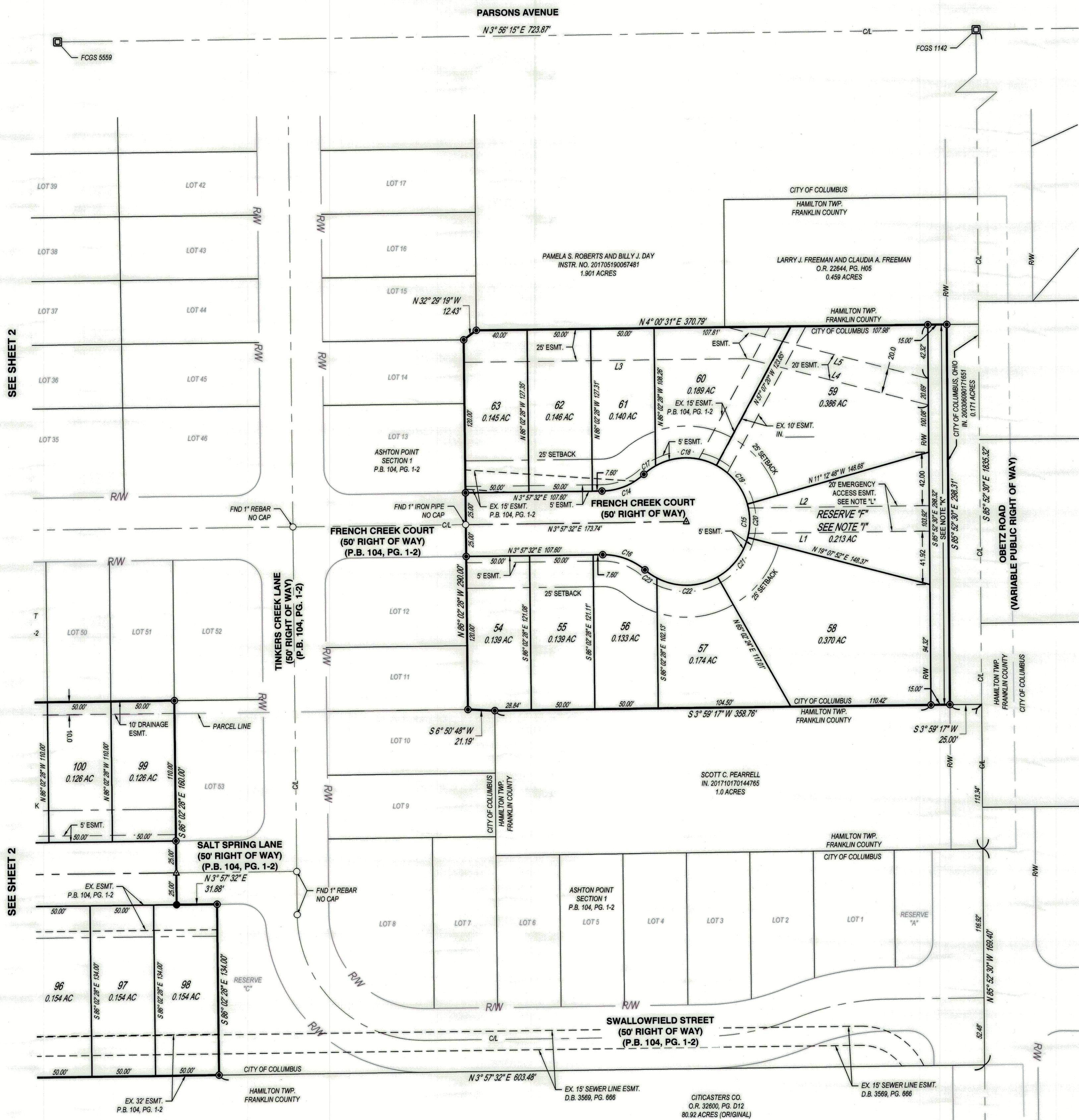
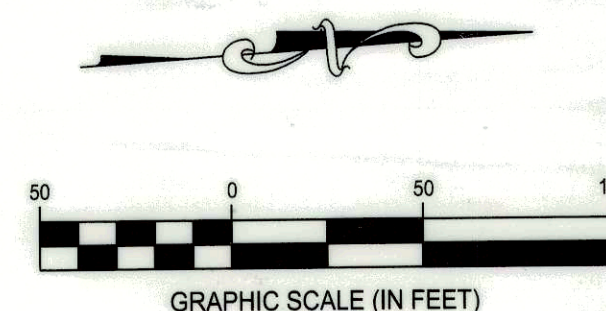


ASHTON POINT
SECTION 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
SECTIONS 15 & 22, TOWNSHIP 4N, RANGE 22W, CONGRESS LANDS



Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C15	50.00'	229.35'	N86° 02' 28"W, 75.00'	262° 49' 09"
C16	50.00'	36.14'	S24° 39' 49"W, 35.36'	41° 24' 35"
C17	50.00'	11.40'	N30° 55' 11"W, 11.37'	13° 03' 43"
C18	50.00'	49.97'	N4° 14' 40"E, 47.92'	57° 16' 00"
C19	50.00'	40.06'	N55° 49' 56"E, 39.00'	45° 54' 32"
C20	50.00'	26.48'	S86° 02' 28"E, 26.17'	30° 20' 39"
C21	50.00'	40.06'	S47° 54' 52"E, 39.00'	45° 54' 32"
C22	50.00'	49.97'	S3° 40' 24"W, 47.92'	57° 16' 00"
C23	50.00'	11.40'	S38° 50' 15"W, 11.37'	13° 03' 43"

Line Table		
Line #	Direction	Length
L1	N03° 57' 32"E	142.59
L2	N03° 57' 32"E	142.65
L3	S04° 00' 31"W	223.08
L4	S18° 56' 14"W	147.54
L5	S18° 56' 14"W	164.28

NOTE "A": THE 14.920 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 PANELS No. 39049C0338K AND No. 39049C0428K.

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 "ASHTON POINT SECTION 2" DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "C": ACREAGE BREAKDOWN:

TOTAL ACREAGE	14.920 ACRES
ACREAGE IN R/W	2.508 ACRES
ACREAGE IN RESERVES	1.145 ACRES
ACREAGE IN REMAINING LOTS	11.267 ACRES

ASHTON POINT SECTION 2 IS OUT OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBER: 010-263654-00 14.920 ACRES (SECTION 2)

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 "ASHTON POINT 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 RECORDERS' 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 #0003-03 (202-065) PASSED ON FEBRUARY 12, 2003. 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 "ASHTON POINT SECTION 2", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "ASHTON POINT SECTION 2", FROM HAVING A DEPRESSED DRIVEWAY ACCORDING TO COLUMBUS CITY CODE SECTION 4123.43 UNLESS OTHERWISE APPROVED BY THE COLUMBUS INSPECTOR.

NOTE "H": 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 "I": RESERVE "F" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE OWNERS OF THE FEE SIMPLE LOTS AS DELINEATED IN "ASHTON POINT SECTION 2" FOR THE PURPOSE OF PASSIVE USE.

NOTE "J": RESERVE "E" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF "ASHTON POINT SECTION 2" FOR THE PURPOSE OF STORMWATER DRAINAGE AND STORMWATER CONTROL FACILITIES.

NOTE "K": NO VEHICULAR ACCESS PERMITTED TO "ASHTON POINT SECTION 2" FROM OBETZ ROAD AS DEDICATED TO THE CITY OF COLUMBUS WITH THIS PLAT WITH THE EXCEPTION OF EMERGENCY ACCESS VEHICLES AS SHOWN HEREON WITHIN RESERVE "F".

NOTE "L": EMERGENCY ACCESS EASEMENT:
AN EMERGENCY ACCESS EASEMENT IS GRANTED FOR EMERGENCY SERVICES INGRESS/EGRESS ONLY.

NOTE "M": RELEASE OF SANITARY EASEMENT:
THAT PORTION OF THE EXISTING SANITARY SEWER EASEMENT AS SHOWN IN P.B. 104, PG. 1-2, AND SHOWN BY CROSS HATCHING HEREON IS HEREBY RELEASED WITH THE RECORDING OF THIS PLAT.

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)
■	FRANKLIN COUNTY MONUMENT
□	EASEMENT TO BE RELEASED (SEE NOTE "M")

ASHTON POINT SECTION 2

PLAT		CITY OF COLUMBUS FRANKLIN COUNTY, OHIO	
SCALE: 1"=50'		DATE: 5/15/2019	
DESIGN:	N/A	JOB NO.:	756128
DRAWN:	ALB	SHEET NO.:	3 OF 3
CHECKED:	JAM	www.cesoinc.com	