

THE COVE SECTION 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS

NOTE "A": THE 14.596 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 39049C0201K.

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 "THE COVE 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 14.596 ACRES
ACREAGE IN R/W 1.656 ACRES
ACREAGE IN RESERVES 5.547 ACRES
ACREAGE IN REMAINING LOTS 7.393 ACRES

"THE COVE SECTION 2" IS OUT OF FRANKLIN COUNTY PARCEL NUMBER: 111-299522
14.596 ACRES (SECTION 2)

NOTE "D": AT THE TIME OF PLATTING, 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 FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING EASEMENT INFORMATION ABOUT "THE COVE SECTION 2" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE 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 #0741-2018 (217-043) PASSED ON MARCH 28, 2018. 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 ROADING PLAN FOR "THE COVE SECTION 2", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "THE COVE SECTION 2", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

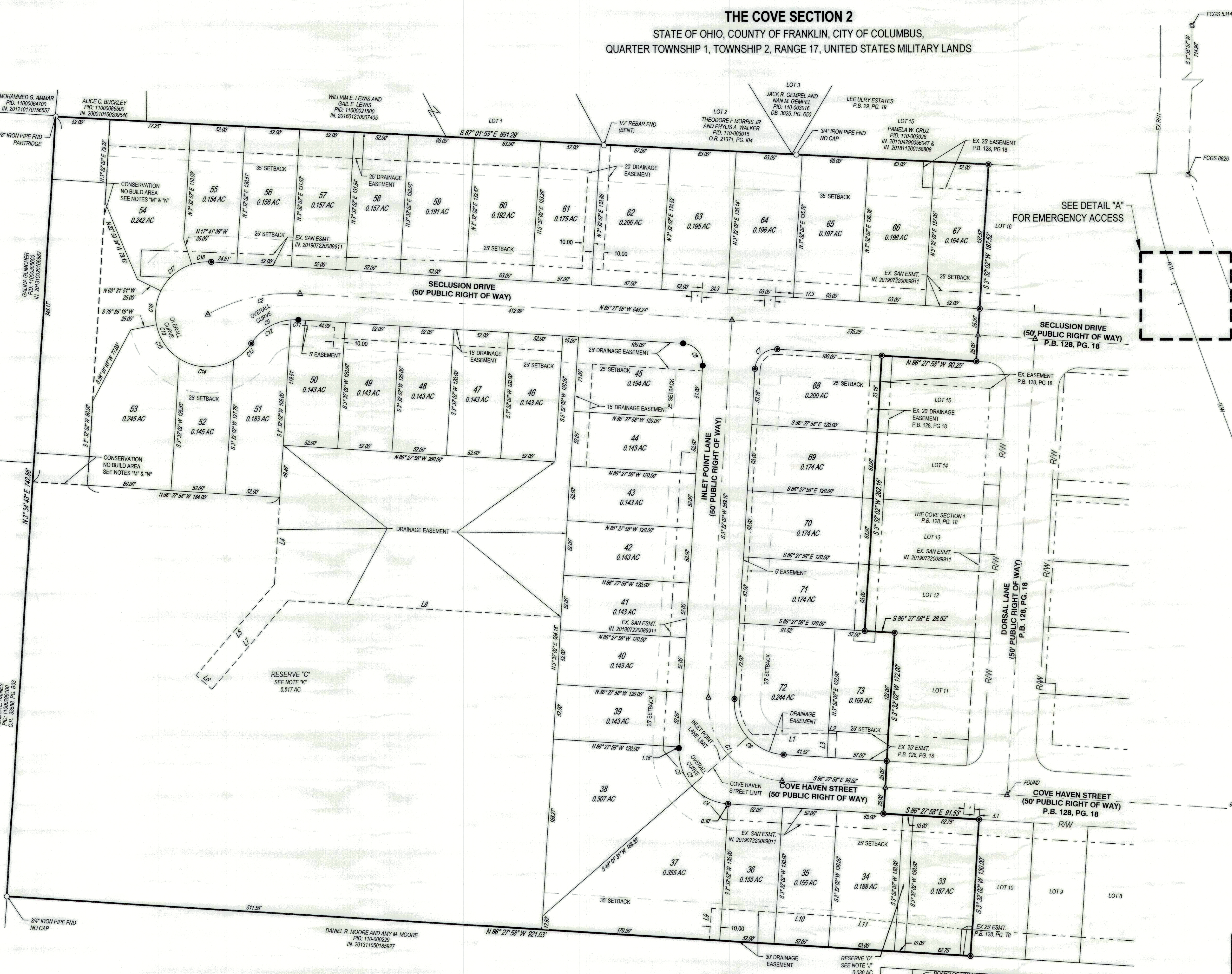
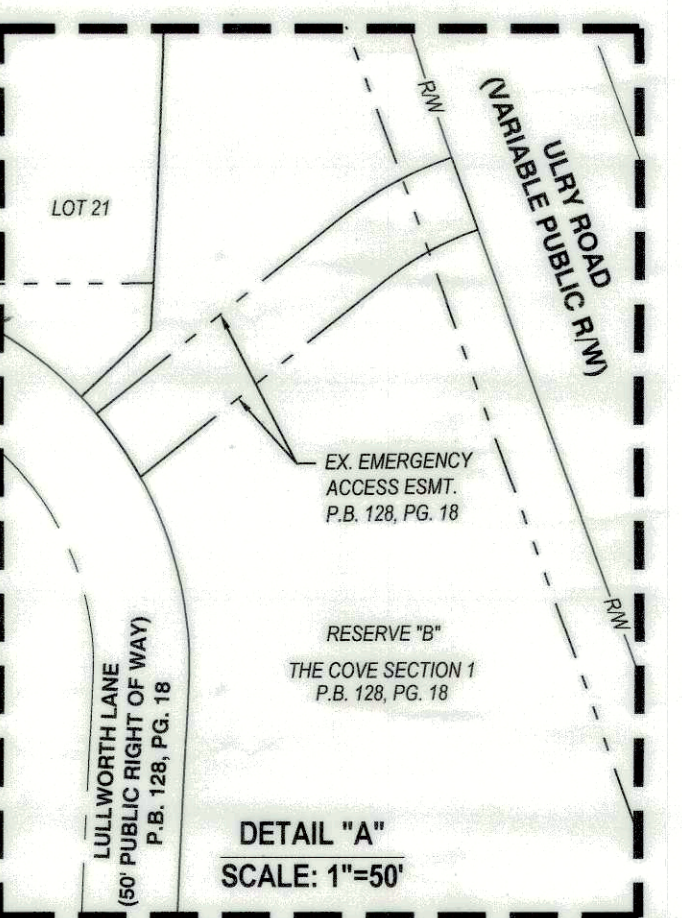
NOTE "H": TREE PROTECTION: PUBLIC TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION. CONTACT CITY OF COLUMBUS FORESTRY SECTION @ 614-645-8640.

NOTE "I": RESERVE "D" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN "THE COVE" AS DELINEATED FOR THE PURPOSE OF PASSIVE USE AND OPEN SPACE.

NOTE "J": RESERVE "C" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF "THE COVE" FOR THE PURPOSE OF STORMWATER DRAINAGE, STORMWATER CONTROL FACILITIES AND THE PURPOSE OF PASSIVE USE. THE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "THE COVE SECTION 2" WITH REGARD TO STORM WATER WILL BE IN ACCORDANCE WITH APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN 3580-E.

NOTE "K": NO VEHICULAR ACCESS.

NOTE "L": THERE SHALL BE A NO BUILD TREE CONSERVATION BUFFER AREA ALONG A PORTION OF THE WESTERN PROPERTY LINE, EXTENDING 52 FEET FROM ADJACENT PROPERTY (PID 110-003056 ONLY) AS SHOWN ON THE ORDINANCE NO. 0741-2018 DEVELOPMENT PLAN. THERE SHALL BE NO TREE OR BRUSH REMOVAL WITH THE EXCEPTION OF GROWTH THAT IS DETERMINED TO BE POISONOUS OR A PUBLIC HEALTH OR SAFETY CONCERN BY THE CITY HEALTH DEPARTMENT OR CITY RECREATION AND PARKS DEPARTMENT. AT THE REQUEST OF THE OWNER OF PID 110-003056, THE DEVELOPER HAS AGREED TO RETAIN THE INVASIVE HONEYSUCKLE WITHIN THE NO BUILD ZONE UNLESS IT IS REPLACED BY NEW PLANTINGS THAT ACHIEVE THE SAME OPACITY AND SCREENING AT THE TIME OF PLANTING. IT IS THE INTENT OF THIS PROVISION TO ALLOW EXISTING TREES AND BRUSH WITHIN THE BUFFER AREA TO REMAIN UNDISTURBED TO THE GREATEST EXTENT PRACTICABLE IN ORDER TO BUFFER NEW DEVELOPMENT FROM PID 110-003056.



Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	75.00'	117.81'	S41° 27' 58"E, 106.07'	090° 00' 00"
C2	162.50'	91.33'	S77° 55' 55"W, 90.14'	032° 12' 12"
C3	50.00'	78.54'	S41° 27' 58"E, 70.71'	090° 00' 00"
C4	50.00'	39.70'	S63° 43' 14"E, 38.66'	045° 29' 30"
C5	50.00'	38.84'	S18° 43' 14"E, 37.87'	044° 30' 30"
C6	50.00'	78.54'	N41° 27' 58"W, 70.71'	090° 00' 00"
C7	20.00'	31.42'	N48° 32' 02"E, 28.28'	090° 00' 00"
C8	20.00'	31.42'	N41° 27' 58"W, 28.28'	090° 00' 00"
C9	50.00'	52.36'	N63° 32' 03"E, 50.00'	059° 59' 57"
C10	50.00'	209.78'	S26° 16' 19"E, 86.43'	240° 23' 14"
C11	50.00'	7.03'	S89° 30' 17"W, 7.03'	008° 03' 29"
C12	50.00'	45.33'	S59° 30' 18"W, 43.79'	051° 56' 28"
C13	50.00'	23.13'	S46° 47' 12"W, 22.92'	026° 30' 16"
C14	50.00'	54.73'	N88° 36' 16"W, 52.04'	062° 42' 47"
C15	50.00'	40.00'	N34° 19' 47"W, 38.94'	045° 50' 12"
C16	50.00'	33.06'	N7° 31' 44"E, 32.46'	037° 52' 50"
C17	50.00'	40.00'	N49° 23' 15"E, 38.94'	045° 50' 12"
C18	50.00'	18.86'	N83° 06' 49"E, 18.75'	021° 36' 57"
C19	100.00'	39.25'	N82° 17' 13"E, 39.01'	022° 29' 37"

Line Table		
Line #	Direction	Length
L1	N88° 47' 03"E	71.92'
L2	N86° 27' 58"W	8.12'
L3	N02° 29' 51"E	22.93'
L4	S03° 32' 02"W	83.00'
L5	S40° 53' 10"W	114.34'
L6	S49° 06' 50"E	20.00'
L7	N40° 53' 10"E	111.28'
L8	S86° 27' 58"E	260.96'
L9	N03° 32' 02"E	29.93'
L10	S86° 27' 58"E	114.64'
L11	S84° 12' 51"E	125.21'

THE COVE SECTION 2

PLAT: FRANKLIN COUNTY, OHIO
SCALE: 1" = 50'
DATE: 08/18/2020

DESIGN: N/A
DRAWN: DAS
CHECKED: ALB

JOB NO.: 756117
SHEET NO.: 2 OF 2

CESO
WWW.CESOINC.COM

- CEISO IRON PIN LEGEND
- IRON PIPE 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)
 - NO VEHICULAR ACCESS (SEE NOTE "L")