

CANDLELITE

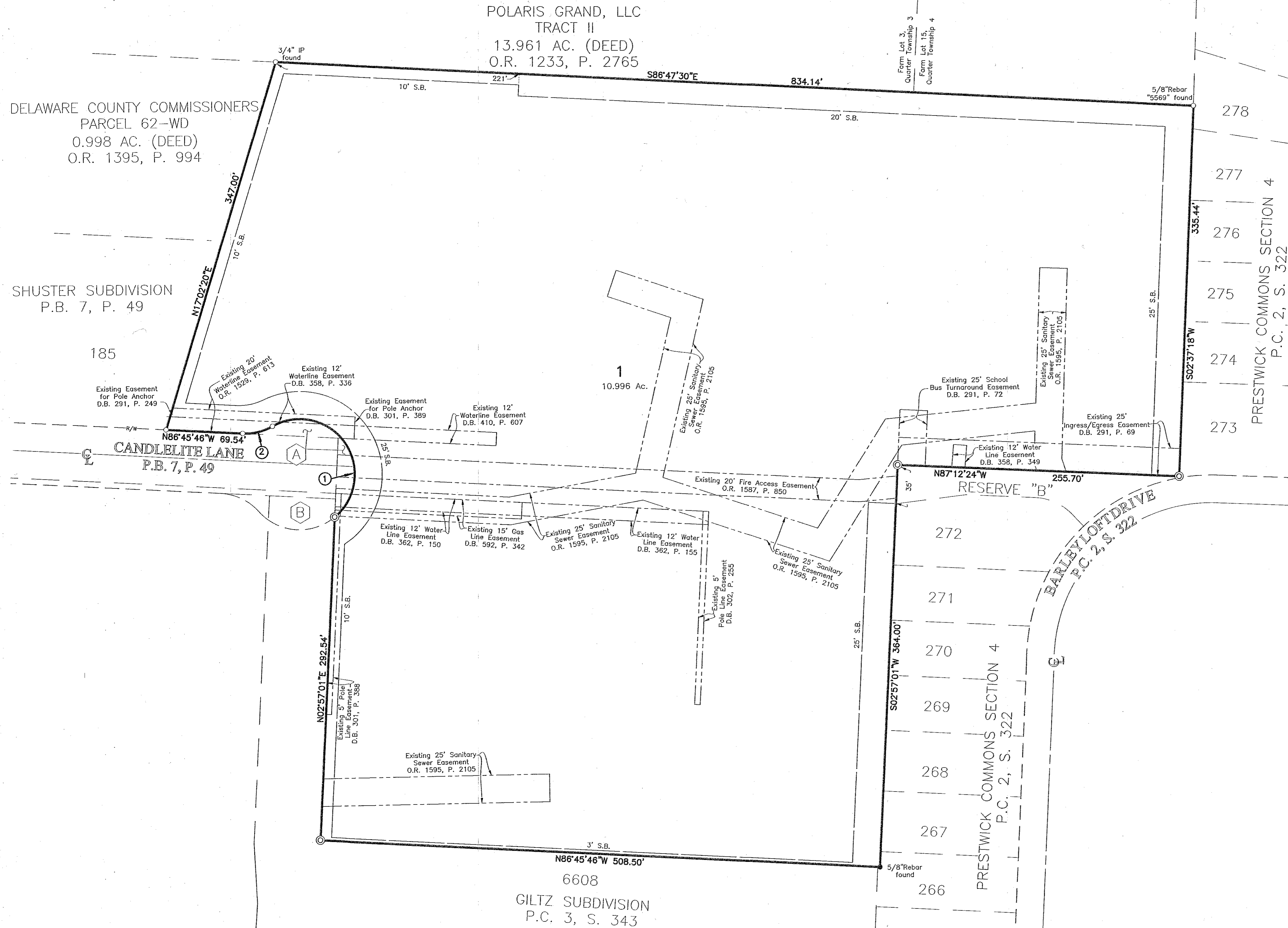
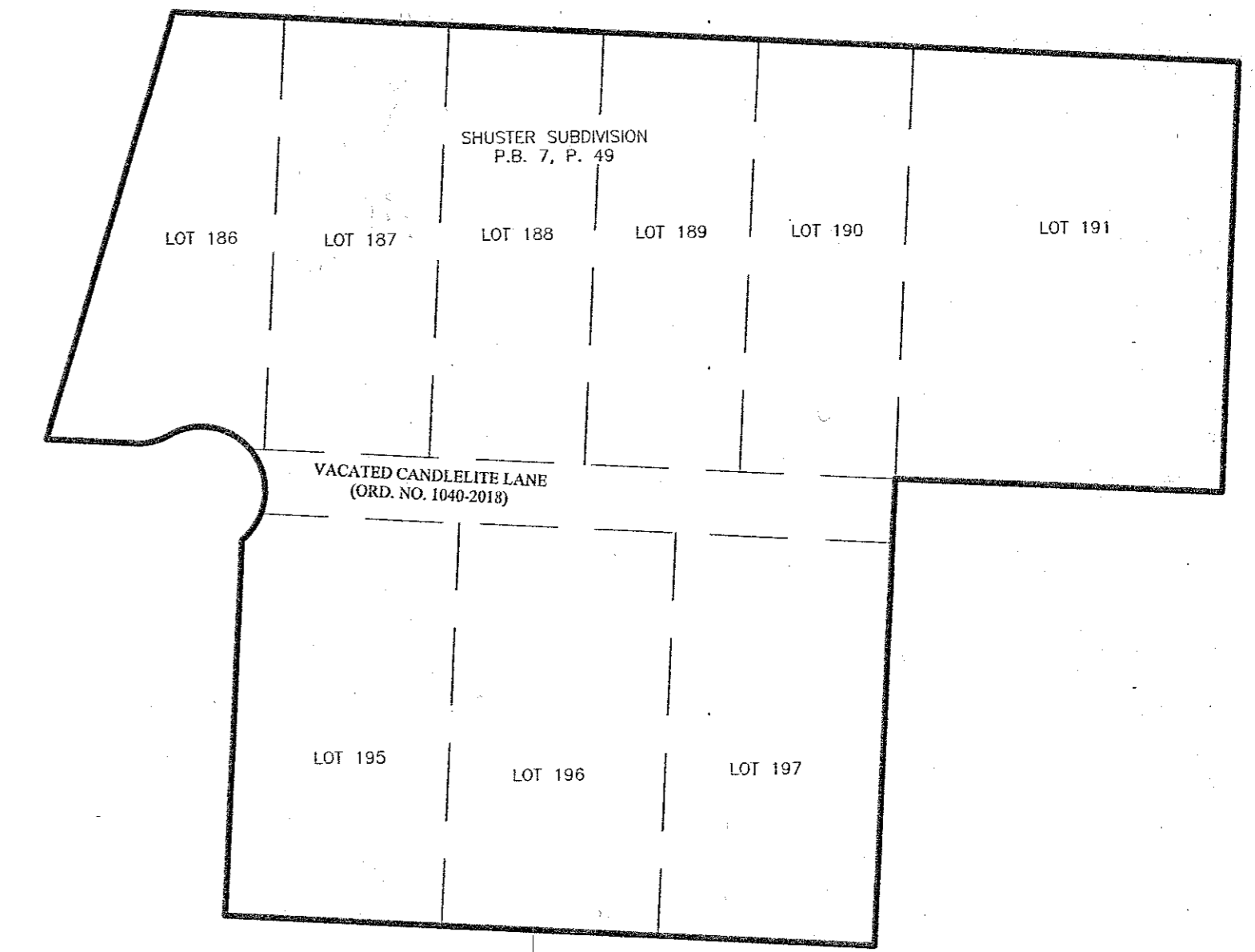
(A) CITY OF COLUMBUS, OHIO
0.038 AC. (DEED)
O.R. 1597, P. 2705

① $\Delta=169^{\circ}58'24''$ R=50.00'
Arc=148.33'
ChBrg=N34°05'57"W
Ch=99.62'

(B) CITY OF COLUMBUS, OHIO
0.036 AC. (DEED)
O.R. 1597, P. 1320

② $\Delta=32^{\circ}19'22''$ R=50.00'
Arc=28.21'
ChBrg=S77°04'33"W
Ch=27.83'

INDEX OF VACATED RIGHT-OF-WAY AND LOTS IN SHUSTER SUBDIVISION TO BE RESUBDIVIDED



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 Candlelite does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Candlelite is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Delaware County, Ohio and Incorporated Areas, map number 39041C0265K with effective date of April 16, 2009.

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 Z17-037 passed February 6, 2018 (0186-2018). 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 note 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 Candlelite show a design that would prohibit the lot in Candlelite 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: Candlelite is comprised of the following Delaware County Parcel Number:

31834101004000 10.996 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 Candlelite, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

