

ROBIN ESTATES NO. 2
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ROBIN ESTATES
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BIG RUN RIDGE SECTION 3 PART 2
P.B. 118, PG. 86

BIG RUN RIDGE SECTION 3 PART 1
P.B. 118, PG. 54

BIG RUN RIDGE SECTION 1 PART 2
P.B. 103, PG. 34

BIG RUN RIDGE SECTION 2 PART 1
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BIG RUN RIDGE SECTION 2 PART 2
P.B. 116, PG. 35

PULTE HOMES OF OHIO LLC
ORIG. 74.105 ACRES
INST. NO. 201408290113630

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	75.00'	117.81'	S 44°21'33" E	106.07'
C2	12°47'22"	200.00'	44.64'	N 84°14'46" E	44.55'
C3	25°15'30"	300.00'	132.25'	N 65°13'20" E	131.18'
C4	12°03'28"	275.00'	57.87'	S 58°37'19" W	57.77'
C5	13°12'02"	275.00'	63.38'	S 71°15'04" W	63.22'
C6	7°56'32"	175.00'	24.21'	S 81°48'51" W	24.19'
C7	4°51'50"	175.00'	14.88'	S 88°12'32" W	14.88'
C8	90°00'00"	50.00'	78.54'	N 44°21'33" W	70.71'
C9	11°26'47"	225.00'	44.95'	N 84°58'04" E	44.87'
C10	1°20'35"	225.00'	5.27'	N 78°31'23" E	5.27'
C11	8°11'36"	325.00'	46.47'	N 73°45'18" E	46.44'
C12	9°00'48"	325.00'	51.12'	N 65°09'06" E	51.07'
C13	8°03'08"	325.00'	45.67'	N 56°37'09" E	45.64'

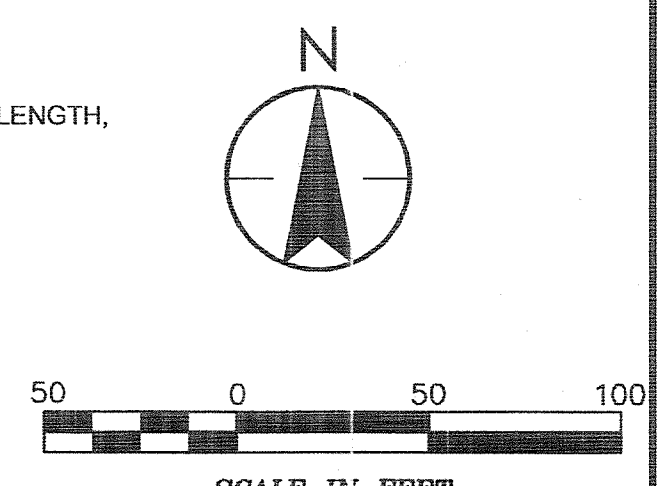
- LEGEND**
- EXISTING EASEMENTS
 - PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
 - IRON PIPE SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC".
 - MAG NAIL SET
 - 3/4 INCH IRON PIPE FOUND
 - (R) = RADIAL WITH CENTERLINE

STREAM CORRIDOR PROTECTION ZONE:
THE STREAM CORRIDOR PROTECTION ZONE (SCPZ) SHOWN HEREON IS FOR THE EROSION PROTECTION, FLOOD STORAGE AND WATER QUALITY PRESERVATION OF BIG RUN CREEK. THE FOLLOWING FACILITIES/ACTIVITIES ARE PROHIBITED WITHIN THE SCPZ LIMITS, UNLESS APPROVED BY THE CITY: BUILDINGS/STRUCTURES, SWIMMING POOLS, SIGNS, FENCES, PRIVATE UTILITY LINES, FILLING/EXCAVATING, REMOVAL OF TOPSOIL OR OTHER NATURALLY OCCURRING MATERIALS, HERBICIDES/PESTICIDES, AND THE REMOVAL OF NATIVE TREES/VEGETATION.

THE CONSERVATION EASEMENT AS SHOWN HEREON AND AS RECORDED IN INSTR. _____ SHALL BE OWNED BY THE OWNER OF RESERVE "H" AND MAINTAINED BY THE CITY OF COLUMBUS DIVISION OF RECREATION AND PARKS.

* SECTION 4123.43 OF THE COLUMBUS CITY CODE PROHIBITS DRIVEWAYS DEPRESSED BELOW THE SIDEWALK ELEVATION AT ANY DRIVEWAY WITHIN 20 VERTICAL INCHES OF THE LOW POINT IN ANY STREET. IF CONSTRUCTION OF A DEPRESSED DRIVEWAY IS PLANNED, THE BUILDER SHOULD VERIFY THAT THE DRIVEWAY IS NOT AFFECTED BY THIS REGULATION. AT THE TIME THIS PLAT WAS RECORDED, THE FOLLOWING LOTS ARE PROHIBITED FROM HAVING DEPRESSED DRIVES: LOTS 179 - 189 AND 215 - 219.

AREA CALCULATIONS:
LOT AREA = 4.537 ACRES
RESERVE (OPEN SPACE) = 6.690 ACRE
ROW AREA = 0.968 ACRE
TOTAL AREA = 12.195 ACRES



SCALE IN FEET
BIG RUN RIDGE SECTION 3 PART 3 SHEET 2 OF 2



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