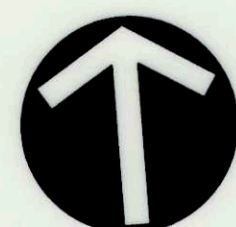
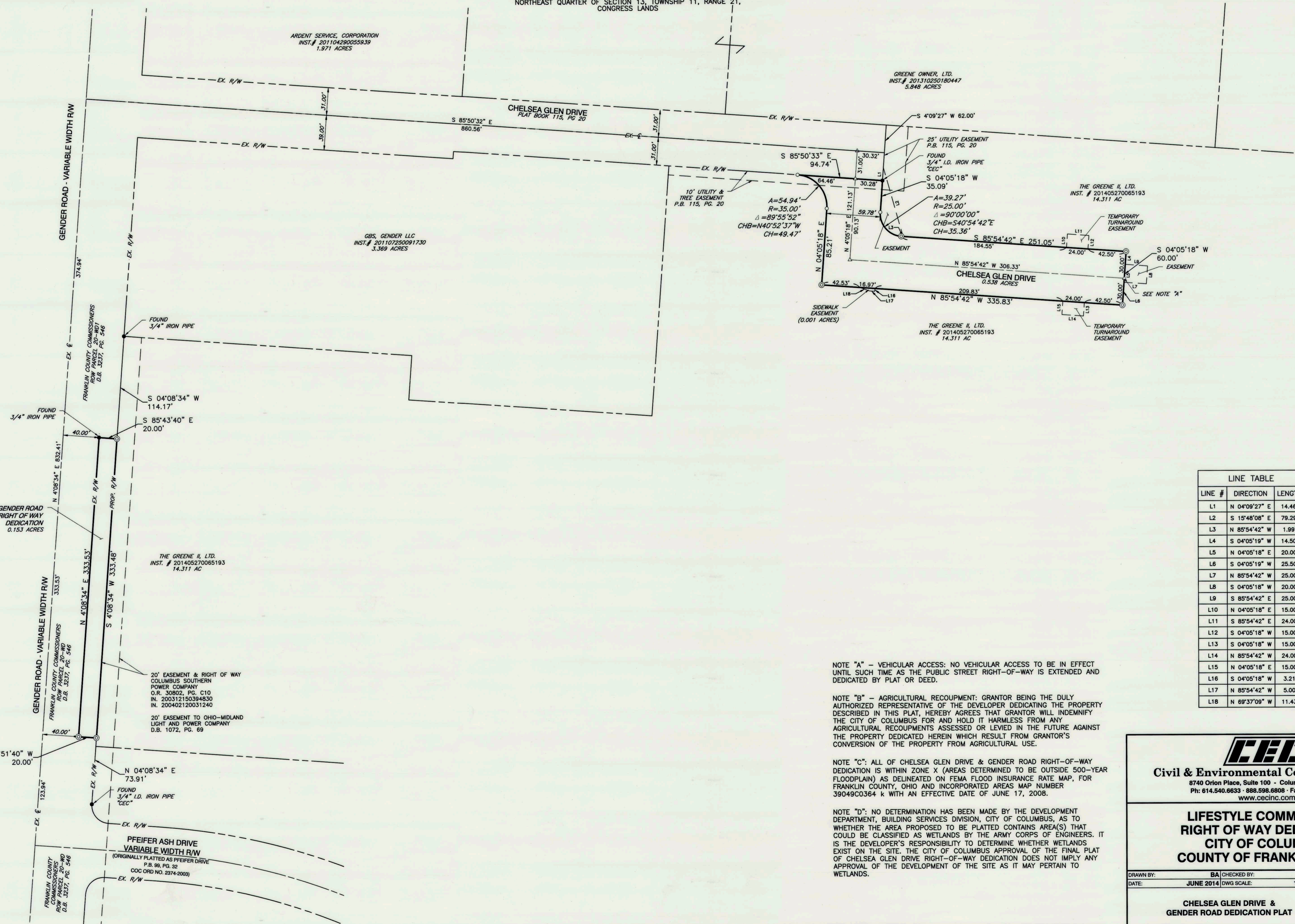
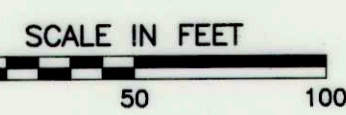


CHELSEA GLEN DRIVE & GENDER ROAD DEDICATION PLAT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 11, RANGE 21,
CONGRESS LANDS



NORTH



LINE #	DIRECTION	LENGTH
L1	N 04°09'27" E	14.46'
L2	S 15°48'08" E	79.29'
L3	N 85°54'42" W	1.99'
L4	S 04°05'18" W	14.50'
L5	N 04°05'18" E	20.00'
L6	S 04°05'18" W	25.50'
L7	N 85°54'42" W	25.00'
L8	S 04°05'18" W	20.00'
L9	S 85°54'42" E	25.00'
L10	N 04°05'18" E	15.00'
L11	S 85°54'42" E	24.00'
L12	S 04°05'18" W	15.00'
L13	S 04°05'18" W	15.00'
L14	N 85°54'42" W	24.00'
L15	N 04°05'18" E	15.00'
L16	S 04°05'18" W	3.21'
L17	N 85°54'42" W	5.00'
L18	N 69°37'09" W	11.43'

NOTE "A" - VEHICULAR ACCESS: 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.

NOTE "B" - 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 "C": ALL OF CHELSEA GLEN DRIVE & GENDER ROAD RIGHT-OF-WAY DEDICATION IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP, FOR FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS MAP NUMBER 39049C0364 k WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

NOTE "D": NO DETERMINATION HAS BEEN MADE BY THE DEVELOPMENT DEPARTMENT, BUILDING SERVICES DIVISION, 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 CHELSEA GLEN DRIVE RIGHT-OF-WAY DEDICATION DOES NOT IMPLY APPROVAL OF THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.



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**LIFESTYLE COMMUNITIES
RIGHT OF WAY DEDICATION
CITY OF COLUMBUS
COUNTY OF FRANKLIN, OHIO**

DRAWN BY:	BA	CHECKED BY:	JUR
DATE:	JUNE 2014	DWG SCALE:	1"=50'
		PROJECT NO.:	132-155
CHELSEA GLEN DRIVE & GENDER ROAD DEDICATION PLAT			PLAT
			SHEET 2 OF 2