

NOTES

- (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.
- (B) RESERVES NOTE.**
Reserves "1A", "1B", "1C", and "1D", 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 Renner Park Subdivision for the purposes of open space, storm water management and wetland preservation. Until such time as said association is formed, the Developer shall be responsible for the maintenance of said Reserves "1A" through "1D". Reserve "1E" shall, upon recording of this plat, be transferred to the City of Columbus Department of Recreation and Parks for use as a future City Park. Additionally, an entrance drive shall be permitted from Renner Park Drive onto Reserve "1C" to provide vehicular access to the proposed wastewater lift station to be constructed on Reserve "1C".
- (C) ACCESS/LANDSCAPE/DRAINAGE NOTE.**
Reserve "1D" shall be fully encompassed by an access/landscape/drainage easement that will permit access from Renner Park Drive to the City owned park to be located in Reserve "1E". Said Access/Landscape/Drainage Easement shall also provide for the installation and maintenance of landscaping materials and subdivision signage/entry features by the developer and/or Homeowner's Association and for the construction, operation and maintenance of drainage facilities as may be required.
- (D) FLOODPLAIN NOTE.**
Renner Park Section 1 is within Zones X & AE, as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas map number 39049C0281K with effective date of June 17, 2008. Lots/Reserves partially or wholly in Zone AE include Rear of Lot 78, Reserve "1C" (Partial), Reserve "1D", Reserve "1E". A LOMR-F is being pursued for Lot 78, Reserves "1C" and "1D".
- (E) WETLAND NOTE.**
No determination has been made by the Building and Zoning Services Department, 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 Renner Park Section 1 does not imply any approval for the development of the site as it may pertain to Wetlands.
- (F) WETLAND PRESERVATION NOTE.**
The wetland buffer area shown in Reserve "1B" shall be considered an area of no disturbance, with the exception of easement areas provided on this plat. No trees, shrubs or vegetation may be removed or installed.
- (G) ZONING NOTE.**
At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Designation: PUD-4, in Zoning Case Number: Z18-058.

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, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.
- (H) DEPRESSED DRIVE NOTE.**
The pavement and storm sewer plan together with the master grading plan for Renner Park Section 1 show a design that would prohibit all lot numbers from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building inspector.
- (I) NO VEHICULAR ACCESS (N.V.A.) NOTE.**
No Vehicular Access to be in effect until such time as public street right-of-way is extended and dedicated by plat or deed.
- (J) ELECTRIC, CABLE & TELEPHONE SERVICE PROVIDER NOTE.**
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 Renner Park 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.
- (K) Drainage/Access/Path Easement.**
The 15' & 20' Drainage/Access/Path Easement shown between Lots 60 and 61 and along the south property line of Reserve "1B" is reserved to provide for drainage, access to Reserve "1B" for maintenance of Storm Water Management Facilities and for the construction and maintenance of path facilities and for bicycle and pedestrian access to the path system.
- (L) LANDSCAPE/DRAINAGE NOTE.**
The landscape/drainage easement shall provide for the installation and maintenance of landscaping materials and subdivision signage/entry features by the developer and/or Homeowner's Association and for the construction, operation and maintenance of drainage facilities as may be required.
- (M) NO VEHICULAR ACCESS NOTE.**
No Vehicular Access to protect curb ramp facilities, 10' wide centered on ramp.
- (N) LANDSCAPING/BUFFERING.**
Landscaping/buffering for Reserve "1C" shall comply with the approved Zoning ordinance 1685-2020.
- (O) STORMWATER CONTROL PRACTICE (SCP)/DRAINAGE EASEMENT NOTE.**
The Stormwater Control Practice (SCP)/Drainage Easement on Reserve "1B" is reserved for access to and maintenance of the Stormwater Management Facilities located therein.

RENNER PARK SECTION 1

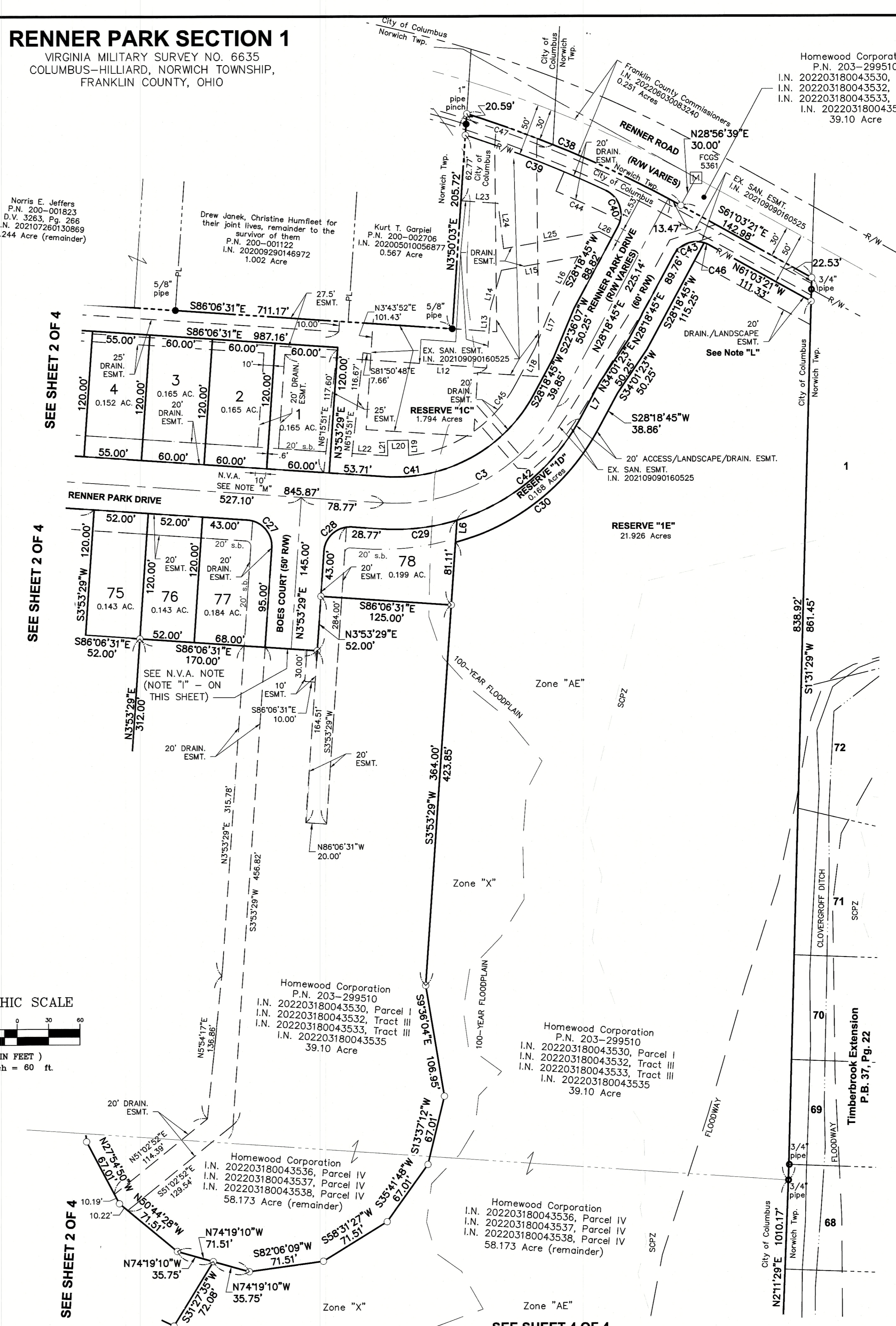
VIRGINIA HILLIARD SURVEY NO. 6635
COLUMBUS-HILLIARD, NORWICH TOWNSHIP,
FRANKLIN COUNTY, OHIO

Norris E. Jeffers
P.N. 200-001823
D.V. 3263, Pg. 266
I.N. 202107260130869
1.244 Acre (remainder)

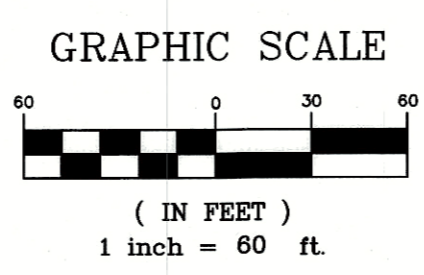
Drew Janek, Christine Humfleet for their joint lives, remainder to the survivor of them
P.N. 200-001122
I.N. 202009290146972
1.002 Acre

Kurt T. Garpiel
P.N. 200-002706
I.N. 202005010056877
0.567 Acre

Homewood Corporation
P.N. 203-299510
I.N. 202203180043530, Parcel I
I.N. 202203180043532, Tract III
I.N. 202203180043533, Tract III
I.N. 202203180043535
39.10 Acre



LINE TABLE		
LINE	DISTANCE	BEARING
L1	76.54'	N06°47'39"W
L2	7.39'	N07°09'30"W
L3	138.36'	S03°53'29"W
L4	22.74'	S86°06'31"E
L5	26.86'	N03°53'29"E
L6	17.41'	N03°53'29"E
L7	39.85'	N28°18'45"E
L8	10.36'	S83°12'21"W
L9	10.13'	S86°07'30"E
L10	53.44'	N84°07'15"E
L11	121.61'	N82°50'30"E
L12	193.44'	S86°06'31"E
L13	57.26'	N03°50'03"E
L14	37.46'	N16°09'08"E
L15	74.39'	S80°01'17"W
L16	46.65'	N28°18'45"E
L17	50.25'	N22°36'26"E
L18	38.86'	N28°18'45"E
L19	14.61'	N00°58'28"W
L20	20.00'	N89°01'32"E
L21	14.62'	N00°58'28"W
L22	34.15'	S86°06'31"E
L23	35.52'	N86°09'57"W
L24	43.54'	N06°56'15"W
L25	92.89'	N80°01'17"E
L26	13.47'	N61°41'15"W



- LEGEND**
- = IRON PIN SET
 - ⊙ = PERMANENT MARKER
 - ⊗ = PK NAIL SET
 - = IRON PIN FOUND
 - ⊗ = PK NAIL FOUND
 - "DRAIN. ESMT." = DRAINAGE EASEMENT
 - "ESMT." = EASEMENT
 - "DRAIN/ACCESS/PATH ESMT." = DRAINAGE/ACCESS/PATH EASEMENT
 - "SCP/DRAIN. ESMT." = STORMWATER CONTROL PRACTICE (SCP)/DRAINAGE EASEMENT

FINAL PLAT

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SHEET **3 / 4**
DATE: June 28, 2022 JOB NO.: 21-0009-606

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