

CONFLUENCE VILLAGE

NOTE "A" - 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 "B": All of Lots 1, 2 and 5 and part of Lots 3 and 4, as platted hereon, are within Zone AE (special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined). The remaining parts of Lots 3 and 4 are in Zone X(Shaded) (areas of 0.2% annual chance flood; areas of 1% chance flood average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) as delineated on FEMA Flood Insurance Rate Maps, for Franklin County, Ohio and Incorporated Areas, maps numbered 39049C0307K and 39049C0309K, both with an effective date of June 17, 2008.

NOTE "C": 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 Confluence Village does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "D": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1532-2013 passed July 18, 2013. 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 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" - ACREAGE BREAKDOWN:
 Total acreage 28.631 Ac.
 Acreage in lots 25.446 Ac.
 Acreage in rights-of-way 3.185 Ac.

NOTE "F" - ACREAGE BREAKDOWN: Confluence Village is out of the following Franklin County Parcel Numbers:

Parcel Number 010-005518 20.977 Ac.
 Parcel Number 010-008300 7.654 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 desired about Confluence Village or any part hereof 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 right-of-way is extended and dedicated by plat or deed.

NOTE "I" - RELEASE OF CERTAIN EASEMENTS: All rights and easements reserved by the City of Columbus, Ohio as shown in Ordinance Numbers 23-31, 139-33, 30793, 37065, 1118-2010 and 2093-2019, and in Instrument Number 201603210032748 in, over and under the areas indicated hereon by hatching (see hatch legend on sheet 3), are hereby released and rendered null and void.

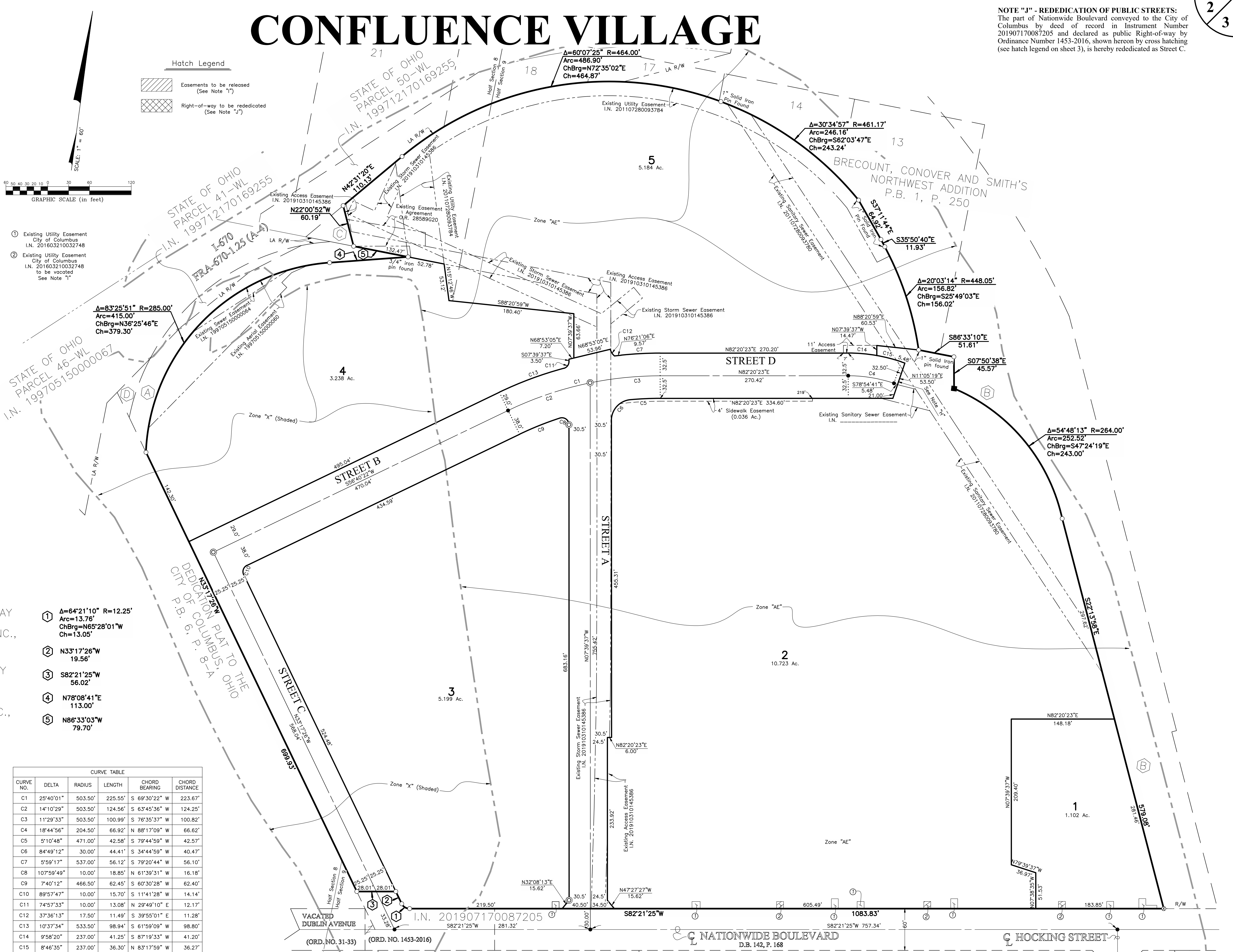
- Ⓐ CHESAPEAKE AND OHIO RAILWAY
D.B. 924, P. 338,
NKA CSX TRANSPORTATION INC.,
O.R. 13276A16
O.R. 13283G13,
- Ⓑ CHESAPEAKE AND OHIO RAILWAY
D.B. 104, P. 235
D.B. 406, P. 221
D.B. 924, P. 338
NKA CSX TRANSPORTATION INC.,
O.R. 13276A14
O.R. 13283G13,
- Ⓒ NWD 500 NATIONWIDE, LLC
I.N. 201605170061956
- Ⓓ THE CITY OF COLUMBUS
D.B. 496, P. 138

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Proposed Subdivision Boundary Line/
Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- - - Proposed Easement Line
- - - FEMA Flood Boundary

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25°40'01"	503.50'	225.55'	S 69°30'22" W	223.67'
C2	14°10'29"	503.50'	124.56'	S 63°45'36" W	124.25'
C3	11°29'33"	503.50'	100.99'	S 76°35'37" W	100.82'
C4	18°44'56"	204.50'	66.92'	N 88°17'09" W	66.62'
C5	5°10'48"	471.00'	42.58'	S 79°44'59" W	42.57'
C6	84°49'12"	30.00'	44.41'	S 34°44'59" W	40.47'
C7	5°59'17"	537.00'	56.12'	S 79°20'44" W	56.10'
C8	107°59'49"	10.00'	18.85'	N 61°39'31" W	16.18'
C9	7°40'12"	466.50'	62.45'	S 60°30'28" W	62.40'
C10	89°57'47"	10.00'	15.70'	S 11°41'28" W	14.14'
C11	74°57'33"	10.00'	13.08'	N 29°49'10" E	12.17'
C12	37°36'13"	17.50'	11.49'	S 39°55'01" E	11.28'
C13	10°37'34"	533.50'	98.94'	S 61°59'09" W	98.80'
C14	9°58'20"	237.00'	41.25'	S 87°19'33" W	41.20'
C15	8°46'35"	237.00'	36.30'	N 83°17'59" W	36.27'



NOTE "J" - REDEDICATION OF PUBLIC STREETS: The part of Nationwide Boulevard conveyed to the City of Columbus by deed of record in Instrument Number 201907170087205 and declared as public Right-of-way by Ordinance Number 1453-2016, shown hereon by cross hatching (see hatch legend on sheet 3), is hereby rededicated as Street C.

J:\20190717\DWG\CASHIERS\PLAT\20190717-AS-PLAT-01.DWG plotted by MASTON, JOHN on 11/4/2019 8:29:53 AM last saved by MASTON on 11/2/2019 11:09:45 AM