

OLENTANGY RESERVE

PLAT # 17640-00011

Situated In The State of Ohio, County of Delaware, City of Columbus, Farm Lot 2, Quarter Section 3, Township 3, Range 18, U.S. Military Lands Being all of 6.000 Acre Tract as Conveyed to Olentangy Reserve, LLC in Official Record 1476, Page 2045-2047, Recorder's Office, Delaware County, Ohio.

PLAT NOTES

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 the grantor's conversion of the property from agricultural use.

STORM, UTILITY, AND SANITARY EASEMENTS:
Easements are hereby reserved in, over and under areas designated on this plat as "STORM, SANITARY, and/or UTILITY" for the construction, operation, and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands for storm water drainage. No above grade structures, dams or other obstructions to the flow of the storm water runoff are permitted within Storm Easement areas as delineated on this plat unless approved by the City of Columbus, Division of Sewerage and Drainage.

CABLE EASEMENTS:
Furthermore, in accordance with the terms and regulations of Section 3123.08(c)(8) of the Columbus City Codes, 1959, there is hereby offered an easement to the Cable TV industry for the installation, operation, and maintenance of television equipment.

DEPRESSED DRIVEWAYS:
The pavement and storm plan together with the master grading plan for Olentangy Reserve show a design that would prohibit all of the lots in Olentangy Reserve from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

ADA RAMP RESTRICTIONS:
Vehicular access and drive installations are not permitted across ADA ramp locations.

RESERVE & TREE PRESERVATION NOTES:
The areas designated "Reserve A-Retention Area" (23,428 sq. ft. or 0.54 Acres), "Reserve B-Tree Preservation Area" (12,002 sq. ft. or 0.28 Acres) are to be owned and maintained by the Olentangy Reserve, LLC Home Owners Association.

The "Tree Preservation Easement" (6,209 sq. ft. or 0.14 Acres) shall be maintained by the Olentangy Reserve, LLC Home Owners Association.

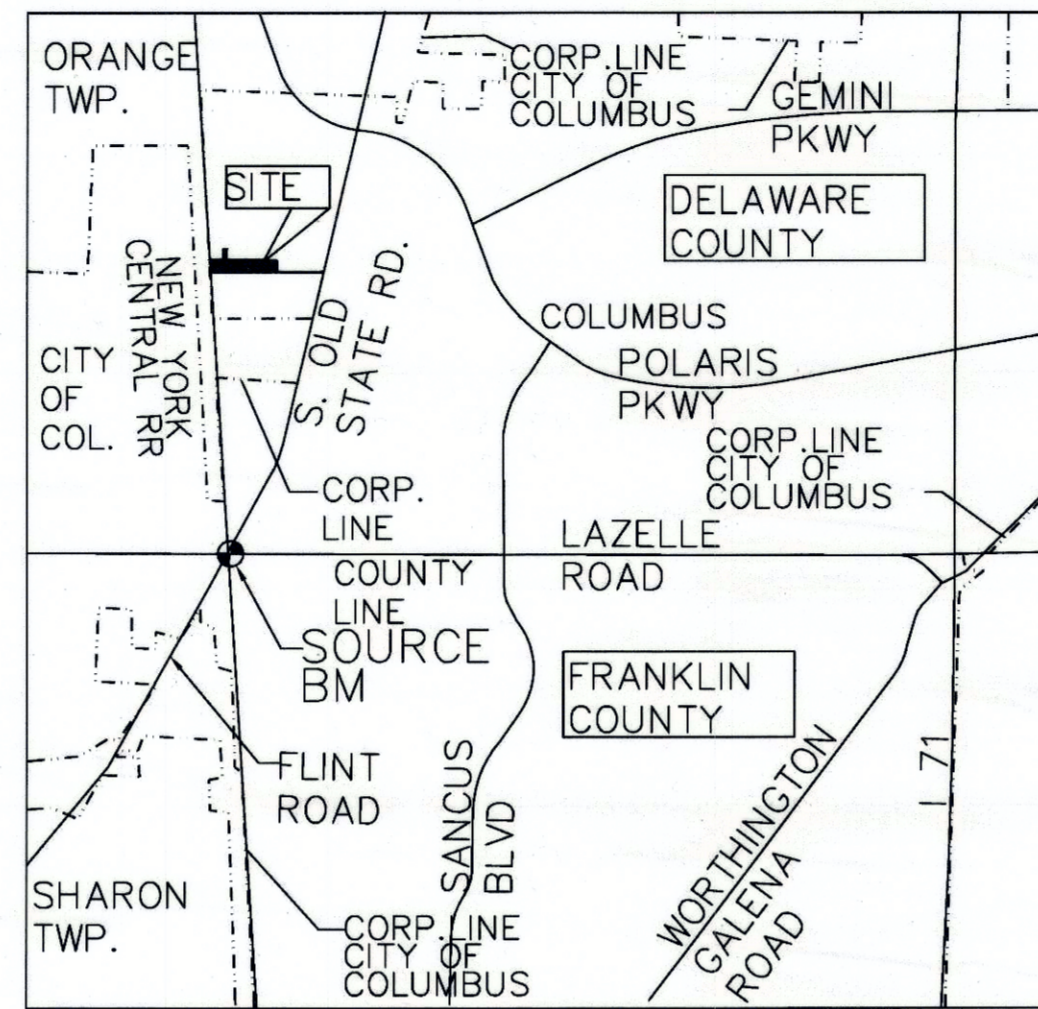
"Reserve A Area" and the "Tree Preservation Area" shall be maintained by the developer until the Olentangy Reserve, LLC Home Owners Association has been formed and established.

There will be no construction of improvements, installation of fencing, or removal of trees within the "Reserve B-Tree Preservation Area" (12,002 sq. ft. or 0.28 Acres), "15' Tree Preservation Area", or the "Tree Preservation Easement" (6,209 sq. ft. or 0.14 Acres), except for the construction of an access path between Lots 9 and 10 or as otherwise provided in Zoning Ordinance No. 2440-2016. Trees that are deemed dead, unhealthy, or which pose a threat to health and safety by the Urban Forestry Division of the City of Columbus Recreation and Park Department may be removed from these areas.

WETLAND NOTE:
Existing wetlands have been mitigated by Ohio EPA permit No. DSW401175263.

FLOOD ZONE NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated April 16th, 2009), the subject parcel shown hereon lies within Zone "X" (area determined to be outside 500-year flood plain), Community Panel No. 39041C0244K.

LONGER ZONING NOTE:
At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 2440-2016, passed (10-17-2016). 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.



LOCATION MAP
NOT TO SCALE

Approved this 31st day of January, 2018

Scott J. Mose / ASB
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 7th day of February, 2018

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

Approved this 8th day of February, 2018

Jennifer L. Gallagher / KRS
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this ___ day of _____, 2018, by Ordinance No. _____ wherein all of the Drives Shown dedicated hereon are accepted as such by the Council for the City of Columbus.

In Witness There of, I have hereunto set my hand and affixed my seal this

___ day of _____, 2018

City Clerk, Columbus, Ohio

Transferred this ___ day of _____, 2018

Auditor, Delaware County, Ohio

File for record this ___ day of _____, 2018 at ___ M. Fee \$ _____ File No. _____

Deputy Auditor, Delaware County, Ohio

Cabinet ___ Slides _____

Plat Book ___ Pages _____

Recorder, Delaware County, Ohio

The undersigned, Olentangy Reserve, LLC., an Ohio Limited Liability Company, by Thomas M. Bell, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents it's "Olentangy Reserve", a subdivision containing lots 1 to 22, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the roadways shown hereon and not heretofore dedicated.

In Witness Whereof, Thomas M. Bell, President of Olentangy Reserve LLC., has hereunto set his hand this 30 day of January, 2018.

Signed and acknowledged in the presence of:

Andrew S. Beard

OLENTANGY RESERVE LLC.

By *Thomas M. Bell*
Thomas M. Bell, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:
Before me, a Notary Public in and for said State, personally appeared Thomas M. Bell, President of OLENTANGY RESERVE LLC, who acknowledge the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said OLENTANGY RESERVE, LLC., for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 30 day of January, 2018.

My commission expires 6/17/19

Antionette M. Gillum
ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

SURVEY NOTES

BASIS OF BEARINGS:
The bearings shown hereon are based upon the northerly line of a 6.000 acre tract as shown in Deed Book 1476, Page 2045-2047 as being N 89°45'00"E.

SOURCE OF DATA: The sources of recorder survey data are the records of the Delaware County, Ohio, Recorder referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are iron rebar, half inch diameter, thirty inches long with a plastic cap and bearing the initials - (TT 8621).

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be half-inch diameter, thirty-inch long, solid iron pins, and to be set to monument the points indicated and with the top end flush with the surface of the ground and then capped and bearing the initials (TT-8621).

Development Plan Reference:

SANITARY CC PLANS 17878
DRAWER E DRAWING 3426

SURVEYED & PLATTED BY:

Michael R. Ziska
TERRATEK
LAND SURVEYING & MAPPING

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ON THE CURVES ARE CURVE LENGTH MEASUREMENTS.

By *Michael R. Ziska* 1-26-18
Michael R. Ziska Date
Professional Surveyor No. 8621

LEGEND
○ FOUND IRON PIN
● SET 5/8" REBAR W/CAP STAMPED (TT 8621)
▲ SET 1" DIAMETER SOLID IRON PIN WITH PUNCH MARK

