

WALNUT WOODS EAST SECTION 2

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 Walnut Woods East Section 2 does not imply approval for the development of the site as it may pertain to Wetlands.

NOTE "B": All of Walnut Woods East Section 2 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0201K with effective date of June 17, 2008.

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 recoupmets 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 Z18-050A, Sub A passed April 15, 2020 (0486-2020). 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 Walnut Woods East Section 2 show a design that would prohibit all of the lots in Walnut Woods East Section 2 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:
 Total acreage 19.163 Ac.
 Reserves 6.839 Ac.
 Acreage in lots 8.199 Ac.
 Acreage in public rights-of-way 4.125 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Walnut Woods East Section 2 is out of the following Franklin County Parcel Numbers:

Parcel Number 010-302730 18.855 Ac.
 Parcel Number 010-302731 0.308 Ac.

NOTE "H" - RESERVES "A" AND "B": Reserves "A" and "B", 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 Walnut Woods East subdivisions for the purpose of open space and storm water facilities.

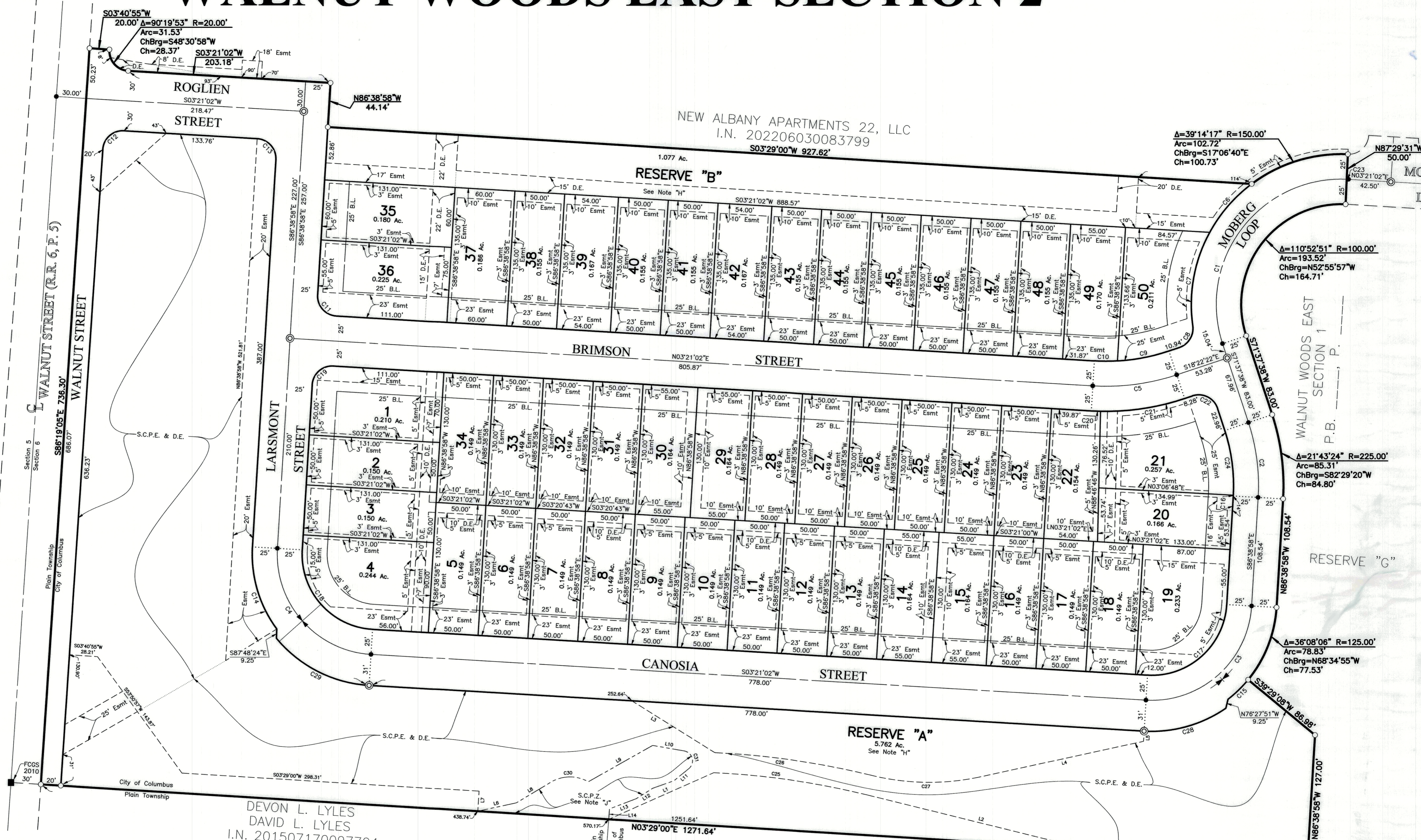
NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Walnut Woods East 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 "J" - STREAM CORRIDOR PRESERVATION ZONE: The Stream Corridor Preservation Zone shall forever be restricted from development with buildings and structures and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Corridor Preservation Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

- Additional restrictions include:
- No dumping or burning of refuse.
 - No hunting or trapping.
 - Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
 - Nothing shall be permitted to occur within the Stream Corridor Preservation Zone which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead diseased, noxious, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety. Notwithstanding the foregoing, the following improvements and activities shall be permitted within the parks and easements may be reserved in favor of the developer and future property owners for the following:

- Storm water detention or retention ponds and related underground storm water management infrastructure;
- Underground utility lines and underground storm water management infrastructure;
- One or more paved leisure trails in locations which are approved as part of a final development plan for this subarea;
- Planting and maintenance of trees, bushes, and other landscaping.
- Benches, pedestrian trash receptacles, and wayfinding signage; and
- Preservation and maintenance of wooded and forested areas in keeping with good forestry management practices, including, but not necessarily limited to, the removal of dead, diseased, or decaying trees and the treatment or removal of noxious or invasive plant species.

Any and all alterations to the Stream Corridor Preservation Zone require the approval of the City of Columbus Development Department.



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PHILLIPS FARM LLC
 PARCEL TWO
 I.N. 201911190153554

LINE	BEARING	DISTANCE
L1	S23°51'04"E	114.95'
L2	S13°47'50"W	224.13'
L3	S31°50'36"W	98.17'
L4	S12°15'27"E	170.69'
L5	S86°38'58"E	10.16'
L6	S12°10'18"E	39.47'
L7	N86°31'00"W	20.00'
L8	S30°51'12"E	37.52'
L9	S29°24'51"E	73.94'
L10	S09°53'52"W	32.16'
L11	N39°08'45"W	19.04'
L12	N32°13'24"W	19.32'
L13	N20°42'47"W	28.55'
L14	N85°56'55"W	10.41'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	110°52'51"	125.00'	241.90'	N 52°55'57" W	205.88'
C2	21°43'24"	200.00'	75.83'	N 82°29'20" E	75.38'
C3	90°00'00"	100.00'	157.08'	S 41°38'58" E	141.42'
C4	90°00'00"	100.00'	157.08'	S 48°21'02" W	141.42'
C5	21°43'24"	225.00'	85.31'	S 07°30'40" E	84.80'
C6	24°38'08"	150.00'	64.50'	N 49°02'52" W	64.00'
C7	36°51'21"	150.00'	96.49'	N 79°47'37" W	94.83'
C8	79°50'55"	20.00'	27.87'	S 58°17'50" E	25.67'
C9	15°04'53"	200.00'	52.64'	S 10°49'55" E	52.49'
C10	6°38'31"	200.00'	23.18'	S 00°01'47" W	23.17'
C11	90°00'00"	20.00'	31.42'	S 48°21'02" W	28.28'
C12	89°40'07"	20.00'	31.30'	N 41°29'02" W	28.20'
C13	90°00'00"	20.00'	31.42'	S 48°21'02" E	28.28'
C14	39°59'55"	125.00'	87.26'	S 73°21'04" W	85.50'
C15	12°53'31"	125.00'	28.13'	S 44°04'07" E	28.07'
C16	0°14'14"	175.00'	0.72'	S 86°46'05" E	0.72'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C17	90°00'00"	75.00'	117.81'	S 41°38'58" E	106.07'
C18	90°00'00"	75.00'	117.81'	S 48°21'02" W	106.07'
C19	90°00'00"	20.00'	31.42'	N 41°38'58" W	28.28'
C20	2°07'48"	250.00'	9.29'	S 02°18'04" W	9.29'
C21	19°35'36"	250.00'	85.49'	S 08°34'34" E	85.08'
C22	90°00'00"	20.00'	31.42'	N 26°37'38" E	28.28'
C23	0°50'33"	125.00'	1.84'	N 02°55'45" E	1.84'
C24	21°29'10"	175.00'	65.63'	N 82°22'13" E	65.24'
C25	11°13'28"	793.99'	155.55'	N 08°09'26" E	155.30'
C26	11°08'45"	818.27'	159.18'	N 08°10'01" E	158.93'
C27	25°21'01"	240.02'	106.20'	S 01°07'17" W	105.33'
C28	37°49'13"	131.00'	86.47'	S 15°33'34" E	84.91'
C29	46°50'54"	131.00'	107.11'	S 26°46'29" W	104.15'
C30	64°25'44"	37.50'	42.17'	S 02°40'00" E	39.98'
C31	130°57'23"	10.00'	22.86'	S 75°22'34" W	18.20'

