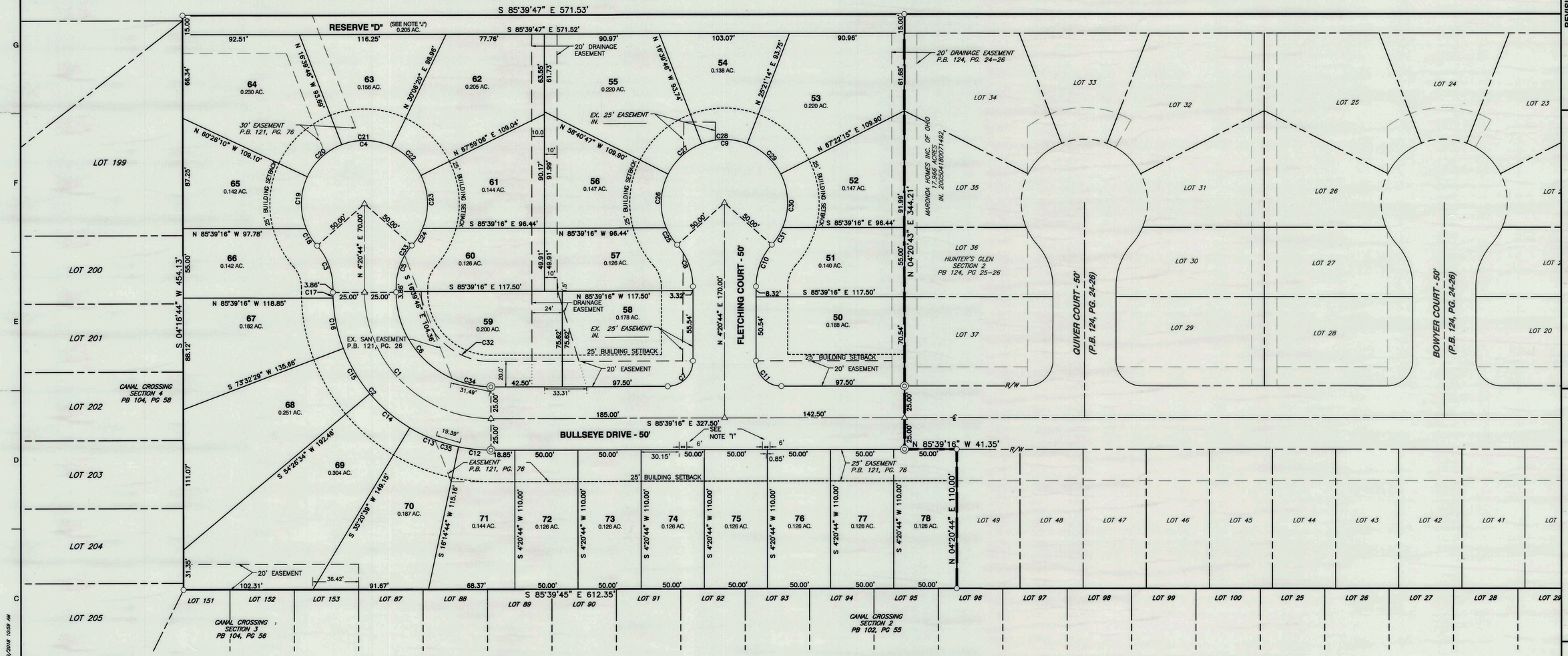
HUNTER'S GLEN SECTION 3

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, SECTION 18,
TOWNSHIP 15, RANGE 20
CONGRESS LANDS

NORTH

SCALE IN FEET
0 40 80



NOTE "A": AT THE TIME OF PLATTING, THE 6.020 ACRE TRACT OF LAND SHOWN HEREON 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 39049C0456K DATED: JUNE 17, 2008.

NOTE "B": NO DETERMINATION HAS BEEN MADE BY THE DEPARTMENT OF BUILDING AND ZONING SERVICES, CITY OF COLUMBUS, AS TO WHETHER THE AREA PROPOSED TO BE PLOTTED 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. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF HUNTER'S GLEN SECTION 3 DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C": 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, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #1141-2016 (Z16-001) PASSED ON MAY 11, 2016. 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 TO NOTIFY 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" DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR HUNTER'S GLEN SECTION 3, SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN HUNTER'S GLEN SECTION 3, FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "F" ACREAGE BREAKDOWN:

TOTAL ACREAGE	6.060	ACRES
ACREAGE IN R/W	1.063	ACRES
ACREAGE IN RESERVES	0.205	ACRES
ACREAGE IN REMAINING LOTS	4.792	ACRES

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 ABOUT HUNTER'S GLEN 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 "H": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "I": NO VEHICULAR ACCESS AND NO DRIVE INSTALLATIONS TO PROTECT A.D.A. RAMPS. A.D.A. RAMP LOCATIONS AND DIMENSIONS ARE APPROXIMATE. TRUE LOCATION OF A.D.A. RAMPS ARE TO BE DETERMINED IN FIELD.

NOTE "J" - RESERVE "D": AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR THE HUNTER'S GLEN SUBDIVISIONS FOR THE PURPOSE OF OPEN SPACE.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	90°00'00"	157.08'	141.42'	S 40°39'16" E
C2	125.00'	90°00'00"	196.35'	176.78'	N 40°39'16" W
C3	50.00'	41°24'35"	36.14'	35.36'	N 16°21'33" W
C4	50.00'	262°49'09"	229.35'	75.00'	S 85°39'16" E
C5	50.00'	41°24'35"	36.14'	35.36'	S 25°03'01" W
C6	75.00'	90°00'00"	117.81'	106.07'	S 40°39'16" E
C7	20.00'	90°00'00"	31.42'	28.28'	S 49°20'44" W
C8	50.00'	41°24'35"	36.14'	35.36'	N 16°21'33" W
C9	50.00'	262°49'09"	229.35'	75.00'	S 85°39'16" E
C10	50.00'	41°24'35"	36.14'	35.36'	N 25°03'01" E
C11	20.00'	90°00'00"	31.42'	28.28'	N 40°39'16" W
C12	125.00'	11°54'00"	25.96'	25.91'	S 79°42'16" E
C13	125.00'	19°05'55"	41.67'	41.47'	S 64°12'19" E

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C14	125.00'	19°05'55"	41.67'	41.47'	S 45°06'24" E
C15	125.00'	19°05'55"	41.67'	41.47'	S 26°00'29" E
C16	125.00'	18°45'26"	40.92'	40.74'	S 07°04'48" E
C17	125.00'	2°02'49"	4.47'	4.47'	S 03°19'20" W
C18	50.00'	18°29'56"	16.14'	16.07'	S 27°48'53" E
C19	50.00'	48°07'44"	42.00'	40.78'	S 05°29'57" W
C20	50.00'	43°46'24"	38.20'	37.28'	S 51°27'02" W
C21	50.00'	46°46'06"	40.81'	39.69'	N 83°16'43" W
C22	50.00'	37°52'46"	33.06'	32.46'	N 40°57'17" W
C23	50.00'	49°16'17"	43.00'	41.68'	N 02°37'14" E
C24	50.00'	18°29'56"	16.14'	16.07'	N 36°30'21" E
C25	50.00'	18°29'56"	16.14'	16.07'	S 27°48'53" E
C26	50.00'	49°53'08"	43.53'	42.17'	S 06°22'39" W

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C27	50.00'	42°01'01"	36.67'	35.85'	S 52°19'43" W
C28	50.00'	51°36'40"	45.04'	43.53'	N 80°51'27" W
C29	50.00'	32°25'22"	28.29'	27.92'	N 38°50'26" W
C30	50.00'	49°53'08"	43.53'	42.17'	N 02°18'49" E
C31	50.00'	18°29'56"	16.14'	16.07'	N 36°30'21" E
C32	55.15'	32°29'26"	31.28'	30.86'	S 69°20'23" E
C33	51.51'	11°55'54"	10.73'	10.71'	S 40°37'27" W
C34	75.00'	24°14'04"	31.72'	31.49'	S 73°32'14" E
C35	125.00'	8°51'19"	19.32'	19.30'	S 69°19'37" E

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

HUNTER'S GLEN SECTION 3

CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

DATE:	JULY 2018	DRAWN BY:	HKE
DWG SCALE:	1"=40'	CHECKED BY:	MAS
PROJECT NO:	181-867		
APPROVED BY:			RWM

DRAWING NO.:
PLAT
SHEET 2 OF 2

P:\2018\181-867_Survey\Dwg\181867 Plat.dwg\JAYCUTI (D) LS(10/29/2018 - kasmith) - LP: 10/29/2018 10:59 AM