

WALNUT WOODS SECTION 2

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

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	125.00'	196.35'	S 41°38'58" E	176.78'
C2	47°26'54"	125.00'	103.52'	S 20°22'25" E	100.98'
C3	90°00'00"	25.00'	39.27'	S 48°21'02" W	35.36'
C4	90°00'00"	100.00'	157.08'	N 41°38'58" W	141.42'
C5	90°00'00"	100.00'	157.08'	S 41°38'58" E	141.42'
C6	90°00'00"	20.00'	31.42'	N 48°21'02" E	28.28'
C7	90°00'00"	20.00'	31.42'	S 41°38'58" E	28.28'
C8	15°04'12"	150.00'	39.45'	S 79°06'52" E	39.34'
C9	17°48'30"	150.00'	46.62'	S 62°40'31" E	46.43'
C10	51°22'57"	150.00'	134.52'	S 28°04'47" E	130.06'
C11	5°44'21"	150.00'	15.03'	S 00°28'51" W	15.02'
C12	47°26'54"	150.00'	124.22'	N 20°22'25" W	120.70'
C13	90°00'00"	20.00'	31.42'	N 41°38'58" W	28.28'

- A $\Delta=90^{\circ}00'00''$ R=20.00'
Arc=31.42'
ChBrg=S41°38'58"E
Ch=28.28'
- B S86°38'58"E
50.00'
- C $\Delta=90^{\circ}00'00''$ R=20.00'
Arc=31.42'
ChBrg=N48°21'02"E
Ch=28.28'
- D $\Delta=42^{\circ}33'06''$ R=100.00'
Arc=74.27'
ChBrg=S65°22'25"E
Ch=72.57'

NOTE "N" - RESTRICTED VEHICULAR ACCESS - KEMP SRTEET: Within the limits shown and specified hereon, M/I Homes of Central Ohio, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof, except for Emergency Vehicle access and pedestrian access to the existing road improvements known as Kemp Street of the subdivision entitled Upper Albany West Section 3 and shown of record in Plat Book 109, Page 94. Such restrictions will be in the form of a locked gate to be maintained and ultimately removed by an association of the fee simple owners to the lots in the Walnut Woods subdivision. Temporary access restrictions shall be of no force at such time as access to Hamilton Road is established through the proposed development.

PHILLIPS FARM LLC
PARCEL TWO
I.N. 201911190153554

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 Walnut Woods Section 2 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Walnut Woods Section 2 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 Z18-050A, Sub A passed April 15, 2020 (0486-2020). 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.

NOTE "E" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Walnut Woods Section 2 show a design that would prohibit all of the lots in Walnut Woods Section 2 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	21.912 Ac.
Reserves	13.809 Ac.
Acreage in lots	4.582 Ac.
Acreage in public rights-of-way	2.099 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Walnut Woods Section 2 is out of the following Franklin County Parcel Numbers:

Parcel Number 010-301106	12.151 Ac.
Parcel Number 010-301107	9.761 Ac.

NOTE "H": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

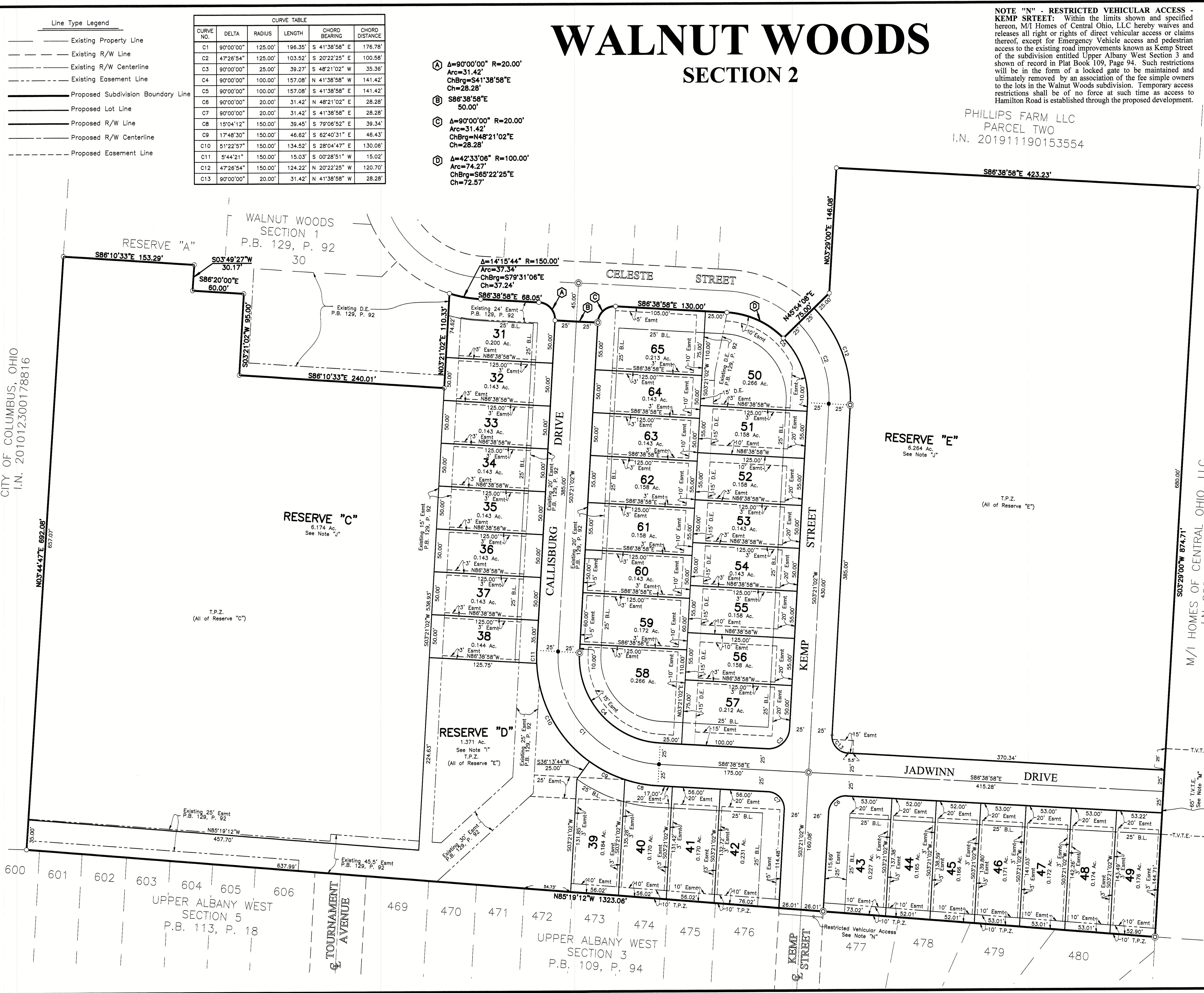
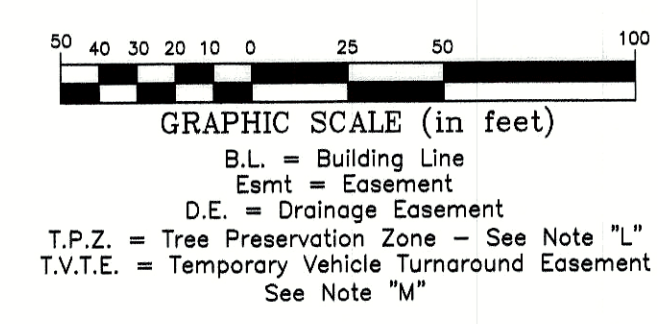
NOTE "I" - RESERVE "D": Reserve "D", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Walnut Woods subdivisions for the purpose of open space and storm water facilities.

NOTE "J" - RESERVES "C" AND "E": Reserves "C" and "E", as designated and delineated hereon, shall be owned and maintained by the City of Columbus Recreation and Parks.

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 Walnut Woods Section 2, 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 "L" - TREE PRESERVATION 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.

NOTE "M" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - JADWINN DRIVE: The City of Columbus, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the easterly terminus of Jadwinn Drive on that parcel owned by M/I Homes of Central Ohio, LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Columbus.



CITY OF COLUMBUS, OHIO
I.N. 201012300178816

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 202106160105165

AL 20191140 (DWG) SHEETS (PLAN) 20191146-VS-TA-F1-SEC2.DWG, plotted by KIRK, MATTHEW on 6/16/2021, 2:45:32 PM, last saved by MWRK on 4/9/2021, 12:12:17 PM