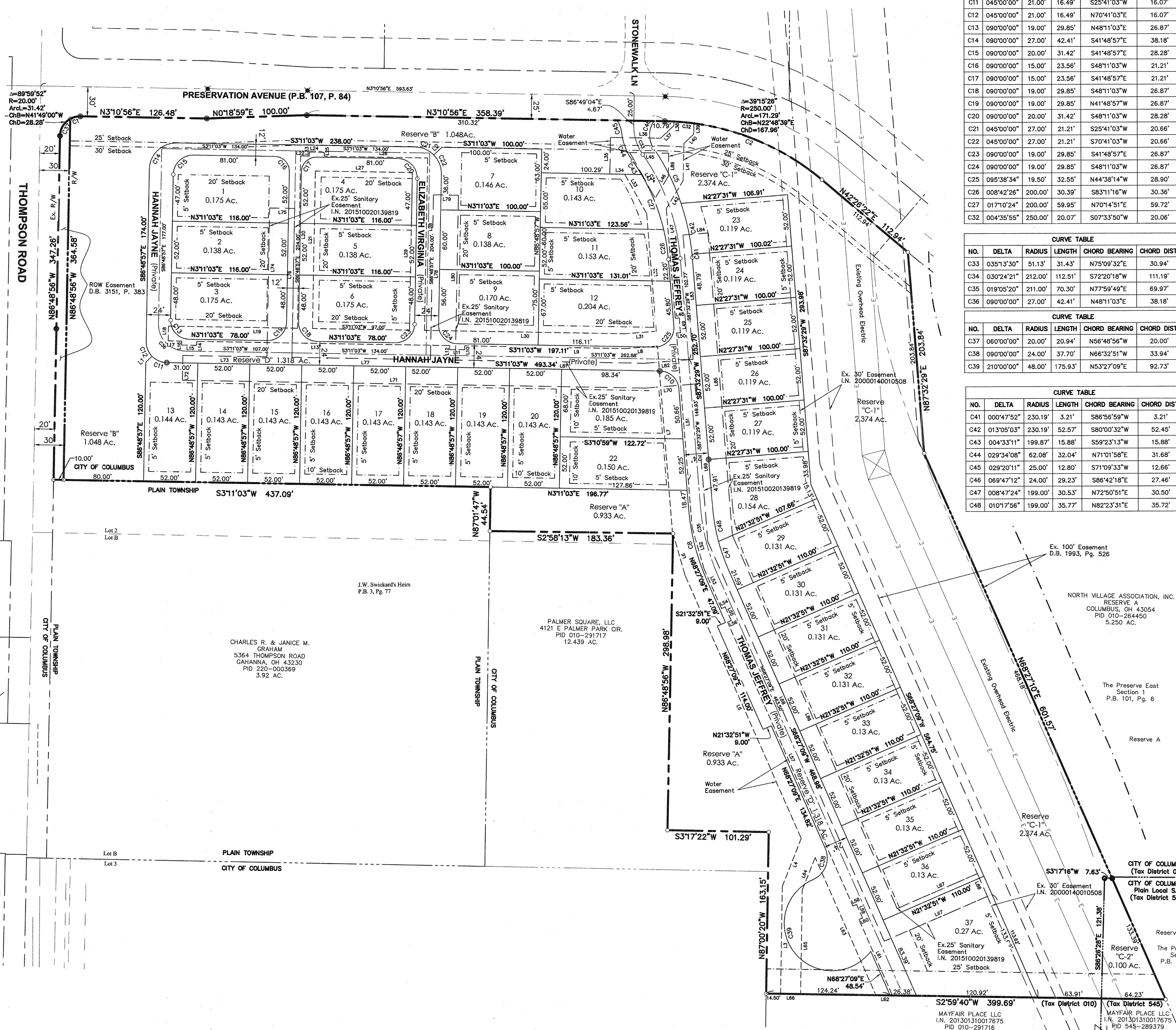
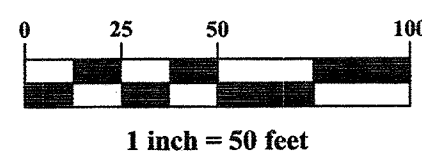


MAYFAIR PLACE FINAL PLAT

GRAPHIC SCALE



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	029°59'52"	20.00'	10.47'	N11°49'00"W	10.35'
C2	039°15'26"	250.00'	171.29'	N22°48'39"E	167.96'
C5	015°41'00"	227.37'	62.24'	N65°49'41"E	62.04'
C8	019°05'20"	223.00'	74.30'	S77°59'49"W	73.95'
C10	084°21'26"	19.50'	28.71'	N45°21'46"E	26.19'
C11	045°00'00"	21.00'	16.49'	S25°41'03"W	16.07'
C12	045°00'00"	21.00'	16.49'	N70°41'03"E	16.07'
C13	090°00'00"	19.00'	29.85'	N48°11'03"E	26.87'
C14	090°00'00"	27.00'	42.41'	S41°48'57"E	38.18'
C15	090°00'00"	20.00'	31.42'	S41°48'57"E	28.28'
C16	090°00'00"	15.00'	23.56'	S48°11'03"W	21.21'
C17	090°00'00"	15.00'	23.56'	S41°48'57"E	21.21'
C18	090°00'00"	19.00'	29.85'	S48°11'03"W	26.87'
C19	090°00'00"	19.00'	29.85'	N41°48'57"W	26.87'
C20	090°00'00"	20.00'	31.42'	S48°11'03"W	28.28'
C21	045°00'00"	27.00'	21.21'	S25°41'03"W	20.66'
C22	045°00'00"	27.00'	21.21'	S70°41'03"W	20.66'
C23	090°00'00"	19.00'	29.85'	S41°48'57"E	26.87'
C24	090°00'00"	19.00'	29.85'	S48°11'03"W	26.87'
C25	095°38'34"	19.50'	32.55'	N44°38'14"W	28.90'
C26	008°42'26"	200.00'	30.39'	S83°11'16"W	30.36'
C27	017°01'24"	200.00'	59.95'	N70°14'51"E	59.72'
C32	004°35'55"	250.00'	20.07'	S07°33'50"W	20.06'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C33	035°13'30"	51.13'	31.43'	N75°09'32"E	30.94'
C34	030°24'21"	212.00'	112.51'	S72°20'18"W	111.19'
C35	019°05'20"	211.00'	70.30'	N77°59'49"E	69.97'
C36	090°00'00"	27.00'	42.41'	N48°11'03"E	38.18'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C37	060°00'00"	20.00'	20.94'	N56°48'56"W	20.00'
C38	090°00'00"	24.00'	37.70'	N66°32'51"W	33.94'
C39	210°00'00"	48.00'	175.93'	N53°27'09"E	92.73'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C41	000°47'52"	230.19'	3.21'	S86°56'59"W	3.21'
C42	013°05'03"	230.19'	52.57'	S80°00'32"W	52.45'
C43	004°33'11"	199.87'	15.88'	S59°23'13"W	15.88'
C44	029°34'08"	62.08'	32.04'	N71°01'58"E	31.68'
C45	029°20'11"	25.00'	12.80'	S71°09'33"W	12.66'
C46	069°47'12"	24.00'	29.23'	S86°42'18"E	27.46'
C47	008°47'24"	199.00'	30.53'	N72°50'51"E	30.50'
C48	010°17'56"	199.00'	35.77'	N82°23'31"E	35.72'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S41°48'57"E	8.70'	L47	N87°32'29"E	111.30'
L2	N41°48'57"W	11.18'	L48	N02°27'31"W	4.00'
L3	N87°00'20"W	108.50'	L49	N87°32'29"E	15.00'
L4	N66°32'51"W	51.98'	L50	S02°27'31"E	4.00'
L5	S68°27'09"W	289.68'	L51	N87°32'29"E	197.02'
L6	S76°13'04"W	46.36'	L52	N76°13'04"E	43.02'
L7	S87°32'29"W	187.50'	L53	N68°27'09"E	43.93'
L8	S02°27'31"E	32.28'	L54	N21°32'51"W	4.00'
L9	S03°11'03"W	160.81'	L55	N68°27'09"E	15.00'
L10	S86°48'57"E	4.00'	L56	S21°32'51"E	4.00'
L11	S03°11'03"W	15.00'	L57	N68°27'09"E	312.82'
L12	N86°48'57"W	4.00'	L58	N21°32'51"W	4.00'
L13	S03°11'03"W	253.00'	L59	N68°27'09"E	15.00'
L14	S86°48'57"E	4.02'	L60	S21°32'51"E	3.96'
L15	S03°11'03"W	15.00'	L61	N68°27'09"E	83.54'
L16	N86°48'57"W	4.02'	L62	S02°59'40"W	16.53'
L17	S03°11'03"W	13.50'	L63	S68°27'09"W	151.81'
L18	N86°48'57"W	15.00'	L64	N66°32'51"W	35.45'
L19	N03°11'03"E	129.00'	L65	S87°00'20"E	104.89'
L20	N86°48'57"W	174.00'	L66	S02°59'40"W	20.00'
L21	N86°48'57"W	159.00'	L67	S21°32'51"E	112.59'
L22	N03°11'03"E	8.50'	L68	S68°27'09"W	440.31'
L23	N86°48'57"W	4.00'	L69	S87°32'29"W	159.51'
L24	N03°11'03"E	15.00'	L70	S02°27'31"E	50.12'
L25	S86°48'57"E	4.00'	L71	S03°11'03"W	462.95'
L26	N03°11'03"E	103.50'	L72	N86°48'57"W	25.00'
L27	N03°11'03"E	97.00'	L73	S03°11'03"W	84.00'
L28	S86°48'57"E	174.00'	L74	N86°48'57"W	150.50'
L29	S86°48'57"E	159.00'	L75	N03°11'03"E	25.00'
L30	N03°11'03"E	200.57'	L76	S86°48'57"E	150.50'
L31	N02°27'31"W	31.54'	L77	N03°11'03"E	138.50'
L32	S87°32'29"W	119.23'	L78	N86°48'57"W	166.50'
L33	S63°08'37"W	45.34'	L79	N03°11'03"E	25.00'
L34	S03°10'58"W	14.93'	L80	S86°48'57"E	166.50'
L35	N86°51'23"W	37.00'	L81	N03°11'03"E	189.22'
L36	N03°11'03"E	50.28'	L82	N02°27'31"W	48.88'
L37	N41°51'30"W	18.36'	L83	S87°32'29"W	126.12'
L38	N86°51'30"W	4.12'	L84	N02°27'31"W	25.00'
L39	S86°51'30"E	10.86'	L85	N87°32'29"E	306.43'
L40	S41°51'30"E	13.80'	L86	N68°27'09"E	411.11'
L41	S86°51'23"E	37.36'	L87	N21°32'51"W	87.59'
L42	S56°51'23"E	32.70'	L88	N68°27'09"E	25.00'
L43	S63°08'37"W	52.47'	L89	S86°51'23"E	23.39'
L45	N03°11'03"E	38.95'			
L46	S56°51'23"E	25.43'			

AREA	ACREAGE	SQ. FT.
LOTS 1-37	5.492 AC.	239,231
RESERVES A-C	4.456 AC.	194,073
RESERVE D	1.318 AC.	57,412
R.O.W.	0.083 AC.	3,595
TOTAL	11.348 AC.	494,311

Note A: Reserves A, B, C-1 and C-2, inclusive, are to be owned and maintained by the Mayfair Place Homeowners Association for the purpose of Open Space.

Note B: Reserve D is to be owned and maintained by the Mayfair Place Homeowners Association for the purpose of pedestrian and vehicular access. The City of Columbus will not be responsible for the maintenance of these drives.

Note C: By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0203K, with an effective date of 6/17/2008, in Franklin County, Ohio.

Note D: 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 E: No determination has been made by the Department of Building and 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 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 Mayfair Place does not imply any approval for the development of the site as it may pertain to Wetlands.

Note F: The pavement and storm sewer plan together with the master grading plan for Mayfair Place show a design that would prohibit all lots from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

Note G: 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 Mayfair Place 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 H: At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance #0358-02, passed April 2, 2002 Zoning File number #201-078, (BZA15-088, approved August 27, 2015). 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.

Note J: Easements are hereby reserved in, over and under areas designated hereon as "Water Easement" 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 Mayfair Place 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.

Note K: 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 L: Within said Reserve D, 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 D.

City of Columbus, Franklin County, Ohio
 Quarter Township 3, Township 2, Range 16,
 United States Military District

FINAL PLAT

PLAN PREPARED BY: BCK
 CHECKED BY:

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

SCALE: 1" = 50'
 DATE: September 22, 2015
 SHEET 2 / 2
 JOB NO.: 14-0074-65