

# REYNOLDS CROSSING SECTION 2, PART 4

**NOTES:**

**NOTE 1A:** THE 2.818 ACRE TRACT OF LAND SHOWN HEREON 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 390490356K DATED: JUNE 17, 2008.

**NOTE 1B:** NO DETERMINATION HAS BEEN MADE BY THE BUILDING SERVICES DIVISION, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLOTTED 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. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF REYNOLDS CROSSING SECTION 2 PART 4 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**NOTE 1C: 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 1D:** AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1035-2004 (Z03-082) PASSED ON JULY 19, 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 TO 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.

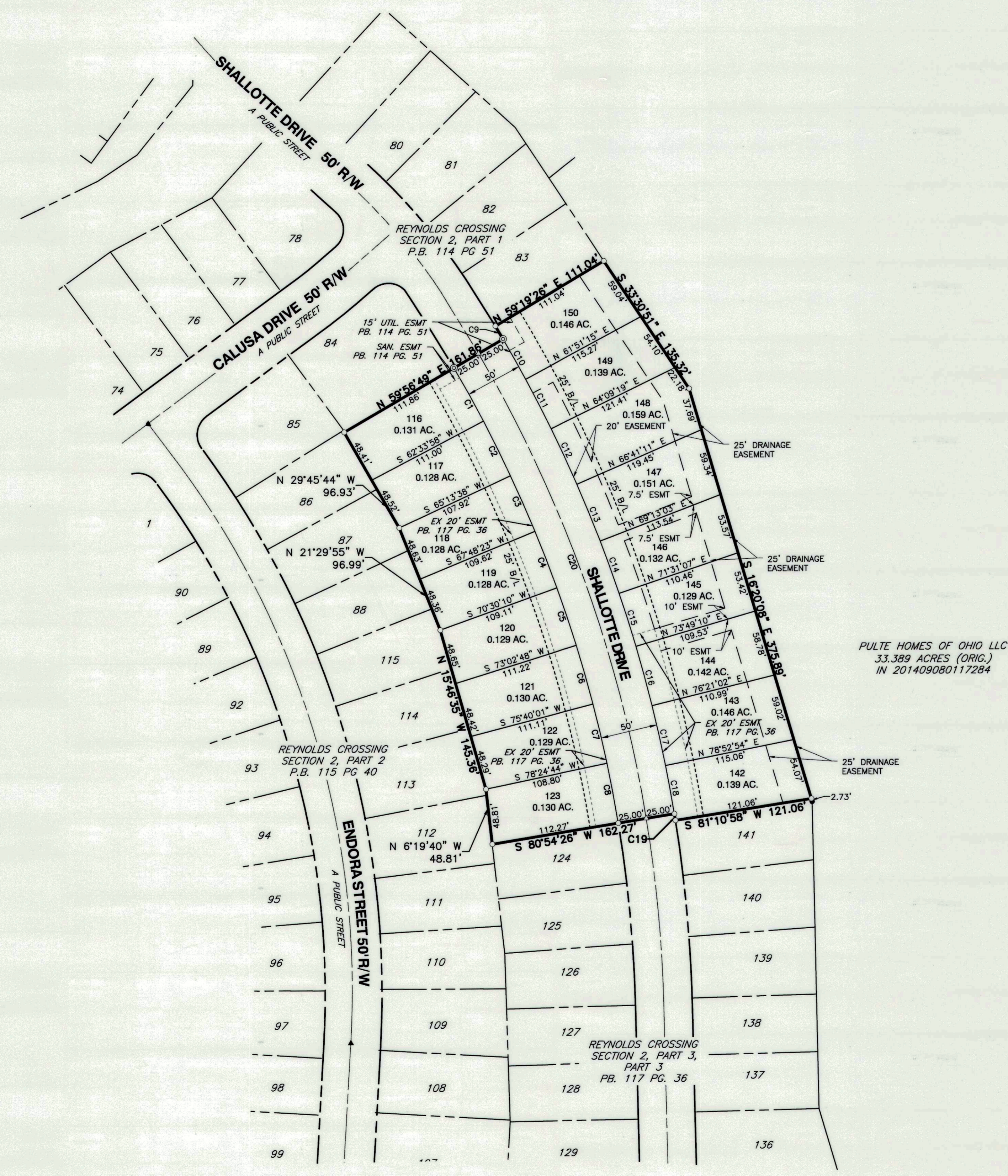
**NOTE 1E: DEPRESSED DRIVEWAYS:** THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR REYNOLDS CROSSING SECTION 2 PART 4 SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN REYNOLDS CROSSING SECTION 2 PART 4 FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

**NOTE 1F: ACREAGE BREAKDOWN:**


TOTAL ACREAGE	2.818 ACRES
ACREAGE IN R/W	0.502 ACRES
ACREAGE IN REMAINING LOTS	2.316 ACRES

**NOTE 1G:** 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 REYNOLDS CROSSING SECTION 2 PART 4 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.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHL
C1	53.50'	1170.00'	2°37'13"	N 28°44'38" W	53.50'
C2	53.50'	1170.00'	2°37'13"	N 26°07'26" W	53.50'
C3	53.50'	1170.00'	2°37'13"	N 23°30'13" W	53.50'
C4	53.50'	1170.00'	2°37'13"	N 20°53'01" W	53.50'
C5	53.50'	1170.00'	2°37'13"	N 18°15'48" W	53.50'
C6	53.50'	1170.00'	2°37'13"	N 15°38'36" W	53.50'
C7	53.50'	1170.00'	2°37'13"	N 13°01'23" W	53.50'
C8	53.50'	1170.00'	2°37'13"	N 10°24'10" W	53.50'
C9	13.27'	1220.00'	0°37'24"	N 30°21'56" W	13.27'
C10	40.63'	1220.00'	1°54'29"	N 29°06'00" W	40.62'
C11	49.00'	1220.00'	2°18'04"	N 26°59'44" W	48.99'
C12	53.90'	1220.00'	2°31'52"	N 24°34'46" W	53.89'
C13	53.91'	1220.00'	2°31'54"	N 22°02'53" W	53.90'
C14	48.99'	1220.00'	2°18'02"	N 19°37'55" W	48.98'
C15	49.00'	1220.00'	2°18'04"	N 17°19'52" W	48.99'
C16	53.90'	1220.00'	2°31'52"	N 14°54'54" W	53.89'
C17	53.90'	1220.00'	2°31'52"	N 12°23'02" W	53.89'
C18	43.13'	1220.00'	2°01'32"	N 10°06'20" W	43.13'
C19	5.87'	1220.00'	0°16'32"	N 8°57'18" W	5.87'
C20	437.18'	1195.00'	20°57'41"	N 19°34'24" W	434.75'



A:\2013\131-140-1-5000\131-140-1-5000.dwg (131-140-1-5000.dwg) 131-140-1-5000.dwg 4/20/2014 10:08 AM  
 131-140-1-5000.dwg (131-140-1-5000.dwg) 131-140-1-5000.dwg 4/20/2014 10:08 AM



**Civil & Environmental Consultants, Inc.**  
 8740 Orion Place, Suite 100 - Columbus, OH 43240  
 Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638  
 www.cecinc.com

**REYNOLDS CROSSING  
SECTION 2, PART 4**

Situate In  
**CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO**

Made For  
**PULTE HOMES LLC  
REYNOLDS CROSSING  
CITY OF COLUMBUS**

DATE: <b>SEPTEMBER 2014</b>	SCALE: <b>1"=60'</b>	DRAWING NO.:
DRAWN BY: <b>CJA</b>	CHECKED BY: <b>JJR</b>	<b>2</b>
PROJECT NO: <b>131-140</b>	APPROVED BY: <b>JAM</b>	

SHEET 2 OF 2