

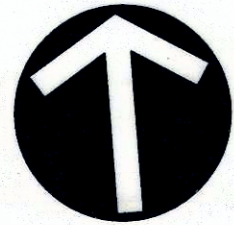
# PRESTON HOLLOW SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOT 7, QUARTER TWP. 2, TWP. 2, RANGE 16  
UNITED STATES MILITARY LANDS

VALERIE A. JORGENSEN  
64.770 ACRES  
IN. 201703020029532

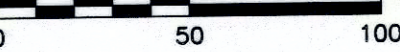
S 86°14'36" E  
16.00'

VILLAGES AT NEW  
ALBANY PARK LTD.  
29.641 ACRES  
IN. 200204250103943



NORTH

SCALE IN FEET



**NOTE "A":** THE 18.501 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 39049C0202K DATED: JUNE 17, 2008.

**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 "PRESTON HOLLOW 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	18.501 ACRES
ACREAGE IN R/W	3.343 ACRES
ACREAGE IN REMAINING LOTS	15.158 ACRES

PRESTON HOLLOW SECTION 1 IS OUT OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBER:

PARCEL NO. 545-295638	18.501 ACRES
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**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 ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "PRESTON HOLLOW 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 "E":** NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

**NOTE "F" - 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 "G":** AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE #704-02 (Z00-098A) PASSED ON APRIL 29, 2002. 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 "H" - DEPRESSED DRIVEWAYS:** THE PAVEMENT AND STORM SEWER PLAN TOGETHER WITH THE MASTER GRADING PLAN FOR "PRESTON HOLLOW SECTION 1", SHOWS A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "PRESTON HOLLOW SECTION 1", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

**NOTE "I" - 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 614-845-8640.

**NOTE "J" - RESERVE "A" RESERVE "B":** AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS FOR "PRESTON HOLLOW" SUBDIVISIONS FOR THE PURPOSE OF STORMWATER MANAGEMENT BASIN, DRAINAGE EASEMENT, AND OPEN SPACE.

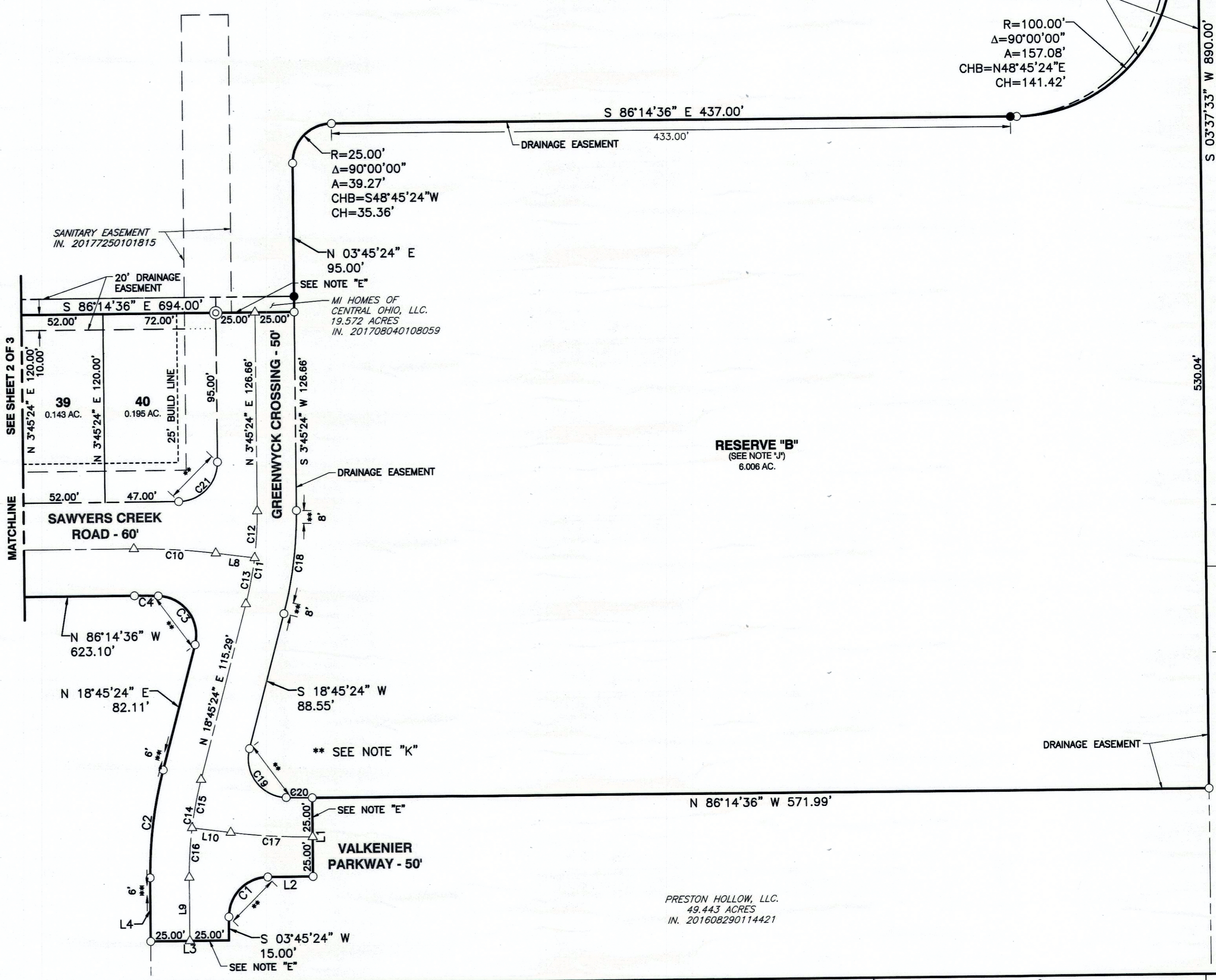
**NOTE "K":** NO VEHICULAR (10' WIDE CENTERED ON CURB RAMP) AS SHOWN ON APPROVED ENGINEERING PLANS AND AS CONSTRUCTED IN FIELD.

**NOTE "L":** THE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "PRESTON HOLLOW SECTION 1" WITH REGARD TO STORM WATER WILL BE IN ACCORDANCE WITH APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN 3324 DR. E AND 3388 DR. E.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	25.00'	90°00'00"	39.27'	35.36'	S 48°45'24" W
C2	265.00'	14°59'59"	69.38'	69.18'	N 11°15'24" E
C3	25.00'	102°38'42"	44.79'	39.03'	N 32°33'57" W
C4	370.00'	2°21'18"	15.21'	15.21'	N 85°03'57" W
C10	400.00'	7°30'00"	52.36'	52.32'	N 82°29'36" W
C11	230.00'	15°00'00"	60.21'	60.04'	N 11°15'24" E
C12	230.00'	7°30'00"	30.11'	30.09'	N 07°30'24" E
C13	230.00'	7°30'00"	30.11'	30.09'	N 15°00'24" E
C14	240.00'	15°00'00"	62.83'	62.65'	S 11°15'24" W
C15	240.00'	7°30'00"	31.42'	31.39'	S 15°00'24" W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C16	240.00'	7°30'00"	31.42'	31.39'	S 07°30'24" W
C17	400.00'	7°30'00"	52.36'	52.32'	S 82°29'36" E
C18	255.00'	15°00'00"	66.76'	66.57'	S 11°15'24" W
C19	25.00'	102°27'42"	44.71'	38.98'	S 32°28'27" E
C20	375.00'	2°32'18"	16.61'	16.61'	S 84°58'27" E
C21	25.00'	90°00'00"	39.27'	35.36'	N 48°45'24" E
C22	25.00'	90°00'00"	39.27'	35.36'	S 48°45'24" W
C23	25.00'	90°00'00"	39.27'	35.36'	S 41°14'36" E
C25	25.00'	90°00'00"	39.27'	35.36'	N 41°14'36" W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 03°45'24" W	50.00'
L2	N 86°14'36" W	28.90'
L3	N 86°14'36" W	50.00'
L4	N 03°45'24" E	40.34'
L8	N 78°44'36" W	24.93'
L9	N 03°45'24" E	40.34'
L10	N 78°44'36" W	24.85'



- LEGEND**
- ▲ MAG NAIL FOUND
  - IRON PIN FOUND
  - △ MAG NAIL SET
  - IRON PIN SET (SEE SURVEY DATA)
  - ◎ PERMANENT MARKER (SEE SURVEY DATA)

REVISION RECORD	
NO.	DESCRIPTION

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

**CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO**

**PRESTON HOLLOW SECTION 1**

DRAWING NO.: **PLAT**  
SHEET 3 OF 3

DATE: AUGUST 2017  
DRAWN BY: MJA  
CHECKED BY: MJA  
PROJECT NO.: 151-017