

LOCATION MAP
NO SCALE

LEHMAN PARK SUBDIVISION

SECTION 18, TOWNSHIP 15 NORTH, RANGE 20 WEST, CONGRESS LANDS
CITY OF COLUMBUS,
FRANKLIN COUNTY, OHIO

NOTES:

EASEMENTS:

Easements where designated on this plat are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. In addition, Within the area designated "Storm Detention Easement" on this plat, an additional easement is hereby granted for the purpose of constructing, operating and maintaining the privately owned and maintained stormwater drainage facilities. No above grade structures, dams, grading activities, or other actions resulting or contributing to the obstructions of the flow of stormwater runoff are permitted within the "Storm Detention Easement" as delineated in this plat and the approved development construction plans. Such facilities shall be owned and maintained by an association comprised of the owners of the fee simple titles to lots in the Lehman Park Subdivision their successors and assigns. Said facilities will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for the maintenance of said facilities. City of Columbus will have access to these storm detention easement areas for inspection purposes.

FIRE NOTE:

Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the private towing company to remove/tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The developer and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sole and specific purpose of enforcement of parking restrictions. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan".

CABLE REFERENCE:

In accordance with the terms and regulations of Section 3123.08 (c)(8) of the Columbus City Codes, there is hereby offered an easement to the cable television industry for the installation, operation and maintenance of television cable and equipment.

In addition, at the time of platting, electric, gas, cable and communication service providers have not issued information required for easement areas, in addition to those shown hereon and deemed necessary by these providers for the installation and maintenance of their main line facilities, to be shown on this plat.

WETLAND NOTE:

No determination has been made by the Development Department, Building Services Division, 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 for the final plat of Lehman Park does not imply any approval for the development of the site as it may pertain to Wetlands.

AGRICULTURAL RECOUPMENT:

Grantor, being the duly authorized representative of the developer dedicating the property described on 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 results from grantor's conversion of the property from agricultural use.

SUB-SURFACE DRAINAGE SYSTEM:

Be advised: A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

RESERVES:

Reserve A as, designated hereon, is for a Private Street and General Utility Easement purposes.
Reserve B as, designated hereon, is for Open Space, Landscape Buffer and Storm Detention purposes.
Reserve C as, designated hereon, is for Open Space, Landscape Buffer and Storm Detention purposes.
Reserve D, as designated hereon, is for Landscape Buffer purposes.

*See Site Compliance Plan (20345-014) for mounding and screening requirements within Reserves B, C and D.

Reserves A, B, C & D shall be owned and maintained by an association comprised of the owners of the fee simple titles to lots in the Lehman Park Subdivision their successors and assigns.

RESERVE ACCESS EASEMENT:

Within said Reserve A, a non-exclusive easement is hereby granted to the City of Columbus and other government employees or licensees for use in the course of providing policy, fire medical or other governmental services to lots and lands adjacent to said Reserve A.

DEPRESSED DRIVEWAY NOTE:

The pavement and storm sewer plan together with the master grading plan for Lehman Park Subdivision show a design that would prohibit Lots 1 through 51, inclusive, from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

ZONING NOTE:

At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance No. 1709-2020, Passed on June 27, 2020, Case No. Z17-027A. 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. See Site Compliance Plan (20345-014) for required tree plantings within the rear of Lots 7-35, inclusive.

Lot Area: (51 Lots)	6.961 Ac.
Right-of-way Area (Lehman Road):	0.826 Ac.
Reserve Area:	3.791 Ac.
Reserve "A"	(1.327 Ac.)
Reserve "B"	(1.037 Ac.)
Reserve "C"	(0.385 Ac.)
Reserve "D"	(1.042 Ac.)
Total Area	11.578 Ac.

All of LEHMAN PARK SUBDIVISION is out of Franklin County Parcel No. 490-169285.

BASIS OF BEARINGS: This plat is based on the initial survey performed by Diamond V, LLC, Surveyors & Engineers in June, 2019 (verified by Bird&Bull, Inc., in July, 2020). Basis of bearings is the centerline of Lehman Road, being N 85° 42' 25" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

FLOOD ZONE: Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 456 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0456 K (Effective Dates: June 17, 2008).

The boundary was established by utilizing the record surveys, deeds and plats of the area and available through the Franklin County Auditors web site and Franklin County Recorder's Office. Most of which are as noted on this plat.

Surveyed and Platted By
V3 Companies, Ltd.
Consulting Engineers & Surveyors
3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: —○—. Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —●—.

By Kevin L. Baxter 03/01/2021
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:



Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 18, Township 15 North, Range 20 West, Congress Lands, and containing 12.3987 acres of land, more or less, conveyed to LEHMAN PARK, LTD., by deed of record in Instrument No. 201912090165038, Recorder's Office, Franklin County, Ohio.

The undersigned CURT E. ARNSPIGER, MANAGER of LEHMAN PARK, LTD., an Ohio limited liability company, owner of the land platted herein, does hereby certify that this plat correctly represents its "LEHMAN PARK SUBDIVISION", a subdivision of Lots Nos. 1 through 51 and Reserves A through D, both inclusive, and does hereby accept this plat of same and dedicates to public use as such, that portion of Lehman Road not heretofore dedicated and that the property within said plat is not subject to any liens.

In witness whereof, CURT E. ARNSPIGER, MANAGER of LEHMAN PARK, LTD., has set his hand this 3RD day of MARCH, 2021.

Signed and acknowledged in the presence of: LEHMAN PARK, LTD.
13584 Church View Drive
Pickerington, Ohio 43147

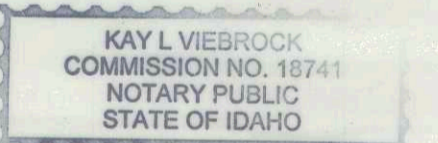
By Curt E. Arnspiger
CURT E. ARNSPIGER, MANAGER

State of Idaho > SS
County of Kootenai

Before me, a Notary Public in and for said County, personally appeared CURT E. ARNSPIGER, MANAGER of LEHMAN PARK, LTD., who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of LEHMAN PARK, LTD., for the uses and purposes therein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this 3rd day of March, 2021.

My Commission Expires: 3/31/2022
Notary Public, State of Idaho



Approved by: Scott J. Mueser / ASB
Director, Department of Building and Zoning Services, Columbus, Ohio

3/15/2021
Date

James D. Young
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

3-17-21
Date

James D. Young
Director, Department of Public Service, Columbus, Ohio

3-17-2021
Date

Approved and accepted this _____ day of _____, _____, by Ordinance No. _____ where a portion of Lehman Road is hereby dedicated and accepted as such by Council of the City of Columbus, Ohio.

City Clerk, Columbus, Ohio

Date

Transferred this _____ day of _____, 2021 _____
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 2021 at _____ .M.

Fee _____ File No. _____
Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Recorded this _____ day of _____, 2021 Plat Book _____ Pages _____.