

# SUGAR FARMS SECTION 5

**NOTE "A" - 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 grantor's conversion of the property from agricultural use.

**NOTE "F" - ACREAGE BREAKDOWN:**  
 Total acreage: 30.584 Ac.  
 Acreage in rights-of-way: 4.935 Ac.  
 Acreage in Reserves: 15.195 Ac.  
 Acreage in remaining lots: 10.454 Ac.

**NOTE "G" - ACREAGE BREAKDOWN:** Sugar Farms Section 5 is out of the following Franklin County Parcel Number:

203-299511 30.584 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" - RESERVES:** Reserves, 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 Sugar Farms subdivisions for the purpose of open space, and stormwater management.

**NOTE "C":** At the time of platting, Sugar Farms Section 5 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0281K, for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008.

**NOTE "D" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for Sugar Farms Section 5 show a design that would prohibit all of the lots in Sugar Farms Section 5 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

**NOTE "E":** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1685-0020, passed December 16, 2020 (Z18-058). 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, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

**NOTE "K" - VEHICULAR ACCESS:** Within the limits shown and specified hereon, Pulte Homes of Ohio, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the 10 foot wide area shown hereon (centered on the curb ramp as shown on the approved engineering plans and/or as constructed in the field).

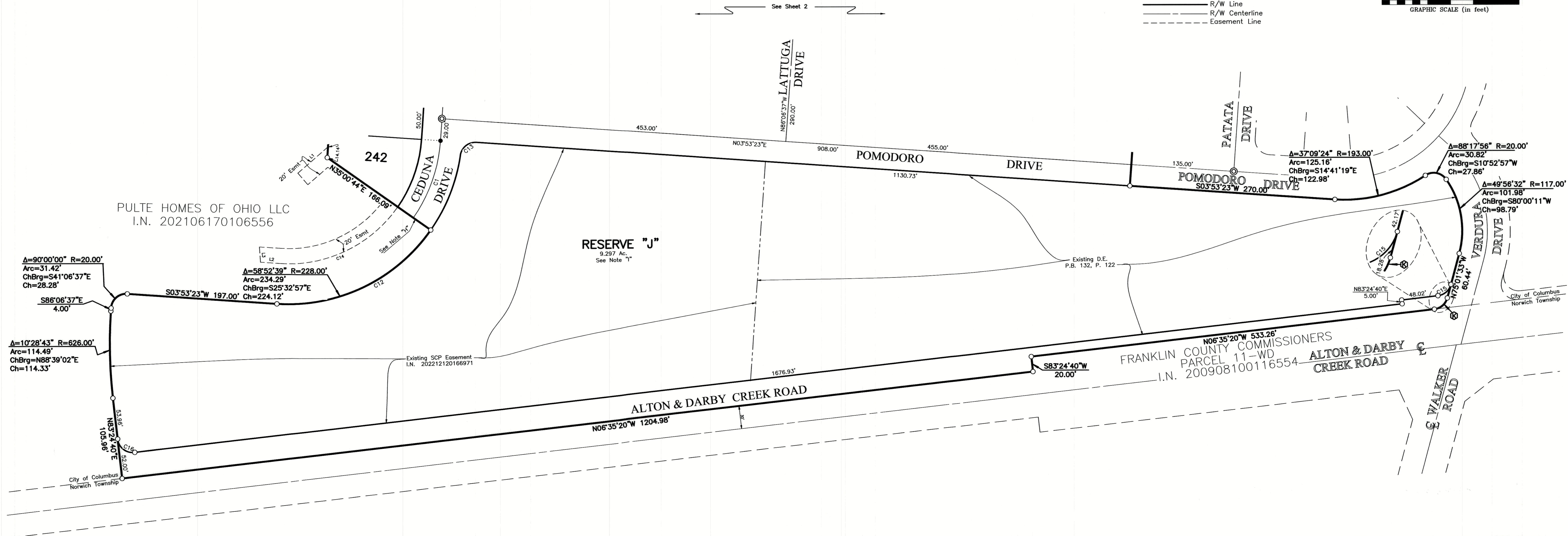
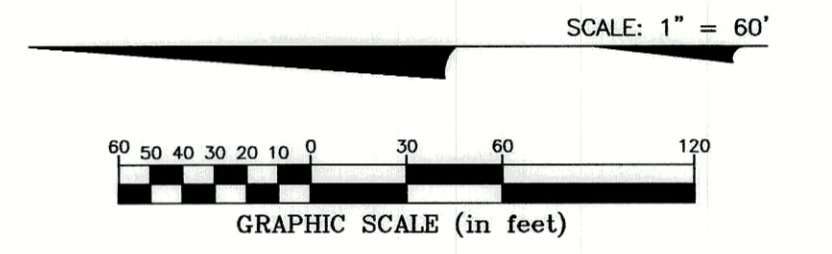
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	31°07'21"	200.00'	108.64'	S 70°32'57" E	107.31'
C2	31°07'21"	175.00'	95.06'	S 70°32'57" E	93.89'
C3	90°00'00"	20.00'	31.42'	N 48°53'23" E	28.28'
C4	90°00'00"	20.00'	31.42'	S 41°06'37" E	28.28'
C5	90°00'00"	20.00'	31.42'	S 48°53'23" W	28.28'
C6	90°00'00"	20.00'	31.42'	S 48°53'23" W	28.28'
C7	90°00'00"	20.00'	31.42'	N 41°06'37" W	28.28'
C8	90°00'00"	20.00'	31.42'	S 48°53'23" W	28.28'
C9	90°00'00"	20.00'	31.42'	S 41°06'37" E	28.28'
C10	90°00'00"	20.00'	31.42'	S 48°53'23" W	28.28'
C11	90°00'00"	20.00'	31.42'	S 41°06'37" E	28.28'
C12	85°36'22"	228.00'	340.66'	S 38°54'48" E	309.84'
C13	85°36'22"	20.00'	29.88'	N 38°54'48" W	27.18'
C14	58°52'39"	175.00'	179.83'	S 25°32'57" E	172.02'
C15	68°26'13"	20.00'	23.89'	S 40°48'26" E	22.49'
C16	90°00'00"	20.00'	31.42'	N 38°24'40" E	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N41°06'37"W	52.53'
L2	S03°53'23"W	25.26'
L3	S85°55'49"W	20.19'

**Legend**  
 B.L. = Building Line  
 G.L. = Garage Line  
 D.E. = Drainage Easement  
 Esmt = Easement  
 (R) = Radial to Centerline  
 (NR) = Not Radial to Centerline  
 S.C.P.E. = Stormwater Control Practice Easement

⊗ Δ=68°26'13" R=20.00'  
 Arc=23.89'  
 ChBrg=N40°48'26"W  
 Ch=22.49'

**Line Type Legend**  
 — Existing Property Line  
 - - - Existing R/W Line  
 - · - Existing R/W Centerline  
 - · - Existing Easement Line  
 - - - Subdivision Boundary Line  
 — Lot Line  
 — R/W Line  
 - · - R/W Centerline  
 - - - Easement Line



See Sheet 2

J:\20220511\DWG\048625\PLAT\20220511-NS-PLAT-SEC5.DWG plotted by WASTON, JOHN on 3/29/2023 8:16:59 AM  
 Xref: 20210278-NS-PLAT-SEC1.DWG & 20220511-NS-PLAT-SEC2.DWG & 20220511-NS-PLAT-SEC3.DWG & 20220511-NS-PLAT-SEC4.DWG & 20220511-NS-PLAT-SEC5.DWG