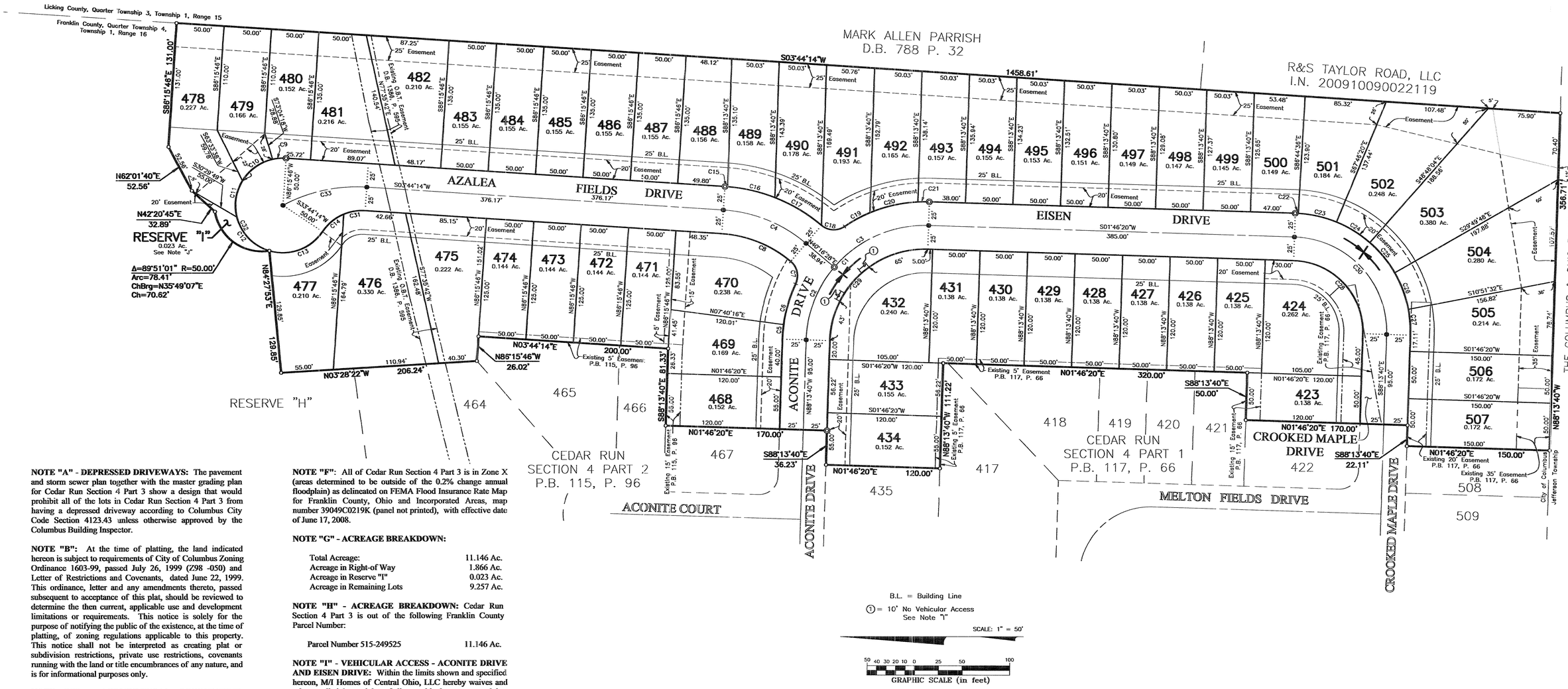
CEDAR RUN SECTION 4 PART 3



B.L. = Building Line

① = 10' No Vehicular Access See Note "I"

SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	125.00'	196.35'	N 43°13'40" W	176.78'
C2	38°30'08"	125.00'	84.00'	N 68°58'36" W	82.43'
C3	51°29'52"	125.00'	112.35'	N 23°58'36" W	108.61'
C4	36°32'14"	150.00'	95.65'	N 22°00'21" E	94.04'
C5	5°53'56"	150.00'	15.44'	N 85°16'42" W	15.44'
C6	17°15'14"	150.00'	45.17'	N 73°42'07" W	45.00'
C7	74°39'02"	20.00'	26.06'	N 77°35'59" E	24.25'
C8	36°32'14"	125.00'	79.71'	N 22°00'21" E	78.37'
C9	16°21'45"	50.00'	14.28'	N 04°26'38" W	14.23'
C10	45°50'12"	50.00'	40.00'	N 35°32'37" W	38.94'
C11	45°50'12"	50.00'	40.00'	N 81°22'49" W	38.94'
C12	59°07'14"	50.00'	51.59'	S 46°08'28" W	49.33'
C13	72°50'37"	50.00'	63.57'	S 19°50'27" E	59.37'
C14	33°36'12"	50.00'	29.32'	N 39°27'40" W	28.91'
C15	0°57'54"	175.00'	2.95'	N 04°13'11" E	2.95'
C16	16°45'14"	175.00'	51.17'	N 13°04'45" E	50.99'
C17	18°49'06"	175.00'	57.48'	N 30°51'55" E	57.22'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C18	74°39'02"	20.00'	26.06'	S 02°56'57" W	24.25'
C19	11°44'02"	150.00'	30.72'	N 28°30'33" W	30.67'
C20	19°49'33"	150.00'	51.90'	N 12°43'46" W	51.65'
C21	4°35'19"	150.00'	12.01'	N 00°31'20" W	12.01'
C22	1°29'04"	125.00'	3.24'	N 02°30'52" E	3.24'
C23	18°58'16"	125.00'	41.39'	N 12°44'32" E	41.20'
C24	18°58'16"	125.00'	41.39'	N 31°42'48" E	41.20'
C25	18°58'16"	125.00'	41.39'	N 50°41'04" E	41.20'
C26	18°58'16"	125.00'	41.39'	N 69°39'20" E	41.20'
C27	12°37'52"	125.00'	27.56'	N 85°27'24" E	27.50'
C28	90°00'00"	75.00'	117.81'	N 46°46'20" E	106.07'
C29	90°00'00"	100.00'	157.08'	N 43°13'40" W	141.42'
C30	90°00'00"	100.00'	157.08'	N 46°46'20" E	141.42'
C31	26°23'48"	50.00'	23.04'	N 09°27'40" W	22.83'
C32	240°00'00"	50.00'	209.44'	S 63°44'14" W	86.60'
C33	32°12'15"	162.50'	91.34'	N 12°21'54" W	90.14'

NOTE "A" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Cedar Run Section 4 Part 3 show a design that would prohibit all of the lots in Cedar Run Section 4 Part 3 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "B": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1603-99, passed July 26, 1999 (Z98 -050) and Letter of Restrictions and Covenants, dated June 22, 1999. This ordinance, letter 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 "C" - AGRICULTURAL RECOUPMENT: 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": 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 Cedar Run Section 4 Part 3 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "E": Within the area of Reserve "F", as designated and delineated on the plat entitled "Cedar Run Section 3", of record in Plat Book 107, Pages 72, 73 and 74, there are storm water control facilities for the use and benefit of this section and future sections of the Cedar Run Development. Said 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 improvement plans filed in 4461D.

NOTE "F": All of Cedar Run Section 4 Part 3 is in Zone X (areas determined to be outside of the 0.2% change annual floodplain) as delineated on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map number 39049C0219K (panel not printed), with effective date of June 17, 2008.

NOTE "G" - ACREAGE BREAKDOWN:

Total Acreage:	11.146 Ac.
Acreage in Right-of Way	1.866 Ac.
Acreage in Reserve "I"	0.023 Ac.
Acreage in Remaining Lots	9.257 Ac.

NOTE "H" - ACREAGE BREAKDOWN: Cedar Run Section 4 Part 3 is out of the following Franklin County Parcel Number:

Parcel Number 515-249525	11.146 Ac.

NOTE "I" - VEHICULAR ACCESS - ACONITE DRIVE AND EISEN 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 present road improvements known as Aconite Drive and Eisen Drive as constructed, or to the ultimate road improvement to be constructed in the future and the execution of this plat shall act as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

NOTE "J" - RESERVE "I": Reserve "I", as designated and delineated hereon, will be deeded to the City of Columbus, Ohio, subsequent to the recordation of Cedar Run Section 4 Part 3 plat for the purpose of 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 Cedar Run Section 4 Part 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

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