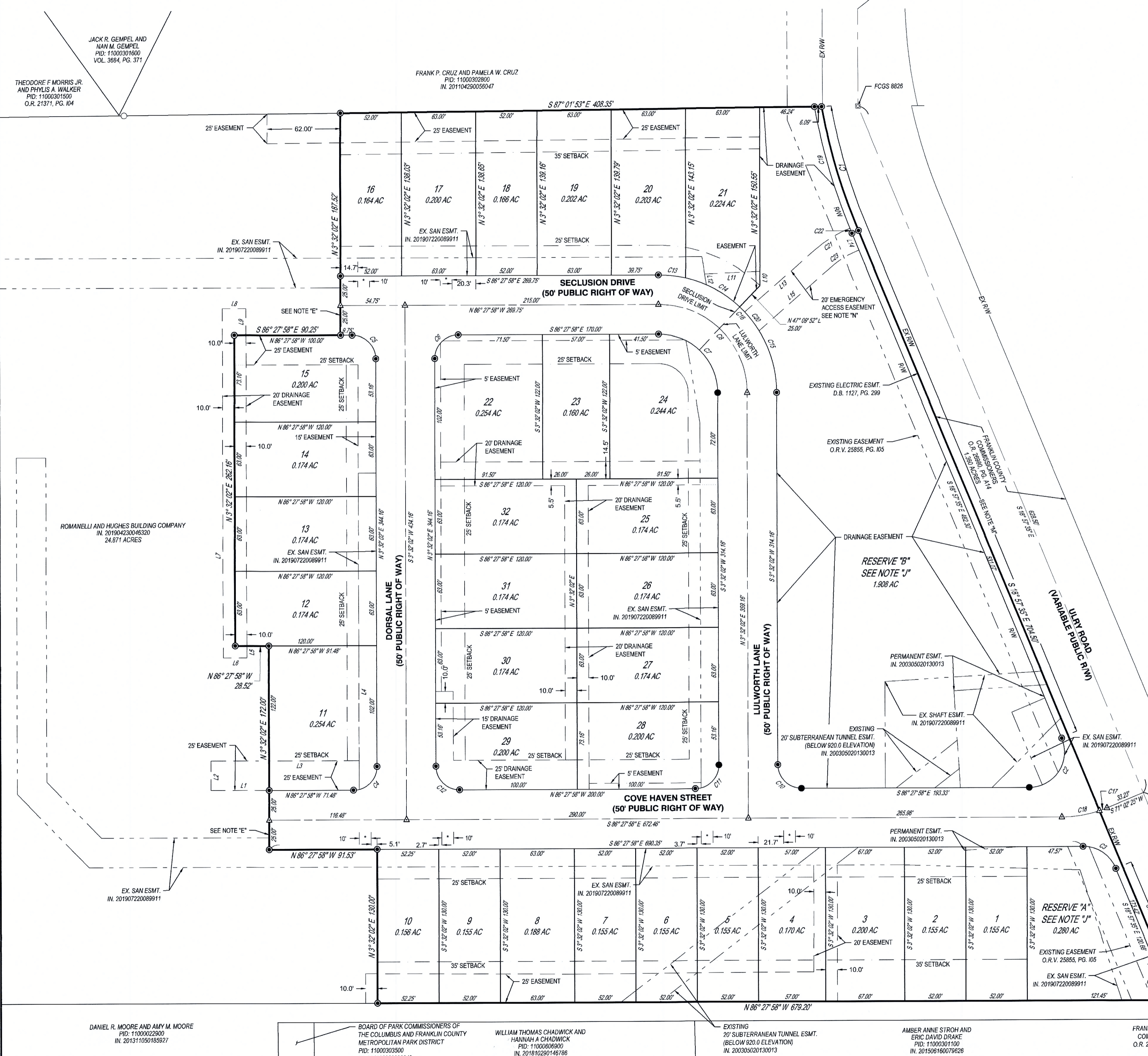
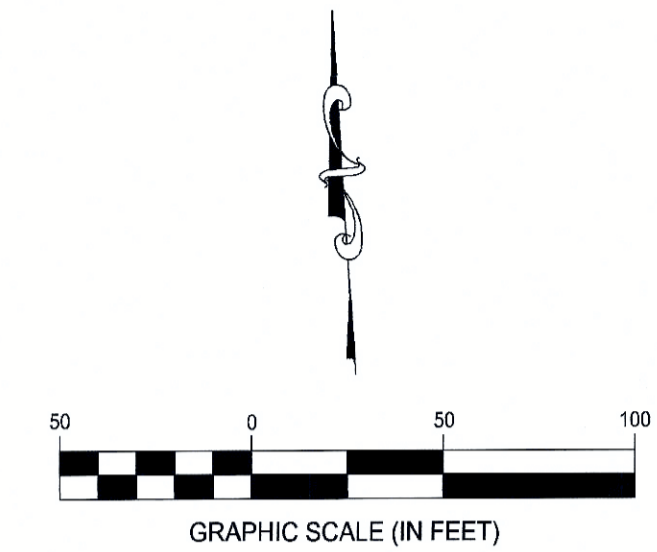


THE COVE SECTION 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTION 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS



Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	527.62'	109.53'	S13° 00' 46"E, 109.33'	11° 53' 38"
C2	30.00'	58.90'	N37° 17' 22"E, 49.88'	112° 28' 22"
C3	30.00'	35.35'	N52° 42' 47"W, 33.34'	67° 30' 23"
C4	20.00'	31.42'	S48° 32' 02"W, 28.28'	90° 00' 00"
C5	20.00'	31.42'	S41° 27' 58"E, 28.28'	90° 00' 00"
C6	20.00'	31.42'	S48° 32' 02"W, 28.28'	90° 00' 00"
C7	50.00'	78.54'	N41° 27' 58"W, 70.71'	90° 00' 00"
C8	75.00'	117.81'	N41° 27' 58"W, 106.07'	90° 00' 00"
C10	20.00'	31.42'	S41° 27' 59"E, 28.28'	90° 01' 15"
C11	20.00'	31.42'	N48° 32' 02"E, 28.28'	90° 00' 00"
C12	20.00'	31.42'	S41° 27' 58"E, 28.28'	90° 00' 00"
C13	100.00'	23.47'	S79° 44' 38"E, 23.41'	13° 26' 41"
C14	100.00'	52.68'	S57° 55' 43"E, 52.08'	30° 11' 09"
C15	100.00'	80.93'	S19° 39' 03"E, 78.74'	46° 22' 10"
C16	100.00'	157.08'	S41° 27' 58"E, 141.42'	90° 00' 00"
C17	100.00'	6.77'	N72° 58' 51"E, 6.77'	3° 52' 52"
C18	100.00'	32.48'	N84° 13' 39"E, 32.34'	18° 36' 44"
C19	533.62'	111.83'	S12° 57' 21"E, 111.63'	12° 00' 28"
C20	100.00'	20.08'	S33° 40' 23"E, 20.05'	11° 30' 27"
C21	100.00'	34.60'	S62° 09' 41"W, 34.43'	19° 49' 35"
C23	80.00'	28.02'	N62° 17' 01"E, 27.88'	20° 04' 16"



NOTE "A": THE 10.275 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 39049C0201K.

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 "THE COVE SECTION 1" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE	10.275 ACRES
ACREAGE IN RW	2.210 ACRES
ACREAGE IN RESERVES	2.188 ACRES
ACREAGE IN REMAINING LOTS	5.877 ACRES

NOTE "D": THE COVE SECTION 1* IS OUT OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBER: 111-298021-00 10.275 ACRES (SECTION 1)

NOTE "E": 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 "THE COVE 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 "F": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "G": 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 "H": AT THE TIME OF PLATTING THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #0741-2018 (217-048) PASSED ON MARCH 28, 2018. 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 "I": DEPRESSED DRIVEWAYS: THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "THE COVE SECTION 1", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "THE COVE SECTION 1", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "J": 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 "K": RESERVES "A" AND "B" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN "THE COVE SECTION 1" AS DELINEATED FOR THE PURPOSE OF PASSIVE USE.

NOTE "L": RESERVE "A" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF "THE COVE SECTION 1" FOR THE PURPOSE OF STORMWATER DRAINAGE AND STORMWATER CONTROL FACILITIES. THE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "THE COVE SECTION 1" WITH REGARD TO STORM WATER WILL BE IN ACCORDANCE WITH APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN 3580-E.

NOTE "M": NO VEHICULAR ACCESS.

NOTE "N": NO VEHICULAR ACCESS PERMITTED TO ULRY ROAD FROM RESERVES "A" & "B"

NOTE "O": TEMPORARY EMERGENCY ACCESS EASEMENT: A TEMPORARY EMERGENCY ACCESS EASEMENT IS GRANTED FOR EMERGENCY SERVICES INGRESS/EGRESS ONLY.

Line Table		
Line #	Direction	Length
L1	S86° 27' 58"E	49.30
L2	S03° 32' 31"W	25.00
L3	S86° 27' 58"E	125.77
L4	N03° 32' 02"E	96.82
L5	S03° 32' 02"W	10.18
L6	N86° 27' 58"W	20.00
L7	N03° 32' 02"E	136.00
L8	N86° 27' 58"W	20.00
L9	S03° 32' 02"W	22.50
L10	N03° 32' 02"E	12.15
L11	S89° 06' 00"E	47.08
L12	N05° 57' 50"W	9.27
L13	S52° 14' 53"W	79.69
L14	N18° 57' 35"W	15.46
L15	N52° 14' 53"E	81.11

- CESO IRON PIN LEGEND**
- IRON PIPE FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
 - NO VEHICULAR ACCESS (SEE NOTE "L")

JACK R. GEMPEL AND
NAM M. GEMPEL
PID: 1100301600
VOL. 3684, PG. 371

FRANK P. CRUZ AND PAMELA W. CRUZ
PID: 11000302800
IN. 201104290059047

THEODORE F. MORRIS JR.
AND PHYLIS A. WALKER
PID: 11000301500
C.R. 21971, PG. 84

ROMANELLI AND HUGHES BUILDING COMPANY
IN. 201904230048320
24.671 ACRES

DANIEL R. MOORE AND AMY M. MOORE
PID: 11000022900
IN. 201311050185927

BOARD OF PARK COMMISSIONERS OF
THE COLUMBUS AND FRANKLIN COUNTY
METROPOLITAN PARK DISTRICT
PID: 11000303500
IN. 201706260008349


WILLIAM THOMAS CHADWICK AND
HANNAH A. CHADWICK
PID: 11000606900
IN. 201810290146786

EXISTING
20' SUBTERRANEAN TUNNEL ESMT.
(BELOW 920.0 ELEVATION)
IN. 200305020130013

AMBER ANNE STROH AND
ERIC DAVID DRANE
PID: 11003031100
IN. 201508160079626

FRANKLIN COUNTY
COMMISSIONERS
O.R. 26863, PG. E16
0.02 ACRES

REVISIONS		
NO.	DATE	DESCRIPTION

THE COVE SECTION 1	
PLAT	FRANKLIN COUNTY, OHIO
SCALE: 1"=50'	DATE: 8/5/2019
DESIGN: N/A	JOB NO.: 758117
DRAWN: ALB	SHEET NO.: 2 OF 2
CHECKED: JAM	
 WWW.CESOINC.COM	