

GLACIER RIDGE SECTION 1

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NOTE "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.

NOTE "B": No determination has been made by the Development Department, Building Services Division, 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 Glacier Ridge Section 1 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, part of Reserve "A" is within Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood, base flood elevations determined), and Zone A (special flood hazard areas subject to inundation by the 1% annual chance flood, no base elevations determined.) The remainder of said Glacier Ridge Section 1 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said zones are designated and delineated on Flood Insurance Rate Map, Community Panel Number 39049C0364K, for Franklin County, Ohio and Incorporated areas, with an effective date of June 17, 2008.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Glacier Ridge Section 1 show a design that would prohibit all of the lots in Glacier Ridge Section 1 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 3171-2017, passed December 11, 2017 (Z16-054). 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, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage:	20.587 Ac.
Acreage in rights-of-way:	3.103 Ac.
Acreage in lots:	5.736 Ac.
Acreage in Reserves:	11.748 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Glacier Ridge Section 1 is out of the following Franklin County Parcel Numbers:

010-274898	18.093 Ac.
010-265712	2.494 Ac.

NOTE "H": 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 Glacier Ridge Section 1 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 "I": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "J" - RESERVE "A": Reserve "A", as designated and delineated hereon, shall be owned and maintained by the City of Columbus for the purpose of a public park.

NOTE "K" - RESERVES "B" AND RESERVE "C": Reserves "B" and "C", 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 Glacier Ridge subdivisions for the purpose of open space and stormwater retention facilities. All of Reserve "C" shall also be used as an Emergency Access Easement.

NOTE "L" - VEHICULAR ACCESS - WRIGHT ROAD: Within the limits shown and specified hereon, Homewood Corporation hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Wright Road as constructed, or to the ultimate road improvement to be constructed in the future. The execution of this plat shall act as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said drives and road either for present or future construction.

NOTE "M" - VEHICULAR ACCESS - BALTORO ROAD AND PERITO DRIVE: Within the limits shown and specified hereon, Homewood Corporation hereby waives and releases all right or rights of direct vehicular access or claims thereof to the 10 foot wide area shown hereon (centered on the curb ramp as shown on the approved engineering plans and/or as constructed in the field).

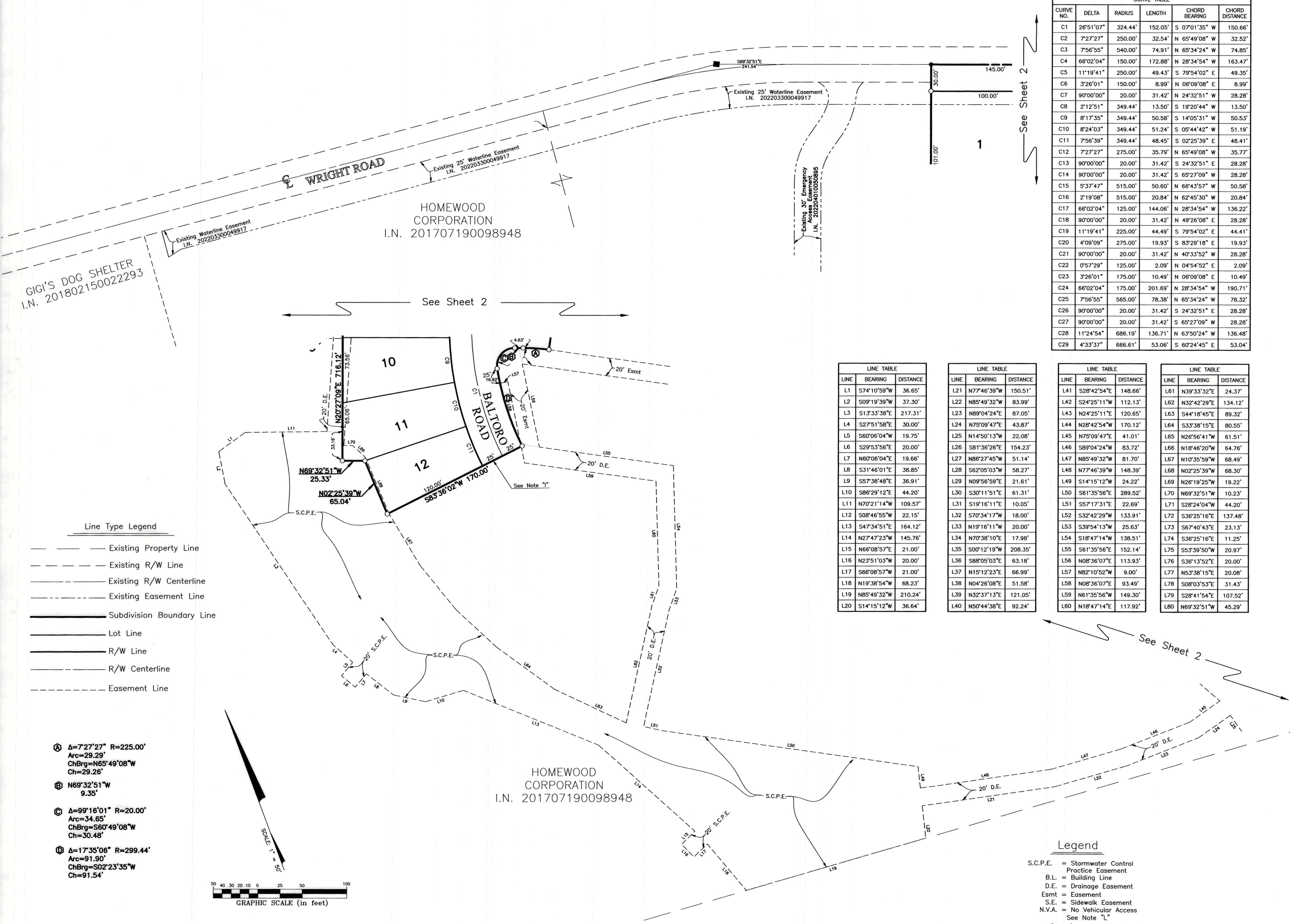
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	26°51'07"	324.44'	152.05'	S 07°01'35" W	150.66'
C2	7°27'27"	250.00'	32.54'	N 65°49'08" W	32.52'
C3	7°56'55"	540.00'	74.91'	N 65°34'24" W	74.85'
C4	66°02'04"	150.00'	172.88'	N 28°34'54" W	163.47'
C5	11°19'41"	250.00'	49.43'	S 79°54'02" E	49.35'
C6	3°26'01"	150.00'	8.99'	N 06°09'08" E	8.99'
C7	9°00'00"	20.00'	31.42'	N 24°32'51" W	28.28'
C8	2°12'51"	349.44'	13.50'	S 19°20'44" W	13.50'
C9	8°17'35"	349.44'	50.58'	S 14°05'31" W	50.53'
C10	8°24'03"	349.44'	51.24'	S 05°44'42" W	51.19'
C11	7°56'39"	349.44'	48.45'	S 02°25'39" E	48.41'
C12	7°27'27"	275.00'	35.79'	N 65°49'08" W	35.77'
C13	9°00'00"	20.00'	31.42'	S 24°32'51" E	28.28'
C14	9°00'00"	20.00'	31.42'	S 65°27'09" W	28.28'
C15	5°37'47"	515.00'	50.60'	N 66°43'57" W	50.58'
C16	2°19'08"	515.00'	20.84'	N 62°45'30" W	20.84'
C17	66°02'04"	125.00'	144.06'	N 28°34'54" W	136.22'
C18	9°00'00"	20.00'	31.42'	N 49°26'08" E	28.28'
C19	11°19'41"	225.00'	44.49'	S 79°54'02" E	44.41'
C20	4°09'09"	275.00'	19.93'	S 83°29'18" E	19.93'
C21	9°00'00"	20.00'	31.42'	N 40°33'52" W	28.28'
C22	0°57'29"	125.00'	2.09'	N 04°54'52" E	2.09'
C23	3°26'01"	175.00'	10.49'	N 06°09'08" E	10.49'
C24	66°02'04"	175.00'	201.69'	N 28°34'54" W	190.71'
C25	7°56'55"	565.00'	78.38'	N 65°34'24" W	78.32'
C26	9°00'00"	20.00'	31.42'	S 24°32'51" E	28.28'
C27	9°00'00"	20.00'	31.42'	S 65°27'09" W	28.28'
C28	11°24'54"	686.19'	136.71'	N 63°50'24" W	136.48'
C29	4°33'37"	666.61'	53.06'	S 60°24'45" E	53.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°10'59"W	36.65'
L2	S09°19'39"W	37.30'
L3	S13°33'38"E	217.31'
L4	S27°51'58"E	30.00'
L5	S60°06'04"W	19.75'
L6	S29°53'56"E	20.00'
L7	N60°06'04"E	19.66'
L8	S31°46'01"E	38.85'
L9	S57°38'48"E	36.91'
L10	N60°06'04"E	44.20'
L11	N70°21'14"W	109.57'
L12	S08°46'55"W	22.15'
L13	S47°34'51"E	164.12'
L14	N27°47'23"W	145.76'
L15	N66°08'57"E	21.00'
L16	N23°51'03"W	20.00'
L17	S66°08'57"W	21.00'
L18	N19°38'54"W	68.23'
L19	N85°49'32"W	210.24'
L20	S14°15'12"W	36.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N77°46'39"W	150.51'
L22	N85°49'32"W	83.99'
L23	N89°04'24"E	87.05'
L24	N75°09'47"E	43.87'
L25	N14°50'13"W	22.08'
L26	S81°36'26"E	154.23'
L27	N86°27'45"W	51.14'
L28	S62°05'03"W	58.27'
L29	N09°56'59"E	21.61'
L30	S30°11'51"E	61.31'
L31	S19°16'11"E	10.05'
L32	S70°34'17"W	18.00'
L33	N19°16'11"W	20.00'
L34	N70°38'10"E	17.98'
L35	S00°12'19"W	208.35'
L36	S88°05'03"E	63.18'
L37	N15°12'23"E	66.99'
L38	N04°26'08"E	51.58'
L39	N32°37'13"E	121.05'
L40	N50°44'38"E	92.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S28°42'54"E	148.66'
L42	S24°25'11"W	112.13'
L43	N24°25'11"E	120.65'
L44	N28°42'54"W	170.12'
L45	N75°09'47"E	41.01'
L46	S89°04'24"E	83.72'
L47	N85°49'32"W	81.70'
L48	N77°46'39"W	148.39'
L49	S14°15'12"W	24.22'
L50	S61°35'56"E	289.52'
L51	S57°17'31"E	22.69'
L52	S32°42'29"W	133.91'
L53	S39°54'13"W	25.63'
L54	S18°47'14"W	138.51'
L55	S61°35'56"E	152.14'
L56	N08°36'07"E	113.93'
L57	N82°10'52"W	9.00'
L58	N08°36'07"E	93.49'
L59	N61°35'56"W	149.30'
L60	N18°47'14"E	117.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N39°33'32"E	24.37'
L62	N32°42'29"E	134.12'
L63	S44°18'45"E	89.32'
L64	S33°38'15"E	80.55'
L65	N26°56'41"W	61.51'
L66	N18°46'20"W	64.76'
L67	N10°35'59"W	68.49'
L68	N02°25'39"W	68.30'
L69	N26°19'25"W	19.22'
L70	N69°32'51"W	10.23'
L71	S28°24'04"W	44.20'
L72	S36°25'16"E	137.48'
L73	S67°40'43"E	23.13'
L74	S36°25'16"E	11.25'
L75	S53°39'50"W	20.97'
L76	S36°13'52"E	20.00'
L77	N53°38'15"E	20.08'
L78	S08°03'53"E	31.43'
L79	S28°41'54"E	107.52'
L80	N69°32'51"W	45.29'



GIGI'S DOG SHELTER
I.N. 201802150022293

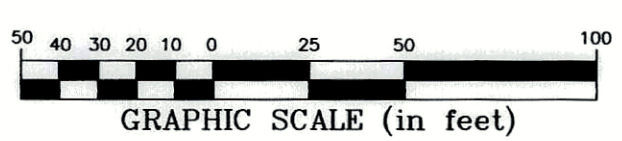
HOMWOOD CORPORATION
I.N. 201707190098948

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Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

- Ⓐ Δ=7°27'27" R=225.00'
Arc=29.29'
ChBrg=N65°49'08"W
Ch=29.26'
- Ⓑ Δ=99°16'01" R=20.00'
Arc=34.65'
ChBrg=S60°49'08"W
Ch=30.48'
- Ⓒ Δ=17°35'06" R=299.44'
Arc=91.90'
ChBrg=S02°23'35"W
Ch=91.54'



Legend

- S.C.P.E. = Stormwater Control Practice Easement
- B.L. = Building Line
- D.E. = Drainage Easement
- Esmt = Easement
- S.E. = Sidewalk Easement
- N.V.A. = No Vehicular Access See Note "L"
- Ⓜ 10' No Vehicular Access See Note "M"