DEDICATION PLAT OF HARLEM ROAD, MAEVERUN DRIVE AND NIAHWAY STREET

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOT 7, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS

DETAIL "A"
SCALE: 1"=5'

LEGEND
- I.P. FOUND
- MONUMENT FOUND
- I.P. SET
- MAG NAIL SET
- PERMANENT MARKER SET

NORTH

SCALE IN FEET
0 60 120

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	30.00'	90°00'00"	47.12'	42.43'	N 47°02'00" W
C2	25.00'	90°00'00"	39.27'	35.36'	S 42°58'00" W
C3	30.00'	90°00'00"	47.12'	42.43'	N 42°58'00" E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 85°44'13" W	50.30'
L2	S 87°58'00" W	73.00'
L3	S 02°02'00" E	558.46'
L4	N 85°44'13" W	50.30'
L5	N 02°02'00" W	637.94'
L6	S 86°00'18" E	50.28'

(A) *PRESERVE AT ROCKY FORK CONDOMINIUM CONDO PLAT BOOK 286, PAGE 39 IN: 202007020095582*

(B) *PRESERVE AT ROCKY FORK CONDOMINIUM FIRST AMENDMENT CONDO PLAT BOOK 287, PAGE 15 IN: 202007300110300*

(C) *PRESERVE AT ROCKY FORK CONDOMINIUM SECOND AMENDMENT CONDO PLAT BOOK 288, PAGE 62 IN: 202010090155533*

(D) *PRESERVE AT ROCKY FORK CONDOMINIUM THIRD AMENDMENT CONDO PLAT BOOK 290, PAGE 43 IN: 202012210203094*

(E) *PRESERVE AT ROCKY FORK CONDOMINIUM FOURTH AMENDMENT CONDO PLAT BOOK 292, PAGE 1 IN: 202102180031192*

NOTE "E" ACREAGE BREAKDOWN:

TOTAL ACREAGE	2.492 ACRES
OUT OF 20.671 ACRE PARCEL	1.195 ACRES OUT OF PIN: 010-299459
OUT OF 23.326 ACRE PARCEL	1.297 ACRES OUT OF PIN: 010-299458

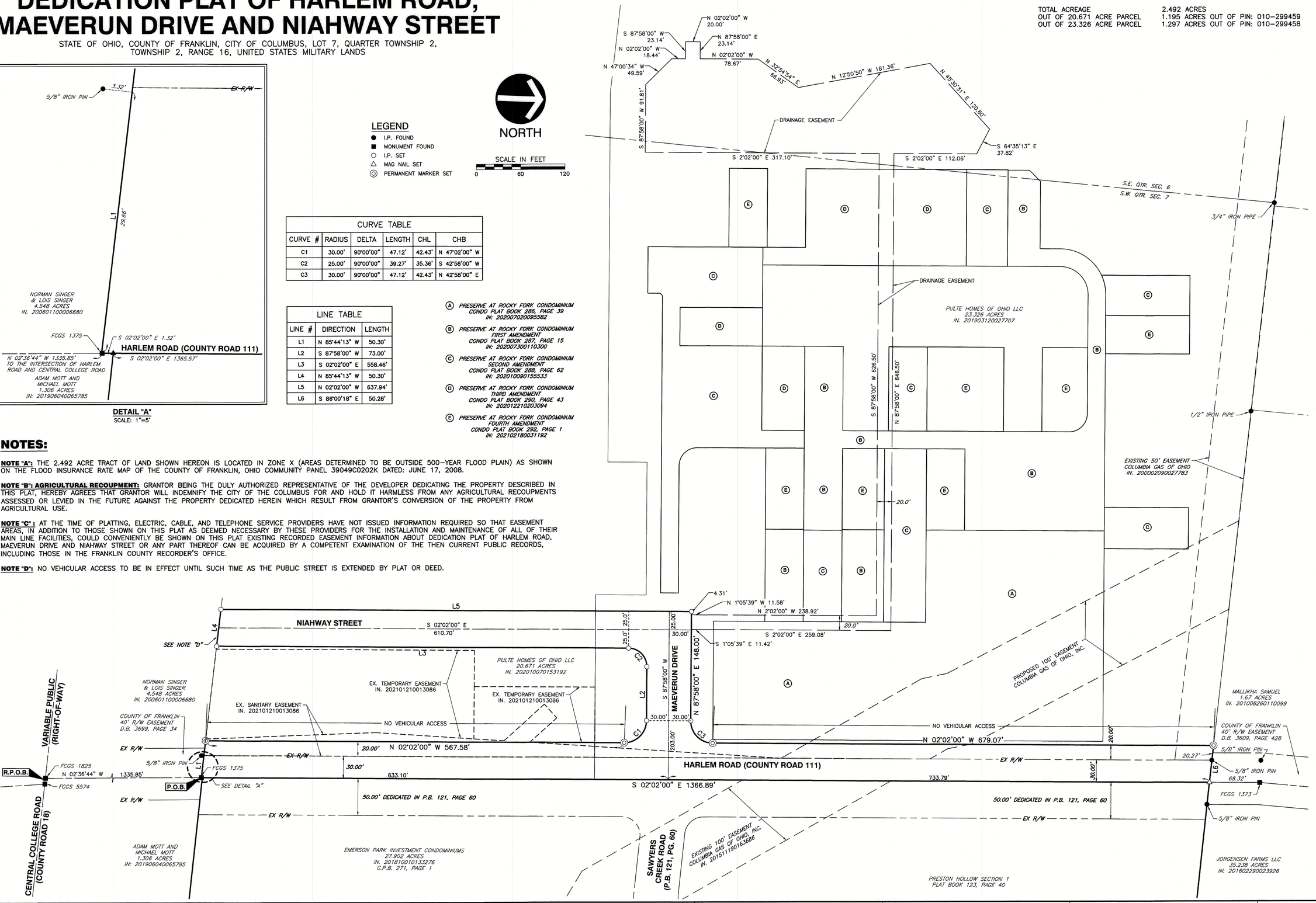
NOTES:

NOTE "A": THE 2.492 ACRE TRACT OF LAND SHOWN HEREON 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 39049C0202K DATED: JUNE 17, 2008.

NOTE "B": 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 THE 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 "C" : 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 DEDICATION PLAT OF HARLEM ROAD, MAEVERUN DRIVE AND NIAHWAY STREET 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 "D": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.



REVISION RECORD		
NO.	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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www.cecinc.com

THE COTTAGES AT ROCKY FORK
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

DEDICATION PLAT OF HARLEM ROAD, MAEVERUN DRIVE AND NIAHWAY STREET

DATE:	MAY 2021
DRAWN BY:	DLB
CHECKED BY:	MJW
DWG SCALE:	1"=60'
PROJECT NO:	163-228
APPROVED BY:	MJW

DRAWING NO.:
PLAT
SHEET 2 OF 2

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