

RENNER PARK SECTION 3

VIRGINIA MILITARY SURVEY NO. 6635
COLUMBUS-HILLIARD, NORWICH TOWNSHIP,
FRANKLIN COUNTY, OHIO

NOTES

- (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.
- (B) FLOODPLAIN NOTE**
Renner Park Section 3 is within Zone X, as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas map number 39049C0281K with effective date of June 17, 2008.
- (C) WETLAND NOTE**
No determination has been made by the Building and Zoning Services Department, 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 Renner Park Section 3 does not imply any approval for the development of the site as it may pertain to Wetlands.
- (D) RESERVE NOTE**
Reserve "3A", 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 Renner Park Subdivision for the purpose of open space. Until such time as said association is formed, the Developer shall be responsible for the maintenance of said Reserve "3A".
- (E) ZONING NOTE:**
At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Designation: PUD-4, in Zoning Case Number: Z18-058.

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.
- (F) DEPRESSED DRIVE NOTE:**
The pavement and storm sewer plan together with the master grading plan for Renner Park Section 3 show a design that would prohibit all lot numbers from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.
- (G) ELECTRIC, CABLE & TELEPHONE SERVICE PROVIDER NOTE:**
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 Renner Park Section 3 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.
- (H) NO VEHICULAR ACCESS NOTE:**
No Vehicular Access to protect curb ramp facilities, 10' centered on ramp.
- (I) LANDSCAPING/BUFFERING**
Landscaping/buffering for Reserve "3A" shall comply with the approved Zoning ordinance 1685-2020.

OWNERSHIP INFORMATION			
(A)	Homewood Corporation P.N. 203-299509 I.N. 202203180043534 Lot 15	(C)	Homewood Corporation P.N. 203-299510 I.N. 202203180043530, Parcel I I.N. 202203180043532, Tract III I.N. 202203180043533, Tract III
(B)	Homewood Corporation P.N. 203-299508 I.N. 202203180043530, Parcel II I.N. 202203180043533, Parcel IV I.N. 202203180043534 Reserve "A"	(D)	Homewood Corporation I.N. 202203180043536, Parcel IV I.N. 202203180043537, Parcel IV I.N. 202203180043538, Parcel IV 58.173 Acre (remainder)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	N41°06'31"W	35.36'
C2	41°24'35"	50.00'	36.14'	N24°35'47"E	35.36'
C3	5°47'47"	50.00'	5.06'	N42°24'11"E	5.06'
C4	79°46'36"	50.00'	69.62'	N00°23'01"W	64.13'
C5	45°50'12"	50.00'	40.00'	N63°11'25"W	38.94'
C6	46°17'27"	50.00'	40.40'	S70°44'46"W	39.31'
C7	76°33'00"	50.00'	66.80'	S09°19'32"W	61.94'
C8	8°34'07"	50.00'	7.48'	S33°14'02"E	7.47'
C9	41°24'35"	50.00'	36.14'	S16°48'48"E	35.36'
C10	90°00'00"	25.00'	39.27'	S48°53'29"W	35.36'
C11	90°00'00"	25.00'	39.27'	N41°06'31"W	35.36'
C12	41°24'35"	50.00'	36.14'	N24°35'47"E	35.36'
C13	5°39'01"	50.00'	4.93'	N42°28'34"E	4.93'
C14	79°26'49"	50.00'	69.33'	N00°04'21"W	63.91'
C15	46°18'44"	50.00'	40.42'	N62°57'08"W	39.32'
C16	45°23'49"	50.00'	39.62'	S71°11'35"W	38.59'
C17	67°03'56"	50.00'	58.53'	S14°57'43"W	55.24'
C18	18°56'50"	50.00'	16.53'	S28°02'40"E	16.46'
C19	41°24'35"	50.00'	36.14'	S16°48'48"E	35.36'
C20	90°00'00"	25.00'	39.27'	S48°53'29"W	35.36'
C21	33°00'50"	50.00'	28.81'	N69°36'06"W	28.41'
C22	12°52'58"	50.00'	11.24'	N46°14'15"W	11.22'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	14.97'	N03°53'29"E
L2	15.08'	N03°53'29"E
L3	4.96'	S03°53'29"W

LEGEND
 ○ = IRON PIN SET
 ⊙ = PERMANENT MARKER
 ⊠ = PK NAIL SET
 ● = IRON PIN FOUND
 ⊠ = PK NAIL FOUND
 "DRAIN, ESMT" = DRAINAGE EASEMENT
 "ESMT." = EASEMENT

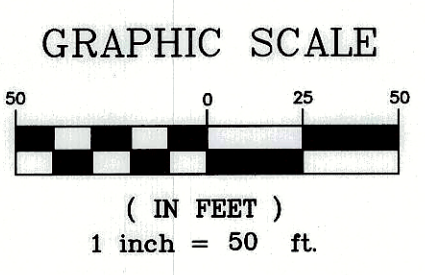
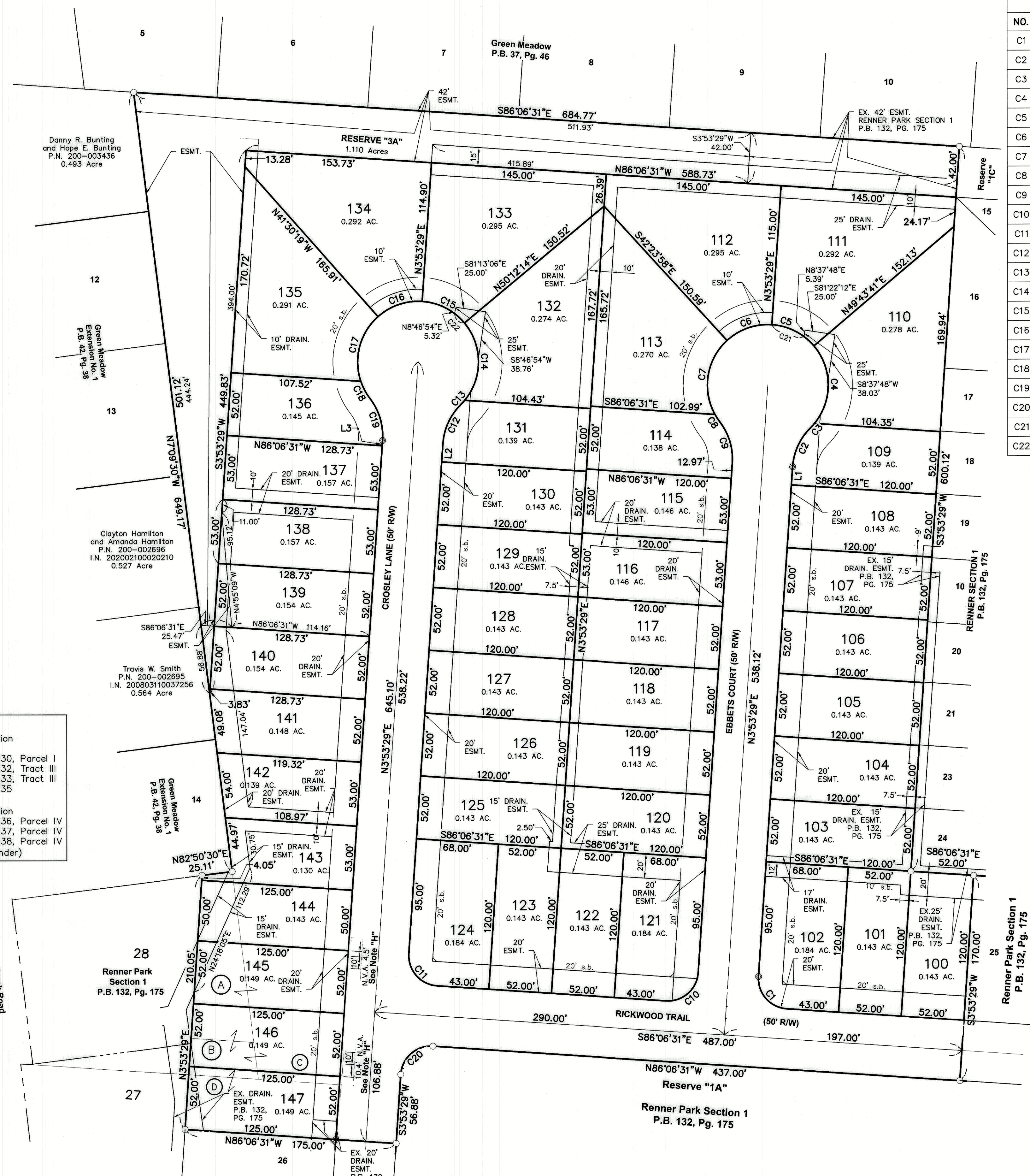
FINAL PLAT

PLANNED BY: JEP
CHECKED BY: JEP

781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

DATE: June 7, 2023 SHEET 2 / 2 JOB NO.: 21-0009-606



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