

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 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 "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 Lansdowne Farms Section 1 Part 2 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, part of Reserve "D" is within Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined) the remainder of Lansdowne Farms Section 1 Part 2 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Numbers 39049C0363K and 39049C0364K for Franklin County, Ohio and incorporated areas, both with an effective date of June 17, 2008. The base flood elevation for this site is 758.9 feet.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Lansdowne Farms Section 1 Part 2 show a design that would prohibit all of the lots in Lansdowne Farms Section 1 Part 2 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 3125-2023, passed November 22, 2023 (Z21-100A). 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 property. 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:	41.024 Ac.
Acreage in right-of-way	5.893 Ac.
Acreage in Reserves:	21.643 Ac.
Acreage in lots:	13.488 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Lansdowne Farms Section 1 Part 2 is out of the following Franklin County Parcel Number:

430-271267	5.056 Ac.
430-271269	7.728 Ac.
430-327790	28.240 Ac.

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	90°00'00"	125.00'	196.35'	N 49°02'15" E
C2	90°00'00"	125.00'	196.35'	S 40°57'45" E
C3	21°17'03"	870.00'	323.19'	S 83°23'44" W
C4	23°05'19"	870.00'	350.58'	S 61°12'33" W
C5	44°22'21"	870.00'	673.77'	S 71°51'04" W
C6	96°50'14"	125.00'	211.27'	N 65°39'55" W
C7	17°35'30"	1175.00'	360.77'	S 57°07'13" W
C8	1°54'37"	150.00'	5.00'	N 85°00'27" W
C9	15°32'51"	150.00'	40.70'	N 76°16'43" W
C10	17°03'38"	150.00'	44.66'	N 59°58'29" W
C11	55°28'55"	150.00'	145.25'	N 23°42'12" W
C12	42°01'29"	150.00'	110.02'	N 25°02'59" E
C13	17°01'32"	150.00'	44.57'	N 54°34'30" E
C14	15°29'01"	150.00'	40.54'	N 70°49'47" E
C15	15°27'58"	150.00'	40.49'	N 86°18'16" E
C16	90°00'00"	20.00'	31.42'	S 49°02'15" W
C17	90°00'00"	20.00'	31.42'	N 40°57'45" W
C18	90°00'00"	100.00'	157.08'	N 49°02'15" E
C19	90°00'00"	100.00'	157.08'	N 40°57'45" W
C20	90°00'00"	20.00'	31.42'	S 40°57'45" E
C21	90°00'00"	20.00'	31.42'	S 49°02'15" W
C22	90°00'00"	20.00'	31.42'	S 40°57'45" E
C23	90°00'00"	20.00'	31.42'	S 49°02'15" W
C24	92°25'53"	20.00'	32.26'	S 42°10'42" E
C25	4°11'37"	845.00'	61.85'	S 89°30'33" W
C26	4°08'13"	845.00'	61.01'	S 85°20'38" W
C27	4°08'13"	845.00'	61.01'	S 81°12'25" W
C28	4°08'13"	845.00'	61.01'	S 77°04'11" W
C29	4°08'13"	845.00'	61.01'	S 72°55'58" W
C30	4°08'13"	845.00'	61.01'	S 68°47'44" W
C31	4°08'13"	845.00'	61.01'	S 64°39'31" W
C32	4°08'13"	845.00'	61.01'	S 60°31'18" W
C33	4°09'15"	845.00'	61.27'	S 56°22'33" W
C34	4°20'26"	845.00'	64.02'	S 52°07'43" W
C35	3°23'36"	895.00'	53.01'	S 51°21'42" W
C36	3°27'27"	895.00'	54.01'	S 54°47'13" W
C37	3°27'27"	895.00'	54.01'	S 58°14'40" W
C38	3°27'27"	895.00'	54.01'	S 61°42'07" W
C39	3°23'34"	895.00'	53.00'	S 65°07'37" W
C40	3°06'40"	895.00'	48.60'	S 68°22'44" W

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C41	87°10'52"	20.00'	30.43'	S 26°20'38" W
C42	96°50'14"	100.00'	169.01'	N 65°39'55" W
C43	2°44'26"	1150.00'	55.01'	S 64°32'45" W
C44	2°44'26"	1150.00'	55.01'	S 61°48'20" W
C45	2°44'26"	1150.00'	55.01'	S 59°03'54" W
C46	2°44'26"	1150.00'	55.01'	S 56°19'28" W
C47	2°44'26"	1150.00'	55.01'	S 53°35'02" W
C48	2°52'07"	1150.00'	57.58'	S 50°46'47" W
C49	17°35'29"	1200.00'	368.43'	S 57°07'14" W
C50	96°50'14"	150.00'	253.52'	N 65°39'55" W
C51	87°10'52"	20.00'	30.43'	N 60°50'14" W
C52	3°05'57"	895.00'	48.41'	S 77°07'19" W
C53	3°06'51"	895.00'	48.65'	S 80°13'43" W
C54	3°30'24"	895.00'	54.78'	S 83°32'21" W
C55	3°27'01"	895.00'	53.89'	S 87°01'04" W
C56	3°06'09"	895.00'	48.46'	N 89°42'21" W
C57	87°48'28"	20.00'	30.65'	S 47°56'29" W
C58	23°06'09"	835.00'	336.69'	S 38°25'10" W
C59	14°22'43"	90.00'	22.59'	S 58°20'42" E
C60	76°37'17"	90.00'	120.36'	S 12°50'42" E
C61	5°50'14"	90.00'	9.17'	S 28°23'04" W
C62	18°03'08"	1140.00'	359.18'	S 40°19'45" W
C63	23°24'36"	179.00'	73.14'	N 73°59'23" W
C64	66°19'39"	29.00'	33.57'	N 29°07'16" W
C65	23°24'36"	139.00'	56.79'	N 73°59'23" W
C66	89°30'43"	41.00'	64.05'	S 40°42'07" E
C67	22°57'55"	356.92'	143.06'	N 74°28'48" W
C68	12°24'27"	394.36'	85.40'	N 69°12'04" W
C69	0°08'47"	23690.28'	60.52'	N 75°28'41" W
C70	22°12'06"	278.81'	108.03'	N 86°39'07" W
C71	14°49'33"	400.60'	103.66'	S 89°39'37" W
C72	60°14'25"	160.97'	169.24'	S 66°57'11" W
C73	22°03'32"	100.00'	38.50'	N 30°46'49" W
C74	67°26'34"	160.00'	188.34'	N 75°31'52" W
C75	29°30'10"	384.93'	198.21'	S 55°59'47" W
C76	16°57'43"	538.89'	159.53'	S 49°43'33" W
C77	77°10'28"	91.50'	123.24'	N 83°12'21" W
C78	37°39'54"	89.86'	59.07'	N 63°27'04" W
C79	90°00'00"	125.00'	196.35'	N 49°02'15" E

LANSDOWNE FARMS SECTION 1 PART 2

NOTE "H" - RESERVES: Reserves, 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 Lansdowne Farms subdivision for the purpose of open space and storm water management.

NOTE "I": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "J" - STREAM CORRIDOR PROTECTION ZONE: The natural drainage-way known as "Coble Bowman Creek" and designated as a "Stream Corridor Protection Zone" was classified as Waters of the United States by the U.S. Army Corps of Engineers, Huntington District. Such natural drainage-ways are regulated as Waters of the United States under the Clean Water Act. Sections 401 and 404 of the Clean Water Act require that no impact including filling, relocation, bank shaping, or additional culverting of the Waters of the United States can occur without prior authorization from the U.S. Army Corps of Engineers and Ohio Environmental Protection Agency.

NOTE "K": 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 Lansdowne Farms Section 1 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.

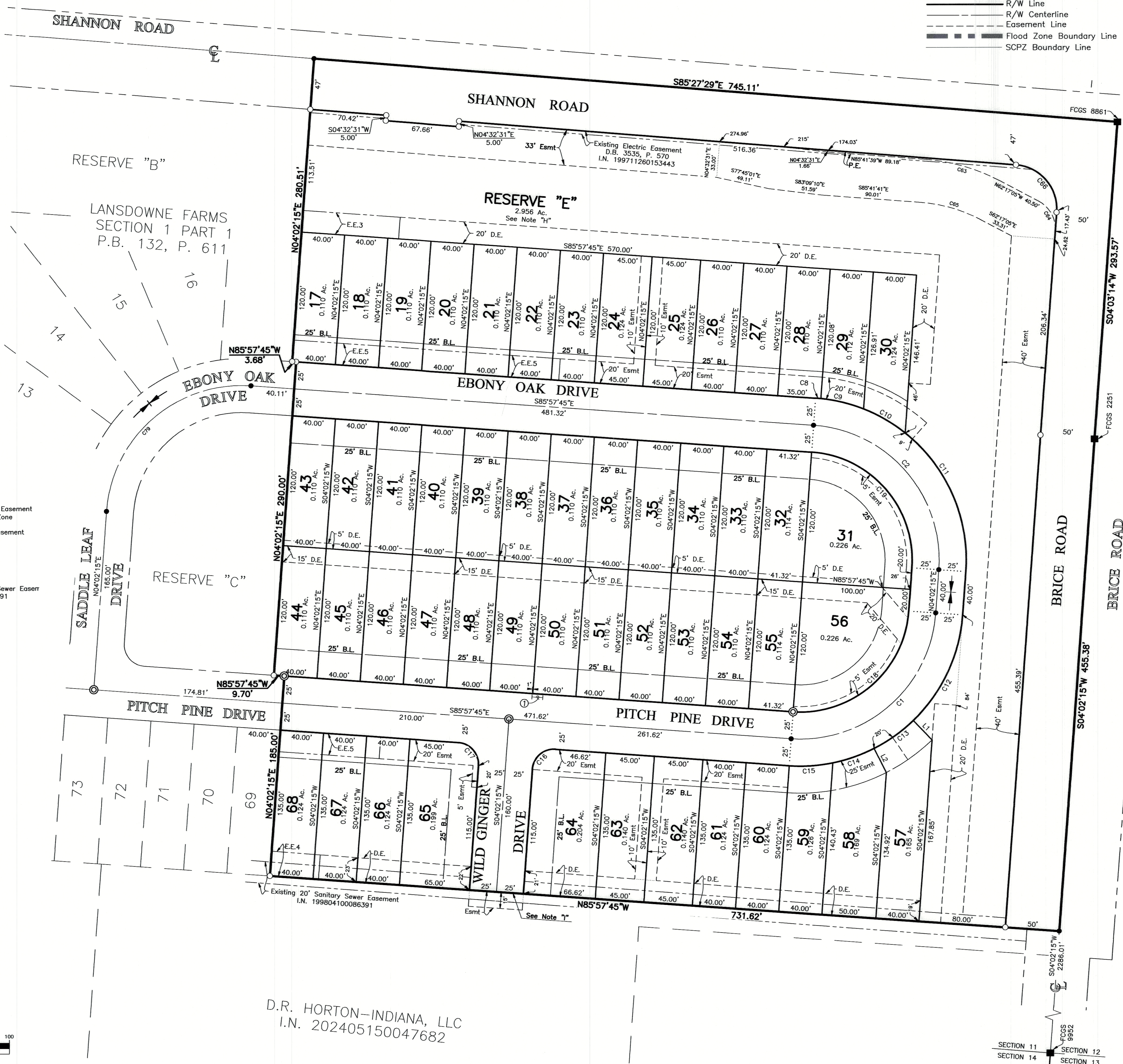
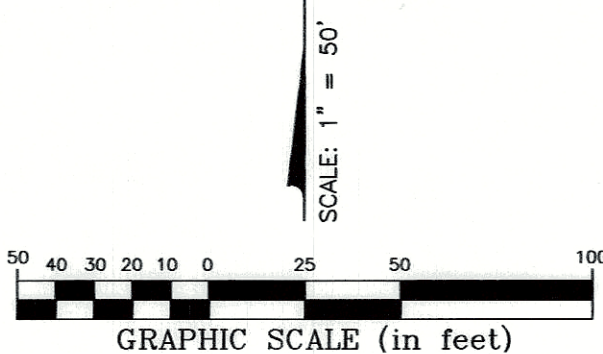
NOTE "L" - PATH EASEMENT: An easement is hereby reserved in and over areas designated hereon as "Path Easement" for constructing/installing and maintaining an asphalt path. The asphalt path will be maintained by the Lansdowne Farms home owners association.

NOTE "M" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - GRAY BIRCH DRIVE and WATER AVEN DRIVE: The City of Columbus, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the westerly terminus of Gray Birch Drive and Water Aven Drive on that parcel owned by D.R. Horton-Indiana, LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Columbus.

NOTE "N" - 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.

Legend
B.L. = Building Line
Esmt = Easement
D.E. = Drainage Easement
P.E. = Path Easement
See Note "L"
S.C.P.E. = Stormwater Control Practice Easement
S.C.P.Z. = Stream Corridor Protection Zone
See Note "J"
T.V.T.E. = Temporary Vehicle Turnaround Easement
See Note "M"
① = 10' No Vehicular Access
See Note "N"

E.E.1 = Existing 15' D.E.
P.B. 132, P. 611
E.E.2 = Existing 20' Sanitary Sewer Easement
I.N. 199804100086391
E.E.3 = Existing 20' D.E.
P.B. 132, P. 611
E.E.4 = Existing D.E.
P.B. 132, P. 611
E.E.5 = Existing 20' Esmt
P.B. 132, P. 611
E.E.6 = Existing 75' Esmt
P.B. 132, P. 611
E.E.7 = Existing 20' S.C.P.E.
P.B. 132, P. 611
E.E.8 = Existing 50' Esmt
P.B. 132, P. 611
E.E.9 = Existing 25' Esmt
P.B. 132, P. 611



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
Flood Zone Boundary Line
SCPZ Boundary Line

D.R. HORTON-INDIANA, LLC
I.N. 202405150047682

SECTION 11
SECTION 14
SECTION 12
SECTION 13