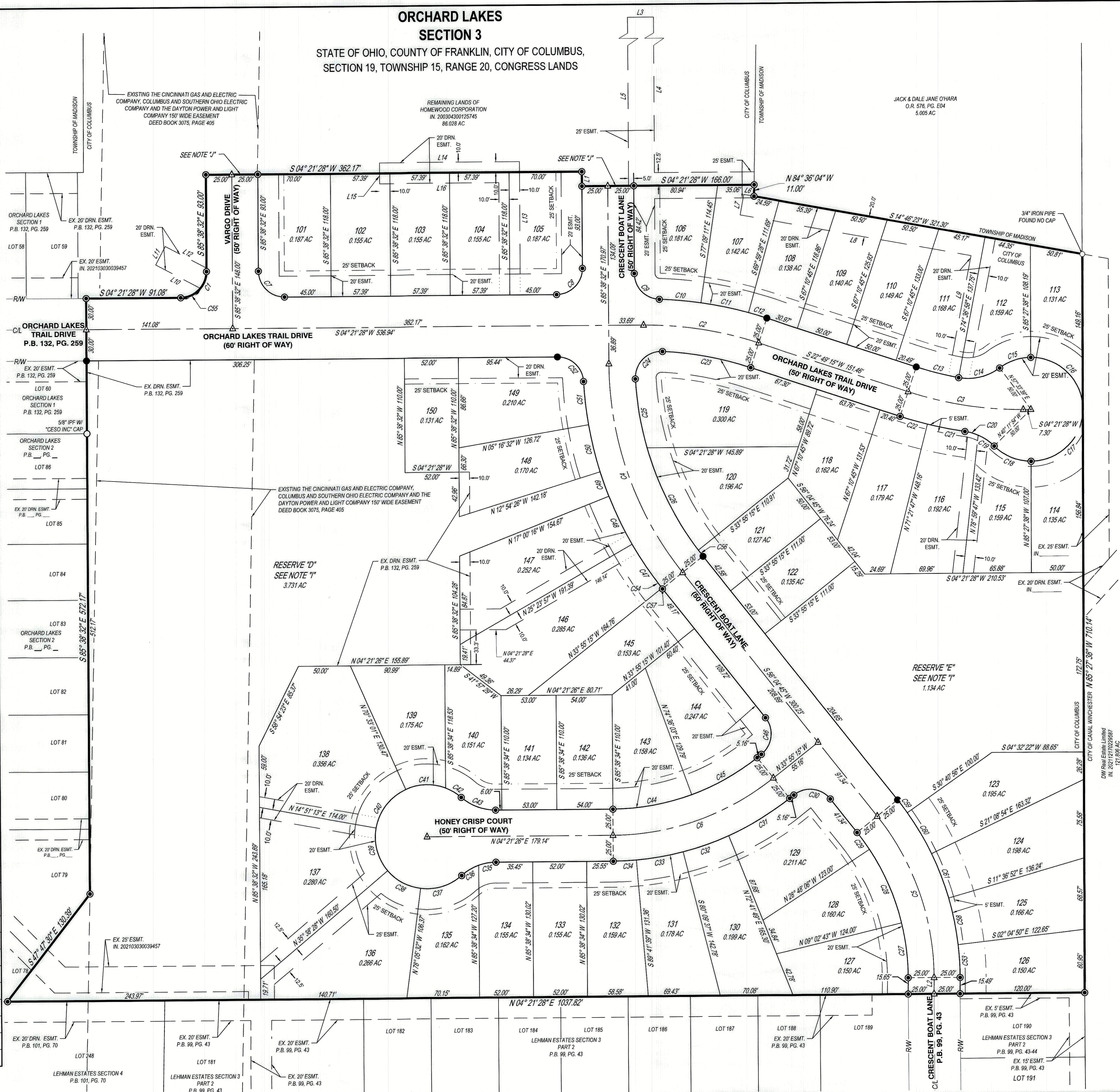


CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	25.00'	39.27'	S40° 38' 32"W, 35.36'	90° 00' 00"
C2	350.00'	112.78'	S13° 35' 22"W, 112.30'	18° 27' 47"
C3	350.00'	112.78'	S13° 35' 22"W, 112.30'	18° 27' 47"
C4	325.00'	217.13'	N75° 13' 06"E, 213.11'	38° 16' 43"
C5	250.00'	167.81'	N75° 18' 34"E, 164.68'	38° 27' 37"
C6	250.00'	167.02'	N14° 46' 54"W, 163.93'	38° 16' 41"
C7	25.00'	39.27'	N49° 21' 28"E, 35.36'	90° 00' 00"
C8	25.00'	39.27'	N40° 38' 32"W, 35.36'	90° 00' 00"
C9	25.00'	38.25'	S50° 31' 35"W, 34.63'	87° 39' 45"
C10	375.00'	40.26'	S9° 46' 16"W, 40.24'	6° 09' 07"
C11	375.00'	46.87'	S16° 25' 41"W, 46.84'	7° 09' 43"
C12	375.00'	18.40'	S21° 24' 54"W, 18.40'	2° 48' 43"
C13	325.00'	42.19'	S19° 06' 08"W, 42.16'	7° 26' 13"
C14	50.00'	41.73'	S8° 31' 39"E, 40.53'	47° 49' 23"
C15	50.00'	32.27'	S13° 56' 59"E, 31.71'	36° 58' 43"
C16	50.00'	78.54'	S49° 32' 22"W, 70.71'	90° 00' 00"
C17	50.00'	78.54'	N40° 27' 38"W, 70.71'	90° 00' 00"
C18	50.00'	39.50'	N27° 10' 14"E, 38.48'	45° 15' 44"
C19	50.00'	18.73'	N39° 04' 12"E, 18.62'	21° 27' 49"
C20	50.00'	13.37'	N20° 40' 31"E, 13.33'	15° 19' 32"
C21	375.00'	36.81'	N15° 49' 29"E, 36.80'	5° 37' 28"
C22	375.00'	27.38'	N20° 43' 44"E, 27.38'	4° 11' 02"
C23	325.00'	86.68'	N15° 10' 48"E, 86.43'	15° 16' 54"
C24	25.00'	41.89'	N40° 27' 59"W, 37.16'	96° 00' 40"
C25	300.00'	67.38'	S85° 05' 38"W, 67.24'	12° 52' 06"
C26	300.00'	110.81'	S68° 04' 43"W, 110.18'	21° 09' 45"
C27	225.00'	53.35'	N87° 44' 50"E, 53.22'	13° 35' 05"
C28	225.00'	77.58'	N71° 04' 35"E, 77.20'	19° 45' 23"
C29	225.00'	20.10'	N58° 38' 19"E, 20.10'	5° 07' 09"
C30	25.00'	39.27'	N11° 04' 45"E, 35.36'	90° 00' 00"
C31	275.00'	68.89'	N26° 44' 39"W, 68.71'	14° 21' 12"
C32	275.00'	46.69'	N14° 42' 13"W, 46.63'	9° 43' 39"
C33	275.00'	45.76'	N5° 04' 22"W, 45.71'	9° 32' 02"
C34	275.00'	22.38'	N2° 01' 32"E, 22.38'	4° 39' 48"
C35	50.00'	16.86'	N5° 18' 17"W, 16.78'	19° 19' 27"
C36	50.00'	19.27'	N26° 00' 35"W, 19.15'	22° 05' 07"
C37	50.00'	42.73'	N12° 34' 20"W, 41.44'	48° 57' 36"
C38	50.00'	37.05'	N33° 08' 00"E, 36.20'	42° 27' 04"
C39	50.00'	44.06'	N79° 36' 23"E, 42.65'	50° 29' 41"
C40	50.00'	48.60'	S47° 17' 53"E, 46.71'	55° 41' 47"
C41	50.00'	39.34'	S3° 05' 32"W, 38.34'	45° 05' 02"
C42	50.00'	17.57'	S35° 42' 02"W, 17.48'	20° 07' 58"
C43	50.00'	36.14'	S25° 03' 44"W, 35.36'	41° 24' 35"
C44	225.00'	77.58'	S5° 31' 15"E, 77.20'	19° 45' 23"
C45	225.00'	72.73'	S24° 39' 36"E, 72.42'	18° 31' 18"
C46	25.00'	39.27'	S78° 55' 15"E, 35.36'	90° 00' 00"
C47	350.00'	51.22'	N60° 24' 30"E, 51.18'	8° 23' 07"
C48	350.00'	51.28'	N68° 47' 53"E, 51.23'	8° 23' 40"
C49	350.00'	25.03'	N75° 02' 39"E, 25.02'	4° 05' 51"
C50	350.00'	46.62'	N80° 54' 31"E, 46.58'	7° 37' 54"
C51	350.00'	41.93'	N88° 09' 24"E, 41.91'	6° 51' 53"
C52	25.00'	38.06'	N47° 58' 24"E, 34.49'	87° 13' 53"
C53	275.00'	31.77'	N88° 46' 14"W, 31.76'	6° 37' 12"
C54	350.00'	51.22'	N60° 24' 30"E, 51.18'	8° 23' 07"
C55	25.00'	21.77'	S20° 35' 17"E, 21.09'	49° 53' 31"
C56	300.00'	7.43'	S56° 47' 18"W, 7.43'	1° 25' 05"
C57	350.00'	0.83'	N56° 08' 51"E, 0.83'	0° 08' 11"
C58	275.00'	45.76'	S83° 09' 09"W, 45.71'	9° 32' 02"
C59	275.00'	15.54'	S57° 41' 55"W, 15.54'	3° 14' 19"
C60	275.00'	45.76'	S64° 05' 05"W, 45.71'	9° 32' 02"
C61	275.00'	45.76'	S73° 37' 07"W, 45.71'	9° 32' 02"



NOTE "A" THE 16.801 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL No. 39049C0456K.

NOTE "B" NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING & ZONING SERVICES, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORP. 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 "ORCHARD LAKES SECTION 3" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE	16.801 ACRES
ACREAGE IN RW	2.953 ACRES
ACREAGE IN RESERVES	4.874 ACRES
ACREAGE IN REMAINING LOTS	8.974 ACRES

*ORCHARD LAKES SECTION 3 IS ALL OUT OF FRANKLIN COUNTY PARCEL NUMBER: 430-271262-00
16.801 ACRES (SECTION 3)

NOTE "D" 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. THIS PLAT, EXISTING RECORDED EASEMENT INFORMATION ABOUT "ORCHARD LAKES 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.

NOTE "E" 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 "F": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1665-2004 (Z04-018) PASSED ON DECEMBER 1, 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 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 "G" - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "ORCHARD LAKES SECTION 3" SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "ORCHARD LAKES SECTION 3" FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H" - TREE PROTECTION: PUBLIC TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION. CONTACT CITY OF COLUMBUS FORESTRY SECTION @ 614-645-6640.

NOTE "I": RESERVE "D" AND RESERVE "E" AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS ORCHARD LAKES FOR THE PURPOSE OF OPEN SPACE PASSIVE RECREATION AND DETENTION/RETENTION. ALL OF RESERVE "D" AND RESERVE "E" ARE WITHIN DRAINAGE EASEMENTS, CONSTRUCTION OF UTILITIES AND/OR STORMWATER FACILITY SHALL BE PERMITTED IN SAID RESERVES.

NOTE "J": 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.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N85° 38' 32"W	13.91'	L9	S74° 36' 58"E	97.47'
L2	N85° 27' 38"W	15.57'	L10	N32° 20' 34"E	48.72'
L3	S04° 21' 28"W	25.00'	L11	S57° 39' 26"E	20.00'
L4	S85° 38' 32"E	160.00'	L12	N32° 20' 34"E	44.75'
L5	S85° 38' 32"E	172.50'	L13	N85° 38' 32"W	108.00'
L6	N14° 46' 23"E	10.00'	L14	S04° 21' 28"W	134.78'
L7	N75° 13' 37"W	20.00'	L15	S85° 38' 32"E	20.00'
L8	S14° 46' 23"W	225.93'	L16	N04° 21' 28"E	114.78'

- CESO IRON PIN LEGEND
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
 - FRANKLIN COUNTY MONUMENT

ORCHARD LAKES SECTION 3

HOMESWOOD CORPORATION

SCALE: 1"=50'

DESIGN: N/A

DRAWN: ADB

CHECKED: ALB/STB

CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

DATE: 8/20/2025

JOB NO.: 757887

SHEET NO.: 2 OF 2

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