

GLACIER RIDGE SECTION 3

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 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 of the final plat of Glacier Ridge Section 3 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": All of Glacier Ridge Section 3 is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community Panel Number 39049C0364K, 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 Glacier Ridge Section 3 show a design that would prohibit all of the lots in Glacier Ridge Section 3 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 3171-2017, passed December 11, 2017 (Z16 -054). 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: 10.946 Ac.
Acreage in rights-of-way: 1.061 Ac.
Acreage in lots: 4.332 Ac.
Acreage in Reserves: 5.553 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Glacier Ridge Section 3 is out of the following Franklin County Parcel Number:

010-274898 10.946 Ac.

NOTE "H": 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 Glacier Ridge Section 3 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 "I" - RESERVES "F" AND "G": Reserves "F" 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 Glacier Ridge subdivisions for the purpose of open space and stormwater retention facilities.

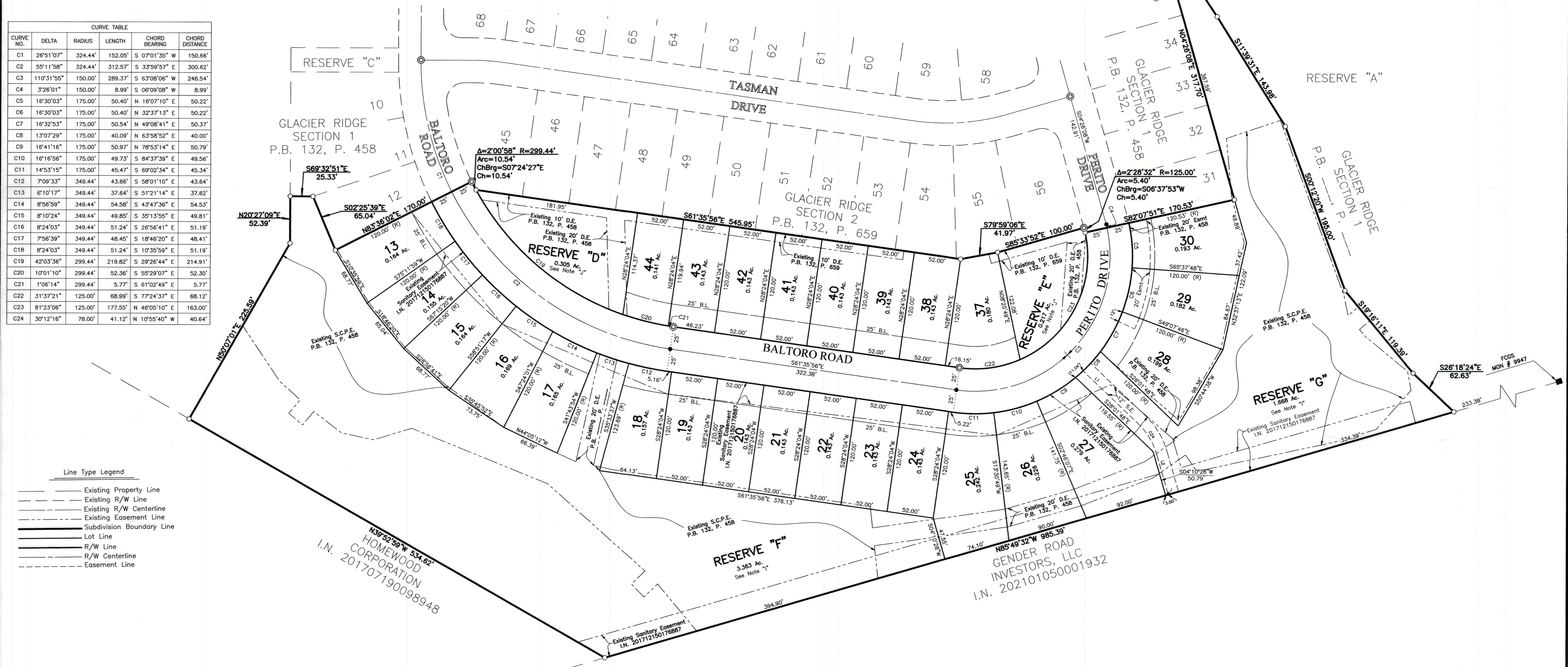
NOTE "J" - RESERVES "D" AND "E": Reserves "D" and "E", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Glacier Ridge subdivisions for the purpose of open space and pocket parks.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°01'48"E	84.55'
L2	N04°10'28"E	46.45'

Legend
S.C.P.E. = Stormwater Control Practice Easement
B.L. = Building Line
D.E. = Drainage Easement
Esmt = Easement
S.E. = Sidewalk Easement

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	26°51'07"	324.44'	152.05'	S 07°01'35" W
C2	55°11'58"	324.44'	312.57'	S 33°59'57" E
C3	110°31'55"	150.00'	289.37'	S 63°08'06" W
C4	3°26'01"	150.00'	8.99'	S 06°09'08" W
C5	16°30'03"	175.00'	50.40'	N 16°07'10" E
C6	16°30'03"	175.00'	50.40'	N 32°37'13" E
C7	16°32'53"	175.00'	50.54'	N 49°08'41" E
C8	13°07'29"	175.00'	40.09'	N 63°58'52" E
C9	16°41'16"	175.00'	50.97'	N 78°53'14" E
C10	16°16'56"	175.00'	49.73'	S 84°37'39" E
C11	14°53'15"	175.00'	45.47'	S 69°02'34" E
C12	7°09'33"	349.44'	43.66'	S 58°01'10" E
C13	6°10'17"	349.44'	37.64'	S 51°21'14" E
C14	8°56'59"	349.44'	54.58'	S 43°47'36" E
C15	8°10'24"	349.44'	49.85'	S 35°13'55" E
C16	8°24'03"	349.44'	51.24'	S 28°56'41" E
C17	7°56'39"	349.44'	48.45'	S 18°46'20" E
C18	8°24'03"	349.44'	51.24'	S 10°35'59" E
C19	42°03'36"	299.44'	219.82'	S 29°26'44" E
C20	10°01'10"	299.44'	52.36'	S 55°29'07" E
C21	1°06'14"	299.44'	5.77'	S 61°02'49" E
C22	31°37'21"	125.00'	68.99'	S 77°24'37" E
C23	81°23'06"	125.00'	177.55'	N 46°05'10" E
C24	30°12'16"	78.00'	41.12'	N 10°55'40" W

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



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