

HILLIARD WOODS PART 1

WILSON COURT APARTMENTS, LLC
9.703 AC.
I.N. 200708310154675

WILSON ROAD DEVELOPERS, LLC
I.N. 201206210088885

WESTBROOKE CORPORATE PARK
P.B. 68, PP. 6 & 7

PINNACLE POINTE BUSINESS CONDOMINIUM
C.P.B. 208, P. 1

DEDICATION OF ARLINGATE LANE AND WILSON ROAD
P.B. 48, PP. 90 & 91

TEMPLE CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
I.N. 200005100091608

RUSSELL INVESTMENT CO.
D.B. 3592, P. 440

WILSON ROAD
3/4" IRON PIPE CAPPED "HOY"

50.02'

399.12'

626.84'

514.13'

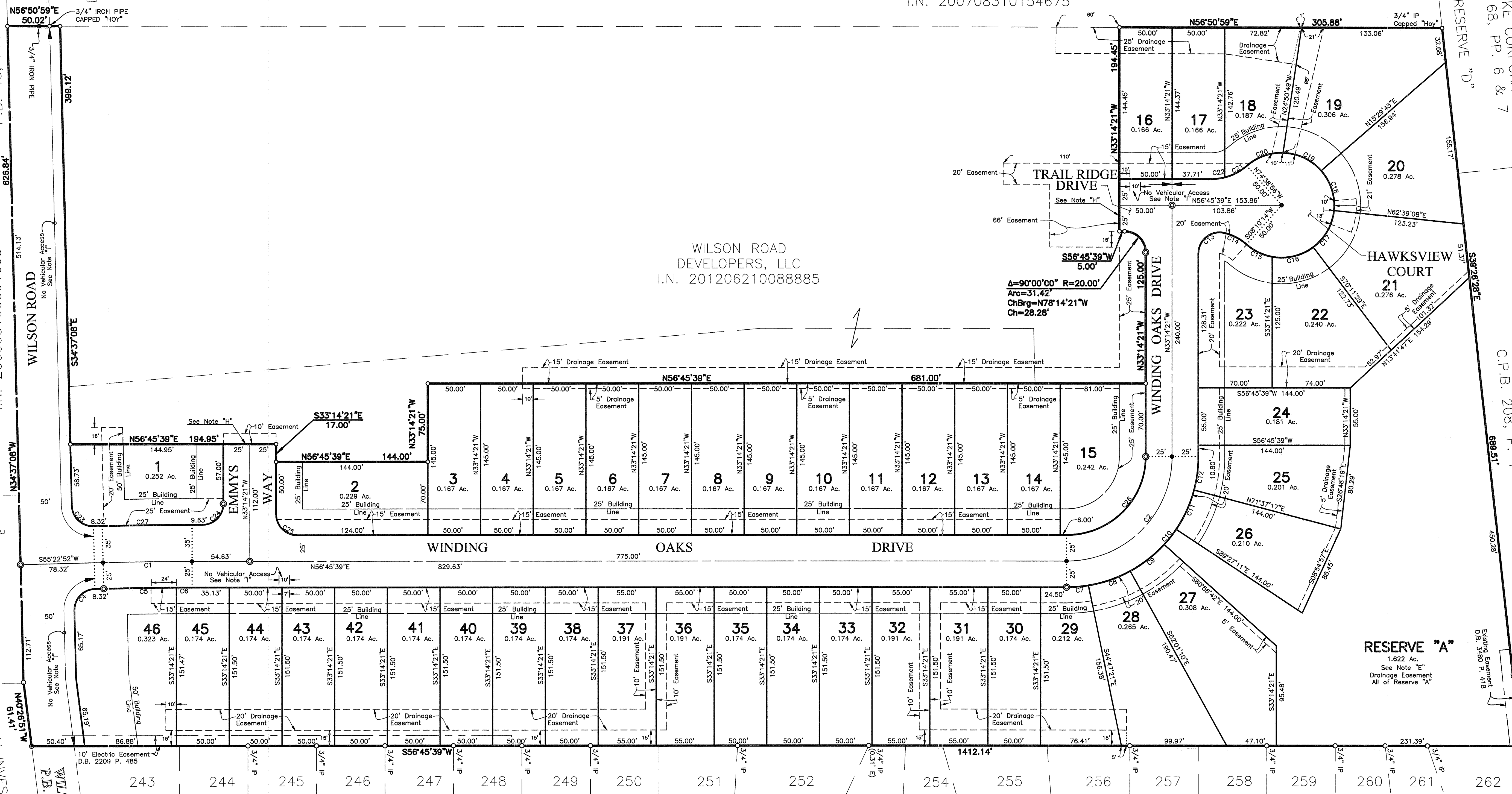
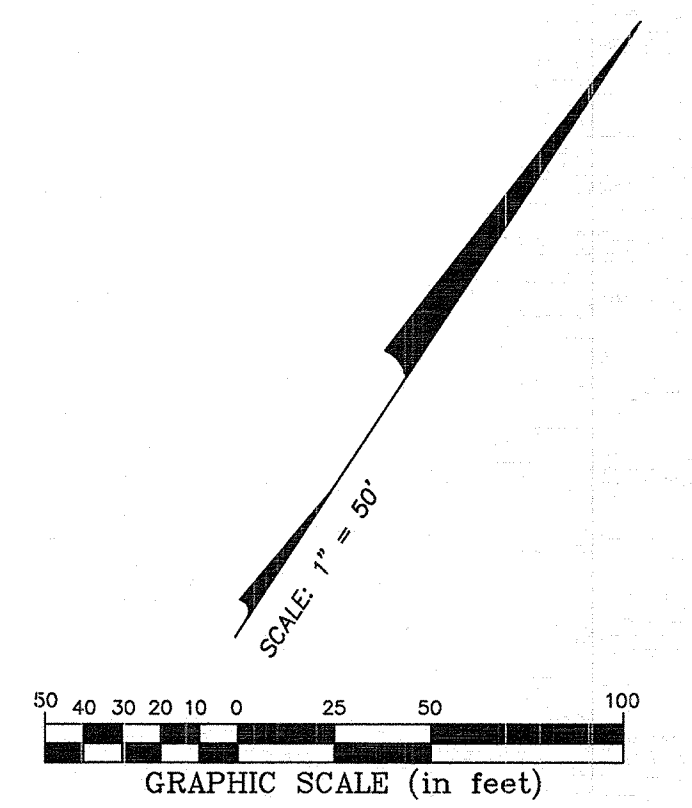
514.13'

514.13'

514.13'

514.13'

514.13'



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1°22'47"	3500.00'	84.28'	N 56°04'16" E	84.27'
C2	90°00'00"	100.00'	157.08'	N 11°45'39" E	141.42'
C4	90°00'00"	20.00'	31.42'	N 10°22'52" E	28.28'
C5	1°08'04"	3475.00'	68.81'	N 55°56'54" E	68.81'
C6	0°14'42"	3475.00'	14.87'	N 56°38'18" E	14.87'
C7	9°29'15"	125.00'	20.70'	N 52°01'01" E	20.68'
C8	19°17'34"	125.00'	42.09'	N 37°37'37" E	41.89'
C9	18°55'32"	125.00'	41.29'	N 18°31'04" E	41.10'
C10	8°30'30"	125.00'	18.56'	N 04°48'04" E	18.55'
C11	18°55'32"	125.00'	41.29'	N 08°54'57" W	41.10'
C12	14°51'38"	125.00'	32.42'	N 25°48'32" W	32.33'
C13	104°03'21"	20.00'	36.32'	N 18°47'19" E	31.53'
C14	27°21'14"	50.00'	23.87'	N 84°29'37" E	23.64'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C15	31°12'20"	50.00'	27.23'	N 82°34°04" E	26.90'
C16	47°09'23"	50.00'	41.15'	N 43°23'13" E	40.00'
C17	47°09'23"	50.00'	41.15'	N 03°46'10" W	40.00'
C18	47°09'23"	50.00'	41.15'	N 50°55'33" W	40.00'
C19	47°09'23"	50.00'	41.15'	S 81°55'04" W	40.00'
C20	42°59'18"	50.00'	37.51'	S 36°50'43" W	36.64'
C21	27°11'07"	50.00'	23.72'	S 28°56'38" W	23.50'
C22	14°13'28"	50.00'	12.41'	S 49°38'55" W	12.38'
C23	90°00'00"	20.00'	31.42'	N 79°37'08" W	28.28'
C24	90°00'00"	20.00'	31.42'	S 11°45'39" W	28.28'
C25	90°00'00"	20.00'	31.42'	N 78°14'21" W	28.28'
C26	90°00'00"	75.00'	117.81'	S 11°45'39" W	106.07'
C27	1°22'47"	3535.00'	85.12'	S 56°04'16" W	85.12'

NOTE "A" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to 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" : At the time of platting, all of the land hereby being platted as Hilliard Woods Part 1 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0301K with effective date of June 17, 2008.

NOTE "C" : No determination has been made by the Department of Building and Zoning Services, 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 Hilliard Woods Part 1 does not imply any approval for the development of the site as it may pertain to wetlands.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan, together with the master grading plan for Hilliard Woods Part 1, show a design that would prohibit all of the lots in Hilliard Woods Part 1 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:	13.489 Ac.
Acreage in Right-of-way	2.747 Ac.
Acreage in Reserve "A"	1.022 Ac.
Acreage in remaining lots:	9.120 Ac.

NOTE "E" - RESERVE "A": Reserve "A", as designated and delineated hereon, shall be owned and maintained by the Hilliard Woods Home Owner's Association for the purpose of open space and retention basin for stormwater management.

NOTE "G" - ACREAGE BREAKDOWN: Hilliard Woods Part 1 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 560-154636	5.684 Ac.
Parcel Number 560-154637	5.805 Ac.
Parcel Number 560-154679	2.000 Ac.

NOTE "H" - VEHICULAR ACCESS: No vehicular access is to be in effect until such time as the public right-of-way is extended by plat or deed.

NOTE "I" - VEHICULAR ACCESS - WILSON ROAD, WINDING OAKS DRIVE AND TRAIL RIDGE DRIVE: Within the limits shown and specified hereon, Wilson Road Developers, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Wilson Road, Winding Oaks Drive and Trails Ridge Drive as constructed, or to the ultimate road improvement to be constructed in the future. 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": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

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 Hilliard Woods Part 1 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.