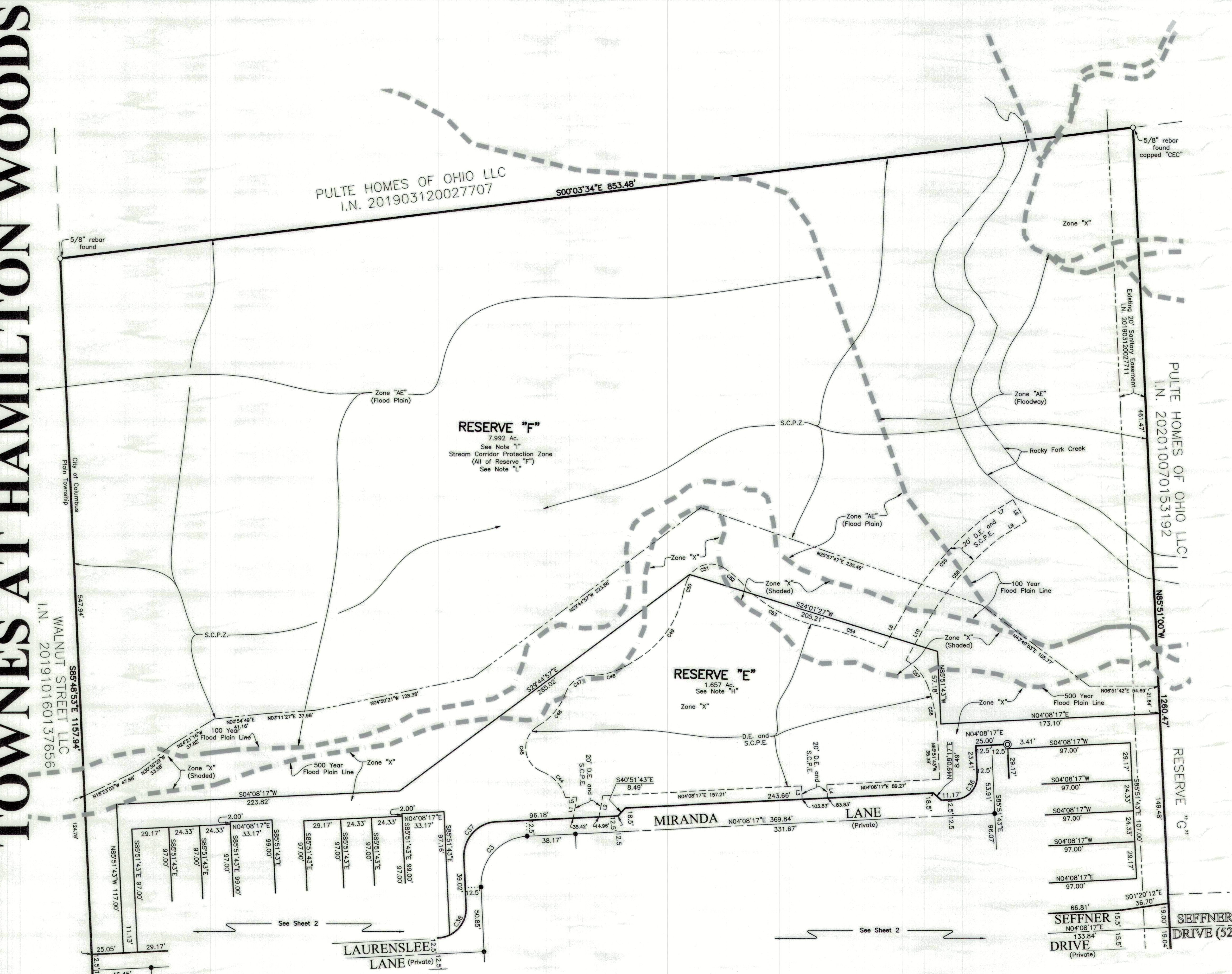


TOWNES AT HAMILTON WOODS

WALNUT STREET LLC
I.N. 201910160137656

PULTE HOMES OF OHIO LLC
I.N. 201903120027707

PULTE HOMES OF OHIO LLC
I.N. 202010070153192



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2°41'35"	200.00'	9.40'	S 84°30'56" E	9.40'
C2	9°00'00"	47.00'	73.83'	S 40°51'43" E	66.47'
C3	9°00'00"	38.17'	59.96'	N 40°51'43" W	53.98'
C4	9°7'13"36"	38.17'	64.77'	S 45°31'29" W	57.28'
C5	82°46'24"	38.17'	55.14'	S 44°28'31" E	50.47'
C6	9°00'00"	47.00'	73.83'	S 49°08'17" W	66.47'
C7	9°00'00"	23.00'	36.13'	S 49°08'17" W	32.53'
C8	38°05'17"	73.00'	48.53'	N 66°49'05" W	47.64'
C9	9°27'09"	50.67'	8.36'	S 52°30'01" E	8.35'
C10	28°38'07"	50.67'	25.32'	S 71°32'39" E	25.06'
C11	56°14'18"	18.00'	17.67'	N 57°44'34" W	16.97'
C12	33°45'42"	18.00'	10.61'	N 12°44'34" W	10.45'
C13	33°45'01"	18.00'	10.60'	N 21°00'47" E	10.45'
C14	56°14'59"	18.00'	17.67'	N 66°00'47" E	16.97'
C15	63°18'10"	34.50'	38.12'	S 54°12'38" E	36.21'
C16	26°41'50"	34.50'	16.08'	S 09°12'38" E	15.93'
C17	9°00'00"	23.00'	36.13'	S 40°51'43" E	32.53'
C18	28°07'02"	34.50'	16.93'	N 18°11'48" E	16.76'
C19	61°52'58"	34.50'	37.26'	N 63°11'48" E	35.48'
C20	12°53'27"	18.00'	4.05'	N 79°25'00" W	4.04'
C21	77°06'33"	18.00'	24.22'	N 34°25'00" W	22.44'
C22	9°00'00"	3.00'	4.71'	N 49°08'17" E	4.24'
C23	9°00'00"	3.00'	4.71'	N 40°51'43" W	4.24'
C24	77°06'36"	18.00'	24.22'	N 42°41'35" E	22.44'
C25	12°53'24"	18.00'	4.05'	N 87°41'35" E	4.04'
C26	23°14'59"	50.67'	20.56'	S 82°30'47" W	20.42'
C27	21°36'31"	50.67'	19.11'	S 60°05'02" W	19.00'
C28	44°51'30"	73.00'	57.15'	N 71°42'32" E	55.71'
C29	2°41'35"	219.50'	10.32'	S 84°30'56" E	10.32'
C30	9°00'00"	23.00'	36.13'	N 40°51'43" W	32.53'
C31	49°37'52"	59.50'	51.54'	S 20°40'39" E	49.94'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C32	20°55'27"	59.50'	21.73'	S 55°57'19" E	21.61'
C33	19°26'41"	59.50'	20.19'	S 76°08'23" E	20.10'
C34	9°00'00"	18.00'	28.27'	S 49°08'17" W	25.46'
C35	9°00'00"	18.00'	28.27'	N 40°51'43" W	25.46'
C36	9°00'00"	18.00'	28.27'	S 40°51'43" E	25.46'
C37	9°00'00"	27.00'	42.41'	N 40°51'43" W	38.18'
C38	66°56'50"	23.00'	26.87'	S 52°23'18" E	25.37'
C39	23°03'10"	23.00'	9.25'	S 07°23'18" E	9.19'
C40	89°57'10"	18.00'	28.26'	N 49°09'42" E	25.45'
C41	89°01'31"	59.50'	92.45'	S 49°37'31" W	83.43'
C42	9°00'00"	23.00'	36.13'	N 49°08'17" E	32.53'
C43	2°41'35"	180.50'	8.48'	S 84°30'56" E	8.48'
C44	53°41'11"	30.58'	28.66'	N 54°31'11" E	27.62'
C45	128°40'42"	20.00'	44.92'	N 87°59'04" W	36.05'
C46	39°29'08"	50.93'	35.10'	S 43°23'17" E	34.41'
C47	70°02'00"	20.00'	24.45'	N 28°06'51" W	22.95'
C48	31°38'28"	58.36'	32.23'	S 08°55'04" E	31.82'
C49	47°00'36"	78.00'	64.00'	S 48°14'37" E	62.22'
C50	10°07'15"	62.03'	10.96'	N 66°41'17" W	10.94'
C51	10°20'25"	20.00'	35.62'	N 10°36'13" W	31.10'
C52	13°51'14"	71.92'	17.39'	N 47°20'50" E	17.35'
C53	34°54'17"	111.51'	67.93'	S 36°49'19" W	66.88'
C54	10°55'00"	301.97'	57.54'	N 24°49'41" E	57.45'
C55	22°55'27"	247.48'	99.02'	S 42°19'27" E	98.36'
C56	22°40'29"	227.48'	90.03'	N 42°27'07" W	89.44'
C57	40°08'12"	40.00'	28.02'	N 56°50'22" E	27.45'
C58	17°13'49"	127.27'	38.27'	N 85°31'22" E	38.13'
C59	62°46'45"	47.50'	52.05'	N 63°47'59" E	49.48'
C60	176°50'50"	56.63'	174.79'	S 04°39'48" W	113.22'
C61	73°07'06"	47.50'	60.62'	N 32°42'30" W	56.59'

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 Townes at Hamilton Woods 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 "F" is within Zone "AE" Floodway, (the channel of the stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights) and Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined), parts of Reserve "E" and Reserve "F" are within Zone "X" (Shaded) (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) the remainder of Townes at Hamilton Woods is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Numbers 39049C0201K and 39049C0202K 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 Townes at Hamilton Woods show a design that would prohibit all of the lots in Townes at Hamilton Woods 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 3159-2021, passed January 12, 2022 (Z21-071). 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: 23.638 Ac.
Acreage in Reserve "G" (private rights-of-way): 2.982 Ac.
Acreage in Reserves: 14.335 Ac.
Acreage in lots: 6.321 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Townes at Hamilton Woods is comprised of all of the following Franklin County Parcel Number:
010-267723 23.638 Ac.

NOTE "H" - RESERVES "A", "B", "C", "D" AND "E": Reserves "A", "B", "C", "D" and "E", 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 Townes at Hamilton Woods subdivision for the purpose of open space and storm water management.

NOTE "I" - RESERVE "F": Reserve "F", as designated and delineated hereon, shall be owned and maintained by the City of Columbus for the purpose of open space.

NOTE "J" - RESERVE "G": Reserve "G", as designated and delineated hereon, shall be owned and maintained by the master association. The drives constructed within said Reserve "G" will be private drives which will be owned and maintained by said association. Until such time as said association is formed and funded, the developer will be responsible for the maintenance of said Reserve "G". Said drives will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said drives.

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 Townes at Hamilton Woods 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" - STREAM CORRIDOR PROTECTION ZONE: As required by the zoning code, no structure or building shall be placed upon, in or under the areas designated hereon as Stream Corridor Protection Zone, nor shall any work, including, but not limited to, grading and clearing be performed thereon, which would alter the natural state or topography of such areas or damage any of the trees or vegetation thereon provided that nothing herein shall prohibit the removal of debris and dead woody vegetation from said Stream Corridor Protection Zone.

NOTE "M" - SEFFNER DRIVE: Access to the part of Reserve "G" shown hereon as Seffner Drive (a private street) from the public right-of-way known as Seffner Drive (Dedicated in Plat Book 126, Page 80) shall be limited to pedestrian, bicycle and emergency vehicles only.

LINE	BEARING	DISTANCE
L1	N73°37'36"W	16.88'
L2	N73°37'36"W	16.88'
L3	N85°51'43"W	10.50'
L4	N85°51'43"W	10.50'
L5	N04°08'17"E	9.00'
L6	S53°42'55"E	32.73'
L7	S25°00'06"E	25.22'
L8	S64°59'54"W	20.00'
L9	S25°00'06"E	24.17'
L10	S53°42'55"E	32.78'
L11	S85°51'43"E	3.55'

- Line Type Legend**
- Existing Property Line
 - - - Existing R/W Line
 - - - Existing R/W Centerline
 - - - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - - - R/W Centerline
 - - - Easement Line
 - - - Flood Zone Boundary Line

- Legend**
- BL = Building Line
 - D.E. = Drainage Easement
 - Exmt = Easement
 - S.C.P.Z. = Stream Corridor Protection Zone
 - See Note "I"
 - S.C.P.E. = Stormwater Control Practice Easement

