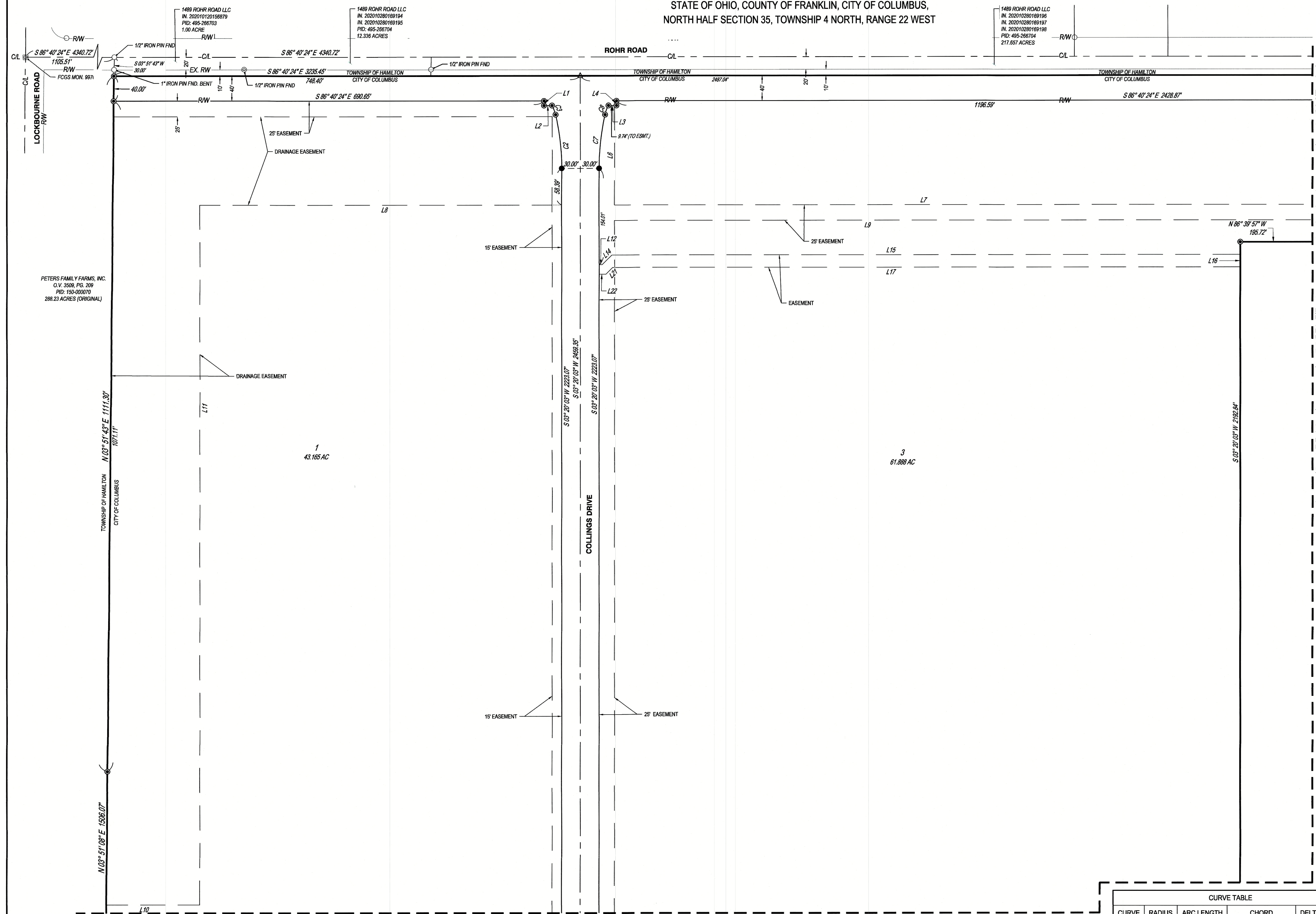
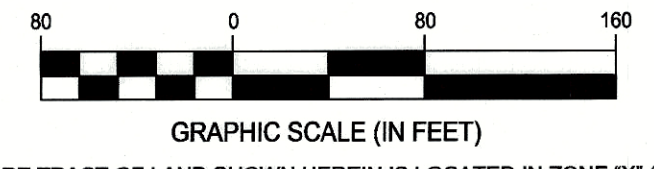


1489 ROHR
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
NORTH HALF SECTION 35, TOWNSHIP 4 NORTH, RANGE 22 WEST



NOTE "A": THE 228.695 ACRE TRACT OF LAND SHOWN HEREIN 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 No. 39049C0429K AND 39049C0427K

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 "ROHR ROAD" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE	228.695 ACRES
ACREAGE IN RAW	6.708 ACRES
ACREAGE IN ROHR ROAD	3.010 ACRES
ACREAGE IN COLLINGS DRIVE	3.698 ACRES
ACREAGE IN REMAINING LOTS	221.987 ACRES
ACREAGE IN PID: 495-266704	12.121 ACRES
ACREAGE IN PID: 495-266703	0.853 ACRES
ACREAGE IN PID: 495-266702	215.730 ACRES

1489 ROHR ROAD IS ALL OUT OF FRANKLIN COUNTY PARCEL NUMBER: 495-266702, 495-266703 & 495-266704
228.695 ACRES

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 "1489 ROHR" 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 #3084-2019 (Z19-008) PASSED ON JANUARY 8, 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": TREE PROTECTION: WITHIN THE PUBLIC RIGHT OF WAY 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 "H": 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.

PETERS FAMILY FARMS, INC.
C.V. 3509, PGS. 209
PID: 150-00070
288.23 ACRES (ORIGINAL)

TOWNSHIP OF HAMILTON
CITY OF COLUMBUS
N 03° 51' 43" E 1111.30'
107.11'

1
43.165 AC

3
61.888 AC

SEE SHEET 6

Line Table		
Line #	Direction	Length
L1	S03° 20' 03"W	7.38'
L2	S86° 39' 57"E	12.87'
L3	N86° 39' 57"W	12.87'
L4	N03° 20' 03"E	7.40'
L6	N03° 20' 03"E	158.97'
L7	S86° 39' 57"E	2472.04'
L8	N86° 39' 57"W	432.22'
L9	S86° 39' 57"E	2014.48'
L10	N86° 39' 57"W	150.07'
L11	N03° 20' 03"E	1117.94'
L12	S86° 39' 57"E	4.89'
L14	N48° 20' 03"E	22.08'
L15	S86° 39' 57"E	1008.50'
L16	S03° 20' 03"W	19.99'
L17	N86° 39' 57"W	1007.27'
L21	S48° 20' 03"W	15.03'
L22	N86° 39' 57"W	11.10'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C2	386.50'	86.61'	S3° 05' 07"E, 86.42'	12° 50' 19"
C3	56.50'	15.78'	S17° 30' 11"E, 15.72'	15° 59' 50"
C7	386.50'	86.61'	N9° 45' 12"E, 86.42'	12° 50' 19"
C8	56.50'	15.77'	N24° 10' 17"E, 15.72'	15° 59' 50"

- 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
 - MAG NAIL FOUND

SEE SHEET 4

1489 ROHR

CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SCALE: 1"=80' DATE: 07/15/2021

DESIGN:	N/A	JOB NO.:	758468
DRAWN:	ADB	SHEET NO.:	3 OF 6
CHECKED:	ALB		

CESO
WWW.CESOINC.COM