THE COURTYARDS ON CUBBAGE, SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS, BEING PART OF THAT 5.969 ACRE TRACT OF LAND, PART OF THAT 1.004 ACRE TRACT OF LAND, PART OF THAT 3.002 ACRE TRACT OF LAND, PART OF THAT 16.602 ACRE TRACT OF LAND CONVEYED, AND PART OF THAT 3.457 ACRE TRACT OF LAND CONVEYED TO ARROYO CAP V-2, LLC OF RECORD IN INSTRUMENT NUMBER 202512080140742, AND ALL OF THE REMAINDER OF THAT 30.657 ORIGINAL ACRE TRACT OF LAND CONVEYED TO EARL T. YEAGER AND STEPHANIE YEAGER, OF RECORD IN OFFICAL RECORD 2553, PAGE J05, ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED JEFFERY B. BROUELETTE, PRESIDENT OF ARROYO CAPITAL V, LLC, SOLE MEMBER OF ARROYO CAP V-2, LLC, AND EARL T. YEAGER AND STEPHANIE YEAGER, OWNERS OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "THE COURTYARDS ON CUBBAGE, SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 31-74, 96-108 INCLUSIVE, RESERVE "A", RESERVE "B", RESERVE "C", RESERVE "D", RESERVE "E", RESERVE "F", RESERVE "G" AND RESERVE "H", AND DOES HEREBY ACCEPT THIS PLAT.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.) AND "EMERGENCY ACCESS EASEMENT" (E.A. ESMT), FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED HEREON AS "PRIVATE UTILITY EASEMENT" (PU ESMT.) FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER RUNOFF DRAINAGE FACILITIES AND MAIN LINE WATERLINE FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE COURTYARDS ON CUBBAGE HOMEOWNERS ASSOCIATION. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF COLUMBUS AND THE CITY OF COLUMBUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

WITHIN THOSE AREAS DESIGNATED AS "EMERGENCY ACCESS EASEMENT" (EA. ESMT.) ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF EMERGENCY SERVICES INGRESS/EGRESS ONLY.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN AN ORIGINAL 16.602 ACRE TRACT OF LAND OWNED BY TO ARROYO CAP V-2, LLC OF RECORD IN INSTRUMENT NUMBER 202512080140742, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, JEFFERY B. BROUELETTE, PRESIDENT OF ARROYO CAPITAL V, LLC, SOLE MEMBER OF ARROYO CAP V-2, LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 30th DAY OF March, 2026

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

ARROYO CAP V-2, LLC
BY: ARROYO CAPITAL V, LLC
ITS SOLE MEMBER

BY: _____ WITNESS

BY: _____ JEFFERY B. BROUELETTE
PRESIDENT

_____ WITNESS

STATE OF CALIFORNIA
COUNTY OF ORANGE ss:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFFERY B. BROUELETTE, PRESIDENT OF ARROYO CAPITAL V, LLC, SOLE MEMBER OF ARROYO CAP V-2, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID ARROYO CAP V-2, LLC, FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 30th DAY OF March, 2026, NOTARY PUBLIC WITH SEAL

A. COTE MACDOUGHAN
Notary Public - California
Orange County
Commission # 2510331
My Comm. Expires Jan 21, 2029

MY COMMISSION EXPIRES Jan 21, 2029. _____
NOTARY PUBLIC STATE OF CALIFORNIA

IN WITNESS WHEREOF, EARL T. YEAGER AND STEPHANIE YEAGER HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 25th DAY OF March, 2026

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: STEPHANIE YEAGER

BY: _____ WITNESS TO Earl Yeager

BY: EARL T. YEAGER

_____ WITNESS TO Earl Yeager

THIS 1st day of May, 2026
Signed and Acknowledged
in the presence of:
_____ WITNESS TO STEPHANIE YEAGER
_____ WITNESS TO STEPHANIE YEAGER

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED EARL T. YEAGER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 25th DAY OF March 2026, NOTARY PUBLIC WITH SEAL

DONNA ELAINE KOBELLA
Notary Public
State of Ohio
My Comm. Expires
April 13, 2030

MY COMMISSION EXPIRES 4/13/30. _____

APPROVED THIS 13TH DAY OF April 20 26 _____
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS, OHIO

APPROVED THIS 14TH DAY OF April 20 26 _____
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS, OHIO

APPROVED THIS 15th DAY OF April 20 26 _____
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, _____, BY ORDINANCE No. _____ PASSED _____ WHEREIN THE PLAT OF THE COURTYARDS ON CUBBAGE SECTION 1 IS ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS, OHIO.

IN WITNESS THERE I HAVE HEREUNTO SET MY HAND
AND AFFIXED MY SEAL THIS

_____ DAY OF _____, _____ _____
CITY CLERK, COLUMBUS, OHIO

TRANSFERRED THIS _____ DAY OF _____, _____ _____
AUDITOR, FRANKLIN COUNTY, OHIO

_____
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, ____ _____
RECORDER, FRANKLIN COUNTY, OHIO

AT _____, FEE _____

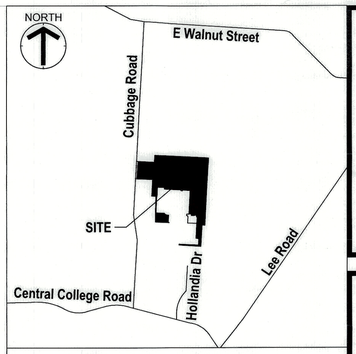
AT _____, FEE _____ _____
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE No. _____

PLAT BOOK _____, PAGE _____

STATE OF OHIO
COUNTY OF FRANKLIN:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEPHANIE YEAGER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES EXPRESSED THEREIN.
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 1st DAY OF May, 2026, NOTARY PUBLIC WITH SEAL
MY COMMISSION EXPIRES 4/13/2030

DONNA ELAINE KOBELLA
Notary Public
State of Ohio
My Comm. Expires
April 13, 2030



VICINITY MAP - NOT TO SCALE

PLAT NOTES: PLAT NOTES ARE LOCATED ON PAGE 4 OF 9.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE CENTERLINE OF CUBBAGE ROAD (C.R. 188), BEING SOUTH 03° 43' 35" WEST, BETWEEN FCGS 5310 AND FCGS 5309, AS SHOWN ON THE CENTERLINE SURVEY PLAT PREPARED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

3/23/26

MATTHEW ACKROYD, P.S. DATE:
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

The Courtyards on Cubbage, Section 1
State of Ohio, County of Franklin, City of Columbus,
Quarter Township 1, Township 2, Range 17, United States Military Lands

Revisions / Submissions

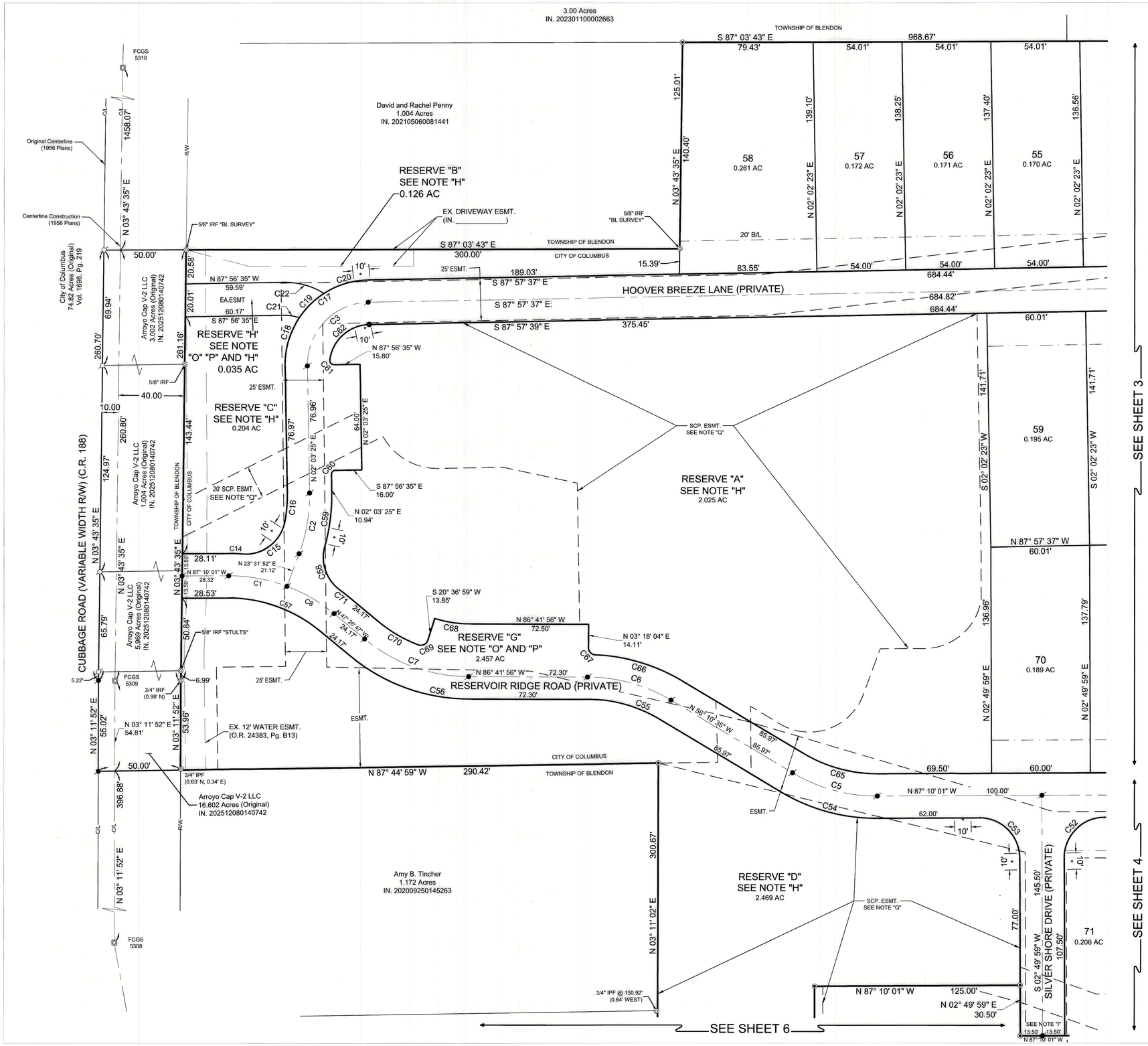
ID	Description	Date

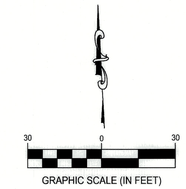
© 2026 CESO, INC.

Project Number:	765392
Scale:	N/A
Drawn By:	JRC
Checked By:	ALB
Date:	3/3/2026
Issue:	N/A

Drawing Title:
PLAT

26640-00001





SURVEY LEGEND

- 5/8" Iron Pin Set w/cap CESO, Inc
- Monument Found as Described
- Monument Box Found as Described
- Stone Found
- PK Nail/Mag Nail Found
- PK Nail/Mag Nail Set
- Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO, Inc Cap)

B/L - Building Line

*SEE SHEET 7 AND 8 FOR EASEMENT LOCATIONS

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

The Courtyards on Cubbage, Section 1
State of Ohio, County of Franklin, City of Columbus,
Quarter Township 1, Township 2, Range 17, United States Military Lands

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© 2026 CESO, INC.

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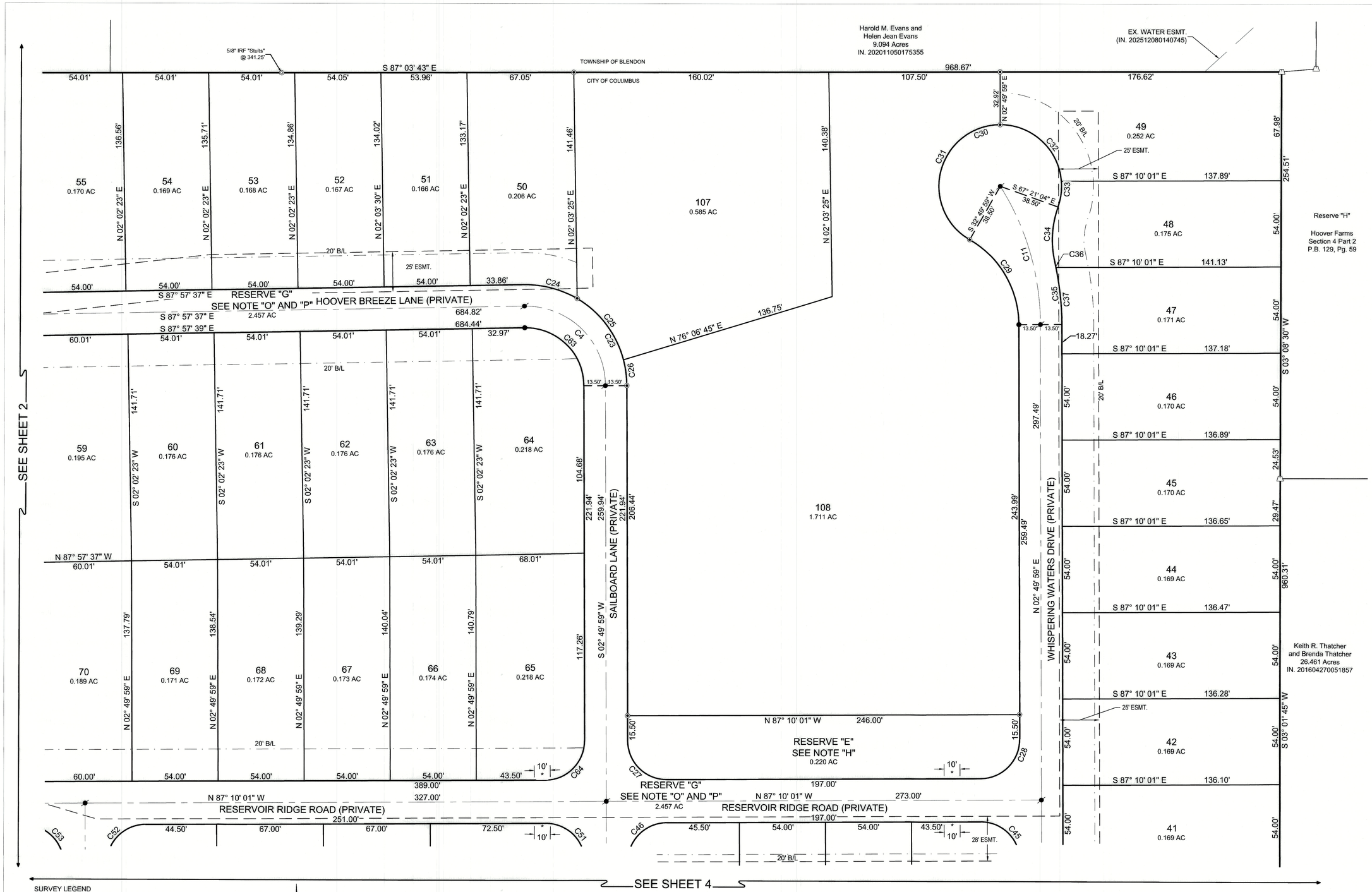

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Monument Found as Described
- ▣ - Monument Box Found as Described
- - Stone Found
- - PK Nail/Mag Nail Found
- - PK Nail/Mag Nail Set
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO, Inc Cap)
- B/L - Building Line

*SEE SHEET 7 AND 8 FOR EASEMENT LOCATIONS

30 0 30
GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
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The Courtyards on Cubbage, Section 1

State of Ohio, County of Franklin, City of Columbus,
Quarter Township 1, Township 2, Range 17, United States Military Lands

Revisions / Submissions

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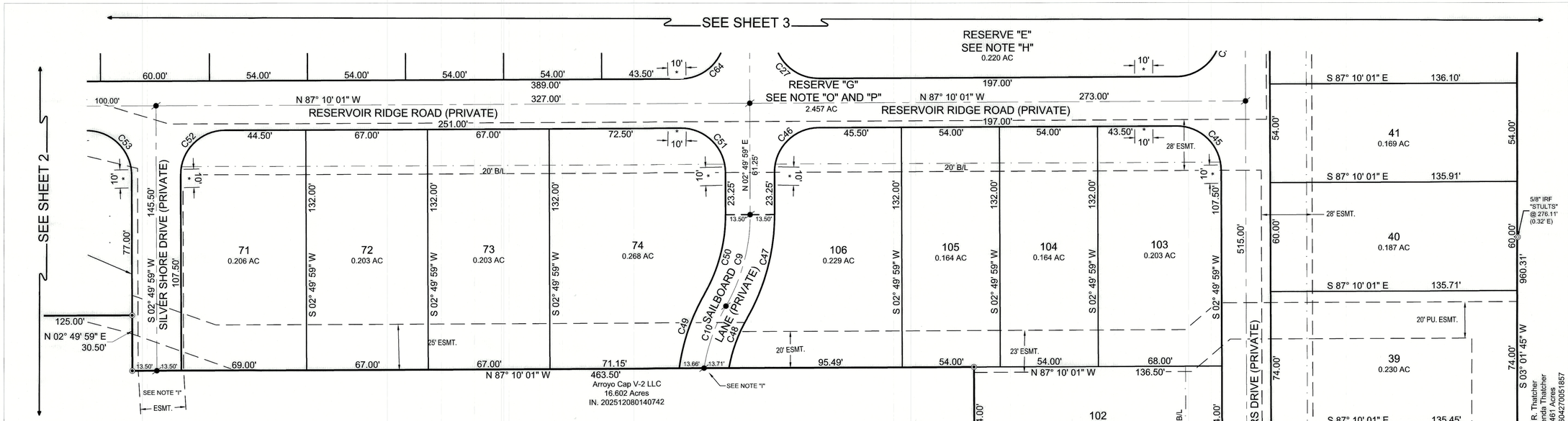


NOTE "A": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008), THE PROJECT AREA HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 39049C0201K.

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 "THE COURTYARDS ON CUBBAGE, SECTION 1" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

ACREAGE IN REMAINING LOTS	12.577 ACRES
ACREAGE IN RESERVES	8.818 ACRES
TOTAL ACREAGE	21.394 ACRES
INCLUDES:	
ACREAGE (PID: 600-347113)	5.900 ACRES
ACREAGE (PID: 600-345004)	0.862 ACRES
ACREAGE (PID: 600-318729)	2.918 ACRES
ACREAGE (PID: 600-347114)	0.798 ACRES
ACREAGE (PID: 600-318728)	8.620 ACRES
ACREAGE (PID: 600-318726)	2.296 ACRES
TOTAL:	21.394 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 "THE COURTYARDS ON CUBBAGE, SECTION 1" 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 1485-2025 PASSED ON JULY 11, 2025. 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 "THE COURTYARDS ON CUBBAGE, SECTION 1", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "THE COURTYARDS ON CUBBAGE, SECTION 1", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": RESERVE "A", RESERVE "B", RESERVE "C", RESERVE "D", RESERVE "E", RESERVE "F" AND RESERVE "H" AS DESIGNATED AND DELINEATED HEREON ARE TO BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE COURTYARDS ON CUBBAGE FOR THE PURPOSE OF OPEN SPACE, RECREATION AND STORM WATER CONTROL AND MAINTENANCE. CONSTRUCTION OF UTILITIES AND/OR STORMWATER FACILITIES SHALL BE PERMITTED IN SAID RESERVES. ALL OF RESERVE "D" IS TO BE DESIGNATED AS A STORMWATER CONTROL PRACTICE (SCP) EASEMENT.

NOTE "I": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AMD DEDICATED BY PLAT OR DEED. THIS NOTE IS USED WHERE RIGHT-OF-WAY STOPS AT THE PERIMETER OF THE SUBDIVISIONS PROPERTY LINE AND THE ADJACENT PROPERTY HAS NOT DEVELOPED AND/OR DEDICATED RIGHT-OF-WAY

NOTE: NO VEHICULAR ACCESS (10' WIDE, CENTERED ON THE CURB RAMP) AS SHOWN ON APPROVED ENGINEERING PLANS AND AS CONSTRUCTED IN THE FIELD

NOTE "J" - PUBLIC TREE IMPACT NOTE: ANY WORK ON OR WITHIN THE CRITICAL ROOT ZONE OF A PUBLIC TREE IS CONSIDERED AN IMPACT TO THE PUBLIC TREE. A PUBLIC TREE PLAN AND PERMIT FROM COLUMBUS RECREATION & PARKS FORESTRY IS REQUIRED FOR ANY PLAN WITH PUBLIC TREES IN THE WORK LIMITS. THE PUBLIC TREE PLAN SHALL DENOTE ALL PUBLIC TREES IN THE PROJECT'S WORK LIMITS. TREE INFORMATION SHALL CONFORM TO THE COLUMBUS TREE TECHNICAL MANUAL REQUIREMENTS AND BE PROVIDED BY A NATURAL RESOURCE PROFESSIONAL. FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING FORESTRY FOR THE COST OF ANY AND ALL DAMAGE TO PUBLIC TREES.

NOTE "K" - PUBLIC TREE PROTECTION NOTE

ALL PUBLIC TREES AND THE GROUND IN THE CRITICAL ROOT ZONE, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PROTECTED UNLESS A PERMIT TO REMOVE IS GIVEN BY COLUMBUS RECREATION & PARKS (CRPD) FORESTRY. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE CRITICAL ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD FORESTRY AT FORESTRY@COLUMBUS.GOV BEFORE WORK BEGINS. TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION. CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, FUEL, EQUIPMENT, OR VEHICLES ARE NOT TO BE STOCKPILED, STORED, DUMPED, OR PARKED WITHIN THE CRITICAL ROOT ZONE OF PUBLIC TREES. ALL TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE CRPD TREE TECHNICAL MANUAL. IF THERE IS A QUESTION REGARDING TREE PROTECTION NEEDS, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY SECTION AT FORESTRY@COLUMBUS.GOV.

NOTE "L" - FORESTRY PERMIT NOTE

ANY WORK ON OR WITHIN THE CRITICAL ROOT ZONE OF A PUBLIC TREE REQUIRES A FORESTRY PERMIT. ALL APPLICABLE FEES MUST BE PAID PRIOR TO PERMIT ISSUANCE. REFER TO THE CRPD TREE TECHNICAL MANUAL FOR TREE REMOVAL, PRUNING, PROTECTION, AND MITIGATION STANDARDS.

NOTE "M" - OAK WILT NOTE

TO PREVENT THE SPREAD OF OAK WILT, A FUNGAL DISEASE, OAK TREES SHALL ONLY BE PRUNED FROM NOVEMBER 1 TO MARCH 1.

NOTE "N" - PUBLIC TREE REMOVAL AND MITIGATION NOTE

NO PUBLIC TREE REMOVAL SHALL BE ATTEMPTED BY CONSTRUCTION PERSONNEL OR EQUIPMENT, ONLY UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL GROUND TO 18 INCHES; IF THE REMOVED TREE IS WITHIN 36" OF A PROTECTED TREE THE STUMP SHALL ONLY BE GROUND TO 2" DEPTH. ALL WOOD DEBRIS ON CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR BY THE END OF EACH WORK DAY. TREES APPROVED FOR REMOVAL BY CRPD FORESTRY SHALL BE MITIGATED IN ACCORDANCE WITH THE COLUMBUS TREE TECHNICAL MANUAL AND COLUMBUS CITY CODES CHAPTER 912.

NOTE "O": WITHIN SAID RESERVE "G" AND RESERVE "H", A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF COLUMBUS AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVE "G" AND RESERVE "H".

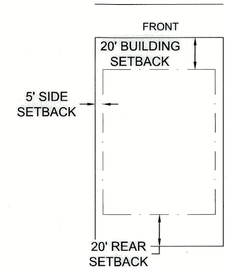
NOTE "P": RESERVE "G" AND RESERVE "H", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE "THE COURTYARDS ON CUBBAGE" SUBDIVISION. THE COURT, DRIVE, AND LANE CONSTRUCTED WITHIN SAID RESERVE "G" AND RESERVE "H" WILL BE PRIVATE STREETS. THESE STREETS WILL NOT BE DEDICATED TO THE CITY OF COLUMBUS AND THE CITY OF COLUMBUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID STREETS.

NOTE "Q": AREAS DESIGNATED AS STORMWATER CONTROL PRACTICE (SCP) EASEMENTS ARE HEREBY GRANTED TO THE CITY OF COLUMBUS, OHIO, FOR THE PURPOSES OF PROVIDING EASEMENT RIGHTS IN, OVER, UNDER, ACROSS AND THROUGH THE REAL PROPERTY INCLUDING THE RIGHT OF REASONABLE ACCESS THERETO, BUT WITHOUT ANY OBLIGATION WHATSOEVER, TO ACCESS, RECONSTRUCT, REPLACE, REMOVE, REPAIR, MAINTAIN, CONTROL, AND OPERATE WATER AND SEWER DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE TILES, PIPES, DITCHES, CHANNELS, CULVERTS, SEWER UTILITY LINES, TEMPORARY SEDIMENT SETTLING PONDS AND SEDIMENT TRAPS, DETENTION AND RETENTION FACILITIES, POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, AND THEIR APPURTENANCES ("IMPROVEMENT"), FOR ACCEPTING, TRANSPORTING, DETAINING, AND RELEASING WATER COURSES.

NOTE "R": PARKING RESTRICTIONS SHALL BE INSTALLED PER CURRENT CITY POLICY ON SIGNAGE FOR PRIVATE STREETS AND ALLEYS/LANES. THE OWNER, DEVELOPER, AND/OR THE HOMEOWNERS ASSOCIATION MUST ESTABLISH AND MAINTAIN AN AGREEMENT WITH A PRIVATE TOWING COMPANY, WHICH AUTHORIZES THE COMPANY TO REMOVE/TOW ANY VEHICLES PARKED IN RESTRICTED AREAS. TOWING AGREEMENTS SHALL BE FILED ANNUALLY, UPON EXECUTION OF CONTRACT, WITH THE COLUMBUS DIVISION OF FIRE, FIRE PREVENTION BUREAU, PLANS REVIEW OFFICE. THE DEVELOPER, AND/OR HOMEOWNERS ASSOCIATION SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSE OF ENFORCEMENT OF PARKING RESTRICTIONS. ALL SIGNAGE, TOWING AGREEMENTS AND DESIGNATIONS WILL CONFORM TO THE CITY OF COLUMBUS DIVISION OF FIRE "FIRE VEHICLE ACCESS PLAN."

NOTE "S": LOT 107 AND LOT 108 BOTH INCLUSIVE, ARE IN THE SOLE OWNERSHIP OF EARL T. YEAGER AND STEPHANIE YEAGER, OF RECORD IN OFFICIAL RECORD 2553, PAGE J05. THE REMAINING PLATTED LOTS AND RESERVES ARE IN THE SOLE OWNERSHIP OF ARROYO CAP V-2, LLC OF RECORD IN INSTRUMENT NUMBER 202512080140742.

STANDARD LOT DETAIL:



SURVEY LEGEND

- 5/8" Iron Pin Set w/cap CESO, Inc
- Monument Found as Described
- Monument Box Found as Described
- Stone Found
- PK Nail/Mag Nail Found
- PK Nail/Mag Nail Set
- Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO, Inc Cap)

*SEE SHEET 7 AND 8 FOR EASEMENT LOCATIONS

30 0 30
GRAPHIC SCALE (IN FEET)

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2800 Corporate Exchange Dr., Suite 400
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Phone: 614.794.7080 Fax: 888.208.4826

The Courtyards on Cubbage, Section 1
State of Ohio, County of Franklin, City of Columbus,
Quarter Township 1, Township 2, Range 17, United States Military Lands

Revisions / Submissions

ID	Description	Date

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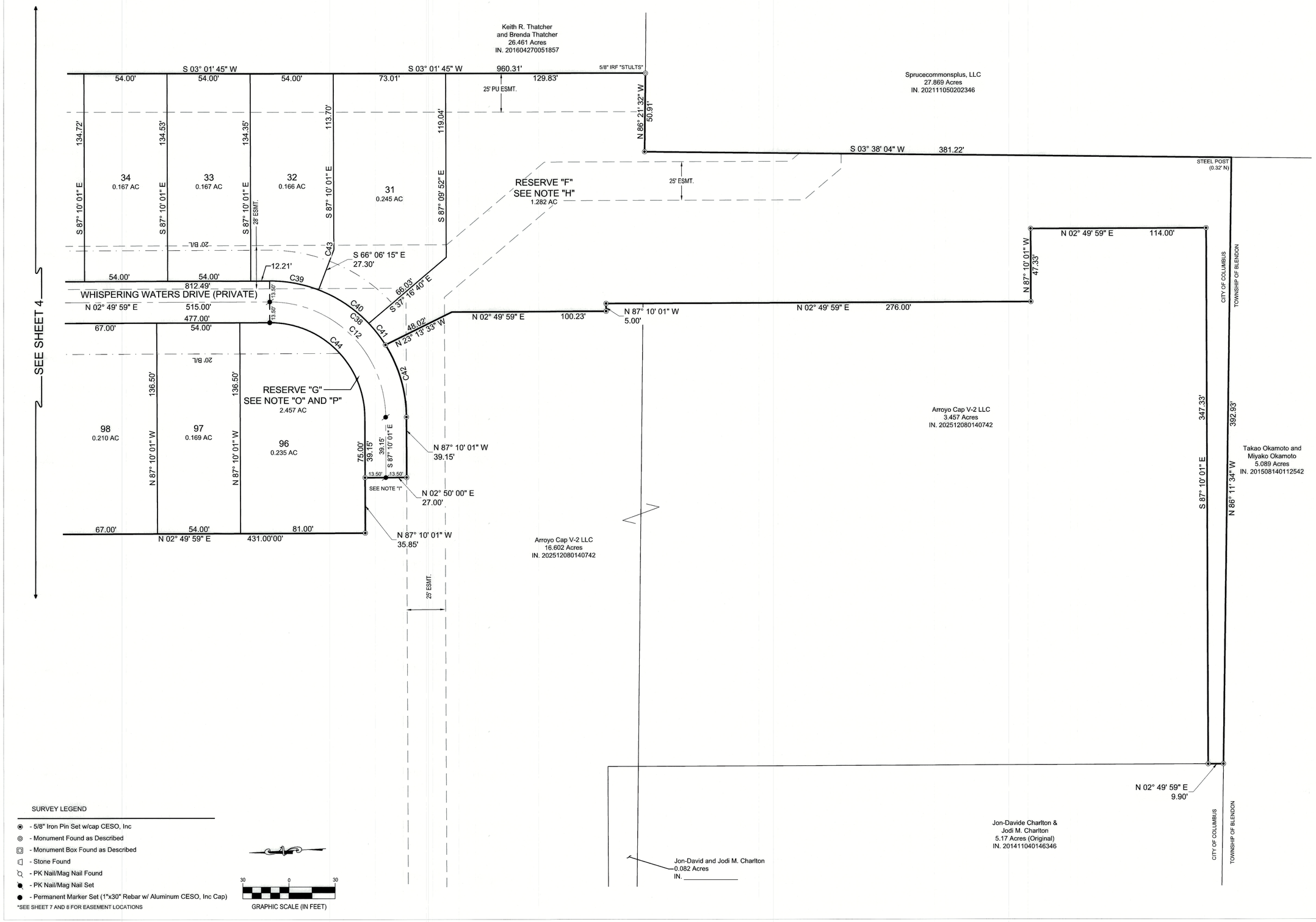
Drawn By:	JRC
Checked By:	ALB
Date:	3/3/2026
Issue:	N/A

Drawing Title:
PLAT



SURVEY LEGEND

- 5/8" Iron Pin Set w/cap CESO, Inc
- Monument Found as Described
- Monument Box Found as Described
- Stone Found
- PK Nail/Mag Nail Found
- PK Nail/Mag Nail Set
- Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO, Inc Cap)

*SEE SHEET 7 AND 8 FOR EASEMENT LOCATIONS

30 0 30

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM
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Phone: 614.794.7080 Fax: 888.208.4826

The Courtyards on Cubbage, Section 1

State of Ohio, County of Franklin, City of Columbus,
Quarter Township 1, Township 2, Range 17, United States Military Lands

Revisions / Submissions

ID	Description	Date

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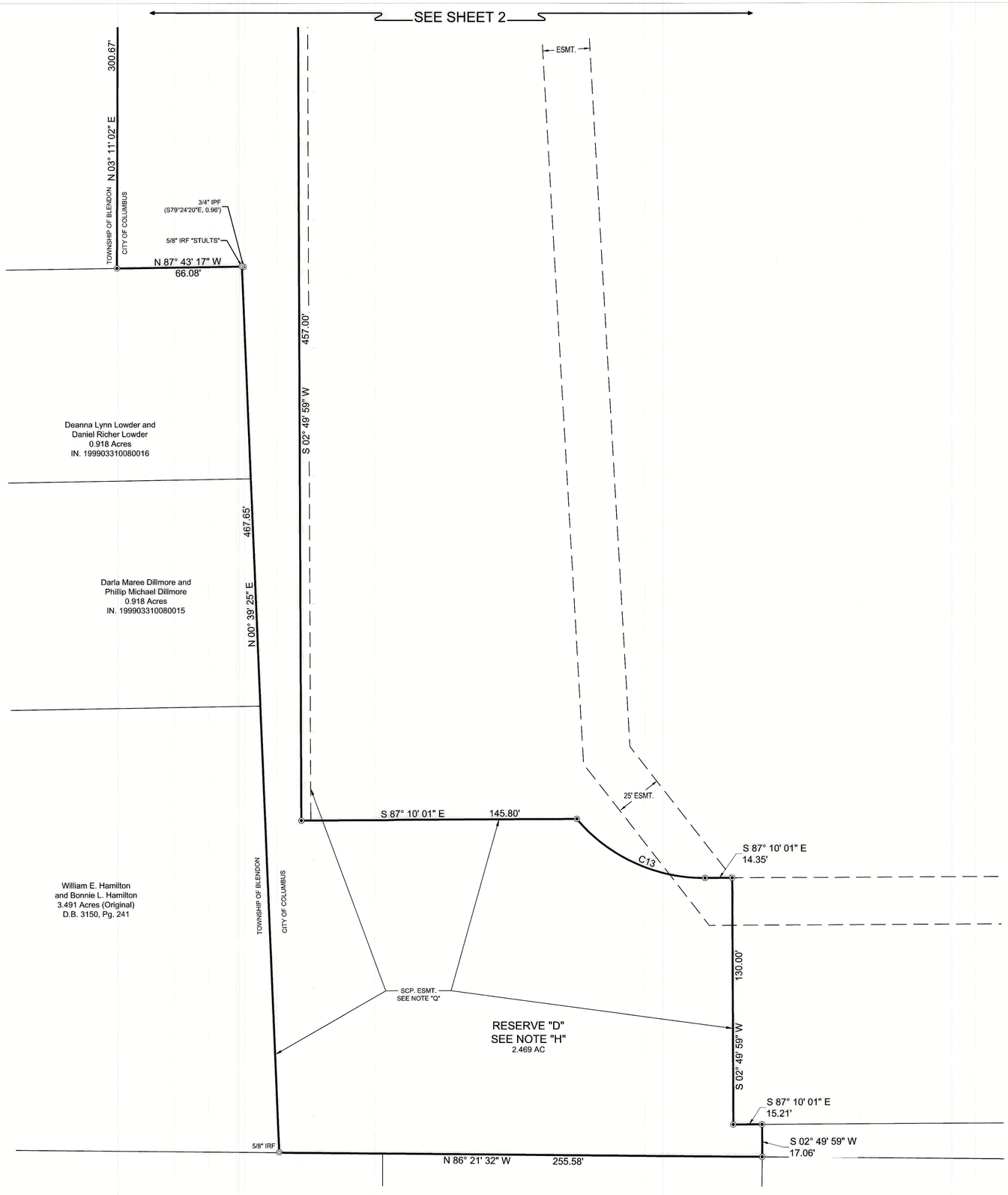
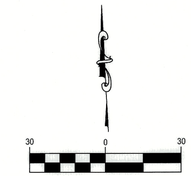
Project Number:	765392
Scale:	1" = 30'
Drawn By:	JRC
Checked By:	ALB
Date:	3/3/2026
Issue:	N/A

Drawing Title:

PLAT





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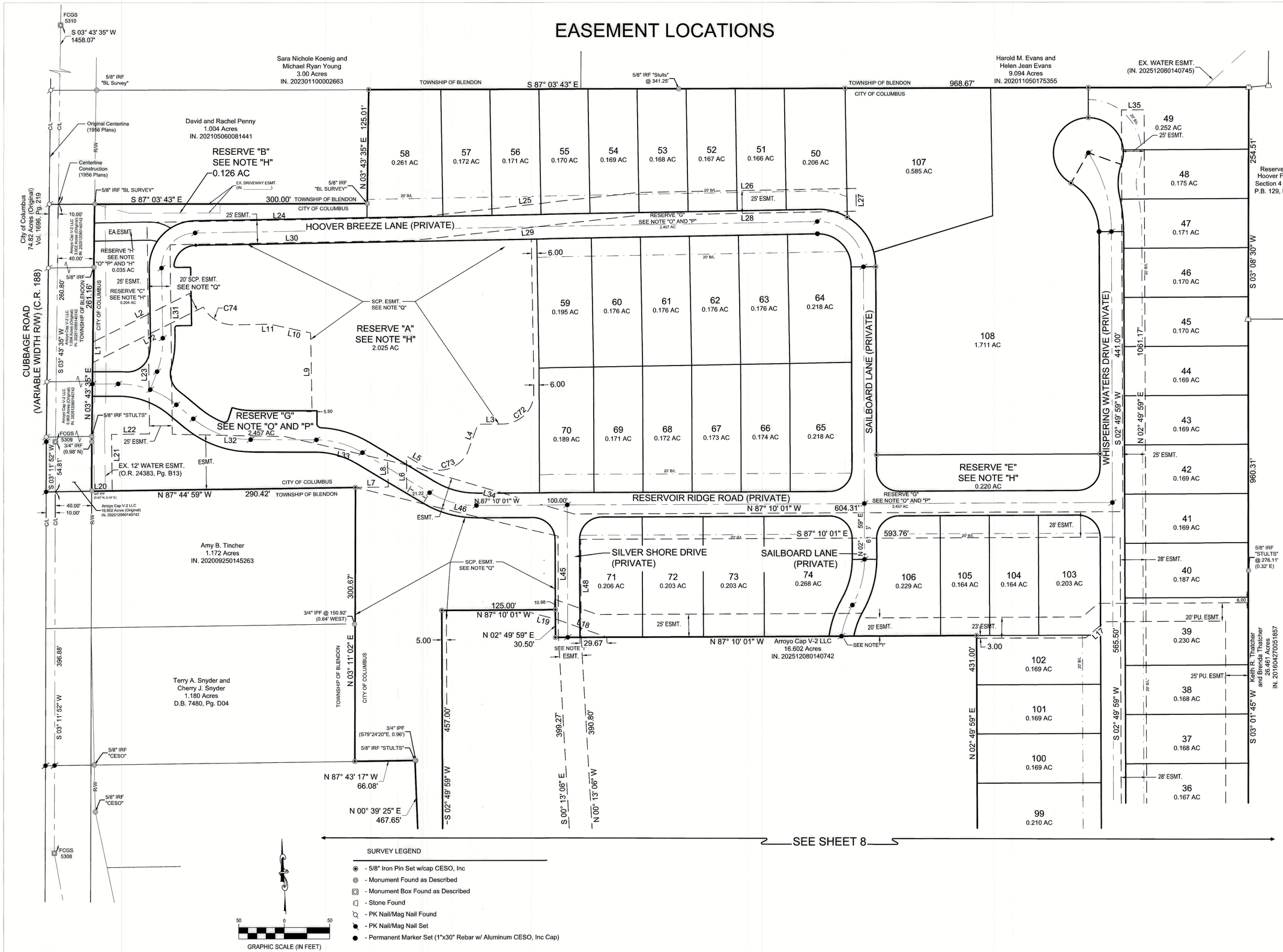

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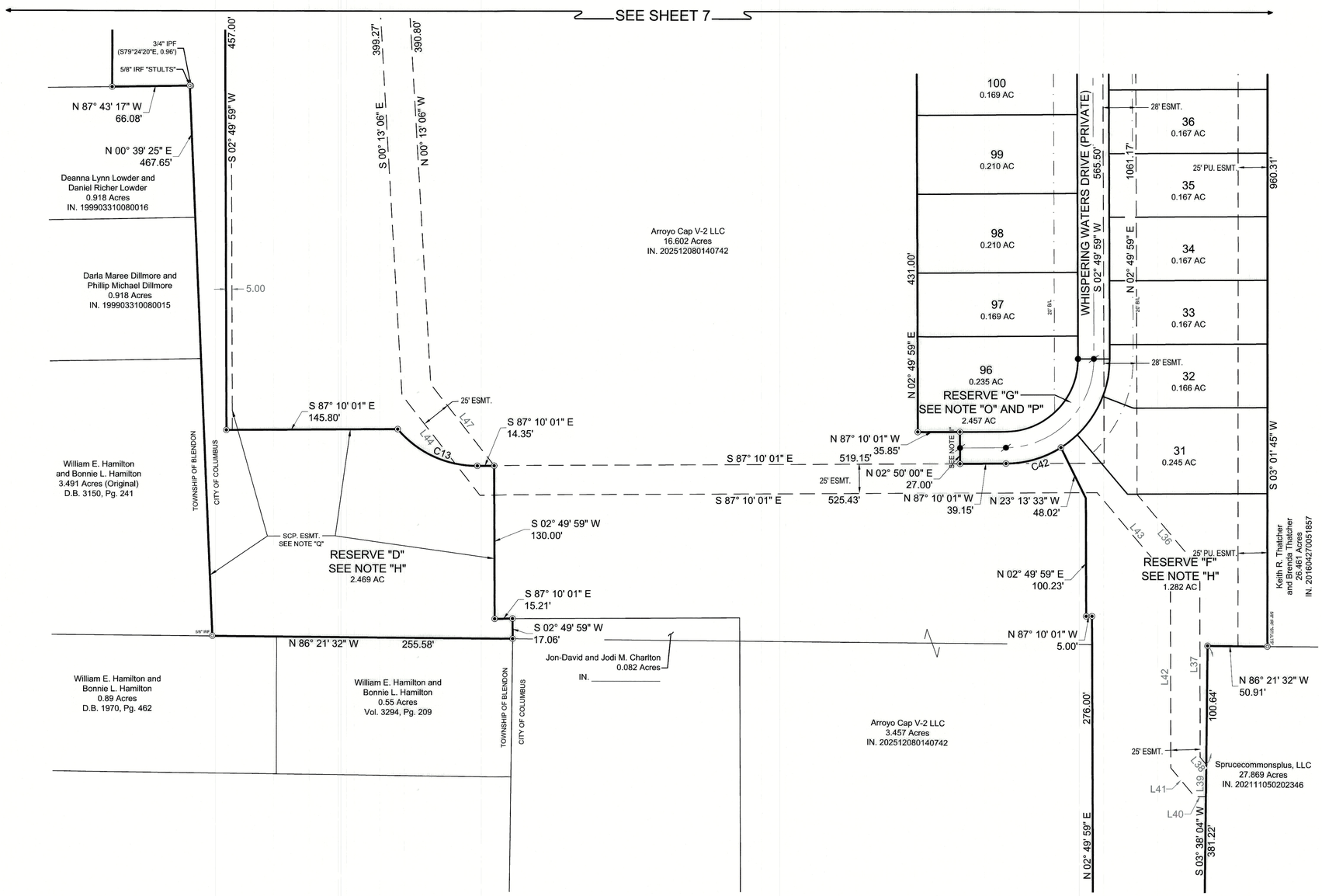
EASEMENT LOCATIONS



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PLAT

LINE AND CURVE TABLE

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	20° 41' 53"	100.00'	36.12'	S76° 49' 05"E, 35.93'
C2	21° 28' 27"	100.00'	37.48'	N12° 47' 38"E, 37.26'
C3	89° 24' 09"	38.00'	59.29'	N46° 46' 31"E, 53.46'
C4	90° 47' 05"	50.00'	79.22'	S42° 33' 33"E, 71.19'
C5	30° 59' 26"	100.00'	54.09'	N71° 40' 18"W, 53.43'
C6	30° 31' 21"	100.00'	53.27'	N71° 26' 16"W, 52.64'
C7	39° 15' 09"	100.00'	68.51'	N67° 04' 21"W, 67.18'
C8	19° 01' 21"	100.00'	33.20'	N56° 57' 27"W, 33.05'
C9	30° 07' 02"	100.00'	52.56'	N17° 53' 30"E, 51.96'
C10	20° 51' 02"	100.00'	36.39'	N22° 31' 30"E, 36.19'
C11	32° 12' 15"	162.50'	91.34'	N13° 16' 09"W, 90.14'
C12	90° 00' 00"	75.00'	117.81'	N47° 49' 59"E, 106.07'
C13	49° 54' 15"	88.50'	77.08'	S62° 12' 54"E, 74.67'
C14	4° 16' 10"	113.50'	8.46'	S85° 01' 56"E, 8.46'
C15	84° 01' 35"	24.50'	35.93'	N55° 05' 21"E, 32.80'
C16	11° 01' 09"	86.50'	16.64'	N7° 33' 59"E, 16.61'
C17	89° 58' 28"	51.50'	80.87'	N47° 03' 40"E, 72.82'
C18	34° 36' 25"	51.50'	31.11'	S19° 22' 39"W, 30.64'
C19	23° 37' 42"	51.50'	21.24'	S48° 29' 42"W, 21.09'
C20	31° 44' 21"	51.50'	28.52'	S76° 10' 43"W, 28.17'
C21	21° 23' 49"	25.00'	9.34'	N77° 14' 40"W, 9.28'
C22	32° 50' 16"	45.00'	25.79'	N71° 31' 27"W, 25.44'
C23	90° 47' 05"	63.50'	100.62'	S42° 33' 34"E, 90.42'
C24	31° 27' 50"	63.50'	34.87'	N72° 13' 11"W, 34.43'
C25	44° 40' 39"	63.50'	49.52'	N34° 08' 57"W, 48.27'
C26	14° 38' 36"	63.50'	16.23'	S4° 29' 19"E, 16.18'
C27	90° 00' 00"	24.50'	38.48'	S42° 10' 01"E, 34.65'
C28	90° 00' 00"	24.50'	38.48'	N47° 49' 59"E, 34.65'
C29	60° 00' 00"	61.50'	64.40'	N27° 10' 01"W, 61.50'
C30	259° 48' 57"	38.50'	174.58'	N72° 44' 28"E, 59.06'
C31	150° 00' 00"	38.50'	100.79'	S17° 49' 59"W, 74.38'
C32	85° 20' 40"	38.50'	57.35'	N44° 29' 41"W, 52.19'
C33	24° 28' 17"	38.50'	16.44'	N10° 24' 48"E, 16.32'
C34	32° 38' 13"	61.50'	35.03'	S6° 19' 50"W, 34.56'
C35	12° 49' 16"	176.00'	39.38'	S3° 34' 39"E, 39.30'
C36	1° 06' 32"	176.00'	3.41'	N9° 26' 01"W, 3.41'
C37	11° 42' 44"	176.00'	35.98'	N3° 01' 23"W, 35.91'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C38	90° 00' 00"	88.50'	139.02'	S47° 49' 59"W, 125.16'
C39	21° 03' 46"	88.50'	32.53'	N13° 21' 52"E, 32.35'
C40	25° 31' 10"	88.50'	39.42'	N36° 39' 20"E, 39.09'
C41	11° 31' 19"	88.50'	17.80'	N55° 10' 35"E, 17.77'
C42	31° 53' 44"	88.50'	49.27'	S76° 53' 06"W, 48.63'
C43	21° 03' 46"	2.50'	0.92'	S76° 38' 08"E, 0.91'
C44	90° 00' 00"	61.50'	96.60'	N47° 49' 59"E, 86.97'
C45	90° 00' 00"	24.50'	38.48'	N42° 10' 01"W, 34.65'
C46	90° 00' 00"	24.50'	38.48'	S47° 49' 59"W, 34.65'
C47	30° 07' 02"	113.50'	59.66'	S17° 53' 30"W, 58.98'
C48	19° 23' 18"	86.50'	29.27'	S23° 15' 22"W, 29.13'
C49	21° 57' 39"	113.50'	43.50'	S21° 58' 12"W, 43.24'
C50	30° 07' 02"	86.50'	45.47'	N17° 53' 30"E, 44.95'
C51	90° 00' 00"	24.50'	38.48'	N42° 10' 01"W, 34.65'
C52	90° 00' 00"	24.50'	38.48'	S47° 49' 59"W, 34.65'
C53	90° 00' 00"	24.50'	38.48'	N42° 10' 01"W, 34.65'
C54	30° 59' 26"	113.50'	61.39'	N71° 40' 18"W, 60.64'
C55	30° 31' 21"	86.50'	46.08'	N71° 26' 16"W, 45.54'
C56	39° 15' 09"	113.50'	77.76'	N67° 04' 21"W, 76.25'
C57	39° 43' 14"	86.50'	59.97'	N67° 18' 24"W, 58.77'
C58	69° 22' 15"	24.50'	29.66'	N16° 00' 51"W, 27.88'
C59	16° 36' 52"	113.50'	32.91'	N10° 21' 51"E, 32.80'
C60	90° 00' 00"	2.50'	3.93'	N47° 03' 25"E, 3.54'
C61	97° 53' 35"	2.50'	4.27'	N39° 00' 44"W, 3.77'
C62	82° 09' 13"	24.50'	35.13'	N50° 58' 17"E, 32.20'
C63	90° 47' 05"	36.50'	57.83'	S42° 33' 33"E, 51.97'
C64	90° 00' 00"	24.50'	38.48'	S47° 49' 59"W, 34.65'
C65	30° 59' 26"	86.50'	46.79'	N71° 40' 18"W, 46.22'
C66	28° 05' 38"	113.50'	55.65'	N70° 13' 24"W, 55.10'
C67	87° 34' 17"	4.50'	6.88'	N40° 29' 05"W, 6.23'
C68	17° 59' 15"	68.00'	21.35'	N77° 57' 17"W, 21.26'
C69	93° 29' 42"	4.50'	7.34'	S67° 21' 50"W, 6.56'
C70	18° 26' 32"	86.50'	27.84'	N56° 40' 03"W, 27.72'
C71	3° 15' 11"	113.50'	6.44'	N49° 04' 22"W, 6.44'
C73	100° 34' 21"	35.00'	61.44'	S73° 32' 14"W, 53.85'
C74	61° 42' 58"	38.00'	40.93'	N57° 05' 06"W, 38.98'

LINE TABLE		
Line #	Direction	Length
L1	N03° 43' 35"E	22.50'
L2	N66° 27' 51"E	120.75'
L4	S23° 15' 03"W	29.37'
L5	N56° 10' 35"W	20.76'
L6	S02° 33' 54"W	40.94'
L7	S87° 44' 59"E	36.14'
L8	N01° 06' 26"E	37.21'
L9	N02° 03' 25"E	85.41'
L10	N74° 53' 17"W	46.06'
L11	N87° 56' 35"W	39.31'
L12	S66° 27' 51"W	136.06'
L17	N52° 38' 48"E	27.45'
L18	S67° 30' 50"E	60.18'
L20	N87° 44' 59"W	22.67'
L21	S02° 15' 01"W	62.07'
L22	N87° 39' 21"W	41.98'
L23	S02° 21' 29"W	232.15'
L24	N87° 57' 37"W	292.12'
L25	S86° 46' 27"W	250.63'
L26	N87° 57' 37"W	239.00'
L27	N02° 02' 23"E	25.00'
L28	S87° 57' 37"E	237.85'
L29	N86° 46' 27"E	250.63'
L30	S87° 57' 37"E	268.41'
L31	N02° 21' 29"E	207.97'
L32	N85° 45' 47"W	123.95'
L33	N73° 52' 34"W	137.48'
L34	N70° 31' 27"W	191.91'
L35	N87° 10' 01"W	25.00'
L36	N37° 04' 27"W	82.79'
L37	N02° 53' 23"E	159.64'
L38	N37° 04' 27"W	8.10'
L39	N03° 38' 04"E	27.12'
L40	S87° 03' 43"E	9.55'
L41	S37° 04' 27"E	31.61'
L42	S02° 53' 23"W	159.64'
L43	S37° 04' 27"E	96.78'
L44	S34° 53' 27"E	108.08'
L45	S02° 51' 27"W	109.92'
L46	S73° 21' 17"E	229.37'
L47	N34° 53' 27"W	88.01'
L48	N02° 51' 27"E	105.64'

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