

SUGAR FARMS SECTION 3

- Legend**
- B.L. = Building Line
 - G.L. = Garage Line
 - D.E. = Drainage Easement
 - Emt = Easement
 - E.E.1 = Existing 20' D.E.
 - P.B. = P.
 - E.E.2 = Existing D.E.
 - P.B. = P.
 - E.E.3 = Existing 5' Easement
 - P.B. = P.
- ① 10' No Vehicular Access - See Note "K"

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 Sugar Farms Section 3 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, Sugar Farms Section 3 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0281K, 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 Sugar Farms Section 3 show a design that would prohibit all of the lots in Sugar Farms Section 3 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 1685-0020, passed December 16, 2020 (Z18-058). 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:	11.061 Ac.
Acreage in rights-of-way:	3.451 Ac.
Acreage in Reserve:	0.210 Ac.
Acreage in remaining lots:	7.400 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Sugar Farms Section 3 is out of the following Franklin County Parcel Number:

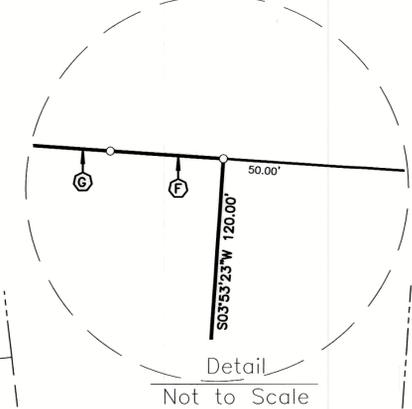
203-299511	11.061 Ac.
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NOTE "H": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "I" - RESERVE "H": Reserve "H", 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 Sugar Farms subdivisions for the purpose of open space, and stormwater management.

NOTE "J": 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 Sugar Farms 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 "K" - VEHICULAR ACCESS: Within the limits shown and specified hereon, Pulte Homes of Ohio, LLC 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).



- A Δ=757'39" R=378.00'
Arc=52.52'
ChBrg=S82°07'48"E
Ch=52.48'
- B S78°08'58"E
4.59'
- C Δ=87°22'27" R=20.00'
Arc=30.50'
ChBrg=N58°09'46"E
Ch=27.63'
- D Δ=2°29'04" R=1028.00'
Arc=44.58'
ChBrg=N15°43'05"E
Ch=44.57'
- E Δ=47°24'10" R=20.00'
Arc=16.55'
ChBrg=S70°11'18"W
Ch=16.08'
- F N86°06'37"W
1.93'
- G Δ=24°14'14" R=190.00'
Arc=80.37'
ChBrg=N73°59'30"W
Ch=79.78'
- H Δ=70°27'45" R=20.00'
Arc=24.60'
ChBrg=S82°53'54"W
Ch=23.08'
- I Δ=57°18'25" R=180.00'
Arc=180.03'
ChBrg=N76°19'14"E
Ch=172.62'
- J N75°01'33"W
19.89'
- K Δ=68°26'13" R=20.00'
Arc=23.89'
ChBrg=S40°48'26"E
Ch=22.49'
- L Δ=49°56'32" R=117.00'
Arc=101.98'
ChBrg=N80°00'11"E
Ch=98.79'
- M Δ=88°17'56" R=20.00'
Arc=30.82'
ChBrg=N10°52'57"E
Ch=27.86'
- N Δ=37°09'24" R=193.00'
Arc=125.16'
ChBrg=N14°41'19"W
Ch=122.98'

Line Type Legend

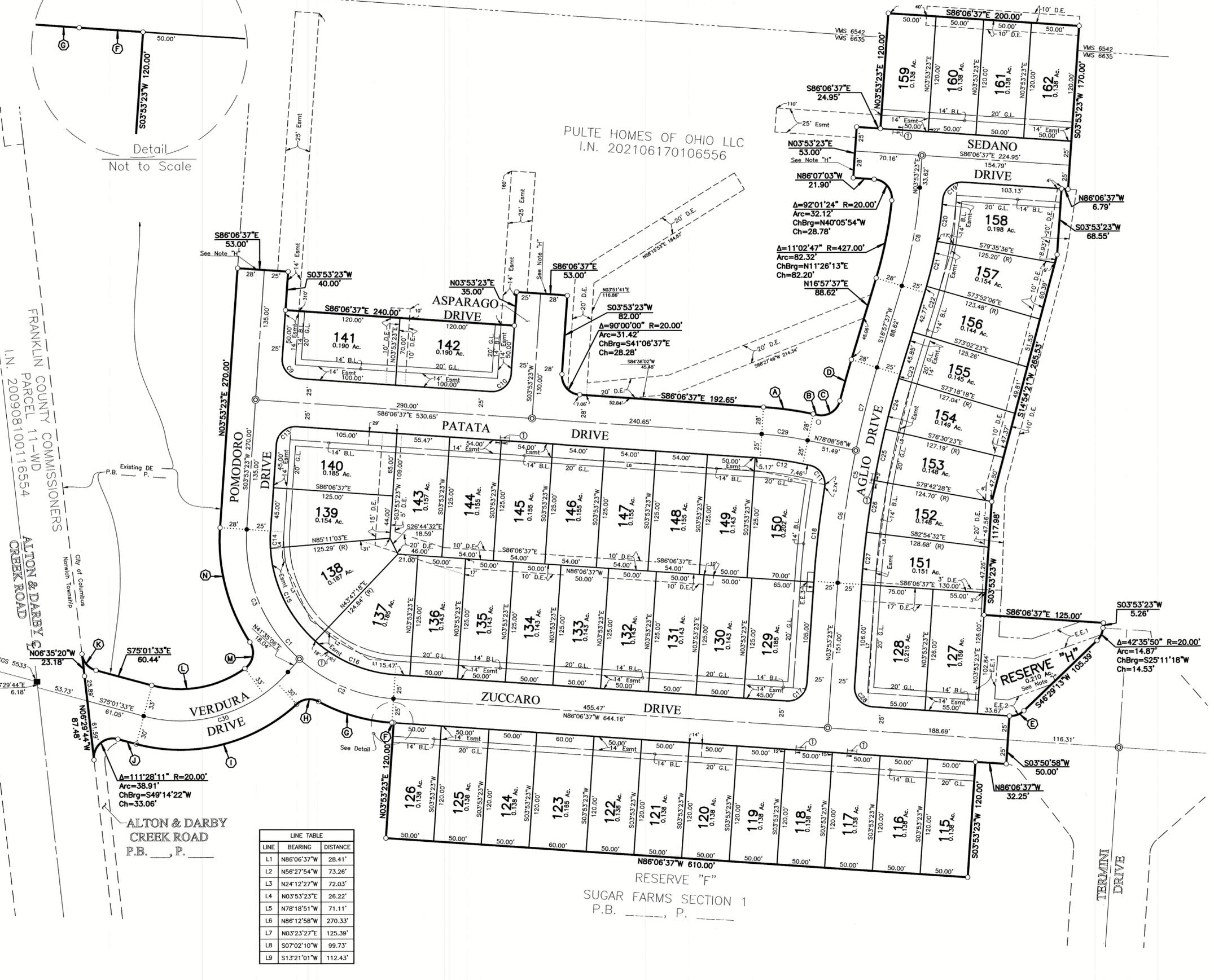
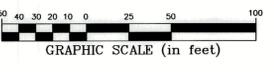
- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	165.00'	259.18'	S 41°06'37" E	233.35'
C2	37°41'43"	165.00'	108.55'	S 67°15'45" E	106.61'
C3	52°18'17"	165.00'	150.63'	S 22°15'45" E	145.45'
C4	13°04'14"	1000.00'	228.12'	S 10°25'30" W	227.63'
C5	7°57'39"	1000.00'	138.94'	S 07°52'12" W	138.83'
C6	5°06'35"	1000.00'	89.18'	S 14°24'19" W	89.15'
C7	13°04'14"	455.00'	103.80'	N 10°25'30" E	103.57'
C8	90°00'00"	20.00'	31.42'	S 41°06'37" E	28.28'
C9	90°00'00"	20.00'	31.42'	N 48°53'23" E	28.28'
C10	87°31'55"	20.00'	30.55'	N 34°23'00" W	27.67'
C11	7°57'39"	325.00'	45.16'	N 82°07'48" W	45.12'
C12	90°00'00"	20.00'	31.42'	S 48°53'23" W	28.28'
C13	7°22'18"	140.00'	18.01'	S 00°12'14" W	18.00'
C14	44°55'59"	140.00'	109.79'	S 25°56'54" E	107.00'
C15	37°41'43"	140.00'	92.11'	S 67°15'45" E	90.45'
C16	90°00'00"	20.00'	31.42'	N 48°53'23" E	28.28'
C17	5°29'34"	1025.00'	98.26'	S 06°38'10" W	98.23'
C18	88°41'47"	20.00'	30.96'	S 49°32'30" W	27.96'
C19	5°12'48"	480.00'	43.68'	N 07°48'00" E	43.66'
C20	5°43'29"	480.00'	47.96'	N 13°16'09" E	47.94'
C21	0°49'43"	480.00'	6.94'	N 16°32'45" E	6.94'
C22	0°15'55"	975.00'	4.51'	S 16°49'39" W	4.51'
C23	3°12'05"	975.00'	54.48'	S 15°05'39" W	54.47'
C24	3°12'05"	975.00'	54.48'	S 11°53'35" W	54.47'
C25	3°12'05"	975.00'	54.48'	S 08°41'30" W	54.47'
C26	3°12'05"	975.00'	54.48'	S 05°29'25" W	54.47'
C27	90°00'00"	20.00'	31.42'	S 41°06'37" E	28.28'
C28	7°57'39"	350.00'	48.63'	N 82°07'48" W	48.59'
C29					

LINE TABLE

LINE	BEARING	DISTANCE
L1	N86°06'37"W	28.41'
L2	N56°27'54"W	73.26'
L3	N24°12'27"W	72.03'
L4	N03°53'23"E	26.22'
L5	N78°18'51"W	71.11'
L6	N86°12'58"W	270.33'
L7	N03°23'27"E	125.39'
L8	S07°02'10"W	99.73'
L9	S13°21'01"W	112.43'



J:\20210276\DWG\04SHEETS\PLAT\20210276-VS-PLOT-SEC3.DWG plotted by MFK, MATTHEW on 4/7/2022 10:09:14 AM
 User: 20210276-VS-CORR-SEC3.DWG & 20210276-VS-PLOT-SEC3.DWG & 20210276-VS-CORR-SEC3.DWG