

**Note A:** Reserves B and C, inclusive, are to be owned and maintained by the Ravello Homeowners Association for the purpose of Open Space.

**Note B:** Reserve A is to be owned and maintained by the Ravello Homeowners Association for the purpose of pedestrian access, vehicular access, vehicular parking, private water service, private sanitary service, Storm Drainage and Underground Stormwater Detention facilities. The City of Columbus will not be responsible for the maintenance of these drives. Maintenance responsibilities for the Underground Detention facilities are found in the Approved Stormwater Management Plans, identified as CC 18399.

**Note C:** Reserve D is to be owned and maintained by the Ravello Homeowners Association for the purpose of Open Space and Stormwater Detention facilities. Maintenance responsibilities are found in the Approved Stormwater Management Plans, identified as CC 18399.

**Note D:** Reserve E is to be owned and maintained by the Ravello Homeowners Association for the purpose of Open Space and pedestrian access to cluster mailboxes.

**Note E:** By graphic platting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 390490153K, with an effective date of 6/17/2008, in Franklin County, Ohio.

**Note F:** 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 G:** 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 Ravello does not imply any approval for the development of the site as it may pertain to Wetlands.

**Note H:** The pavement and storm sewer plan together with the master grading plan for Ravello show a design that would prohibit all lots from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

**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 Ravello or any part thereof can be obtained by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

**Note J:** At the time of platting, the land indicated herein is subject to requirements of City of Columbus Zoning Ordinance #1549-2019, passed June, 27 2019 Zoning File number #Z18-039. 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.

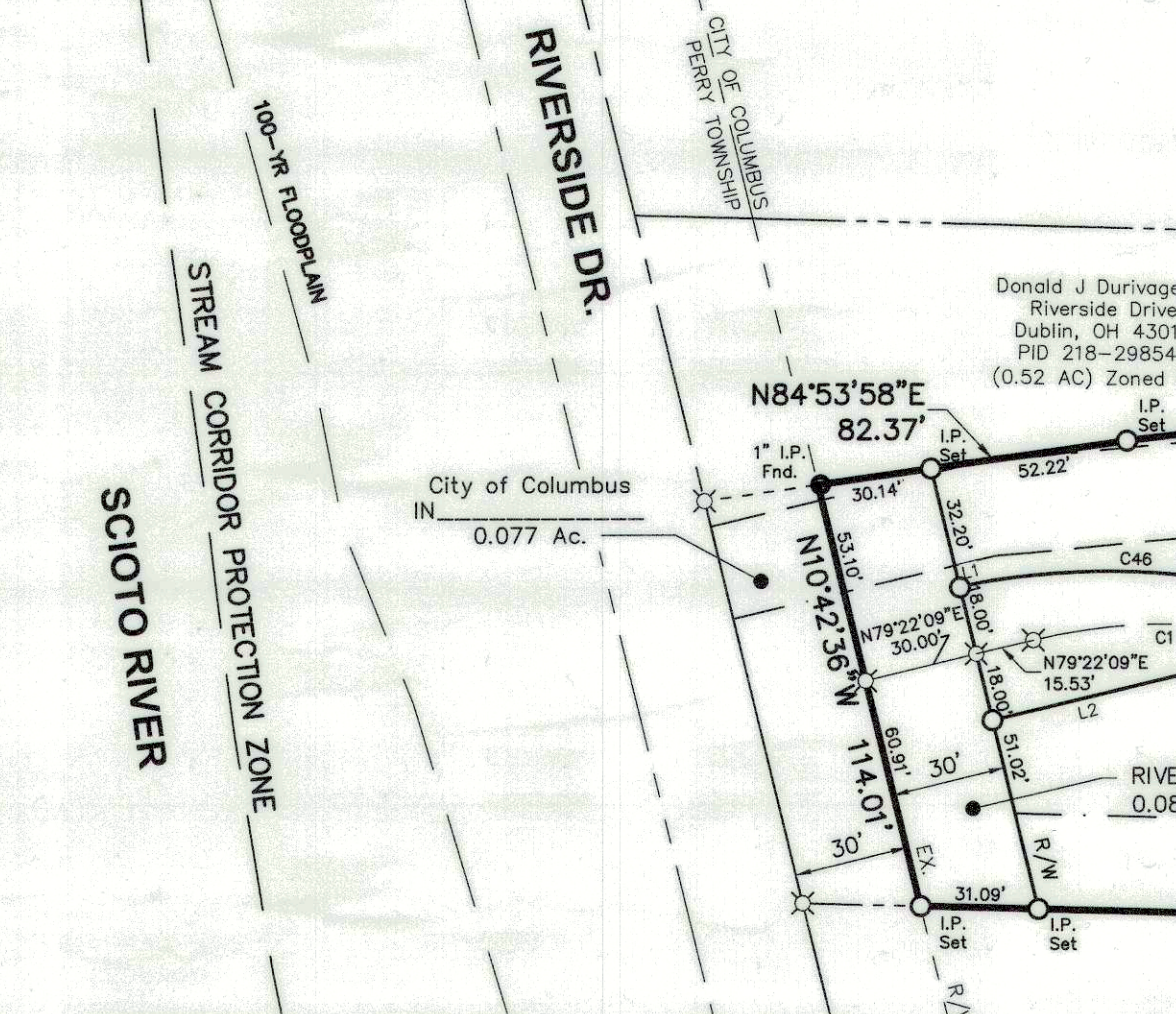
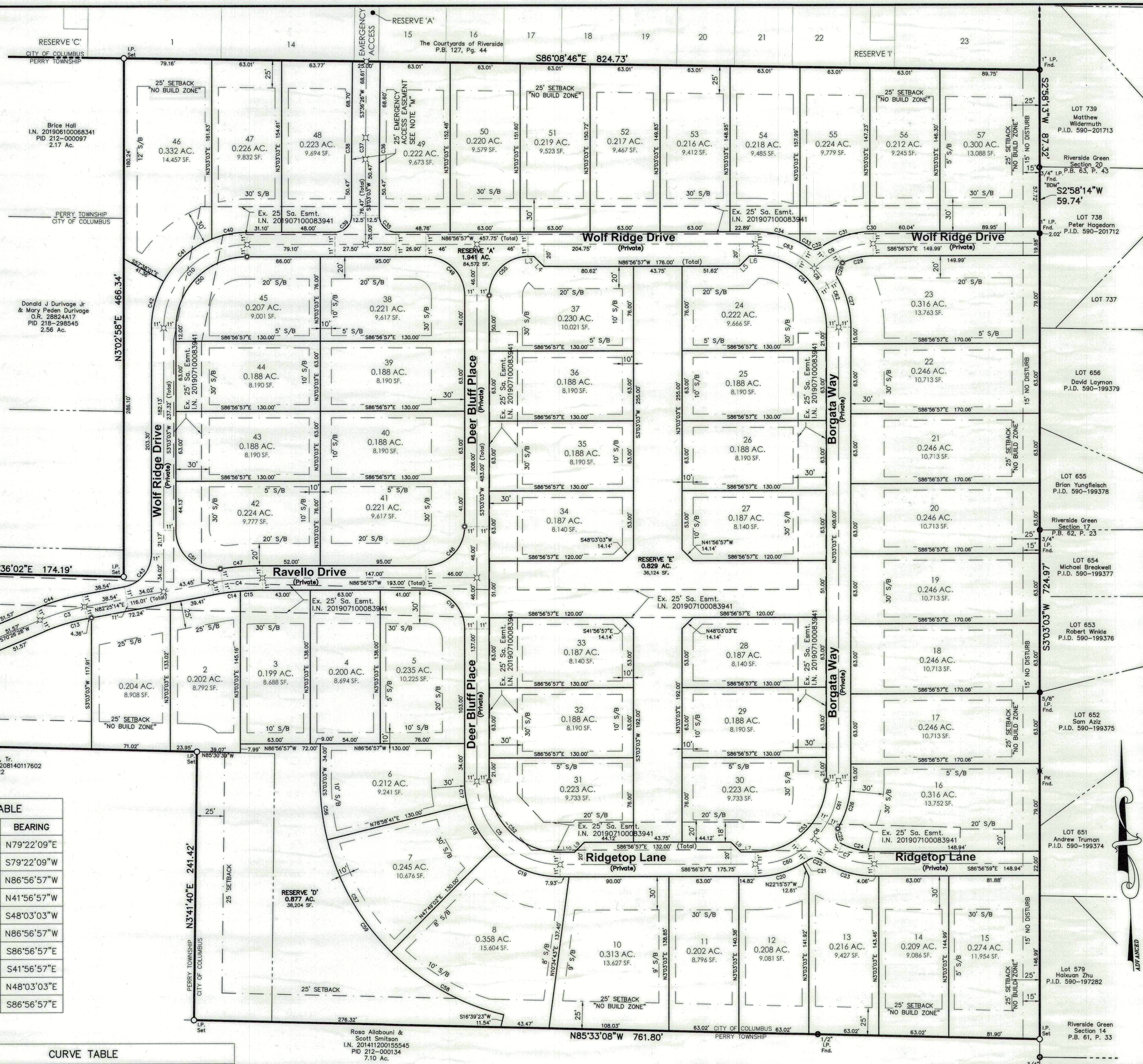
# FINAL PLAT FOR RAVELLO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19, U.S.M.D.

**Note K:** Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove/tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The developer, and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sale and specific purpose of enforcement of parking restrictions. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan."

**Note L:** Within said Reserve A, a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and lands adjacent to said Reserve A.

**Note M:** The "Emergency Access" drive located within said Reserve "A" shall be limited to the ingress/egress of Public and Quasi-Public Entities such as Fire, Police, Ambulance and Utilities, and to or from Wolf Ridge Drive (a private street) and to or from the lands adjacent to the subdivision to the north.



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	025°40'17"	150.00'	67.21'	N87°47'42"W	66.65'
C2	034°35'58"	420.00'	253.63'	N87°44'27"E	249.79'
C3	011°58'46"	200.00'	41.82'	S76°25'51"W	41.74'
C4	010°37'49"	251.00'	46.57'	S87°44'08"W	46.50'
C5	090°00'00"	75.00'	117.81'	S41°56'57"E	106.07'
C6	090°00'00"	75.00'	117.81'	N48°03'03"E	106.07'
C7	045°34'05"	75.00'	59.65'	S64°09'56"E	58.09'
C8	090°00'00"	75.00'	117.81'	N41°56'57"W	106.07'
C9	045°00'01"	75.00'	58.91'	N70°33'02"E	57.40'
C10	090°00'00"	75.00'	117.81'	S48°03'03"W	106.07'
C11	023°54'35"	63.50'	26.50'	N85°50'38"W	26.31'
C12	034°35'58"	431.00'	260.27'	S87°44'27"W	256.33'
C13	011°58'46"	189.00'	39.52'	S76°25'51"W	39.44'
C14	005°50'58"	240.00'	24.50'	S85°20'43"W	24.49'
C15	004°46'51"	240.00'	20.03'	N89°20'23"W	20.02'
C16	090°00'00"	35.00'	54.98'	N41°56'57"W	49.50'
C17	014°04'22"	86.00'	21.12'	N03°59'08"W	21.07'
C18	031°09'39"	86.00'	46.77'	N26°36'08"W	46.20'
C19	044°45'59"	86.00'	67.19'	N64°33'58"W	65.50'
C20	029°50'02"	86.00'	44.78'	S78°08'02"W	44.28'
C21	004°04'26"	86.00'	6.11'	S61°10'48"W	6.11'
C22	067°49'01"	10.00'	11.84'	N86°56'55"W	11.16'
C23	033°54'34"	86.00'	50.90'	N69°59'42"W	50.16'
C24	026°33'44"	64.00'	29.67'	S73°40'07"E	29.41'
C25	093°38'46"	10.00'	16.34'	S13°33'51"E	14.58'
C26	030°12'29"	86.00'	45.34'	S18°09'17"W	44.82'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C27	030°28'55"	86.00'	45.75'	S12°11'25"E	45.22'
C28	094°52'45"	10.00'	16.56'	S20°00'30"W	14.73'
C29	025°36'10"	64.00'	28.60'	S80°14'58"W	28.36'
C30	001°58'24"	86.00'	2.96'	S87°56'09"E	2.96'
C31	031°33'38"	86.00'	47.37'	N75°17'49"E	46.78'
C32	067°04'04"	10.00'	11.71'	S86°56'57"E	11.05'
C33	005°44'13"	86.00'	8.61'	S56°17'02"E	8.61'
C34	027°47'49"	86.00'	41.72'	S73°03'03"E	41.31'
C35	090°00'00"	15.00'	23.56'	S41°56'57"E	21.21'
C36	000°33'23"	1987.50'	19.30'	S03°19'44"W	19.30'
C37	000°33'23"	2000.00'	19.42'	S03°19'44"W	19.42'
C38	000°33'23"	2012.50'	19.54'	N03°19'44"E	19.54'
C39	090°00'00"	15.00'	23.56'	N48°03'03"E	21.21'
C40	021°46'25"	86.00'	32.68'	S85°09'50"E	32.49'
C41	038°54'38"	86.00'	58.40'	N51°49'18"E	57.29'
C42	029°18'57"	86.00'	44.00'	N17°42'31"E	43.52'
C43	079°22'11"	30.00'	41.56'	N42°44'08"E	38.31'
C44	012°07'11"	208.56'	44.12'	N76°25'51"E	44.04'
C45	034°35'58"	409.00'	246.98'	N87°44'27"E	243.25'
C46	025°28'49"	191.50'	85.16'	S84°38'39"E	84.46'
C47	008°19'31"	262.00'	38.07'	N88°53'17"E	38.04'
C48	090°00'00"	35.00'	54.98'	N48°03'03"E	49.50'
C49	090°00'00"	35.00'	54.98'	N41°56'57"W	49.50'
C50	090°00'00"	64.00'	100.53'	S48°03'03"W	90.51'
C51	098°19'31"	35.00'	60.06'	S46°06'43"E	52.96'
C52	090°00'00"	64.00'	100.53'	S41°56'57"E	90.51'

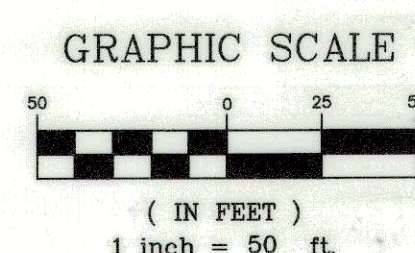
LINE	DISTANCE	BEARING
L1	4.04'	N79°22'09"E
L2	50.27'	S79°22'09"W
L3	5.38'	N86°56'57"W
L4	12.73'	N41°56'57"W
L5	12.73'	S48°03'03"W
L6	5.38'	N86°56'57"E
L7	12.88'	S86°56'57"E
L8	12.73'	S41°56'57"E
L9	12.73'	N48°03'03"E
L10	12.88'	S86°56'57"E

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C53	090°00'00"	64.00'	100.53'	N48°03'03"E	90.51'
C54	090°00'00"	64.00'	100.53'	N41°56'57"W	90.51'
C55	090°00'00"	35.00'	54.98'	S48°03'03"W	49.50'
C56	014°04'22"	216.00'	53.05'	S03°59'08"E	52.92'
C57	031°09'39"	216.00'	117.47'	S26°36'08"E	116.03'
C58	031°09'39"	216.00'	117.47'	S57°45'47"E	116.03'
C59	076°23'40"	216.00'	288.00'	N35°08'47"W	267.14'
C60	090°00'00"	75.00'	117.81'	N48°03'03"E	106.07'
C61	090°00'00"	75.00'	117.81'	N48°03'03"E	106.07'
C62	045°00'00"	75.00'	58.90'	N19°26'57"W	57.40'
C63	045°00'07"	75.00'	58.91'	N64°26'55"W	57.40'

**Note:** Side yard setbacks shall be 6 feet unless otherwise noted as 5', 8' or 9'.

○	Permanent Marker Set
●	Iron Pin Found
○	Iron Pin Set
⊗	PK Nail Set
---	Setback Line
- - -	Easement Line
---	Existing Property Line
---	City Limits Line

AREA	ACREAGE	SQ. FT.
LOTS 1-8 & 10-57	12.614	549,456
RESERVE A	1.941	84,572
RESERVES B-E	3.184	138,697
PR. R.O.W.	0.080	3,498
TOTAL	17.819	776,223



CITY OF COLUMBUS, OHIO  
FINAL PLAT FOR RAVELLO

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 50'  
DATE: FEBRUARY 27, 2020

SHEET 2 / 2  
JOB NO.: 17-0027-149