NOTE "A": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008), THE PROJECT AREA HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 39049C0318K. 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 AREA(S) 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 "LANGFORD MEADOW SECTION 6" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS. NOTE "C" ACREAGE BREAKDOWN: ACREAGE IN R/W 3.281 ACRES ACREAGE IN REMAINING LOTS 11.074 ACRES ACREAGE IN RESERVES 2.316 ACRES TOTAL ACREAGE (PID: 570-104467) 16.671 ACRES MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES. COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT 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 "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 INFORMATION ABOUT "LANGFORD MEADOW, SECTION 6" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN

NOTE "F": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1959-2003 (Z03-030)(R-2) PASSED ON SEPTEMBER 22, 2003. 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 LANGEOND MEADOW, SECTION 6", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "LANGEORD MEADOW, SECTION 6", FROM HAVING A DEPRESSED - DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "LANGFORD DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": RESERVE "A", RESERVE "B", AND RESERVE "C" AS DESIGNATED AND DELINEATED HEREON ARE TO BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF LANGFORD MEADOWS FOR THE PURPOSE OF PASSIVE USE. CONSTRUCTION OF UTILITIES AND/OR STORMWATER FACILITY SHALL BE PERMITTED IN SAID RESERVES

NOTE "I": NO VEHICULAR ACCESS (10' WIDE, CENTERED ON THE CURB RAMP) AS SHOWN ON APPROVED ENGINEERING PLANS AND AS CONSTRUCTED IN THE FIELD. THOSE AREAS SHOWN HEREON DELINEATED AS "\*".

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.

NOTE "K": AREAS DESIGNATED AS STORMWATER CONTROL PRACTICE (SCP) EASEMENTS ARE HEREBY GRANTED TO THE CITY OF COLUMBUS, OHIO FOR THE PURPOSES OF PROVIDING EASEMENT RIGHTS IN, OVER, UNDER, ACROSS AND THROUGH THE REAL PROPERTY INCLUDING THE RIGHT OF REASONABLE ACCESS THERETO, BUT WITHOUT ANY OBLIGATION WHATSOEVER, TO ACCESS, RECONSTRUCT, REPLACE, REMOVE, REPAIR, MAINTAIN, CONTROL, AND OPERATE WATER AND SEWER DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE TILES, PIPES, DITCHES, CHANNELS, CULVERTS, SEWER UTILITY LINES, TEMPORARY SEDIMENT SETTLING PONDS AND SEDIMENT TRAPS, DETENTION AND RETENTION FACILITIES, POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, AND THEIR APPURTENANCES ("IMPROVEMENT"), FOR ACCEPTING, TRANSPORTING, DETAINING, AND RELEASING WATER COURSES.

THE OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE IMPROVEMENT IN STRICT COMPLIANCE WITH THE APPROVED AND EXECUTED POST-CONSTRUCTION STORMWATER CONTROL PRACTICES INSPECTION AND MAINTENANCE AGREEMENT, ON FILE WITH THE DEPARTMENT OF PUBLIC UTILITIES, AND ALL STORM WATER INSPECTION, OPERATION AND MAINTENANCE RESPONSIBILITIES PROVIDED IN THE AGREEMENT, INCLUDING, BUT NOT LIMITED TO, KEEPING ALL INLETS AND OUTLETS FREE AND CLEAR OF DEBRIS, REPAIRING ANY DAMAGED STRUCTURES, MAINTAINING SEDIMENT ACCUMULATION IN ANY DETENTION BASIN(S), TEMPORARY SEDIMENT SETTLING PONDS AND POST-CONSTRUCTION STORMWATER CONTROL PRACTICES, REPAIRING UNDERCUT OR ERODED AREAS, MAINTAINING ANY HARDSCAPE SURFACES, LAWN CARE MAINTENANCE, AND REPAIRING ANY DAMAGED LANDSCAPE AREAS.

IN THE EVENT THE IMPROVEMENT INCLUDES, OR IS LOCATED WITHIN A PARKING LOT AS APPROVED BY GRANTEE IN THE ABOVE-REFERENCED PLAN FILE NUMBER, WHICH WILL SERVE AS A DETENTION/RETENTION IMPROVEMENT, GRANTOR MAY INSTALL STANDARD OR TYPICAL PARKING LOT FEATURES AS SHOWN ON THE APPROVED ABOVE-REFERENCED PLAN FILE NUMBER AT GRANTOR'S SOLE RISK AND GRANTEE AND GRANTEE'S EMPLOYEES, AGENTS, REPRESENTATIVES, AND CONTRACTORS SHALL NOT BE LIABLE FOR ANY DAMAGE OR DESTRUCTION OF SUCH PARKING LOT FEATURES DURING GRANTEE'S GOOD FAITH EXERCISE OF GRANTEE'S RIGHTS IN THIS EASEMENT.

THE CITY SHALL HAVE THE RIGHT, AT ANY TIME, TO INSPECT THE IMPROVEMENT, INCLUDING THE DETENTION BASIN, TEMPORARY SEDIMENT SETTLING PONDS AND POST-CONSTRUCTION PRACTICES, TO ASCERTAIN WHETHER THE IMPROVEMENT AND APPURTENANT FACILITIES ARE FUNCTIONING IN ACCORDANCE WITH ANY APPROVED PLANS, THE POST-CONSTRUCTION STORMWATER CONTROL PRACTICES INSPECTION AND MAINTENANCE AGREEMENT, REQUIREMENTS OF THE THEN-CURRENT CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL AND GENERALLY ACCEPTED ENGINEERING STANDARDS. IN THE EVENT THE IMPROVEMENT IS NOT CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, THE OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE, SHALL COMPLETE CONSTRUCTION OF THE IMPROVEMENT IN A TIMELY MANNER. THE OWNER SHALL USE ALL COMMERCIALLY REASONABLE EFFORTS TO TIMELY COMPLETE CONSTRUCTION OF THE IMPROVEMENT, BUT EXCEPT FOR EVENTS OF FORCE MAJEURE, UNDER NO CIRCUMSTANCES SHALL THE TIME EXCEED NINETY (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IF THE PROPERTY OWNER FAILS TO DILIGENTLY COMPLETE THE CONSTRUCTION OF THE IMPROVEMENT, CITY SHALL HAVE THE RIGHT, BUT NO OBLIGATION WHATSOEVER, TO ENTER UPON THE PROPERTY AND PERFORM THE CONSTRUCTION. IN THE EVENT THE CITY PERFORMS SUCH CONSTRUCTION AS PROVIDED HEREIN, THE OWNER SHALL FULLY AND IMMEDIATELY REIMBURSE CITY FOR ANY COSTS INCURRED BY CITY AND CITY SHALL HAVE THE RIGHT TO CALL UPON ANY STORMWATER CONTROL PRACTICE CONSTRUCTION BOND AGREEMENT

IN THE EVENT THE IMPROVEMENT IS NOT FUNCTIONING PROPERLY AND REQUIRES REPAIR, OWNER UPON NOTICE FROM THE CITY, OR OTHERWISE SHALL COMMENCE SUCH REPAIRS AS NEEDED IN A TIMELY MANNER. THE OWNER SHALL USE ALL COMMERCIALLY REASONABLE EFFORTS TO TIMELY PERFORM THE REPAIRS, BUT EXCEPT FOR EVENTS OF FORCE MAJEURE, UNDER NO CIRCUMSTANCES SHALL THE TIME EXCEED NINETY (90) DAYS UNLESS OTHERWISE AGREED IN WRITING BY THE CITY. IF OWNER FAILS TO MAINTAIN AND DILIGENTLY COMPLETE REPAIRS TO THE IMPROVEMENT, CITY SHALL HAVE THE RIGHT, BUT NO OBLIGATION WHATSOEVER, TO ENTER UPON THE PROPERTY AND PERFORM THE REPAIR. IN THE EVENT THE CITY PERFORMS SUCH REPAIR AS PROVIDED HEREIN, OWNER SHALL FULLY AND IMMEDIATELY REIMBURSE CITY FOR THE ACTUAL COST OF THE REPAIR UPON RECEIPT OF AN INVOICE ITEMIZING THE COST. IN THE EVENT THE OWNER FAILS TO PAY SAID COSTS TO CITY WITHIN THIRTY (30) DAYS OF DEMAND BY CITY, OWNER SHALL ALSO BE RESPONSIBLE FOR ALL ADDITIONAL COSTS INCURRED BY CITY IN COLLECTING SAID REIMBURSEMENT, INCLUDING, BUT NOT LIMITED TO, INTEREST AT THE HIGHEST RATE ALLOWED BY LAW, ALL COURT FEES AND COSTS, AND ATTORNEY'S FEES AND/OR MAY BE SUBJECT TO ASSESSMENT.

UPON THE CITY'S ENTRY INTO THE SCP EASEMENT AREA TO EXERCISE ANY OF ITS RIGHTS, CITY WILL RESTORE THE EASEMENT AREA TO ITS FORMER CONDITION AS IS REASONABLY PRACTICABLE, BUT SUBJECT TO THE COMPLETION OF THE IMPROVEMENT CONTEMPLATED HEREIN. OWNER UNDERSTANDS AND AGREES ANY RESTORATION OF OWNER'S PROPERTY IS SPECIFICALLY LIMITED TO REASONABLY RESTORING THE GRADE AND SURFACE TO THEIR FORMER CONDITION, EXCEPT UTILITY SERVICE LINES, ASPHALT-PAVED PARKING AREAS, AND SIDEWALKS THAT DO NOT, IN ANY MANNER, IMPAIR OR INTERFERE WITH THE IMPROVEMENTS OR CITY'S RIGHTS, WILL BE RESTORED, CITY'S RESTORATION WILL NOT INCLUDE REPAIR, REPLACEMENT, OR COMPENSATION OF OR FOR ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, TREES, VEGETATION, AND/OR LANDSCAPING.

OWNER SHALL FOREVER INDEMNIFY AND HOLD HARMLESS THE CITY AND ALL OF ITS AGENTS, EMPLOYEES AND REPRESENTATIVES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, SUITS, AND ACTIONS, INCLUDING ATTORNEY'S FEES, ARISING OR RESULTING, IN ANY MANNER, FROM OWNER, ITS SUCCESSORS AND ASSIGNS, ACTIONS OR INACTIONS ASSOCIATED IN ANY MANNER WITH THE USE OF THE IMPROVEMENT.

## CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO INC CAP)
- FCGS MONUMENT FOUND
- RAILROAD SPIKE FOUND

## **CESO LEGEND**

NO VEHICULAR ACCESS (SEE NOTE "I")





RD

Revisions / Submissions

PLAT

2 OF 3

Date

763806

1" = 40'

5/8/2025

RSL

**RLC** 

PLAT