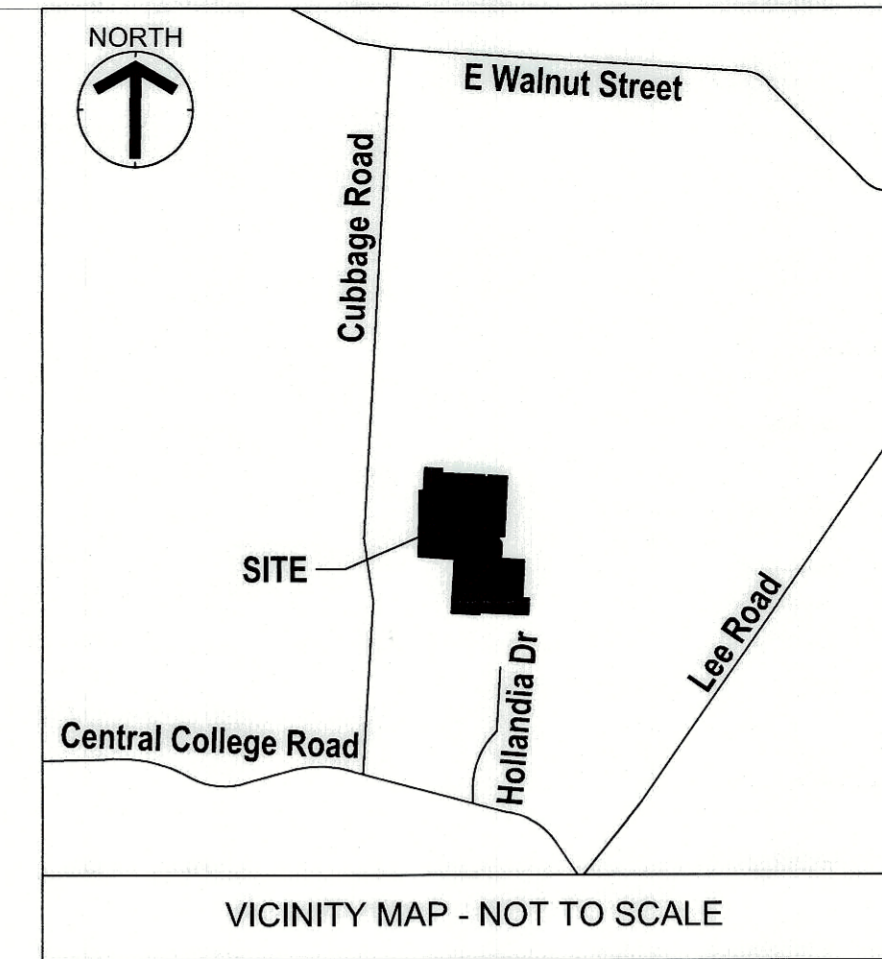


**THE COURTYARDS ON CUBBAGE,
SECTION 2**
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17,
UNITED STATES MILITARY LANDS



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS, BEING PART OF THAT ORIGINAL 16.602 ACRE TRACT OF LAND AND PART OF THAT 3.457 ACRE TRACT OF LAND CONVEYED TO ARROYO CAP V-2, LLC OF RECORD IN INSTRUMENT NUMBER 202512080140742, ALL RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED JEFFERY B. BROUETTE, PRESIDENT OF ARROYO CAPITAL V, LLC, SOLE MEMBER OF ARROYO CAP V-2, LLC, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "THE COURTYARDS ON CUBBAGE, SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 1-30, AND 75-95 INCLUSIVE, RESERVE "I", AND DOES HEREBY ACCEPT THIS PLAT.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.) FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED HEREON AS "PRIVATE UTILITY EASEMENT" (PU ESMT.) FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER RUNOFF DRAINAGE FACILITIES AND MAIN LINE WATERLINE FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE COURTYARDS ON CUBBAGE HOMEOWNERS ASSOCIATION. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF COLUMBUS AND THE CITY OF COLUMBUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

IN WITNESS WHEREOF, JEFFERY B. BROUETTE, PRESIDENT OF ARROYO CAPITAL V, LLC, SOLE MEMBER OF ARROYO CAP V-2, LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 8th DAY OF April, 2026

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: [Signature]
WITNESS

ARROYO CAP V-2, LLC
BY: ARROYO CAPITAL V, LLC
ITS SOLE MEMBER

BY: [Signature]
JEFFERY B. BROUETTE
PRESIDENT

[Signature]
WITNESS

STATE OF CALIFORNIA
COUNTY OF ORANGE ss:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFFERY B. BROUETTE, PRESIDENT OF ARROYO CAPITAL V, LLC, SOLE MEMBER OF ARROYO CAP V-2, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID ARROYO CAP V-2, LLC, FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 8th DAY OF April, 2026, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES Jan 21, 2029

[Signature]
NOTARY PUBLIC STATE OF CALIFORNIA



APPROVED THIS 13th DAY OF April, 2026

[Signature]
DIRECTOR, DEPARTMENT OF BUILDING AND ZONING SERVICES, COLUMBUS, OHIO

APPROVED THIS 14th DAY OF April, 2026

[Signature]
CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION, COLUMBUS, OHIO

APPROVED THIS 15th DAY OF April, 2026

[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC SERVICE, COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY ORDINANCE No. _____ PASSED _____ WHEREIN THE PLAT OF THE COURTYARDS ON CUBBAGE SECTION 2 IS ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS, OHIO.

IN WITNESS THERE I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____

CITY CLERK, COLUMBUS, OHIO

TRANSFERRED THIS _____ DAY OF _____

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____

RECORDER, FRANKLIN COUNTY, OHIO

AT _____ FEE _____

AT _____ FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE No. _____

PLAT BOOK _____, PAGE _____

PLAT NOTES: PLAT NOTES ARE LOCATED ON PAGE 3 OF 3.

BASIS OF BEARING

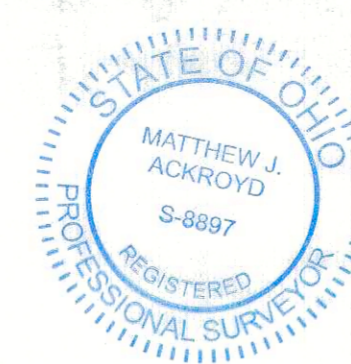
THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE CENTERLINE OF CUBBAGE ROAD (C.R. 188), BEING SOUTH 03° 43' 35" WEST, BETWEEN FCGS 5310 AND FCGS 5309, AS SHOWN ON THE CENTERLINE SURVEY PLAT PREPARED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



[Signature] 3/23/26 DATE:
MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

The Courtyards on Cabbage, Section 2
State of Ohio, County of Franklin, City of Columbus,
Quarter Township 1, Township 2, Range 17, United States Military Lands

Revisions / Submissions

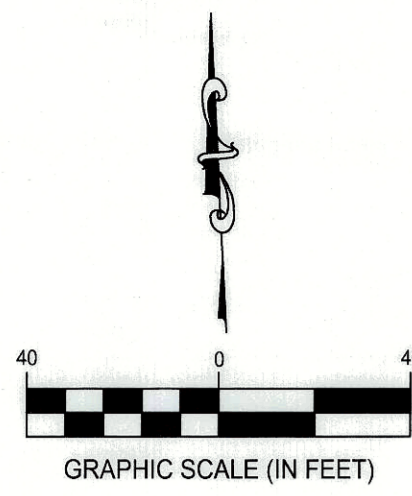
ID	Description	Date

© 2026 CESO, INC.

Project Number:	765392
Scale:	N/A
Drawn By:	JRC
Checked By:	JKH/ALB
Date:	3/3/2026
Issue:	N/A

Drawing Title:

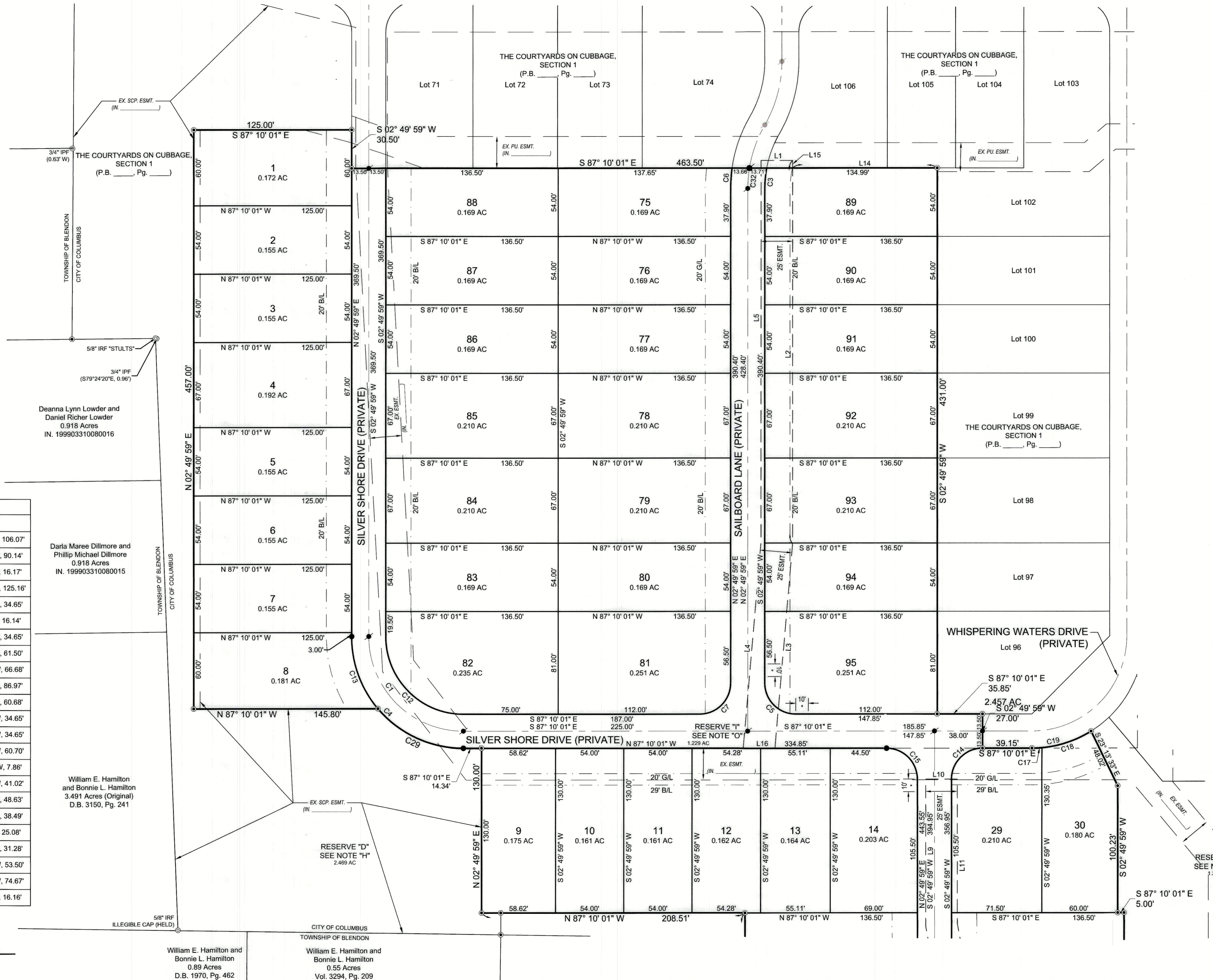
PLAT



Line #	Direction	Length
L1	N87° 08' 46"W	24.97'
L2	N02° 49' 59"E	302.43'
L3	N07° 46' 24"E	162.17'
L4	S07° 46' 24"W	163.25'
L5	S02° 50' 17"W	301.36'
L6	S87° 10' 01"E	25.04'
L7	S02° 50' 26"W	285.79'
L8	S08° 08' 34"E	105.04'
L9	S02° 49' 59"W	116.38'
L10	N87° 08' 45"W	25.00'
L11	N02° 49' 59"E	114.07'
L12	N07° 59' 49"W	106.44'
L13	N02° 49' 59"E	286.66'
L14	N87° 10' 01"W	114.50'
L15	S02° 49' 59"W	6.00'
L16	N87° 10' 01"W	25.09'
L17	S87° 10' 13"E	14.33'
L18	S02° 49' 59"W	9.78'

Curve	Delta	Radius	Arc Length	Chord
C1	90° 00' 00"	75.00'	117.81'	S42° 10' 01"E, 106.07'
C2	32° 35' 45"	160.60'	91.37'	S13° 16' 09"E, 90.14'
C3	10° 43' 44"	86.50'	16.20'	S8° 11' 51"W, 16.17'
C4	90° 00' 00"	88.50'	139.02'	N42° 10' 01"W, 125.16'
C5	90° 00' 00"	24.50'	38.48'	S42° 10' 01"E, 34.65'
C6	8° 09' 23"	113.50'	16.16'	N6° 54' 41"E, 16.14'
C7	90° 00' 00"	24.50'	38.48'	N47° 49' 59"E, 34.65'
C8	60° 00' 00"	61.50'	64.40'	S27° 10' 01"E, 61.50'
C9	240° 00' 00"	38.50'	161.27'	S62° 49' 59"W, 66.68'
C12	90° 00' 00"	61.50'	96.60'	S42° 10' 01"E, 86.97'
C13	40° 05' 45"	88.50'	61.93'	S17° 12' 54"E, 60.68'
C14	90° 00' 00"	24.50'	38.48'	S47° 49' 59"W, 34.65'
C15	90° 00' 00"	24.50'	38.48'	N42° 10' 01"W, 34.65'
C16	104° 03' 17"	38.50'	69.92'	S42° 47' 34"W, 60.70'
C17	5° 05' 31"	88.50'	7.87'	N89° 42' 47"W, 7.86'
C18	26° 48' 13"	88.50'	41.40'	S74° 20' 21"W, 41.02'
C19	31° 53' 45"	88.50'	49.27'	N76° 53' 07"E, 48.63'
C20	36° 28' 08"	61.50'	39.14'	S38° 55' 57"E, 38.49'
C21	23° 31' 52"	61.50'	25.26'	S8° 55' 57"E, 25.08'
C22	47° 55' 58"	38.50'	32.21'	S33° 12' 02"E, 31.28'
C23	88° 00' 45"	38.50'	59.14'	N41° 10' 25"W, 53.50'
C29	49° 54' 15"	88.50'	77.08'	N62° 12' 54"W, 74.67'
C32	9° 16' 00"	100.00'	16.17'	S7° 27' 59"W, 16.16'

- SURVEY LEGEND**
- - 5/8" Iron Pin Set w/cap CESO, Inc
 - ⊙ - Monument Found as Described
 - - PK Nail/Mag Nail Set
 - - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO, Inc Cap)
 - B/L - Building Line



THE COURTYARDS ON CUBBAGE, SECTION 1 (P.B. Pg.)

3/4" IRP (0.83' W)

5/8" IRF *STULTS*

3/4" IPF (S79°24'20"E, 0.96')

Deanna Lynn Lowder and Daniel Richer Lowder
0.918 Acres
IN. 199903310080016

Darla Maree Dillmore and Phillip Michael Dillmore
0.918 Acres
IN. 199903310080015

William E. Hamilton and Bonnie L. Hamilton
3.491 Acres (Original)
D.B. 3150, Pg. 241

William E. Hamilton and Bonnie L. Hamilton
0.89 Acres
D.B. 1970, Pg. 462

William E. Hamilton and Bonnie L. Hamilton
0.55 Acres
Vol. 3294, Pg. 209

SEE SHEET 3



The Courtyards on Cubbage, Section 2
State of Ohio, County of Franklin, City of Columbus,
Quarter Township 1, Township 2, Range 17, United States Military Lands

Revisions / Submissions

ID	Description	Date

© 2026 CESO, INC.

Project Number: 765392
Scale: 1" = 40'
Drawn By: JRC
Checked By: JKH/ALB
Date: 3/3/2026
Issue: N/A

Drawing Title:
PLAT

2 OF 3

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. 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 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 "THE COURTYARDS ON CUBBAGE, SECTION 2" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C" ACREAGE BREAKDOWN:

ACREAGE IN REMAINING LOTS	9.261 ACRES
ACREAGE IN RESERVES	1.229 ACRES
TOTAL ACREAGE	10.490 ACRES
INCLUDES:	
ACREAGE (PID: 600-318728)	7.831 ACRES
ACREAGE (PID: 600-347114)	2.659 ACRES
TOTAL:	10.490 ACRES

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 "THE COURTYARDS ON CUBBAGE, SECTION 2" 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"-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 "F": AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF THE CITY OF COLUMBUS ZONING ORDINANCE 1485-2025 PASSED ON JULY 11, 2025. 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 "THE COURTYARDS ON CUBBAGE, SECTION 2", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "THE COURTYARDS ON CUBBAGE, SECTION 2", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H" - PUBLIC TREE IMPACT NOTE: ANY WORK ON OR WITHIN THE CRITICAL ROOT ZONE OF A PUBLIC TREE IS CONSIDERED AN IMPACT TO THE PUBLIC TREE. A PUBLIC TREE PLAN AND PERMIT FROM COLUMBUS RECREATION & PARKS FORESTRY IS REQUIRED FOR ANY PLAN WITH PUBLIC TREES IN THE WORK LIMITS. THE PUBLIC TREE PLAN SHALL DENOTE ALL PUBLIC TREES IN THE PROJECT'S WORK LIMITS. TREE INFORMATION SHALL CONFORM TO THE COLUMBUS TREE TECHNICAL MANUAL REQUIREMENTS AND BE PROVIDED BY A NATURAL RESOURCE PROFESSIONAL. FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING FORESTRY FOR THE COST OF ANY AND ALL DAMAGE TO PUBLIC TREES.

NOTE "I" - PUBLIC TREE PROTECTION NOTE

ALL PUBLIC TREES AND THE GROUND IN THE CRITICAL ROOT ZONE, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PROTECTED UNLESS A PERMIT TO REMOVE IS GIVEN BY COLUMBUS RECREATION & PARKS (CRPD) FORESTRY. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE CRITICAL ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD FORESTRY AT FORESTRY@COLUMBUS.GOV BEFORE WORK BEGINS. TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION. CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, FUEL, EQUIPMENT, OR VEHICLES ARE NOT TO BE STOCKPILED, STORED, DUMPED, OR PARKED WITHIN THE CRITICAL ROOT ZONE OF PUBLIC TREES. ALL TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE CRPD TREE TECHNICAL MANUAL. IF THERE IS A QUESTION REGARDING TREE PROTECTION NEEDS, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY SECTION AT FORESTRY@COLUMBUS.GOV.

NOTE "J" - FORESTRY PERMIT NOTE

ANY WORK ON OR WITHIN THE CRITICAL ROOT ZONE OF A PUBLIC TREE REQUIRES A FORESTRY PERMIT. ALL APPLICABLE FEES MUST BE PAID PRIOR TO PERMIT ISSUANCE. REFER TO THE CRPD TREE TECHNICAL MANUAL FOR TREE REMOVAL, PRUNING, PROTECTION, AND MITIGATION STANDARDS.

NOTE "K" - OAK WILT NOTE

TO PREVENT THE SPREAD OF OAK WILT, A FUNGAL DISEASE, OAK TREES SHALL ONLY BE PRUNED FROM NOVEMBER 1 TO MARCH 1.

NOTE "L" - PUBLIC TREE REMOVAL AND MITIGATION NOTE

NO PUBLIC TREE REMOVAL SHALL BE ATTEMPTED BY CONSTRUCTION PERSONNEL OR EQUIPMENT, ONLY UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL GROUND TO 18 INCHES; IF THE REMOVED TREE IS WITHIN 36" OF A PROTECTED TREE THE STUMP SHALL ONLY BE GROUND TO 2" DEPTH. ALL WOOD DEBRIS ON CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR BY THE END OF EACH WORK DAY. TREES APPROVED FOR REMOVAL BY CRPD FORESTRY SHALL BE MITIGATED IN ACCORDANCE WITH THE COLUMBUS TREE TECHNICAL MANUAL AND COLUMBUS CITY CODES CHAPTER 912.

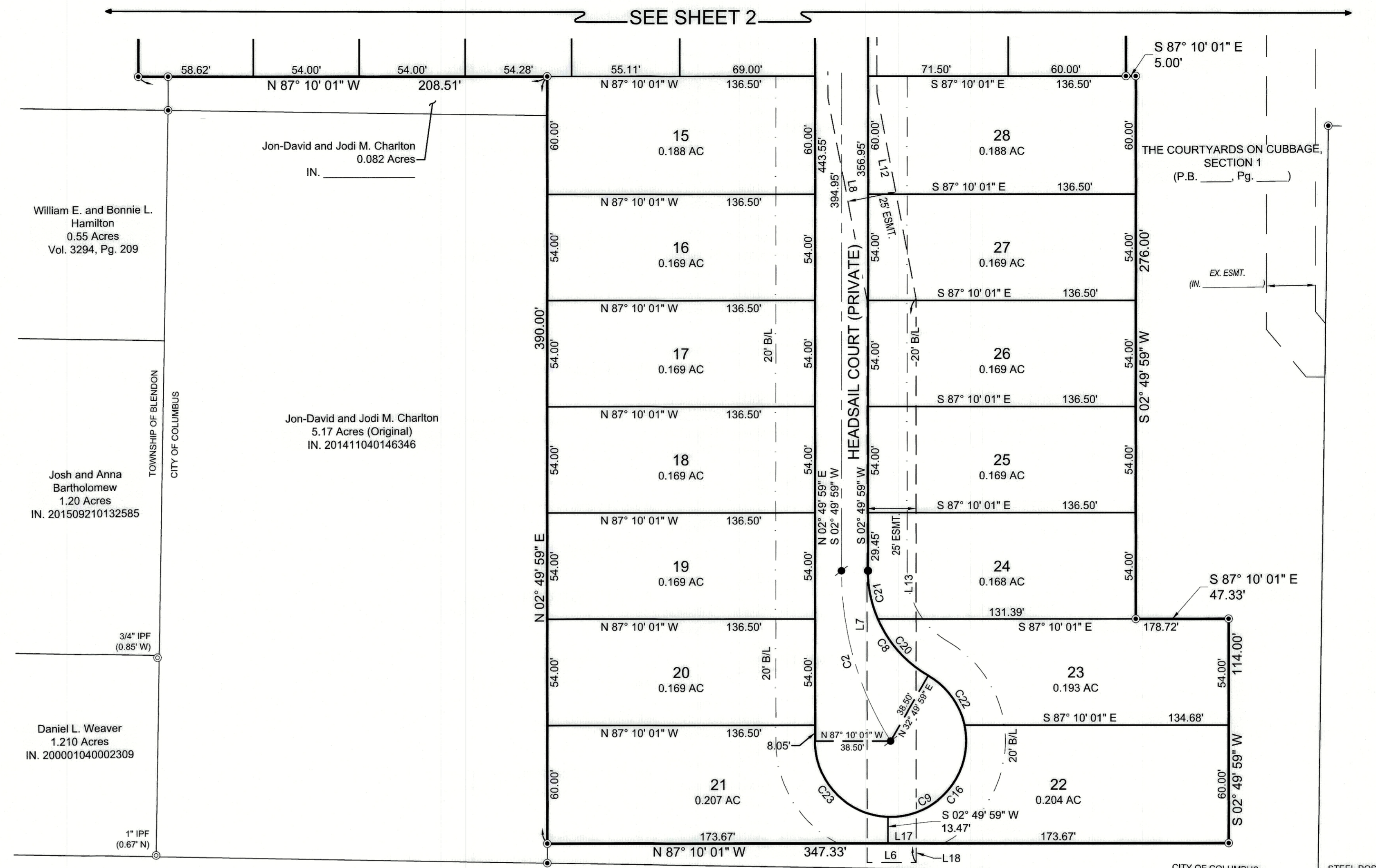
NOTE "M": WITHIN RESERVE "I", A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF COLUMBUS AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVE "I".

NOTE "N": RESERVE "I", 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 "THE COURTYARDS ON CUBBAGE" SUBDIVISION. THE COURT, DRIVE, AND LANE CONSTRUCTED WITHIN SAID RESERVE "I" WILL BE PRIVATE STREETS. THESE STREETS WILL NOT BE DEDICATED TO THE CITY OF COLUMBUS AND THE CITY OF COLUMBUS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID STREETS.

NOTE "O": 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. THIS NOTE IS USED WHERE RIGHT-OF-WAY STOPS AT THE PERIMETER OF THE SUBDIVISIONS PROPERTY LINE AND THE ADJACENT PROPERTY HAS NOT DEVELOPED AND/OR DEDICATED RIGHT-OF-WAY

NOTE: NO VEHICULAR ACCESS (10' WIDE, CENTERED ON THE CURB RAMP) AS SHOWN ON APPROVED ENGINEERING PLANS AND AS CONSTRUCTED IN THE FIELD

NOTE "P": PARKING RESTRICTIONS SHALL BE INSTALLED PER CURRENT CITY POLICY ON SIGNAGE FOR PRIVATE STREETS AND ALLEYS/LANES. THE OWNER, DEVELOPER, AND/OR THE HOMEOWNERS ASSOCIATION MUST ESTABLISH AND MAINTAIN AN AGREEMENT WITH A PRIVATE TOWING COMPANY, WHICH AUTHORIZES THE COMPANY TO REMOVE/TOW ANY VEHICLES PARKED IN RESTRICTED AREAS. TOWING AGREEMENTS SHALL BE FILED ANNUALLY, UPON EXECUTION OF CONTRACT, WITH THE COLUMBUS DIVISION OF FIRE, FIRE PREVENTION BUREAU, PLANS REVIEW OFFICE. THE DEVELOPER, AND/OR HOMEOWNERS ASSOCIATION SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSE OF ENFORCEMENT OF PARKING RESTRICTIONS. ALL SIGNAGE, TOWING AGREEMENTS AND DESIGNATIONS WILL CONFORM TO THE CITY OF COLUMBUS DIVISION OF FIRE "FIRE VEHICLE ACCESS PLAN."



Takao and Miyako Okamoto
5.089 Acres
IN. 201508140112542

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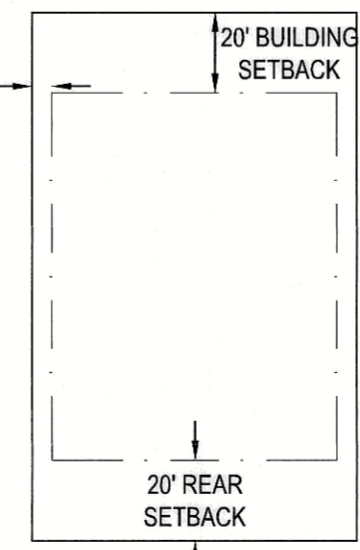
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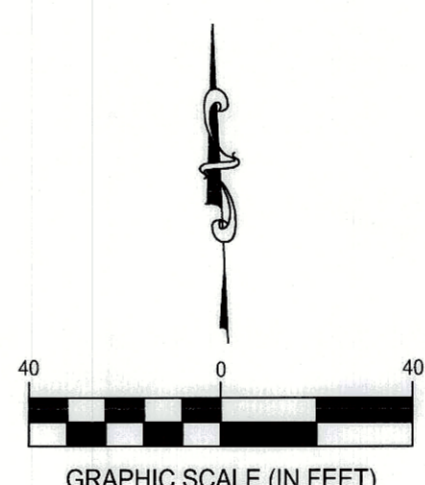
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STANDARD LOT DETAIL:



SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- - Monument Found as Described
- - PK Nail/Mag Nail Set
- - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO, Inc Cap)
- B/L - Building Line



Line #	Direction	Length
L1	N87° 08' 46"W	24.97'
L2	N02° 49' 59"E	302.43'
L3	N07° 46' 24"E	162.17'
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L8	S08° 08' 34"E	105.04'
L9	S02° 49' 59"W	116.38'
L10	N87° 08' 45"W	25.00'
L11	N02° 49' 59"E	114.07'
L12	N07° 59' 49"W	106.44'
L13	N02° 49' 59"E	286.66'
L14	N87° 10' 01"W	114.50'
L15	S02° 49' 59"W	6.00'
L16	N87° 10' 01"W	25.09'
L17	S87° 10' 13"E	14.33'
L18	S02° 49' 59"W	9.78'

Curve	Delta	Radius	Arc Length	Chord
C1	90° 00' 00"	75.00'	117.81'	S42° 10' 01"E, 106.07'
C2	32° 35' 45"	160.60'	91.37'	S13° 16' 09"E, 90.14'
C3	10° 43' 44"	86.50'	16.20'	S8° 11' 51"W, 16.17'
C4	90° 00' 00"	88.50'	139.02'	N42° 10' 01"W, 125.16'
C5	90° 00' 00"	24.50'	38.48'	S42° 10' 01"E, 34.65'
C6	8° 09' 23"	113.50'	16.16'	N6° 54' 41"E, 16.14'
C7	90° 00' 00"	24.50'	38.48'	N47° 49' 59"E, 34.65'
C8	60° 00' 00"	61.50'	64.40'	S27° 10' 01"E, 61.50'
C9	240° 00' 00"	38.50'	161.27'	S62° 49' 59"W, 66.68'
C12	90° 00' 00"	61.50'	96.60'	S42° 10' 01"E, 86.97'
C13	40° 05' 45"	88.50'	61.94'	S17° 12' 54"E, 60.68'
C14	90° 00' 00"	24.50'	38.48'	S47° 49' 59"W, 34.65'
C15	90° 00' 00"	24.50'	38.48'	N42° 10' 01"W, 34.65'
C16	104° 03' 17"	38.50'	69.92'	S42° 47' 34"W, 60.70'
C17	5° 05' 31"	88.50'	7.87'	N89° 42' 47"W, 7.86'
C18	26° 48' 13"	88.50'	41.40'	S74° 20' 21"W, 41.02'
C19	31° 53' 45"	88.50'	49.27'	N76° 53' 07"E, 48.63'
C20	36° 28' 08"	61.50'	39.14'	S38° 55' 57"E, 38.49'
C21	23° 31' 52"	61.50'	25.26'	S8° 55' 57"E, 25.08'
C22	47° 55' 58"	38.50'	32.21'	S33° 12' 02"E, 31.28'
C23	88° 00' 45"	38.50'	59.14'	N41° 10' 25"W, 53.50'
C29	49° 54' 15"	88.50'	77.08'	N62° 12' 54"W, 74.67'
C32	9° 16' 00"	100.00'	16.17'	S7° 27' 59"W, 16.16'



The Courtyards on Cubbage, Section 2
State of Ohio, County of Franklin, City of Columbus,
Quarter Township 1, Township 2, Range 17, United States Military Lands

Revisions / Submissions		
ID	Description	Date

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Project Number:	765392
Scale:	1" = 40'
Drawn By:	JRC
Checked By:	JKH/ALB
Date:	3/3/2026
Issue:	N/A

Drawing Title:
PLAT

3 OF 3