

LANDSDOWNE FARMS SECTION 2

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	295.00'	463.38'	S 49°02'15" W	417.19'
C2	43°39'46"	580.00'	442.00'	S 72°12'22" W	431.38'
C3	90°00'00"	20.00'	31.42'	S 40°57'45" E	28.28'
C4	90°00'00"	20.00'	31.42'	N 49°02'15" E	28.28'
C5	90°00'00"	20.00'	31.42'	S 40°57'45" E	28.28'
C6	85°52'16"	20.00'	29.97'	N 46°58'23" E	27.25'
C7	4°34'38"	605.00'	48.33'	S 87°37'12" W	48.32'
C8	5°01'15"	605.00'	53.02'	S 82°49'15" W	53.00'
C9	5°01'15"	605.00'	53.02'	S 77°48'00" W	53.00'
C10	5°29'36"	605.00'	58.01'	S 72°32'34" W	57.98'
C11	4°32'55"	605.00'	48.03'	S 67°31'19" W	48.02'
C12	5°01'15"	605.00'	53.02'	S 62°44'14" W	53.00'
C13	4°55'34"	605.00'	52.02'	S 57°45'50" W	52.00'
C14	4°55'34"	605.00'	52.02'	S 52°50'16" W	52.00'
C15	7°11'25"	555.00'	69.65'	S 54°06'04" W	69.60'
C16	6°42'51"	555.00'	65.04'	S 61°03'12" W	65.00'
C17	6°36'38"	555.00'	64.03'	S 67°42'57" W	64.00'
C18	6°49'04"	555.00'	66.04'	S 74°25'47" W	66.00'
C19	6°42'51"	555.00'	65.04'	S 81°11'45" W	65.00'
C20	6°42'51"	555.00'	65.04'	S 87°54'36" W	65.00'
C21	2°46'14"	555.00'	26.84'	N 87°20'52" W	26.83'
C22	90°00'00"	20.00'	31.42'	N 40°57'45" W	28.28'
C23	90°00'00"	20.00'	31.42'	S 49°02'15" W	28.28'
C24	90°00'00"	20.00'	31.42'	N 49°02'15" E	28.28'
C25	90°00'00"	20.00'	31.42'	N 40°57'45" W	28.28'
C26	6°18'59"	320.00'	35.28'	N 89°07'14" W	35.26'
C27	8°50'58"	320.00'	49.42'	S 83°17'47" W	49.38'
C28	8°51'45"	320.00'	49.50'	S 74°26'26" W	49.45'
C29	9°03'38"	320.00'	50.60'	S 65°28'44" W	50.55'
C30	9°15'57"	320.00'	51.75'	S 56°18'56" W	51.69'
C31	6°17'51"	320.00'	35.17'	S 48°32'02" W	35.15'
C32	7°10'01"	320.00'	40.03'	S 41°48'05" W	40.00'
C33	7°10'01"	320.00'	40.03'	S 34°38'04" W	40.00'
C34	7°10'01"	320.00'	40.03'	S 27°28'03" W	40.00'
C35	7°10'01"	320.00'	40.03'	S 20°18'03" W	40.00'
C36	7°10'02"	320.00'	40.03'	S 13°08'01" W	40.00'
C37	5°30'46"	320.00'	30.79'	S 06°47'38" W	30.78'
C38	9°00'00"	270.00'	424.12'	S 49°02'15" W	381.84'
C39	9°00'00"	20.00'	31.42'	S 40°57'45" E	28.28'
C40	9°00'00"	20.00'	31.42'	N 49°02'15" E	28.28'
C41	9°00'00"	20.00'	31.42'	S 49°02'15" W	28.28'
C42	9°00'00"	20.00'	31.42'	N 40°57'45" W	28.28'
C43	9°00'00"	20.00'	31.42'	S 49°02'15" W	28.28'
C44	9°00'00"	20.00'	31.42'	N 40°57'45" W	28.28'
C45	9°00'00"	20.00'	31.42'	S 49°02'15" W	28.28'
C46	9°00'00"	20.00'	31.42'	S 40°57'45" E	28.28'
C47	9°00'00"	20.00'	31.42'	N 40°57'45" W	28.28'
C48	0°07'53"	555.00'	1.27'	S 50°26'25" W	1.27'

NOTE "A" - 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 "B": No determination has been made by the Department of Building and Zoning, 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 Lansdowne Farms Section 2 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, part of Reserve "L" is within Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined) the remainder of Lansdowne Farms Section 2 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0364K for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Lansdowne Farms Section 2 show a design that would prohibit all of the lots in Lansdowne Farms Section 2 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 3125-2023, passed November 22, 2023 (Z21-100A). 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, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "F" - ACREAGE BREAKDOWN:

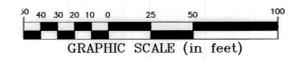
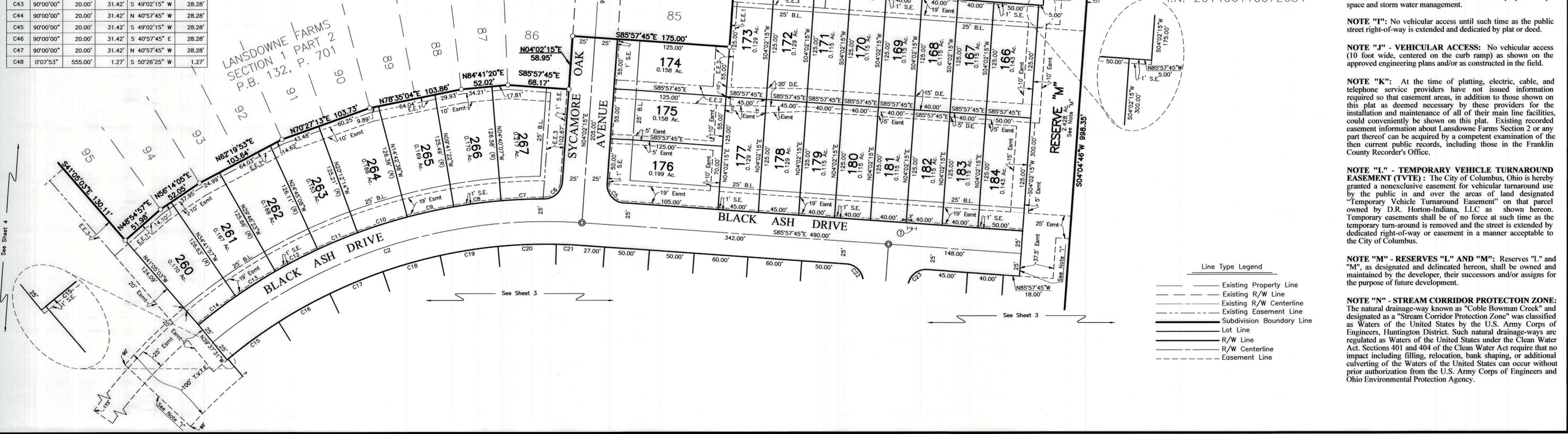
Total acreage:	71.002 Ac.
Acreage in right-of-way:	7.291 Ac.
Acreage in Reserves:	44.329 Ac.
Acreage in lots:	19.382 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Lansdowne Farms Section 2 is out of the following Franklin County Parcel Numbers:

430-327788	16.922 Ac.	381.84'
430-327790	54.080 Ac.	

- Legend**
- B.L. = Building Line
 - Esmt = Easement
 - D.E. = Drainage Easement
 - S.E. = Sidewalk Easement
 - S.C.P.Z. = Stream Corridor Protection Zone
 - S.C.P.E. = Stormwater Control Practice Easement
 - T.V.T.E. = Temporary Vehicle Turnaround Easement
 - See Note "I"
 - See Note "J"
 - E.E.1 = Existing 5' D.E. P.B. 132, P. 701
 - E.E.2 = Existing 20' D.E. P.B. 132, P. 701
 - E.E.3 = Existing 20' Esmt P.B. 132, P. 701
 - E.E.4 = Existing 20' D.E. P.B. 132, P. 611

1/29/2026 10:13:42 AM last saved by JAMSTON, JOHN on 1/29/2026 9:40:09 AM
 1/29/2026 10:13:42 AM last saved by JAMSTON, JOHN on 1/29/2026 9:40:09 AM
 1/29/2026 10:13:42 AM last saved by JAMSTON, JOHN on 1/29/2026 9:40:09 AM



NOTE "H" - RESERVES "F", "G", "H", "I", "J" AND "K": Reserves "F", "G", "H", "I", "J" and "K", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Lansdowne Farms subdivision for the purpose of open space and storm water management.

NOTE "I": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "J" - VEHICULAR ACCESS: No vehicular access (10 foot wide, centered on the curb ramp) as shown on the approved engineering plans and/or as constructed in the field.

NOTE "K": 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 Lansdowne Farms 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 "L" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE): The City of Columbus, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" on that parcel owned by D.R. Horton-Indiana, LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Columbus.

NOTE "M" - RESERVES "L" AND "M": Reserves "L" and "M", as designated and delineated hereon, shall be owned and maintained by the developer, their successors and/or assigns for the purpose of future development.

NOTE "N" - STREAM CORRIDOR PROTECTOIN ZONE: The natural drainage-way known as "Coble Bowman Creek" and designated as a "Stream Corridor Protection Zone" was classified as Waters of the United States by the U.S. Army Corps of Engineers, Huntington District. Such natural drainage-ways are regulated as Waters of the United States under the Clean Water Act. Sections 401 and 404 of the Clean Water Act require that no impact including filling, relocation, bank shaping, or additional culverting of the Waters of the United States can occur without prior authorization from the U.S. Army Corps of Engineers and Ohio Environmental Protection Agency.

THOMAS R. LAMP AND BARBARA A. LAMP
PARCEL ONE
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