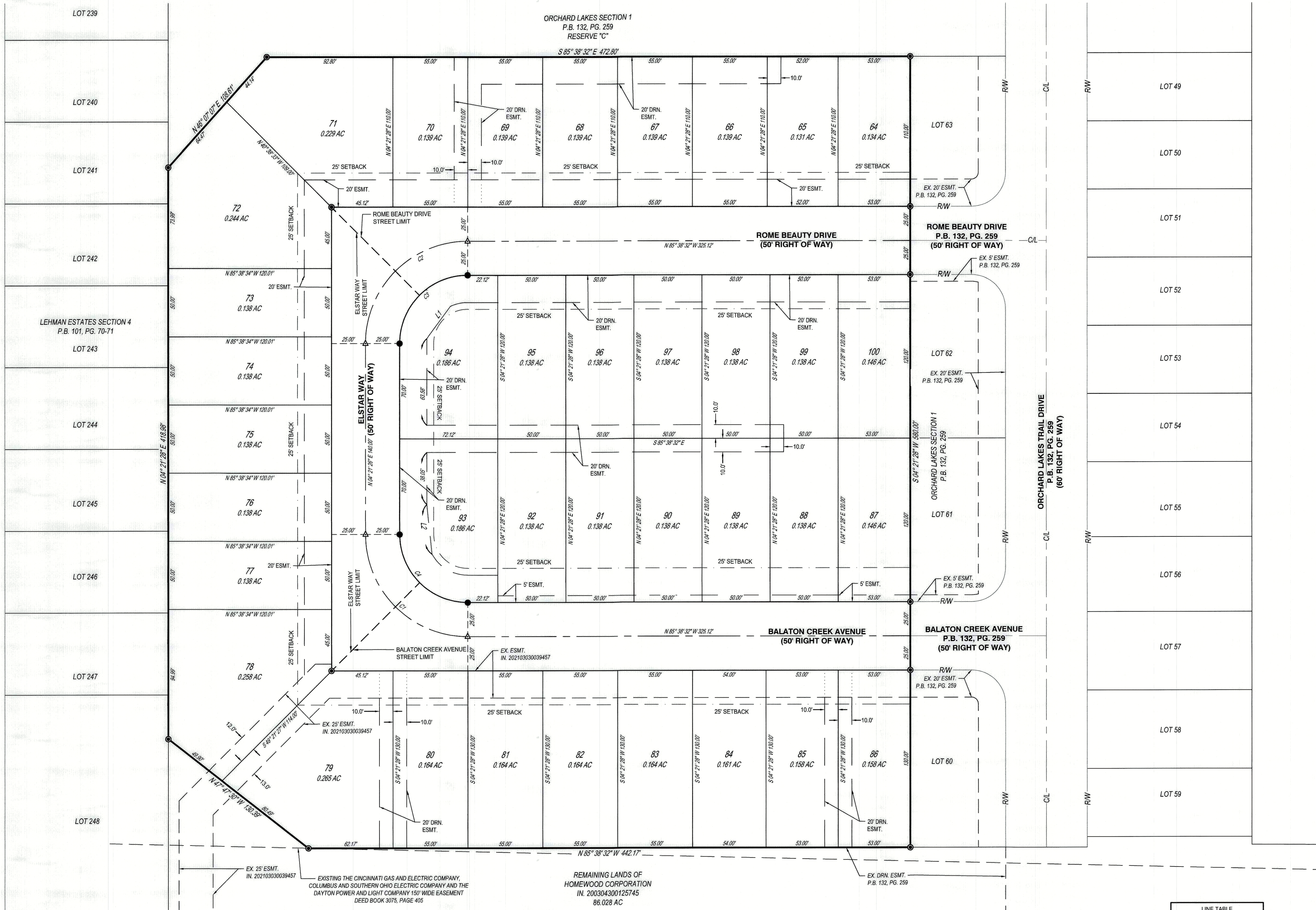
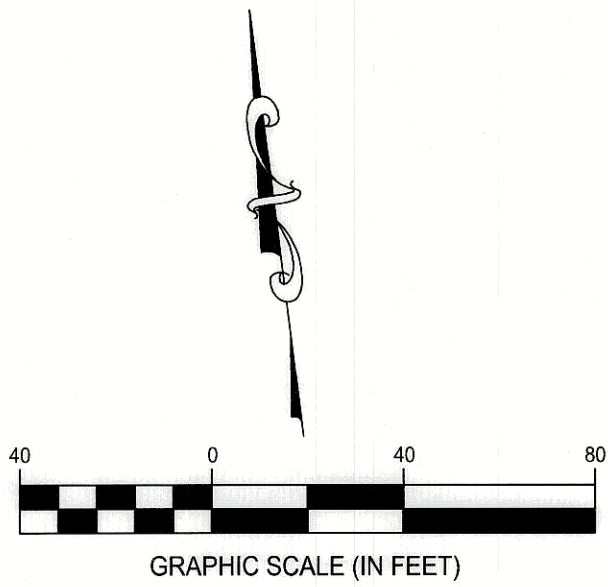


ORCHARD LAKES
SECTION 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 19, TOWNSHIP 15, RANGE 20, CONGRESS LANDS



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 COMMUNITY PANEL No. 35045C0456K.

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

NOTE "C": ACREAGE BREAKDOWN:

TOTAL ACREAGE 7.097 ACRES
ACREAGE IN R/W 1.276 ACRES
ACREAGE IN REMAINING LOTS 5.821 ACRES

*ORCHARD LAKES SECTION 2" IS ALL OUT OF FRANKLIN COUNTY PARCEL NUMBER: 430-271262-00

7.097 ACRES (SECTION 2)

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 AGRICULTURAL USE.

NOTE "F": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF 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 INFORMATIONAL PURPOSES ONLY.

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 OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": TREE PROTECTION: PUBLIC TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION. CONTACT CITY OF COLUMBUS FORESTRY SECTION @ 614-645-6540.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N40° 30' 28"E	29.17
L2	S01° 31' 17"E	36.68

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	75.00'	117.81'	N40° 38' 33"W, 106.07'	89° 59' 58"
C2	75.00'	117.81'	N49° 21' 27"E, 106.07'	90° 00' 02"
C3	50.00'	78.54'	S49° 21' 27"W, 70.71'	90° 00' 02"
C4	50.00'	78.54'	S40° 38' 33"E, 70.71'	89° 59' 58"

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

ORCHARD LAKES SECTION 2

HOMWOOD CORPORATION		CITY OF COLUMBUS FRANKLIN COUNTY, OHIO	
SCALE: 1"=40'		DATE: 8/20/2025	
DESIGN:	N/A	JOB NO.:	757887
DRAWN:	ADB	SHEET NO.:	2 OF 2
CHECKED:	ALB/STB	WWW.CESOINC.COM	