

REYNOLDS CROSSING SECTION 4 PART 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
QUARTER TOWNSHIP 3 AND QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS

NOTES:

NOTE "A": THE 6.589 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 39049C0356K DATED: JUNE 17, 2008.

NOTE "B": 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 4 PART 1 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

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

NOTE "F" ACRES BREAKDOWN:

TOTAL ACRES	6.589 ACRES
ACRES IN R/W	1.262 ACRES
ACRES IN RESERVES	0.805 ACRES
ACRES IN REMAINING LOTS	4.522 ACRES

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 REYNOLDS CROSSING SECTION 4 PART 1 OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPLET EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

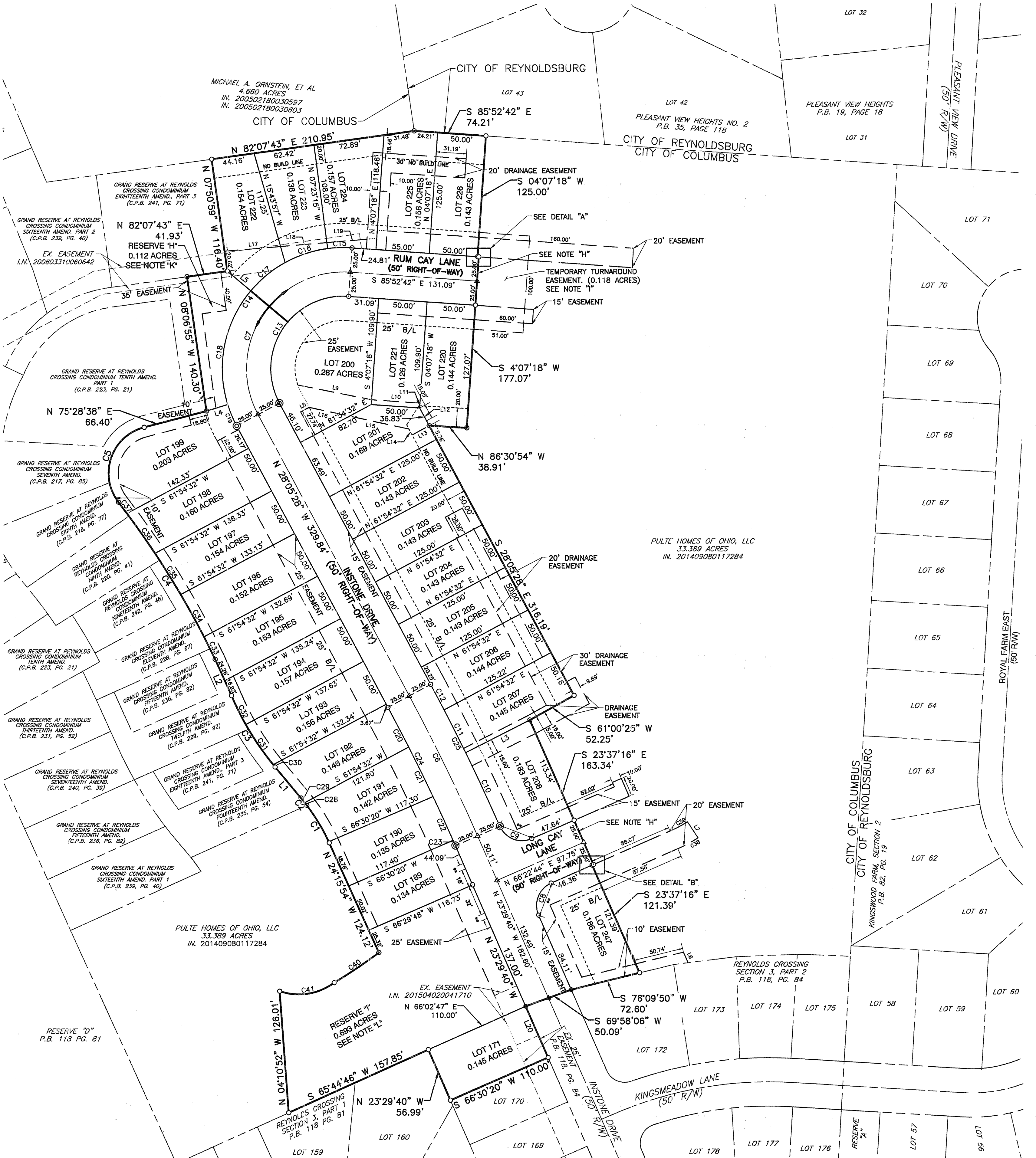
NOTE "H": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "I": TEMPORARY TURNAROUND EASEMENT SHOWN SHALL REMAIN IN EFFECT UNTIL SUCH STREET IS EXTENDED BY DEED OR PLAT.

NOTE "J": NO VEHICULAR ACCESS AND NO DRIVE INSTALLATIONS TO PROTECT A.D.A. RAMPS.

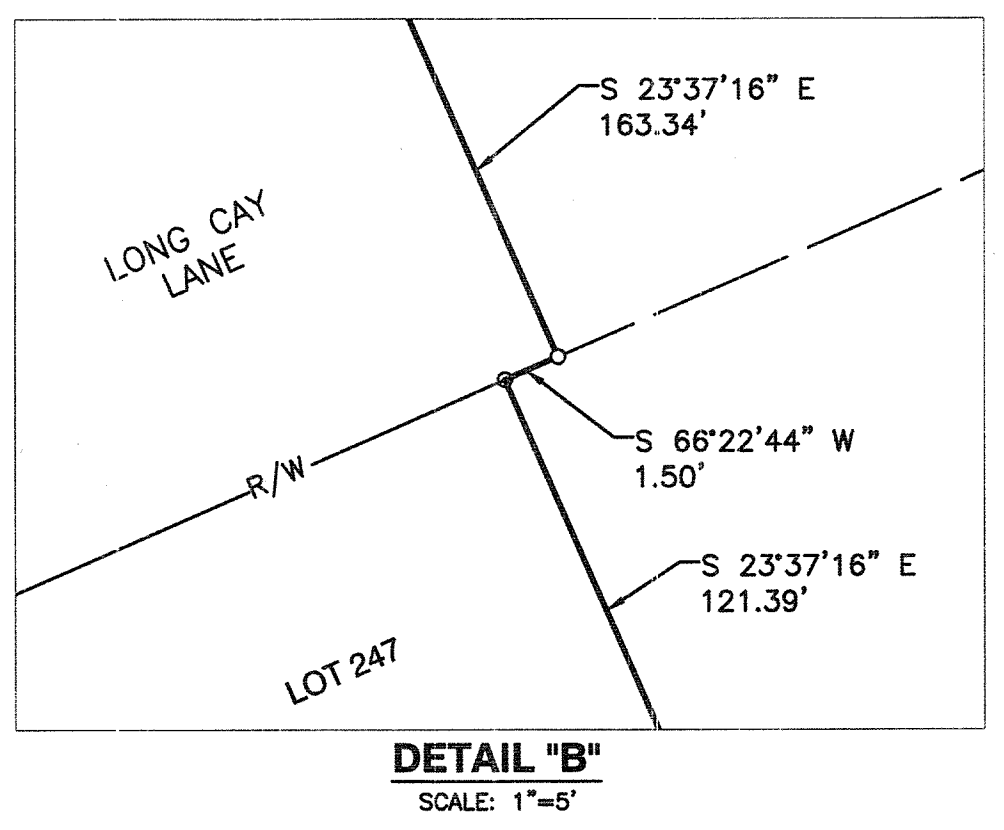
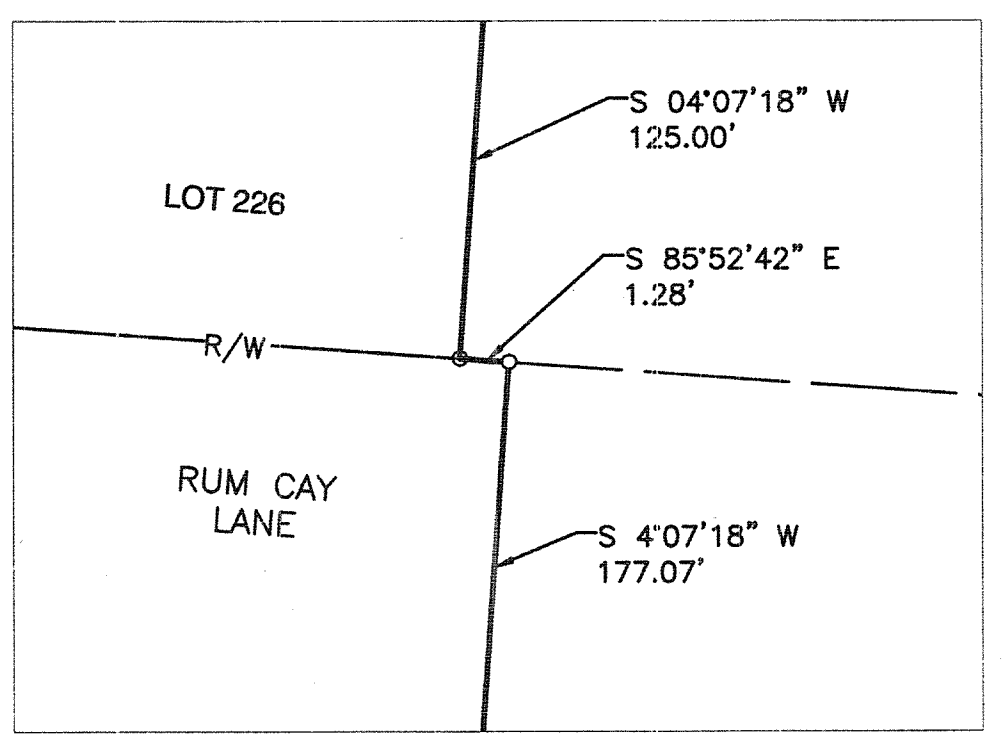
NOTE "K" - RESERVE "H": AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE REYNOLDS CROSSING SUBDIVISIONS FOR THE PURPOSE OPEN SPACE.

NOTE "L" - RESERVE "I": AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE REYNOLDS CROSSING SUBDIVISIONS FOR THE PURPOSE OF STORMWATER MANAGEMENT BASIN, DRAINAGE EASEMENTS AND OPEN SPACE. WITHIN THE PROPOSED AREA OF THE DRAINAGE EASEMENT SHOWN HEREON WITH HATCHING, THERE ARE PRIVATE STORM WATER CONTROL FACILITIES FOR THE USE AND BENEFIT OF THIS SECTION AND FUTURE SECTIONS FOR THE REYNOLDS CROSSING DEVELOPMENT. SAID PRIVATE STORM WATER CONTROL FACILITIES ARE TO BE MAINTAINED, INSPECTED, AND REPORTED ON IN ACCORDANCE WITH THE DIVISION OF SEWERAGE AND DRAINAGE STORMWATER MANUAL AS DETAILED ON THE POST CONSTRUCTION BASIN MAINTENANCE SCHEDULE AS FOUND ON THE IMPROVEMENTS PLANS FILED IN 3223E.

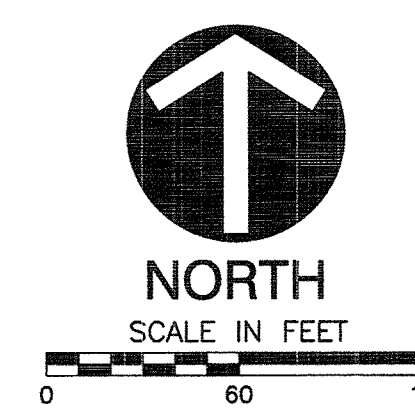


CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHL CHB
C1	205.96'	12'38"37"	45.45'	45.36' N 30'35"12" W
C2	206.00'	2'42"33"	9.74'	9.74' N 38'17"28" W
C3	294.00'	16'52"28"	86.59'	86.27' N 31'12"32" W
C4	906.00'	12'04"07"	190.84'	190.48' N 31'24"50" W
C5	49.00'	11'25"45"	96.58'	81.69' N 19'00"53" E
C6	2010.00'	4'35"48"	161.26'	161.21' N 25'47"34" W
C7	100.00'	122'12"46"	213.30'	175.10' N 33'00"55" E
C8	25.00'	89'52"24"	39.21'	35.32' N 21'26"32" E
C9	25.00'	90'07"22"	39.32'	35.39' N 68'33"47" W
C10	2035.00'	2'21"58"	84.04'	84.03' N 24'40"39" W
C11	2035.00'	1'23"34"	49.47'	49.47' N 26'33"26" W
C12	2035.00'	0'50"15"	29.75'	29.75' N 27'40"20" W
C13	75.00'	122'12"46"	159.98'	131.33' N 33'00"55" E
C14	125.00'	122'12"46"	266.63'	218.88' S 33'00"55" W
C15	125.00'	11'30"33"	25.11'	25.07' S 88'22"01" W
C16	125.00'	21'17"49"	46.46'	46.20' S 71'57"50" W
C17	125.00'	21'05"58"	46.03'	45.77' S 50'45"57" W
C18	125.00'	57'18"49"	125.04'	119.89' S 11'33"33" W
C19	125.00'	10'59"37"	23.98'	23.95' N 22'35"40" W
C20	1985.00'	1'20"15"	46.33'	46.33' N 27'25"21" W
C21	1985.00'	1'38"42"	57.00'	56.99' N 25'55"52" W
C22	1985.00'	1'26"36"	50.01'	50.01' N 24'23"13" W
C23	1985.00'	0'10"14"	5.91'	5.91' N 23'34"47" W
C24	1985.00'	4'35"48"	159.25'	159.21' N 25'47"34" W
C25	2035.00'	4'35"48"	163.26'	163.22' N 25'47"34" W
C28	206.00'	0'58"50"	3.53'	3.53' N 39'09"19" W
C29	206.00'	1'43"44"	6.22'	6.22' N 37'48"03" W
C30	294.00'	0'36"13"	3.10'	3.10' N 39'20"40" W
C31	294.00'	9'48"38"	50.34'	50.28' N 34'08"14" W
C32	294.00'	6'27"36"	33.15'	33.13' S 26'00"06" E
C33	906.00'	1'37"57"	25.81'	25.81' N 28'11"46" W
C34	906.00'	3'09"45"	50.01'	50.00' N 28'35"37" W
C35	906.00'	3'10"08"	50.11'	50.10' N 31'45"34" W
C36	906.00'	3'11"06"	50.37'	50.36' N 34'56"11" W
C37	906.00'	0'55"07"	14.53'	14.53' N 36'59"18" W
C38	145.00'	9'20"07"	23.63'	23.60' N 61'42"41" E
C39	125.00'	9'20"07"	20.37'	20.34' N 61'42"41" E
C40	589.40'	5'24"44"	55.68'	55.65' S 55'56"04" W
C41	60.60'	56'02"15"	59.27'	56.93' S 81'14"50" W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 39'38"43" W	41.68'
L2	N 24'04"30" W	41.19'
L3	N 63'05"20" E	74.31'
L4	N 72'54"09" E	22.90'
L5	N 49'47"02" W	31.67'
L6	S 23'37"16" E	11.94'
L7	N 32'57"23" W	20.00'
L8	N 61'54"32" E	10.00'
L9	S 78'33"47" E	77.53'
L10	S 85'52"42" E	50.00'
L11	S 04'07"18" W	5.00'
L12	S 28'05"28" E	20.81'
L13	N 61'54"32" E	20.00'
L14	S 28'05"28" E	8.81'
L15	N 77'33"51" W	62.56'
L16	N 77'33"51" W	42.69'
L17	N 85'18"47" E	57.96'
L18	N 85'18"47" E	47.97'
L19	N 85'18"47" E	41.50'
L20	N 23'29"40" W	57.87'



LEGEND:
-- SEE NOTE "J"



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REYNOLDS CROSSING SECTION 4 PART 1
Situate in
CITY OF COLUMBUS FRANKLIN COUNTY, OHIO
Made For
PULTE HOMES OF OHIO, LLC REYNOLDS CROSSING CITY OF COLUMBUS

DATE:	MAY 2015	SCALE:	NA	DRAWING NO.:
DRAWN BY:	MJA	CHECKED BY:	MAS	PLAT
PROJECT NO.:	143-764	APPROVED BY:	JAM	SHEET 2 OF 2

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