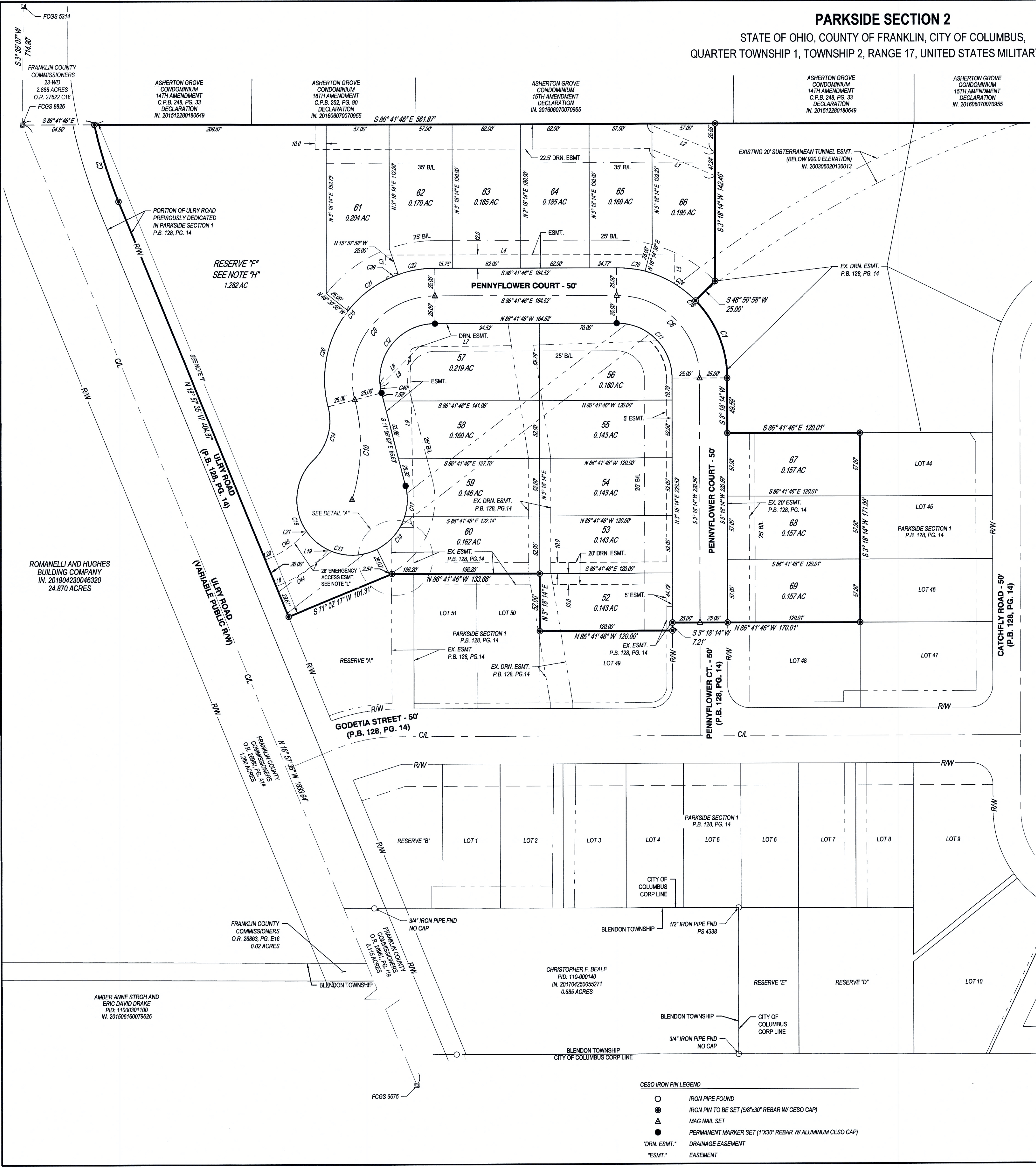
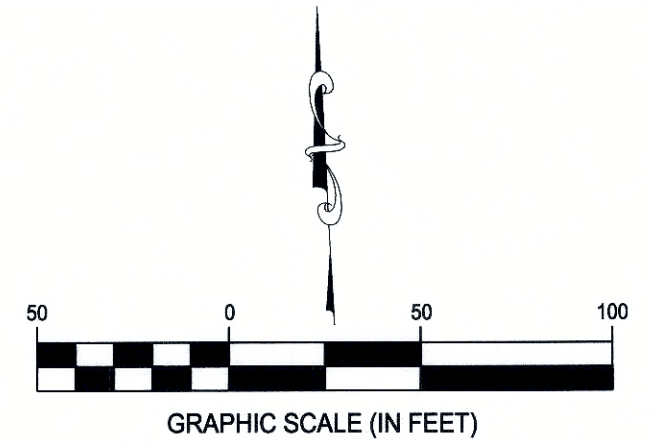


**PARKSIDE SECTION 2**  
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,  
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS



SEE SHEET 3

SEE SHEET 3

**NOTE "A":** THE 15.913 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0201K.

**NOTE "B":** NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING & 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. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF "PARKSIDE SECTION 2" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**NOTE "C" ACREAGE BREAKDOWN:**  
TOTAL ACREAGE 15.913 ACRES  
ACREAGE IN RW 1.942 ACRES  
ACREAGE IN RESERVES 7.284 ACRES  
ACREAGE IN REMAINING LOTS 6.687 ACRES

PARKSIDE SECTION 2 IS OUT OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBER: 111-298021-00 15.913 ACRES (SECTION 2)

**NOTE "D":** 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 DEMED 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 "PARKSIDE 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 "E"-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":** AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #0741-2018 (Z17-048) PASSED ON MARCH 28, 2018. THIS ORDINANCE AND 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 "G" - DEPRESSED DRIVEWAYS:** THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "PARKSIDE SECTION 2", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "PARKSIDE SECTION 2", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

**NOTE "H":** RESERVES "F" AND RESERVE "H" WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNERS OF THE LOTS WITHIN "PARKSIDE SUBDIVISION" AS DELINEATED FOR THE PURPOSE OF PASSIVE USE.

**NOTE "I":** NO VEHICULAR ACCESS PERMITTED TO ULRY ROAD FROM RESERVE "F" WITH THE EXCEPTION OF THAT AREA SHOWN WITHIN THE PROPOSED EMERGENCY ACCESS EASEMENT REFERENCED IN NOTE "L".

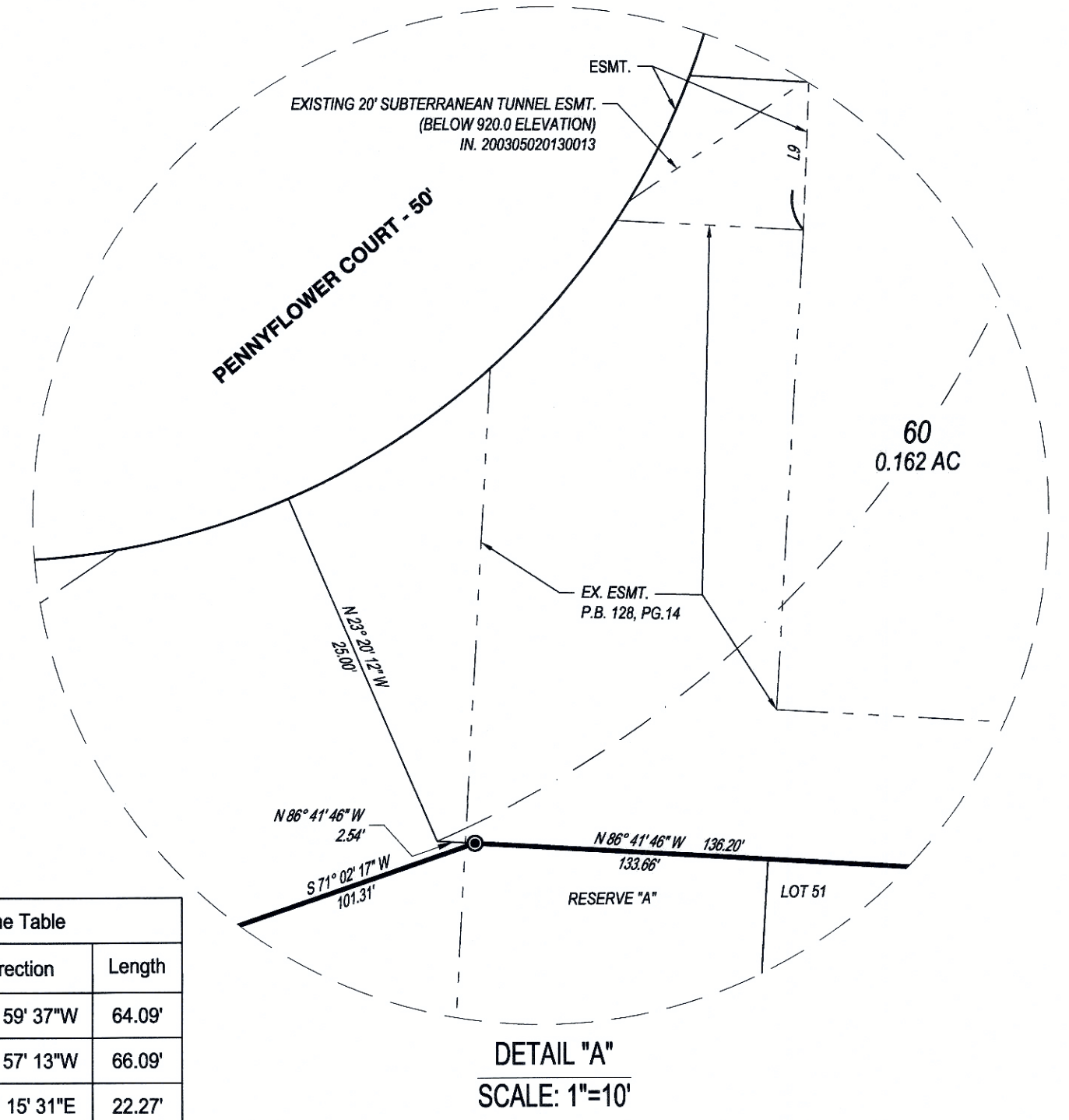
**NOTE "J":** APPROXIMATE LOCATION OF FUTURE PEDESTRIAN/BIKE EASEMENT. 10' EASEMENT IS TO BE CENTERED ON THE PATH AS INSTALLED.

**NOTE "K":** RESERVE "G" TO BE OWNED AND MAINTAINED BY THE CITY OF COLUMBUS FOR FUTURE PARKLAND.

**NOTE "L":** AN EMERGENCY ACCESS EASEMENT IS GRANTED FOR EMERGENCY SERVICES INGRESS/EGRESS ONLY ACROSS RESERVE "F".

Curve	Radius	Arc Length	Chord	Delta Angle
C1	100.00'	77.59'	S18° 55' 24"E, 75.66'	44° 27' 16"
C2	433.69'	72.93'	N14° 08' 29"W, 72.85'	9° 38' 07"
C6	75.00'	117.81'	N41° 41' 46"W, 106.07'	90° 00' 00"
C8	75.00'	136.67'	S41° 06' 03"W, 118.53'	104° 24' 22"
C10	162.50'	91.34'	S4° 59' 59"W, 90.14'	32° 12' 15"
C11	50.00'	78.54'	N41° 41' 46"W, 70.71'	90° 00' 00"
C12	50.00'	91.11'	S41° 06' 03"W, 79.02'	104° 24' 22"
C13	50.00'	209.44'	N71° 06' 09"W, 86.60'	240° 00' 00"
C14	50.00'	52.36'	N18° 53' 51"E, 50.00'	60° 00' 00"
C15	100.00'	182.22'	N41° 06' 03"E, 158.04'	104° 24' 22"
C16	100.00'	157.08'	S41° 41' 46"E, 141.42'	90° 00' 00"
C17	50.00'	27.84'	S4° 51' 03"W, 27.49'	31° 54' 23"
C18	50.00'	40.02'	S43° 44' 00"W, 38.96'	45° 51' 32"
C19	50.00'	141.58'	N32° 13' 11"W, 98.80'	162° 14' 05"
C20	100.00'	91.79'	N15° 11' 37"E, 88.60'	52° 35' 31"
C21	100.00'	56.80'	N57° 45' 42"E, 56.04'	32° 32' 39"
C22	100.00'	33.63'	N83° 40' 08"E, 33.47'	19° 16' 12"
C23	100.00'	26.08'	S79° 13' 34"E, 26.00'	14° 56' 24"
C24	100.00'	53.42'	S56° 27' 12"E, 52.78'	30° 36' 20"
C39	100.00'	12.09'	S70° 34' 17"W, 12.08'	6° 55' 29"
C40	50.00'	6.23'	N7° 31' 50"W, 6.23'	7° 08' 36"
C44	113.00'	51.70'	N57° 54' 11"E, 51.25'	26° 12' 49"
C45	87.00'	39.80'	N57° 54' 11"E, 39.46'	26° 12' 49"

Line #	Direction	Length
L1	N63° 59' 37"W	64.09'
L2	N63° 57' 13"W	66.09'
L3	N02° 15' 31"E	22.27'
L4	S86° 41' 46"E	261.30'
L5	S03° 18' 14"W	26.72'
L6	N48° 18' 14"E	49.97'
L7	S87° 18' 40"E	83.43'
L8	N48° 18' 14"E	38.65'
L9	N02° 15' 31"E	154.71'
L18	N71° 00' 35"E	4.32'
L19	N44° 47' 46"E	2.14'
L20	N71° 00' 35"E	4.31'
L21	N44° 47' 46"E	1.77'



DETAIL "A"  
SCALE: 1"=10'

<b>PLAT</b>	
<b>PARKSIDE SECTION 2</b>	
CITY OF COLUMBUS	FRANKLIN COUNTY, OHIO
SCALE: 1"=50'	DATE: 5/20/2020
DESIGN: N/A	JOB NO.: 756117
DRAWN: ALB	SHEET NO.: 2 OF 4
CHECKED: JAM	
WWW.CESOINC.COM	