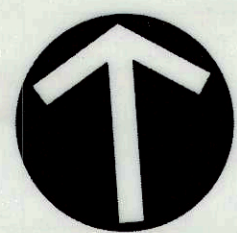


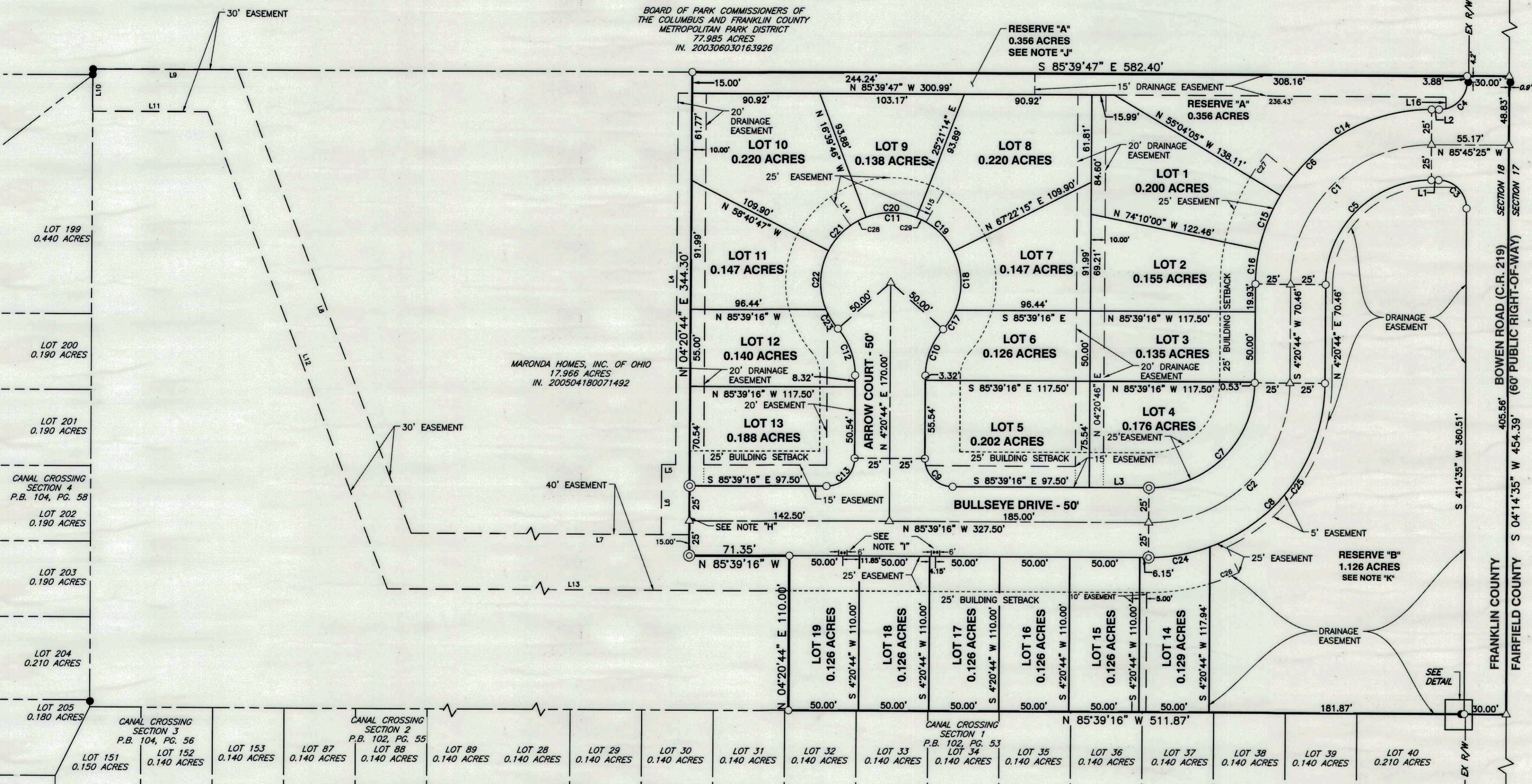
# HUNTER'S GLEN SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,  
SECTION 18, TOWNSHIP 15, RANGE 20  
CONGRESS LANDS



NORTH

SCALE IN FEET



BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT  
77,985 ACRES  
IN. 200306030163926

MARONDA HOMES, INC. OF OHIO  
17,966 ACRES  
IN. 200504180071492

SCHOOLHOUSE RD.  
FCGS 9968

BOWEN ROAD (C.R. 219)  
SECTION 18 SECTION 17  
FRANKLIN COUNTY  
FAIRFIELD COUNTY

**NOTE "A":** AT THE TIME OF PLATTING, THE 5.899 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL 39049C0456K DATED: JUNE 17, 2008.

**NOTE "B":** NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING AND ZONING SERVICES, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLOTTED 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 HUNTER'S GLEN SECTION 1 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

**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 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 THE CITY OF COLUMBUS ZONING ORDINANCE #1035-2004 (Z16-029) PASSED ON OCTOBER 10, 2004. 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 TO THE EXISTENCE, AT THE TIME OF PLANTING, 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 "E": DEPRESSED DRIVEWAYS:** THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR HUNTER'S GLEN SECTION 1, SHOWN A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN HUNTER'S GLEN SECTION 1, FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

**NOTE "F" ACREAGE BREAKDOWN:**

TOTAL ACREAGE	5.899 ACRES
ACREAGE IN R/W	1.464 ACRES
ACREAGE IN RESERVES	1.482 ACRES
ACREAGE IN REMAINING LOTS	2.953 ACRES
PID 480-190833	5.846 ACRES
PID 490-266693	0.053 ACRES

**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 HUNTER'S GLEN SECTION 1 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 "H":** NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

**NOTE "I":** NO VEHICULAR ACCESS AND NO DRIVE INSTALLATIONS TO PROTECT A.D.A. RAMPS.

**NOTE "J":** RESERVE "A": AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE HUNTER'S GLEN SUBDIVISIONS FOR THE PURPOSE OPEN SPACE.

**NOTE "K":** RESERVE "B": AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE HUNTER'S GLEN SUBDIVISIONS FOR THE PURPOSE OF STORMWATER MANAGEMENT BASIN, DRAINAGE EASEMENT, AND OPEN SPACE. WITHIN THE PROPOSED AREA OF THE DRAINAGE EASEMENT SHOWN HEREON, THERE ARE PRIVATE STORM WATER CONTROL FACILITIES FOR THE USE AND BENEFIT OF THIS SECTION AND FUTURE SECTIONS FOR THE HUNTER'S GLEN DEVELOPMENT. SAID PRIVATE STORM WATER CONTROL FACILITIES ARE TO BE MAINTAINED, INSPECTED, AND REPORTED ON IN ACCORDANCE WITH THE DIVISION OF SEWERAGE AND DRAINAGE STORMWATER MANUAL AS DETAILED ON THE POST CONSTRUCTION BASIN MAINTENANCE SCHEDULE AS FOUND ON THE IMPROVEMENTS PLANS FILED IN 3301-E.

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N 85°45'25" W	5.17'
L2	N 85°45'25" W	5.17'
L3	S 85°39'16" E	42.50'
L4	S 04°20'44" W	264.30'
L5	N 85°39'16" W	10.00'
L6	S 04°20'44" W	50.00'
L7	N 85°39'16" W	912.31'
L8	N 16°39'46" W	352.58'
L9	N 85°39'47" W	100.14'
L10	S 04°16'44" W	30.00'
L11	S 85°39'47" E	82.17'
L12	S 16°39'46" E	363.29'
L13	S 85°39'16" E	1000.43'
L14	N 31°01'28" W	25.00'
L15	N 33°57'23" E	25.00'
L16	S 04°14'35" W	8.27'

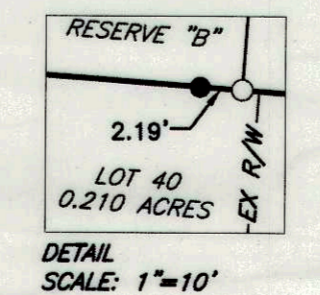
**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	89°53'51"	156.90'	141.29'	S 49°17'40" W
C2	100.00'	90°00'00"	157.08'	141.42'	S 49°20'44" W
C3	20.00'	90°00'00"	31.42'	28.28'	N 40°45'25" W
C4	20.00'	90°00'00"	31.42'	28.28'	N 49°14'35" E
C5	75.00'	89°53'51"	117.68'	105.97'	S 49°17'40" W
C6	125.00'	89°53'51"	196.13'	176.62'	S 49°17'40" W
C7	75.00'	90°00'00"	117.81'	106.07'	N 49°20'44" E
C8	125.00'	90°00'00"	196.35'	176.78'	N 49°20'44" E
C9	20.00'	90°00'00"	31.42'	28.28'	S 40°39'16" E
C10	50.00'	41°24'35"	36.14'	35.36'	S 25°03'01" W
C11	50.00'	262°49'09"	229.35'	75.00'	N 85°39'16" W
C12	50.00'	41°24'35"	36.14'	35.36'	N 16°21'33" W
C13	20.00'	90°00'00"	31.42'	28.28'	N 49°20'44" E
C14	125.00'	59°18'40"	129.40'	123.70'	S 64°35'15" W
C15	125.00'	19°05'55"	41.67'	41.47'	S 25°22'58" W
C16	125.00'	11°29'16"	25.06'	25.02'	S 10°05'22" W

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C17	50.00'	18°29'56"	16.14'	16.07'	N 36°30'21" E
C18	50.00'	49°53'07"	43.53'	42.17'	N 02°18'49" E
C19	50.00'	42°01'01"	36.67'	35.85'	N 43°38'15" W
C20	50.00'	42°01'01"	36.67'	35.85'	N 85°39'16" W
C21	50.00'	42°01'01"	36.67'	35.85'	S 52°19'43" W
C22	50.00'	49°53'07"	43.53'	42.17'	S 06°22'39" W
C23	50.00'	18°29'56"	16.14'	16.07'	S 27°48'53" E
C24	125.00'	20°32'04"	44.80'	44.56'	N 84°04'42" E
C25	125.00'	69°27'56"	151.55'	142.44'	N 39°04'42" E
C26	150.00'	8°30'50"	22.29'	22.27'	N 73°05'33" E
C27	150.00'	8°30'50"	22.29'	22.27'	N 73°05'33" E
C28	150.00'	7°38'22"	20.00'	19.99'	S 38°45'06" W
C29	150.00'	7°38'22"	20.00'	19.99'	S 38°45'06" W

SECTION 18 SECTION CORNER  
SECTION 19 LEHMAN ROAD  
SECTION 17  
SECTION 20



**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638  
www.cecinc.com

**MARONDA HOMES, INC. OF OHIO**  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO

DRAWN BY: JEC CHECKED BY: MJA APPROVED BY: MAS  
DATE: JULY 2016 DWG SCALE: 1"=50' PROJECT NO: 151-141

HUNTER'S GLEN SECTION 1  
**PLAT**  
SHEET 2 OF 2