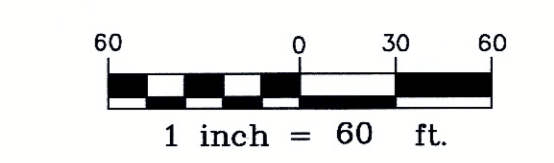
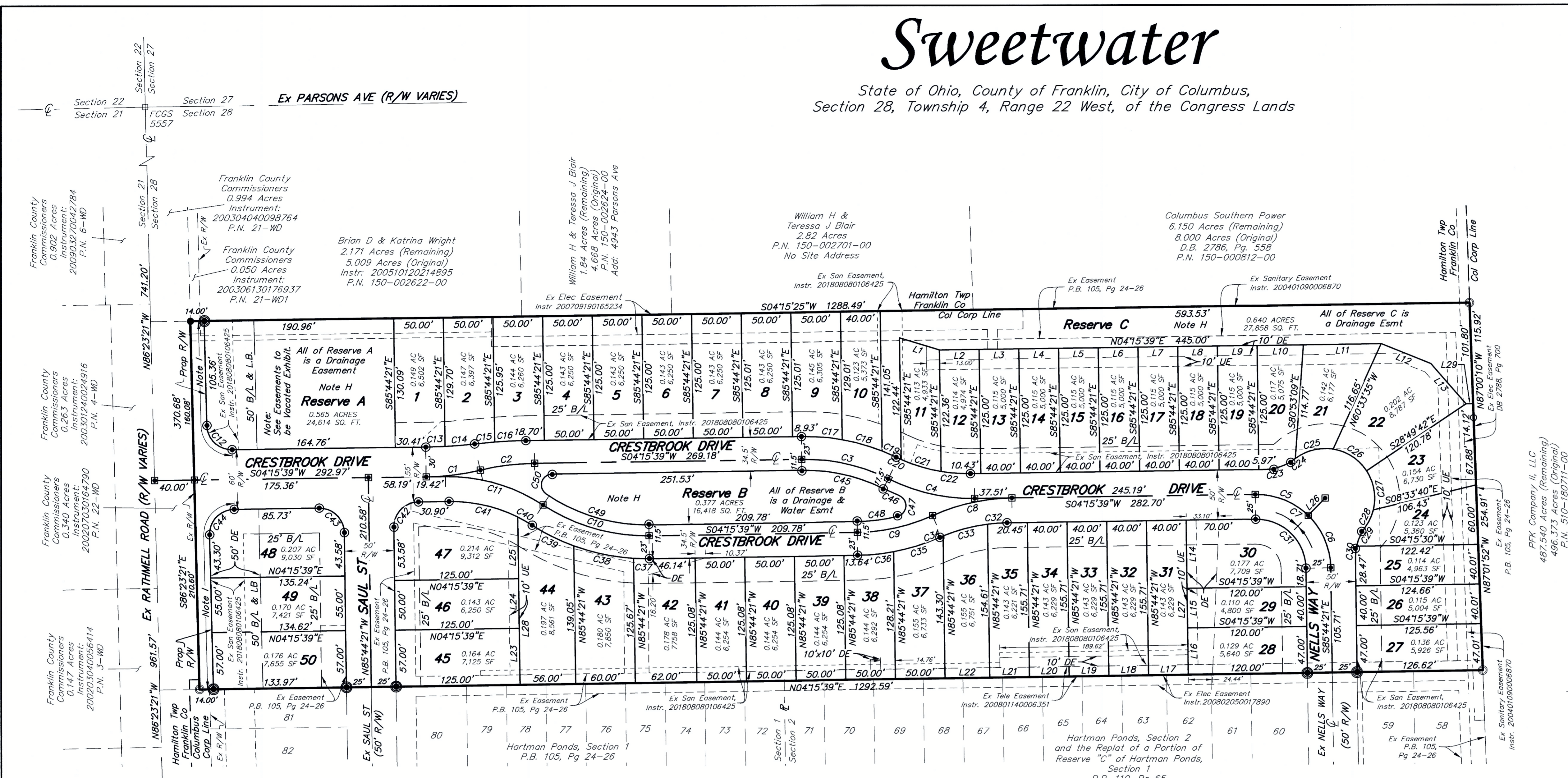


Sweetwater

State of Ohio, County of Franklin, City of Columbus,
Section 28, Township 4, Range 22 West, of the Congress Lands



2/2



Prepared By:
WATCON
CONSULTING ENGINEERS, LLC
83 Shull Avenue Ph.
Gahanna, Ohio 43230
(614) 414-7979

LEGEND

- = Permanent Marker Set
- = 3/4" Iron Pin Set
- = 3/4" Steel Rod Found capped "FCE"
- = 3/4" Iron Pin Found capped "PS 8414"
- = 3/4" Iron Pin Found capped "EMHT"
- = MAG Nail to be set
- ▲ = MAG Nail found
- DE = Drainage Easement
- UE = Utility Easement

Vacated Easement Legend

- Ex Sanitary Easement (Permanent Esmt No 2) to be Vacated, Instr. 200401090006870
- Part of an Ex Esmt to be Vacated, Pg 105, Pg 24-26

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N21°46'24"E	41.94'	L11	N4°15'39"E	78.29'	L21	S4°15'39"W	40.00'
L2	N4°15'39"E	40.00'	L12	S26°48'18"W	54.00'	L22	S4°15'39"W	45.00'
L3	N4°15'39"E	40.00'	L13	S53°59'16"W	54.00'	L23	S85°44'21"E	57.00'
L4	N4°15'39"E	40.00'	L14	N85°44'21"W	68.71'	L24	S85°44'21"E	50.00'
L5	N4°15'39"E	40.00'	L15	S85°44'21"E	40.00'	L25	S85°44'21"E	61.84'
L6	N4°15'39"E	40.00'	L16	N85°44'21"W	47.00'	L26	S40°44'21"E	24.33'
L7	N4°15'39"E	40.00'	L17	N4°15'39"E	40.00'	L27	S85°44'21"E	155.71'
L8	N4°15'39"E	40.00'	L18	S4°15'39"W	40.00'	L28	S85°44'21"E	168.84'
L9	N4°15'39"E	40.00'	L19	S4°15'39"W	40.00'	L29	S2°59'50"W	7.00'
L10	N4°15'39"E	46.71'	L20	S4°15'39"W	40.00'			

Curve #	Radius	Delta	Length	Chord Bearing	Chord	Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	250.0'	12°37'56"	55.12'	S2°03'19"E	55.01'	C18	213.00'	11°15'13"	41.84'	N21°00'17"E	41.77'
C2	250.0'	12°37'56"	55.12'	N2°03'19"W	55.01'	C19	213.00'	4°08'36"	15.40'	S0°39'13"E	36.49'
C3	190.00'	27°10'55"	90.14'	N17°51'08"E	89.30'	C20	167.00'	1°53'41"	5.52'	S29°49'39"W	5.52'
C4	190.00'	27°10'52"	90.14'	S17°51'08"W	89.29'	C21	167.00'	14°25'19"	42.04'	S21°40'10"W	41.92'
C5	75.00'	45°00'00"	58.90'	N26°45'39"E	57.40'	C22	167.00'	10°11'49"	29.72'	S9°21'36"W	29.68'
C6	75.00'	45°00'00"	58.90'	N71°45'39"E	57.40'	C23	50.50'	37°00'14"	32.61'	S14°14'15"E	32.05'
C7	75.00'	89°59'59"	117.81'	N49°15'39"E	106.07'	C24	50.00'	0°54'31"	0.79'	N32°17'18"W	0.79'
C8	200.00'	23°36'22"	82.40'	N7°32'32"W	81.82'	C25	50.00'	46°22'01"	40.46'	N8°39'02"W	39.37'
C9	190.00'	23°36'21"	78.28'	S7°32'32"E	77.73'	C26	50.00'	47°09'16"	41.15'	N38°08'38"E	40.00'
C10	190.00'	34°01'39"	112.84'	S21°16'28"W	111.19'	C27	50.00'	47°09'16"	41.15'	N85°15'52"E	40.00'
C11	175.00'	34°01'39"	103.93'	N21°16'28"E	102.41'	C28	50.00'	22°25'12"	19.57'	S59°56'54"E	19.44'
C12	25.00'	89°21'01"	38.99'	S48°56'09"W	35.15'	C29	50.50'	23°48'32"	20.98'	N60°38'27"W	20.83'
C13	488.00'	2°18'03"	19.60'	S3°06'37"W	19.60'	C30	50.00'	13°11'42"	11.63'	N79°08'34"W	11.60'
C14	488.00'	3°29'23"	29.72'	S0°12'54"W	29.72'	C31	50.00'	90°00'00"	78.54'	N49°15'39"E	70.71'
C15	512.00'	2°17'09"	20.43'	N0°23'14"W	20.42'	C32	174.00'	6°27'02"	19.59'	N1°02'09"E	19.58'
C16	512.00'	3°30'17"	31.32'	N2°30'29"E	31.31'	C33	174.00'	15°19'28"	46.54'	N9°51'07"W	46.40'
C17	213.00'	11°07'02"	41.33'	N8°49'10"E	41.26'	C34	174.00'	1°10'33"	3.57'	N18°08'08"W	3.57'

Note A: At the time of platting, the 10.983 acre tract of land shown hereon is located within Zone X (Area Determined to be outside 500-year flood plain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Community Panel 39049C 0426K, with an effective Date June 17, 2008.

Note B: 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 Sweetwater does not imply any approval for the development of the site as it may pertain to Wetlands.

Note C - Agricultural Recoupment: Grantor being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees that the 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 on the property from agriculture use.

Note D: At the time of platting, the land indicated hereon is subject to requirements of the City of Columbus Zoning Ordinance #202-110 (202-110 Passed in April, 2003). This ordinance and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine if the current applicable use and development limitations or requirements. This notice is solely for the purpose to notify 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 a plat or subdivision restrictions, covenant running with the land of title encumbrances of any nature, and is for information purpose only.

Note E - Depressed Driveways: The pavement and storm sewer plan together with the master grading plan for Sweetwater show a design that would prohibit all of the lots in Sweetwater, 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	10.983 Ac
Acreage in R/W	2.196 Ac
Acreage in Reserves	1.582 Ac
Acreage in Remaining Lots	7.205 Ac

Note G: 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 Sweetwater 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.

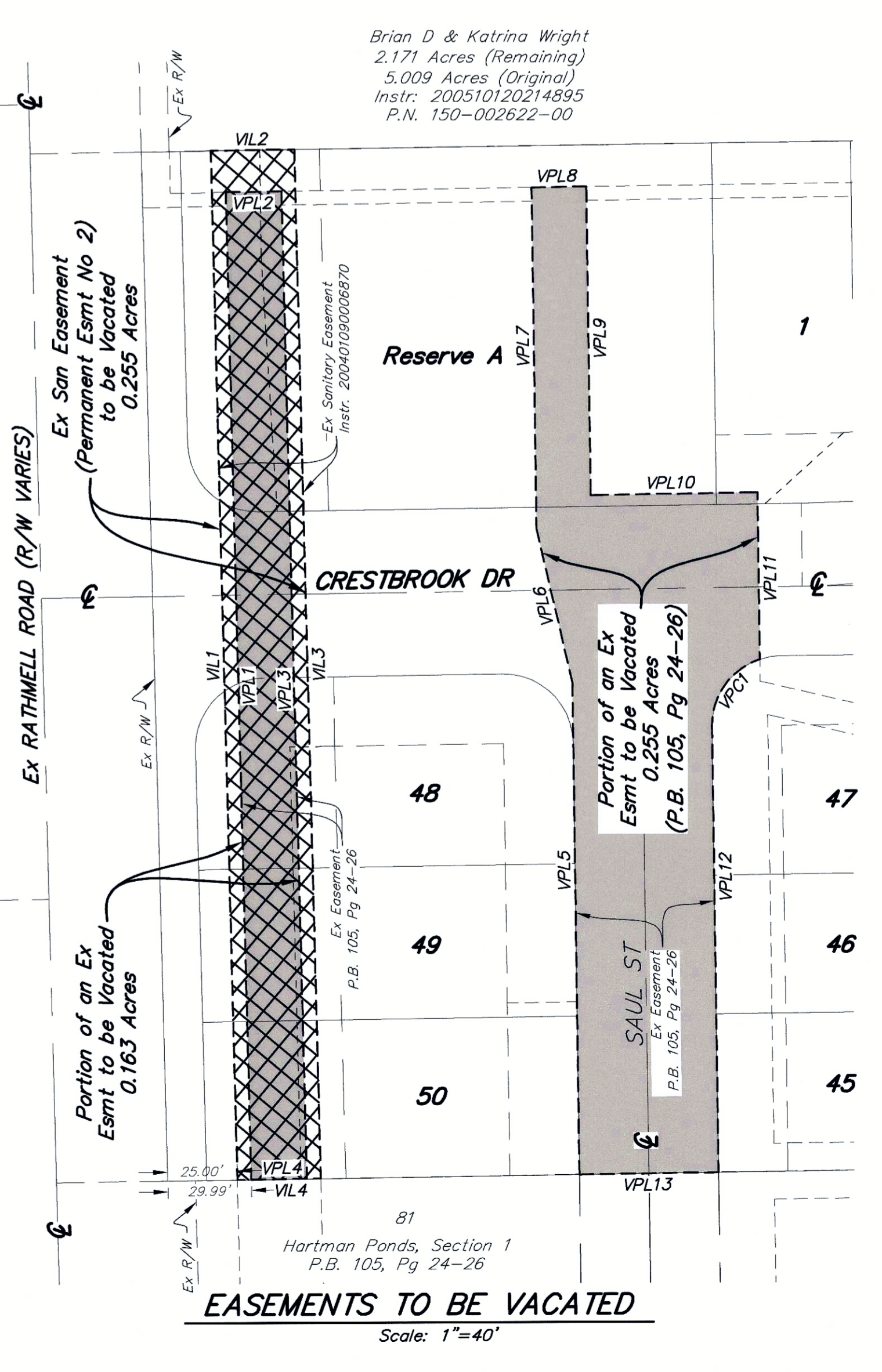
Note H - Reserves A, B & C: Reserves A, B & C as designated and delineated hereon shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Sweetwater Subdivision for the purpose of Open Space.

Note I - Vehicular Access - Rathmell Road: Within the limits shown and specified hereon, Rathmell Investments, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Rathmell Road 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 drives and road either for present or future construction.

Line #	Direction	Length
VIL1	S86°23'21"E	370.56'
VIL2	S4°15'23"W	30.00'
VIL3	N86°23'21"W	370.57'
VIL4	N4°16'14"E	30.00'

Vacated Easement Line Table (Platted)			Vacated Easement Line Table (Platted)		
Line #	Direction	Length	Line #	Direction	Length
VPL1	S86°23'16"E	355.58'	VPL8	S4°15'28"W	19.65'
VPL2	S4°14'31"W	20.00'	VPL9	N85°46'02"W	111.00'
VPL3	N86°23'16"W	355.57'	VPL10	S4°15'28"W	59.93'
VPL4	N4°16'14"E	20.00'	VPL11	N85°44'32"W	60.21'
VPL5	S85°42'52"E	177.11'	VPL12	N85°44'21"W	160.58'
VPL6	N81°58'09"E	56.84'	VPL13	N4°15'39"E	50.00'
VPL7	S85°46'02"E	123.00'			

Curve #	Radius	Delta	Length	Chord Bearing	Chord
VPC1	25.00'	72°40'45"	31.71'	N49°23'59"W	29.63'



EASEMENTS TO BE VACATED

Scale: 1"=40'

Z:\SWEETWATER (HARTMAN PONDS EAST) - RICH CONVE DRAWINGS\3-FINAL PLAT\3-FINAL PLAT.DWG - O XREFS - PLOTTED BY: NOLAN - October 31, 2018 - 12:32 PM