

WOODLANDS AT CENTRAL COLLEGE SECTION 3

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 202509290109639

NOTE "A" - 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 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 "B": No determination has been made by the Department of Building and Zoning, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the final plat of Woodlands at Central College Section 3 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, Woodlands at Central College Section 3 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0201K for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Woodlands at Central College Section 3 show a design that would prohibit all of the lots in Woodlands at Central College Section 3 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1857-2025, passed August 13, 2025 (Z25-023). This ordinance, and any 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 subdivision. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "F" - ACREAGE BREAKDOWN:
Total acreage: 7.488 Ac.
Acreage in Reserve "K" (private right-of-way): 0.960 Ac.
Acreage in Reserves: 0.567 Ac.
Acreage in lots: 5.961 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Woodlands at Central College Section 3 is out of the following Franklin County Parcel Number:
600-303206 7.488 Ac.

NOTE "H" - RESERVES "H", "I" AND "J": Reserves "H", "I" and "J", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Woodlands at Central College subdivisions for the purpose of open space and storm water management.

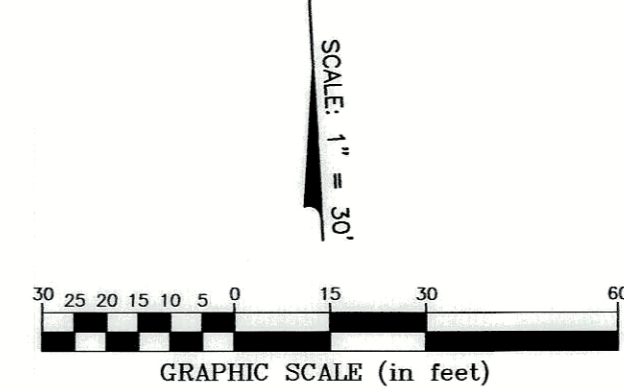
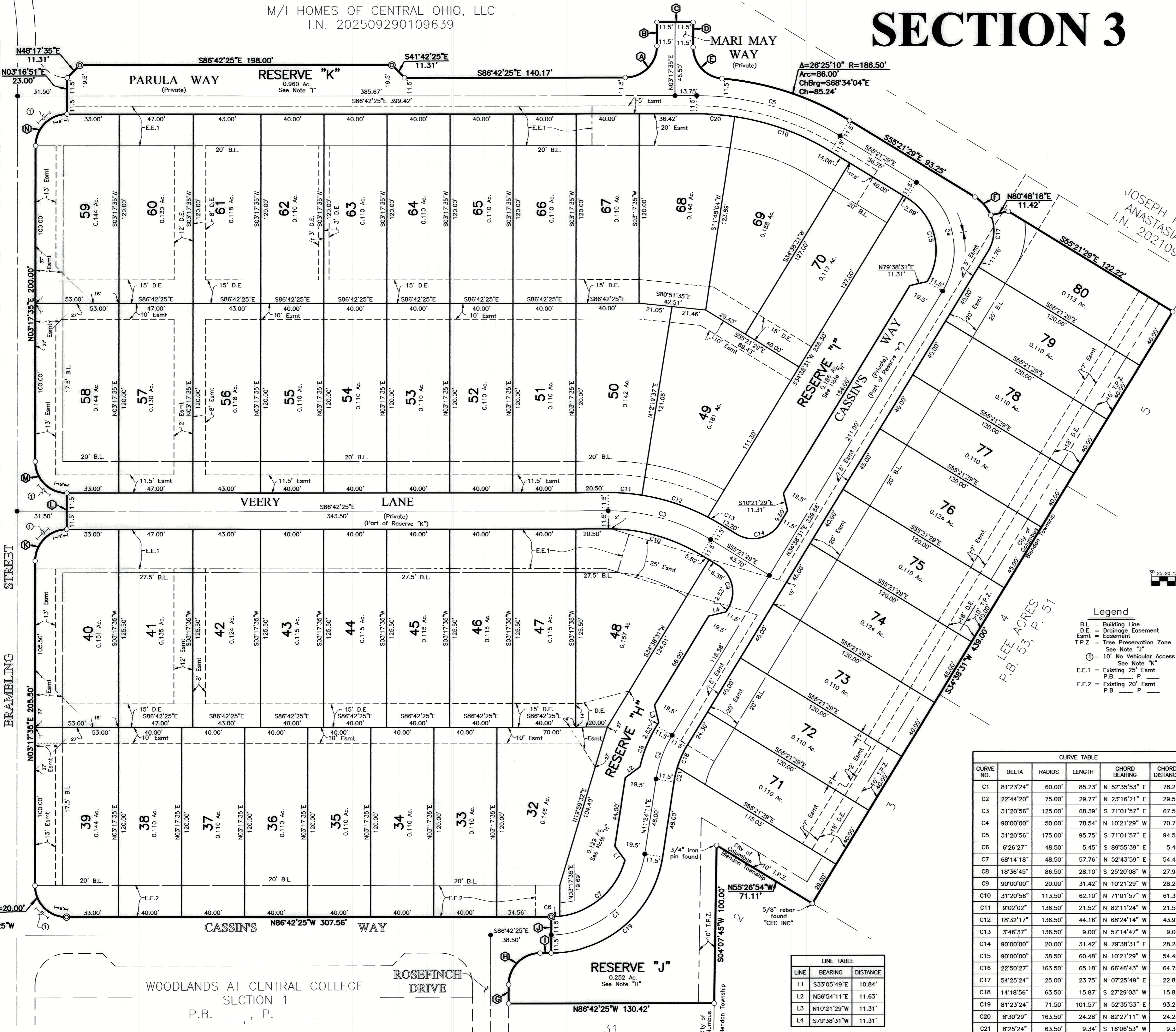
NOTE "I" - RESERVE "K": Reserve "K", as designated and delineated hereon, shall be owned and maintained by the master association. The drives constructed within said Reserve "K" will be private drives which will be owned and maintained by said association. Until such time as said association is formed and funded, the developer will be responsible for the maintenance of said Reserve "K". Said drives will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said drives.

NOTE "J" - TREE PRESERVATION ZONE (TPZ): Within the areas designated hereon that contain existing trees, no work shall be performed or structures placed within the tree preservation zone which would damage any of the trees that are 6" or greater in diameter at breast-height therein; except that the zone may be disturbed to the extent necessary for the installation and maintenance of underground utilities, pedestrian trails and pedestrian bridges and necessary drainage structures. Any fences placed within tree preservation zone shall be split rail fences and may include mesh backing. Any part of the zone so disturbed shall be restored as nearly as practicable to the original condition.

NOTE "K" - VEHICULAR ACCESS: No vehicular access (10 foot wide, centered on the curb ramp) as shown on the approved engineering plans and/or as constructed in the field.

NOTE "L": 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 Woodlands at Central College Section 3 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.

JOSEPH PAPWORTH AND ANASTASIA PAPWORTH
I.N. 202109160165592



- Legend**
- B.L. = Building Line
 - D.E. = Drainage Easement
 - Esmt = Easement
 - T.P.Z. = Tree Preservation Zone
 - See Note "J"
 - 10' No Vehicular Access
 - See Note "K"
 - E.E.1 = Existing 25' Esmt
 - P.B. = P.
 - E.E.2 = Existing 20' Esmt
 - P.B. = P.

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	81°23'24"	60.00'	85.23'	N 52°35'53" E	78.24'
C2	22°44'20"	75.00'	29.77'	N 23°16'21" E	29.57'
C3	31°20'56"	125.00'	68.39'	S 71°01'57" E	67.54'
C4	90°00'00"	50.00'	78.54'	N 10°21'29" W	70.71'
C5	31°20'56"	175.00'	95.75'	S 71°01'57" E	94.56'
C6	6°26'27"	48.50'	5.45'	S 89°55'39" E	5.45'
C7	68°14'18"	48.50'	57.76'	N 52°43'59" E	54.41'
C8	18°36'45"	86.50'	28.10'	S 25°20'08" W	27.98'
C9	90°00'00"	20.00'	31.42'	N 10°21'29" W	28.28'
C10	31°20'56"	113.50'	62.10'	N 71°01'57" W	61.33'
C11	9°02'02"	136.50'	21.52'	N 82°11'24" W	21.50'
C12	18°32'17"	136.50'	44.16'	N 68°24'14" W	43.97'
C13	3°46'37"	136.50'	9.00'	N 57°14'47" W	9.00'
C14	90°00'00"	20.00'	31.42'	N 79°38'31" E	28.28'
C15	90°00'00"	38.50'	60.48'	N 10°21'29" W	54.45'
C16	22°50'27"	163.50'	65.18'	N 66°46'43" W	64.75'
C17	54°25'24"	25.00'	23.75'	N 07°25'49" E	22.86'
C18	14°18'56"	63.50'	15.87'	S 27°29'03" W	15.82'
C19	81°23'24"	71.50'	101.57'	N 52°35'53" E	93.24'
C20	8°30'29"	163.50'	24.28'	N 82°27'11" W	24.26'
C21	8°25'24"	63.50'	9.34'	S 16°06'53" W	9.33'

LINE	BEARING	DISTANCE
L1	S33°05'49"E	10.84'
L2	N56°54'11"E	11.63'
L3	N10°21'29"W	11.31'
L4	S79°38'31"W	11.31'

- A = 90°00'00" R=20.00'
Arc=31.42'
ChBrg=N48°17'35"E
Ch=28.28'
- B N03°17'35"E
15.00'
- C S86°42'25"E
23.00'
- D S03°17'35"W
15.76'
- E Δ=85°04'14" R=20.00'
Arc=29.70'
ChBrg=S39°14'32"E
Ch=27.04'
- F Δ=35°34'36" R=25.00'
Arc=15.52'
ChBrg=S37°34'11"E
Ch=15.28'
- G N03°17'35"E
11.91'
- H Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=N48°17'35"E
Ch=28.28'
- I Δ=85°42'25"E
7.00'
- J N03°17'35"E
23.00'
- K Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=N48°17'35"E
Ch=28.28'
- L N03°17'35"E
23.00'
- M Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=N41°42'25"W
Ch=28.28'
- N Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=N48°17'35"E
Ch=28.28'

- Line Type Legend**
- Existing Property Line
 - Existing R/W Line
 - Existing R/W Centerline
 - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - Easement Line

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