

WALNUT WOODS EAST SECTION 1

NOTE "A": No determination has been made by the Department of Building and 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 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 Walnut Woods East Section 1 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Walnut Woods East Section 1 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0201K with effective date of June 17, 2008.

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, Ohio 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 City of Columbus Zoning Ordinance Z18-050A, Sub A passed April 15, 2020 (0486-2020). 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, 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 Walnut Woods East Section 1 show a design that would prohibit all of the lots in Walnut Woods East Section 1 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	22.485 Ac.
Reserves	7.830 Ac.
Acreage in lots	10.112 Ac.
Acreage in public rights-of-way	4.543 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Walnut Woods East Section 1 is out of the following Franklin County Parcel Numbers:

Parcel Number 010-302730	21.954 Ac.
Parcel Number 010-302731	0.531 Ac.

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

NOTE "I" - RESERVES "C", "D" AND "G": Reserves "C", "D" and "G", 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 Walnut Woods East subdivisions for the purpose of open space and storm water facilities.

NOTE "J" - RESERVES "E" AND "F": Reserves "E" and "F", as designated and delineated hereon, shall be owned and maintained by the City of Columbus Recreation and Parks.

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 Walnut Woods East Section 1, 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" - VEHICULAR ACCESS - JADWINN DRIVE: Within the limits shown and specified hereon, M/I Homes of Central Ohio, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the 10 foot wide area shown hereon (centered on the curb ramp as shown on the approved engineering plans and/or as constructed in the field).

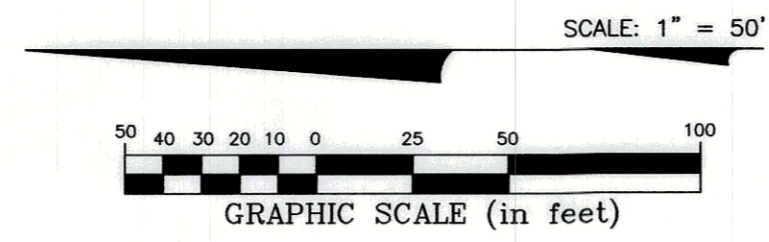
① UPPER ALBANY WEST SECTION 10 PART 2 P.B. 122, P. 28

② M/I HOMES OF CENTRAL OHIO, LLC I.N. 202106160105165

③ SW LUXURY APARTMENT HOMES, LLC I.N. 202104080063214

PHILLIPS FARM LLC PARCEL TWO I.N. 201911190153554

WALNUT WOODS SECTION 2 P.B. 131, P. 29



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1'00'00"	400.00'	6.98'	N 86°08'58" W	6.98'
C2	1'00'00"	400.00'	6.98'	N 86°08'58" W	6.98'
C3	90°00'00"	125.00'	196.35'	N 48°21'02" E	176.78'
C4	21°43'24"	200.00'	75.83'	S 75°47'16" E	75.38'
C5	21°43'24"	400.00'	151.66'	N 14°12'44" E	150.75'
C6	111°43'24"	125.00'	243.74'	N 59°12'44" E	206.92'
C7	44°25'37"	20.00'	15.51'	N 71°08'13" E	15.12'
C8	33°18'00"	150.00'	87.18'	S 76°42'00" W	85.96'
C9	21°43'24"	225.00'	85.31'	N 75°47'16" W	84.80'
C10	111°43'24"	100.00'	194.99'	N 59°12'44" E	165.54'
C11	111°43'24"	100.00'	194.99'	N 52°30'40" W	165.54'
C12	90°00'00"	20.00'	31.42'	N 48°21'02" E	28.28'
C13	90°00'00"	20.00'	31.42'	N 48°21'02" E	28.28'
C14	4'00'50"	100.00'	7.01'	S 05°21'27" W	7.00'
C15	85°59'10"	100.00'	150.07'	S 50°21'27" W	136.38'
C16	21°43'24"	175.00'	66.35'	S 41°38'58" E	65.95'
C17	90°00'00"	20.00'	31.42'	N 19°55'34" W	28.28'
C18	5'10'56"	425.00'	38.44'	S 22°28'58" W	38.43'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C19	7'36'27"	425.00'	56.43'	S 16°05'17" W	56.39'
C20	7'27'03"	425.00'	55.27'	S 08°33'33" W	55.23'
C21	1'28'59"	425.00'	11.00'	S 04°05'32" W	11.00'
C22	90°00'00"	20.00'	31.42'	S 41°38'58" E	28.28'
C23	10°30'38"	375.00'	68.79'	S 08°36'21" W	68.70'
C24	10°30'38"	375.00'	68.79'	S 19°07'00" W	68.70'
C25	0°42'07"	375.00'	4.59'	S 24°43'22" W	4.59'
C26	82°31'09"	20.00'	28.80'	S 66°20'00" W	26.38'
C27	29°44'41"	150.00'	77.87'	S 87°16'46" E	77.00'
C28	34°02'07"	150.00'	89.10'	N 60°49'50" E	87.80'
C29	9°55'50"	496.50'	86.05'	S 88°23'07" W	85.95'
C30	13°30'09"	500.00'	117.83'	N 89°49'43" W	117.56'
C31	1'00'00"	375.00'	6.54'	N 86°08'58" W	6.54'
C32	1'00'00"	425.00'	7.42'	N 86°08'58" W	7.42'
C33	1°01'12"	375.00'	6.68'	S 86°09'34" E	6.67'
C34	0°59'58"	425.00'	7.41'	S 86°08'58" E	7.41'
C35	54°07'45"	156.00'	147.38'	S 30°24'55" W	141.96'
C36	0°50'33"	125.00'	1.84'	N 02°55'45" E	1.84'

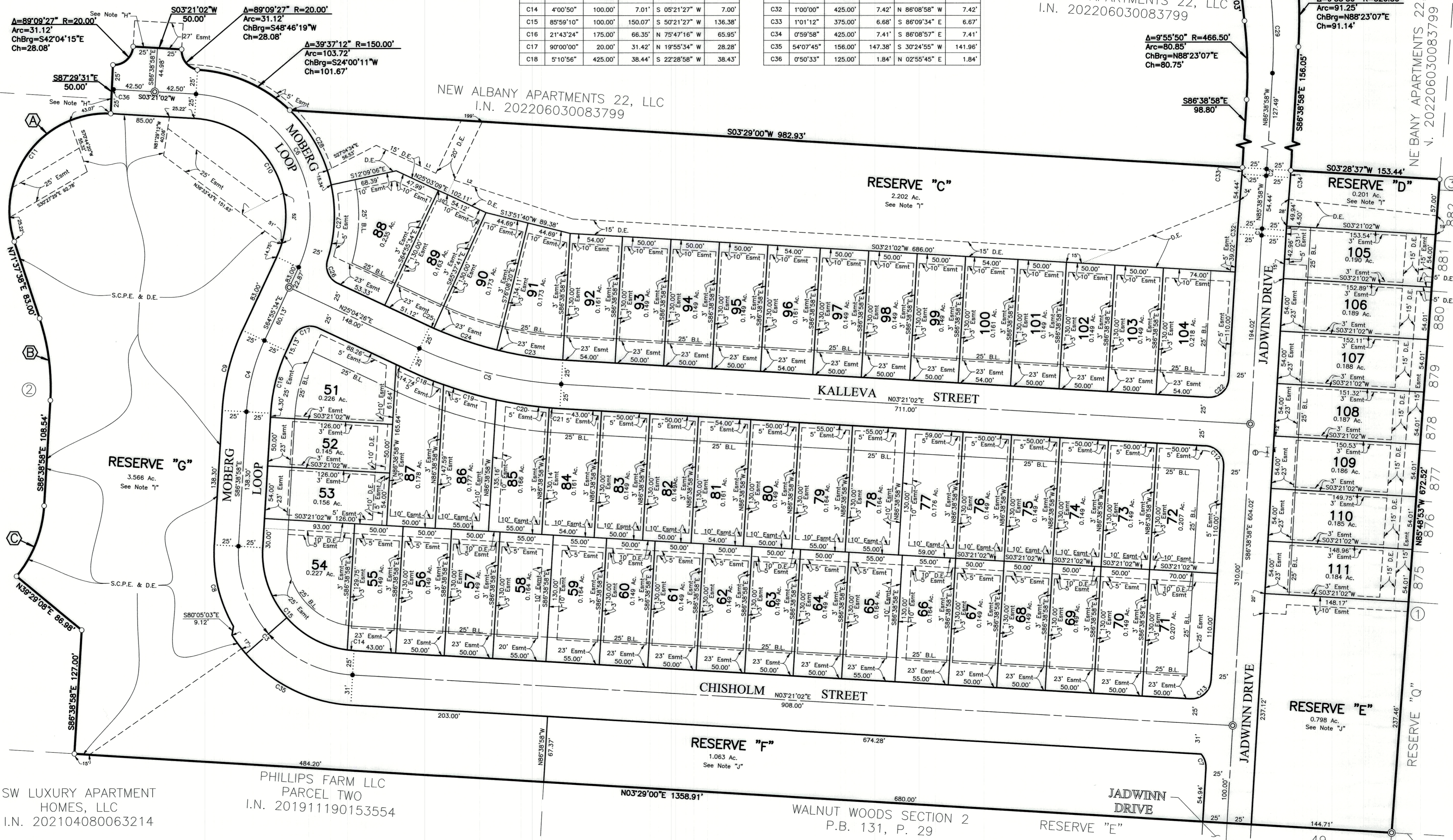
LINE	BEARING	DISTANCE
L1	S25°03'09" W	67.78'
L2	S18°04'55" W	128.68'

Legend

B.L. = Building Line
 D.E. = Drainage Easement
 Esmt. = Easement
 S.C.P.E. = Stormwater Control Practice Easement
 No 'X' No Vehicular Access - See Note "L"

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



NEW ALBANY APARTMENTS 22, LLC I.N. 202206030083799

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