDING EASEMENT INFORMATION ABOUT REYNOLDS CROSSING SECTION 4 PART 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 "H" - RESERVE "G": AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE REYNOLDS CROSSING SUBDIVISIONS FOR THE PURPOSE OPEN SPACE.

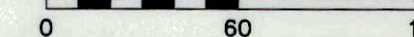
LINE #	DIRECTION	LENGTH
L1	N 86°30'54" W	14.85'
L2	N 88°04'05" W	39.84'
L3	S 87°55'25" W	62.98'
L4	S 82°56'15" W	64.90'
L5	S 76°09'50" W	36.16'
L6	S 86°30'54" E	38.91'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	62°53'39"	109.77'	104.34'	S 34°55'55" W
C2	100.00'	89°21'48"	155.97'	140.63'	S 41°11'48" E
C3	75.00'	62°53'39"	82.33'	78.26'	S 34°55'55" W
C4	125.00'	62°53'39"	137.21'	130.43'	N 34°55'55" E
C5	125.00'	89°21'48"	194.96'	175.79'	N 41°11'48" E
C6	75.00'	89°21'48"	116.98'	105.48'	S 41°11'48" E
C7	125.00'	4°45'01"	10.36'	10.36'	N 64°00'14" E
C8	125.00'	19°05'55"	41.67'	41.47'	N 52°04'46" E
C9	125.00'	19°05'55"	41.67'	41.47'	N 32°58'51" E
C10	125.00'	19°05'55"	41.67'	41.47'	N 13°52'56" E
C11	125.00'	4°19'23"	9.43'	9.43'	N 01°19'24" E
C12	125.00'	19°05'55"	41.67'	41.47'	N 10°23'15" W
C13	125.00'	19°05'55"	41.67'	41.47'	N 29°29'10" W
C14	125.00'	19°05'55"	41.67'	41.47'	N 48°35'05" W
C15	125.00'	19°05'55"	41.67'	41.47'	N 67°40'59" W
C16	125.00'	8°38'45"	18.86'	18.84'	N 81°33'20" W
C17	125.00'	0°50'52"	1.85'	1.85'	N 03°54'32" E



NORTH

SCALE IN FEET



Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638
www.cecinc.com

**REYNOLDS CROSSING
SECTION 4 PART 2**

Situate In
**CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO**

Made For
**PULTE HOMES OF OHIO, LLC
REYNOLDS CROSSING
CITY OF COLUMBUS**

DATE:	AUGUST 2016	SCALE:	1" = 60'	DRAWING NO.:	
DRAWN BY:	MJA	CHECKED BY:	MAS	PLAT	SHEET 2 OF 2
PROJECT NO.:	143-764	APPROVED BY:	JAM		

A:\2014\143-764-Submittal\Drawings\143-764-Submittal-PLAT-01.dwg (2) (5/28/2016 2:10 PM) - User: jw/10/2016 2:10 PM