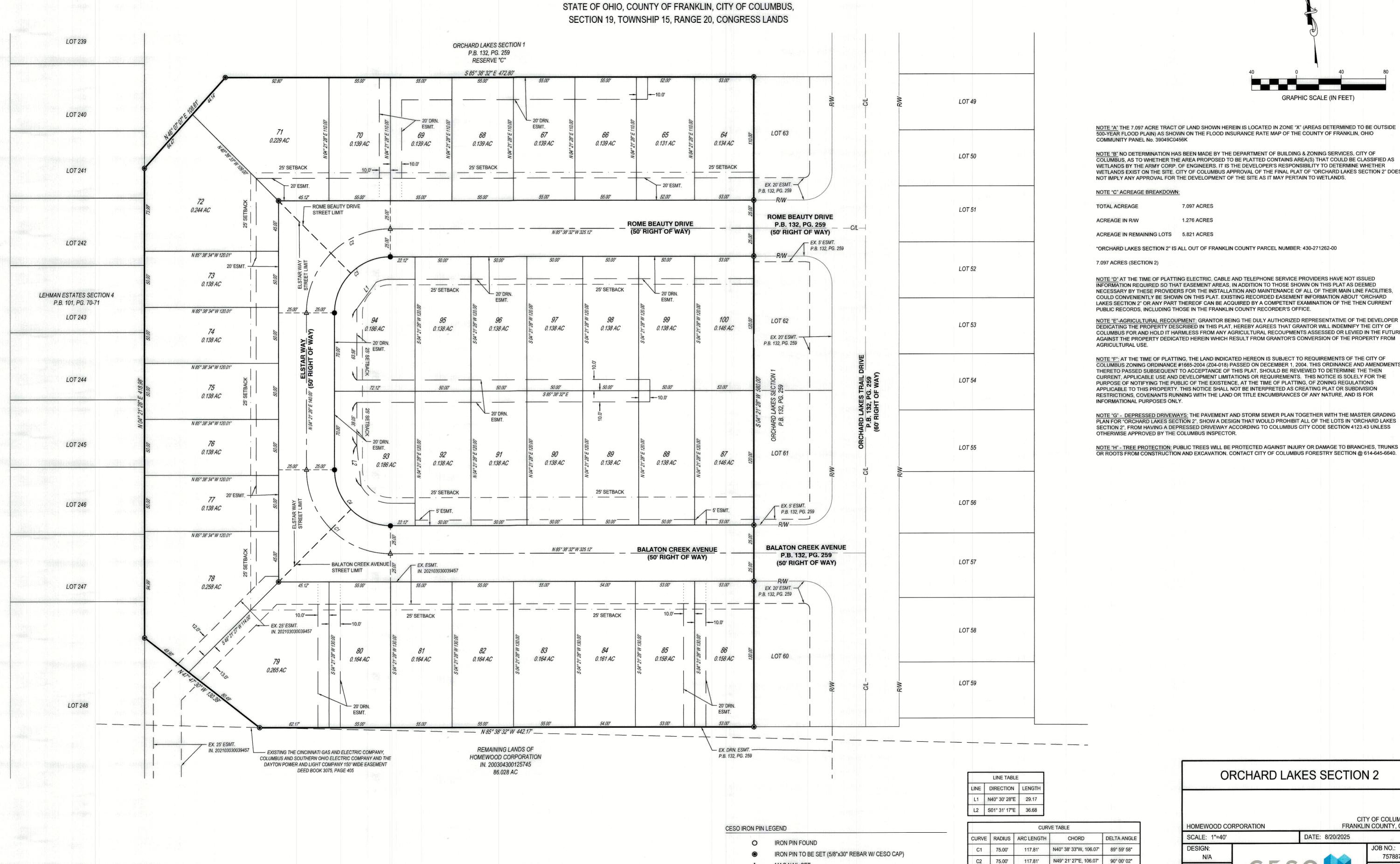
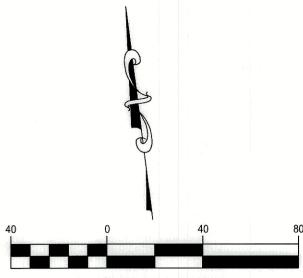
ORCHARD LAKES **SECTION 2**





NOTE "A" THE 7.097 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

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 "ORCHARD LAKES SECTION 2" DOES

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 "ORCHARD LAKES SECTION 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 "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

COLUMBUS ZONING ORDINANCE #1665-2004 (Z04-018) PASSED ON DECEMBER 1, 2004. 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

NOTE "G" - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "ORCHARD LAKES SECTION 2", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "ORCHARD LAKES SECTION 2", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS

ORCHARD LAKES SECTION 2

CITY OF COLUMBUS FRANKLIN COUNTY, OHIO DATE: 8/20/2025

N/A DRAWN: ADB

JOB NO.: 757887 SHEET NO.: 2 of 2

S49° 21' 27"W, 70.71'

S40° 38' 33"E, 70.71'

78.54

C4

PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

FRANKLIN COUNTY MONUMENT

CHECKED:

ALB/STB