

HOOVER FARMS SECTION 3

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 Hoover Farms Section 3 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Hoover Farms Section 3 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 Z18-005 passed November 21, 2018 (3021-2018). 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 note 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 Hoover Farms Section 3 show a design that would prohibit all of the lots in Hoover Farms Section 3 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 22.280 Ac.
 Reserves "D" and "E" 10.406 Ac.
 Acreage in lots 8.968 Ac.
 Acreage in public rights-of-way 2.906 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Hoover Farms Section 3 is out of the following Franklin County Parcel Numbers:
 Parcel Number 111-298998 12.736 Ac.
 Parcel Number 111-298999 9.544 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 "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 Hoover Farms subdivisions for the purpose of open space.

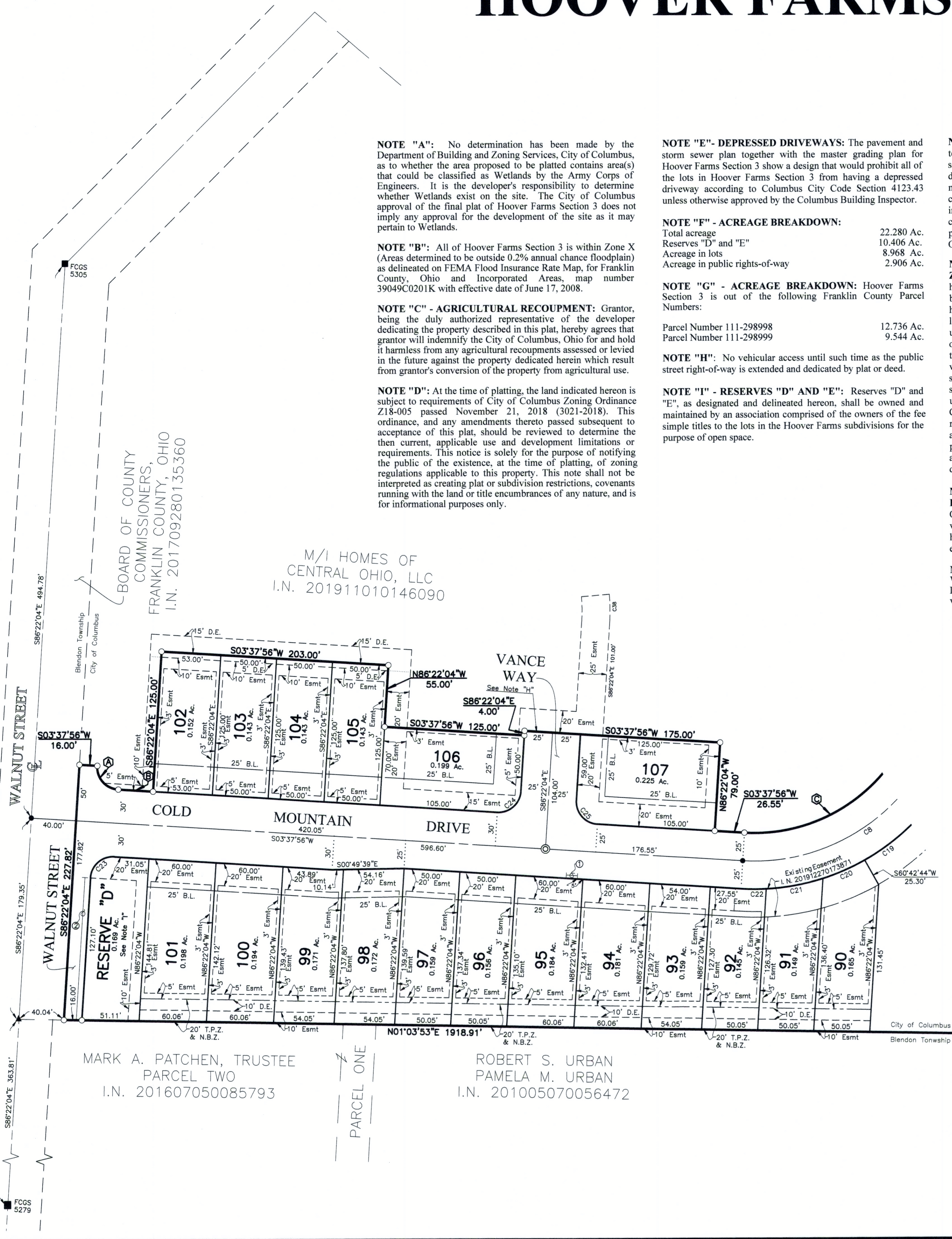
NOTE "J": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hoover Farms 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 "K" - TREE PRESERVATION AND NO BUILD ZONE: Tree Preservation Zones, as designated and delineated hereon, are intended to preserve the existing trees. Trees shall not be removed unless they are dead, diseased or pose a threat to the health, safety and welfare of the lot owners. The developer and/or lot owner has the right to remove any unsightly or unwanted under storage plat material as long as it does not effect the health of the existing trees. As a part of the development infrastructure, the developer reserves the right to do grading and tree removal within the Tree Preservation Zone for the installation of utility structures/connections and crossings, as well as storm water structures/drainage. The Tree Preservation Zone shall also be used for the planting of new trees, as directed by the City of Columbus. Areas designated hereon as "No Build Zone" shall remain free of any structures including, but not limited to, drives and walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae and basketball courts. Existing natural features shall not be disturbed, removed or physically altered.

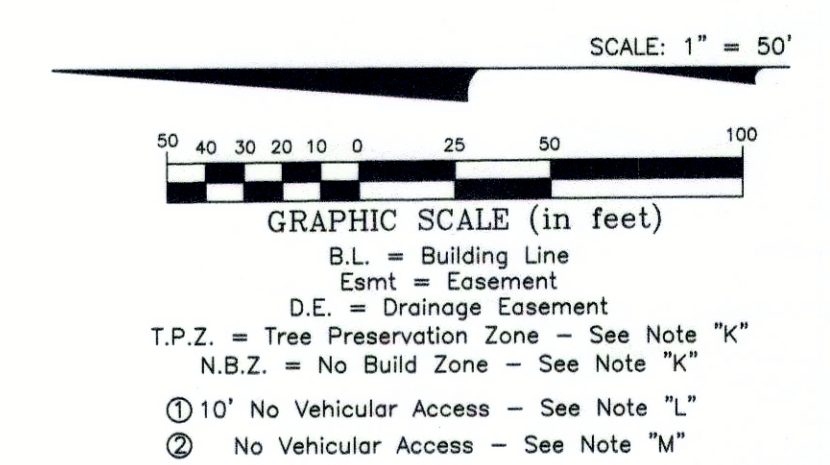
NOTE "L" - VEHICULAR ACCESS - COLD MOUNTAIN DRIVE: Within the limits shown hereon, M/I Homes of Central Ohio, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the 10 foot wide area shown hereon (centered on the curb ramp as shown on the approved engineering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

NOTE "M" - VEHICULAR ACCESS - WALNUT STREET: Within the limits shown 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 area shown hereon.

- A Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=S48°37'56"W
Ch=28.28'
- B S03°37'56"W
31.05'
- C Δ=66°03'50" R=150.00'
Arc=172.95'
ChBrg=S29°23'59"E
Ch=163.53'



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	37°21'53"	175.00'	114.12'	N 22°18'53" E	112.11'
C2	37°21'53"	125.00'	81.52'	S 67°41'07" E	80.08'
C3	52°38'07"	125.00'	114.83'	S 22°41'07" E	110.84'
C4	90°00'00"	125.00'	196.35'	S 41°22'04" E	176.78'
C5	52°14'50"	175.00'	159.58'	S 22°29'29" E	154.11'
C6	37°45'10"	175.00'	115.31'	S 67°29'29" E	113.23'
C7	90°00'00"	175.00'	274.89'	S 41°22'04" E	247.49'
C8	90°00'00"	175.00'	274.89'	S 41°22'04" E	247.49'
C9	4°16'55"	200.00'	14.95'	S 05°46'24" W	14.94'
C10	13°11'07"	200.00'	46.03'	S 14°30'25" W	45.92'
C11	19°53'51"	200.00'	69.46'	S 31°02'54" W	69.11'
C12	16°49'46"	20.00'	5.87'	S 32°34'56" W	5.85'
C13	57°49'16"	20.00'	20.18'	S 04°44'35" E	19.34'
C14	15°21'52"	150.00'	40.22'	S 25°58'17" E	40.10'
C15	21°55'17"	150.00'	57.39'	S 07°19'42" E	57.04'
C16	15°37'13"	150.00'	40.89'	S 04°10'41" E	40.77'
C17	49°05'13"	150.00'	128.51'	S 36°31'54" E	124.62'
C18	25°17'33"	150.00'	66.22'	S 73°43'17" E	65.68'
C19	57°04'48"	200.00'	199.25'	S 57°49'40" E	191.11'
C20	11°40'58"	200.00'	40.78'	S 23°26'47" E	40.71'
C21	14°47'36"	200.00'	51.64'	S 10°12'30" E	51.50'
C22	6°26'38"	200.00'	22.49'	S 00°24'37" W	22.48'
C23	90°00'00"	20.00'	31.42'	S 41°22'04" E	28.28'
C24	90°00'00"	20.00'	31.42'	N 41°22'04" W	28.28'
C25	90°00'00"	20.00'	31.42'	N 48°37'56" E	28.28'
C26	23°56'10"	150.00'	62.66'	N 74°23'59" W	62.21'
C27	7°50'24"	200.00'	27.37'	N 82°26'52" W	27.35'
C28	18°06'36"	200.00'	63.22'	N 69°28'23" W	62.95'
C29	39°05'55"	20.00'	13.65'	N 79°58'02" W	13.38'
C30	13°19'44"	200.00'	46.53'	N 09°37'13" W	46.42'
C31	6°35'17"	200.00'	23.00'	N 00°20'17" E	22.98'
C32	90°00'00"	100.00'	157.08'	N 41°22'04" E	141.42'
C33	17°20'31"	150.00'	45.40'	S 73°01'24" E	45.23'
C34	74°39'02"	20.00'	26.06'	N 78°19'20" E	24.25'
C35	37°21'53"	150.00'	97.82'	N 22°18'53" E	96.10'
C36	33°28'55"	89.02'	52.02'	S 36°06'53" W	51.28'
C37	11°55'07"	212.73'	44.25'	S 58°48'55" W	44.17'
C38	7°58'30"	175.30'	24.40'	N 89°16'19" E	24.38'



- Line Type Legend**
- Existing Property Line
 - - - Existing R/W Line
 - · - Existing R/W Centerline
 - · - Existing Easement Line
 - Proposed Subdivision Boundary Line
 - Proposed Lot Line
 - Proposed R/W Line
 - Proposed R/W Centerline
 - · - Proposed Easement Line

J:\20190005\DWG\04-SHEETS\PLAT\20190005-05-PLAT-SEC3.DWG plotted by NIKK, MATTHEW on 3/10/2020 3:17:37 PM
 Date: 20190005-05-05-PLAT-SEC3.DWG
 File: 20190005-05-05-PLAT-SEC3.DWG