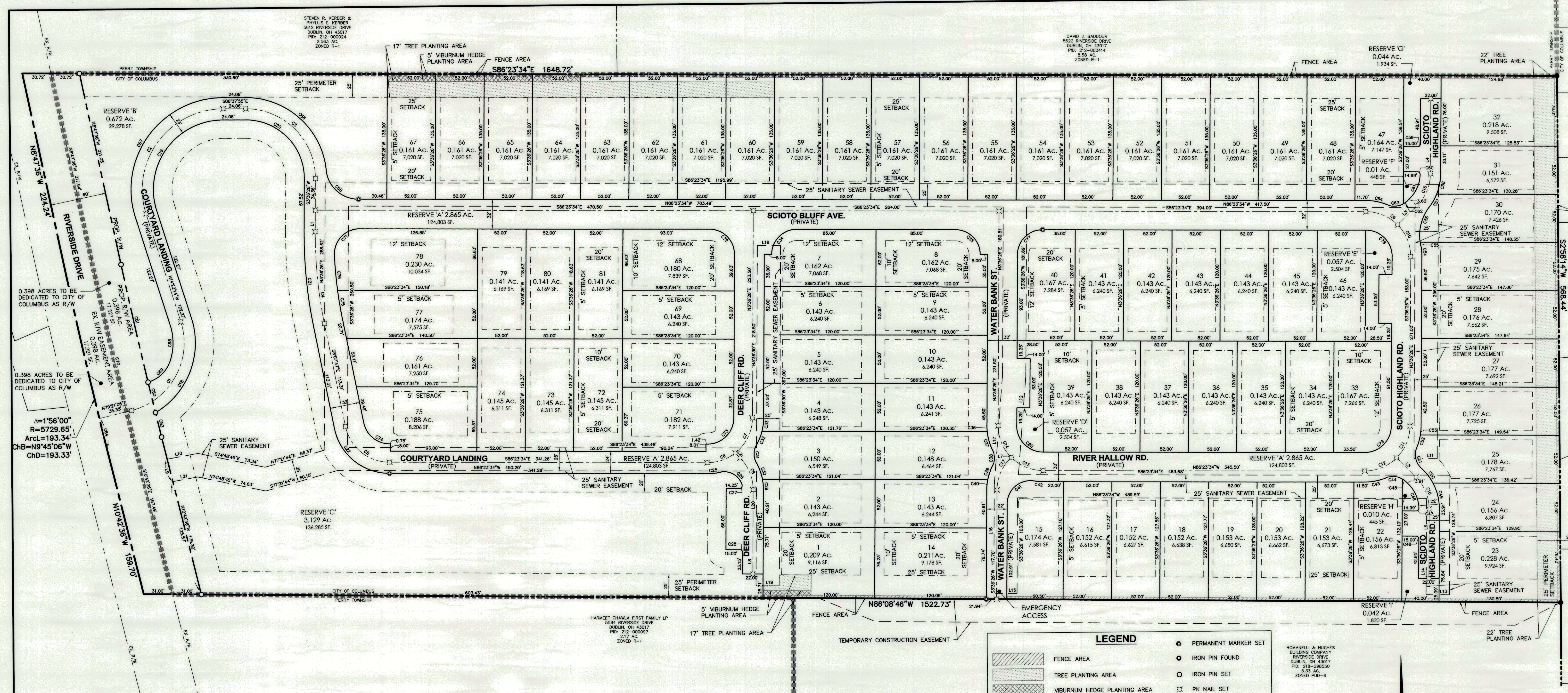




CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	093°43'20"	75.00'	122.68'	N32°29'26"E	109.45'
C2	107°44'19"	87.00'	163.59'	S39°29'55"W	140.54'
C3	090°14'20"	75.00'	118.12'	N41°30'45"W	106.29'
C4	011°44'13"	488.00'	99.97'	S02°15'41"E	99.79'
C5	078°15'47"	48.50'	66.25'	S47°15'41"E	61.22'
C6	038°18'07"	48.50'	32.42'	N74°27'22"E	31.82'
C7	051°41'53"	48.50'	43.76'	N29°27'22"E	42.29'
C8	045°00'00"	48.50'	38.09'	N18°53'34"W	37.12'
C9	045°00'00"	48.50'	38.09'	N63°53'34"W	37.12'
C10	045°00'00"	48.50'	38.09'	N18°53'34"W	37.12'
C11	045°00'00"	48.50'	38.09'	N26°06'26"E	37.12'
C12	045°00'00"	48.50'	38.09'	N71°06'26"E	37.12'
C13	045°00'00"	48.50'	38.09'	S63°53'34"E	37.12'
C14	045°00'00"	48.50'	38.09'	S18°53'34"E	37.12'
C15	045°00'00"	48.50'	38.09'	N26°06'26"E	37.12'
C16	045°00'00"	48.50'	38.09'	N18°53'34"W	37.12'
C17	045°00'00"	48.50'	38.09'	S26°06'26"W	37.12'
C18	077°17'15"	87.00'	117.36'	N24°16'23"E	108.66'
C19	107°44'19"	75.00'	141.03'	S39°29'55"W	121.15'
C20	090°14'20"	63.00'	99.22'	N41°30'45"W	89.28'
C21	011°44'13"	500.00'	102.42'	S02°15'41"E	102.24'
C22	078°15'47"	60.50'	82.64'	S47°15'41"E	76.36'
C23	013°17'10"	60.50'	14.03'	N86°57'51"E	14.00'
C24	086°10'53"	20.00'	30.08'	N56°35'18"W	27.33'
C25	107°06'17"	3.00'	5.61'	N40°03'17"E	4.83'
C26	089°59'58"	3.00'	4.71'	N41°23'36"W	4.24'
C27	010°44'31"	59.50'	11.15'	N01°45'49"W	11.14'
C28	018°21'34"	59.50'	19.07'	N16°18'51"W	18.98'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C31	058°01'01"	20.00'	20.25'	S03°30'52"W	19.40'
C32	015°02'55"	60.50'	15.89'	N24°59'55"E	15.85'
C33	013°52'02"	60.50'	14.84'	N10°32'27"E	14.61'
C34	090°00'00"	27.00'	42.41'	S48°36'26"W	38.18'
C35	090°00'00"	27.00'	42.41'	N41°23'34"W	38.18'
C36	006°10'04"	60.50'	6.51'	S00°31'24"W	6.51'
C37	019°31'55"	60.50'	20.62'	S12°19'36"E	20.52'
C38	051°33'48"	20.00'	18.00'	N03°41'21"E	17.40'
C39	015°07'20"	59.50'	15.70'	S21°54'34"W	15.66'
C40	010°44'29"	59.50'	11.15'	S08°58'40"W	11.14'
C41	099°05'05"	25.00'	43.23'	S53°08'58"W	38.04'
C42	009°05'05"	60.50'	9.59'	S81°51'02"E	9.58'
C43	022°21'02"	60.50'	23.80'	N82°25'59"E	23.45'
C44	051°58'53"	20.00'	18.14'	N82°45'10"W	17.53'
C45	015°22'09"	60.50'	5.36'	N49°04'39"W	5.35'
C46	043°20'21"	37.50'	28.37'	N19°43'24"W	27.69'
C47	091°39'40"	3.00'	4.80'	N47°46'36"E	4.30'
C48	090°00'00"	3.00'	4.71'	N41°23'34"W	4.24'
C49	028°10'12"	59.50'	29.25'	N10°28'41"W	28.96'
C50	016°49'48"	59.50'	17.48'	N32°58'41"W	17.41'
C51	067°21'02"	20.00'	23.51'	S07°43'04"E	22.18'
C52	013°18'58"	60.50'	14.06'	N19°17'58"E	14.03'
C53	009°02'03"	60.50'	9.54'	N08°07'27"E	9.53'
C54	012°07'23"	60.50'	12.80'	N02°27'16"W	12.78'
C55	003°15'25"	50.00'	2.84'	N06°53'15"W	2.84'
C56	046°03'10"	50.00'	40.19'	N17°46'02"E	39.12'
C57	015°36'51"	59.50'	16.21'	N32°59'11"E	16.16'
C58	021°35'08"	59.50'	22.42'	N14°23'59"E	22.28'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C59	090°00'00"	3.00'	4.71'	N48°36'26"E	4.24'
C60	091°45'52"	3.00'	4.80'	N40°30'35"W	4.31'
C61	043°40'17"	37.50'	28.58'	N26°46'17"E	27.90'
C62	016°01'35"	20.00'	5.59'	N56°37'13"E	5.58'
C63	051°19'27"	20.00'	17.92'	S89°42'16"E	17.32'
C64	022°21'02"	60.50'	23.80'	N75°13'04"W	23.45'
C65	084°03'20"	35.00'	51.35'	S44°21'55"E	46.86'
C66	084°17'40"	87.00'	128.00'	N44°29'05"W	116.76'
C67	107°44'19"	99.00'	186.16'	S39°29'55"W	159.92'
C68	035°36'17"	63.00'	39.15'	N03°25'54"E	38.52'
C69	056°23'00"	35.00'	34.44'	N49°25'33"E	33.07'
C70	001°56'00"	5699.65'	192.33'	S09°45'06"E	192.32'
C71	093°05'59"	27.00'	43.87'	N47°03'26"E	39.20'
C72	090°00'00"	27.00'	42.41'	S41°23'34"E	38.18'
C73	090°00'00"	28.50'	44.77'	S48°36'26"W	40.31'
C74	078°16'26"	28.50'	38.93'	N47°16'00"W	35.98'
C75	003°56'29"	468.00'	32.19'	N06°09'33"W	32.19'
C76	004°41'45"	468.00'	38.36'	N01°50'26"W	38.34'
C77	090°00'00"	27.00'	42.41'	S48°36'26"W	38.18'
C78	090°00'00"	28.50'	44.77'	N41°23'34"W	40.31'
C79	090°00'00"	28.50'	44.77'	N48°36'26"E	40.31'
C80	090°00'00"	28.50'	44.77'	S41°23'34"E	40.31'
C81	001°19'04"	5669.91'	130.42'	S09°26'38"E	130.41'
C82	000°16'31"	5669.91'	27.24'	N10°34'51"W	27.24'
C83	000°20'25"	5669.91'	33.67'	N10°16'23"W	33.67'
C84	000°21'27"	5729.65'	35.76'	N10°32'23"W	35.76'

LINE TABLE	
LINE	BEARING
L1	23.15' S03°36'26"W
L2	7.40' N41°23'34"E
L3	29.42' N48°36'26"E
L4	81.11' N03°36'26"E
L5	29.70' S41°23'34"E
L6	74.70' S03°36'26"W
L7	1.41' S48°36'26"W
L8	90.91' S03°36'26"W

SANITARY EASEMENT LINE TABLE	
LINE	BEARING
L9	25.05' N10°42'36"W
L10	33.70' N82°59'44"E
L11	25.00' N86°23'34"W
L12	107.58' S07°39'01"W
L13	25.00' N86°23'34"W
L14	103.74' N03°36'26"E
L15	25.00' N86°23'34"W
L16	115.94' N03°36'26"E
L17	120.55' N07°39'01"E
L18	25.00' S86°23'30"E
L19	25.00' N86°23'30"W
L20	123.50' N03°36'30"E
L21	27.18' S82°59'44"W

Note A: Reserves B, C, D, E, F, G, H, and I, inclusive, are to be owned and maintained by the Courtyards on Riverside Homeowners Association.

Note B: Reserve A is to be owned and maintained by the Courtyards on Riverside Homeowners Association for the purpose of pedestrian and vehicular access. The City of Columbus will not be responsible for the maintenance of these drives.

Note C: Reserve C is to be owned and maintained by the Courtyards on Riverside Homeowners Association for the purpose of stormwater retention facilities and clubhouse amenity. Maintenance responsibilities are found in the Approved Stormwater Management Plans.

Note D: By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0153K, with an effective date of 6/17/2008, in Franklin County, Ohio.

Note E: 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: No determination has been made by the Department of Building and 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 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 The Courtyards on Riverside does not imply any approval for the development of the site as it may pertain to Wetlands.

Note G: The pavement and storm sewer plan together with the master grading plan for The Courtyards on Riverside show a design that would prohibit all lots from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

Note H: At the time of plotting, 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 Riverside 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 I: At the time of plotting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance #2373-2018, passed September 27, 2018 Zoning File number #Z18-025. 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 plotting, 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 J: 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."

Note K: Within said Reserve A, 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 A.

Note L: Areas delineated as fence area, tree planting area, or viburnum hedge planting area are to be maintained by the Courtyards on Riverside Homeowners Association. In the delineated fence area, a 6' minimum height privacy fence is to be installed in order to screen the development from neighboring properties.

SUMMARY TABLE

AREA	ACREAGE	SQ. FT.
LOTS 1-81	12.944 AC.	563,850
RESERVE A	2.865 AC.	124,803
RESERVES B-I	3.992 AC.	173,924
EX. R.O.W.	0.398 AC.	17,321
PROP. R.O.W.	0.398 AC.	17,321
TOTAL	20.597 AC.	897,226

GRAPHIC SCALE

1 inch = 50 ft.

CITY OF COLUMBUS, OHIO

FINAL PLAT

FOR

THE COURTYARDS

ON RIVERSIDE

ADVANCED CIVIL DESIGN

ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SHEET **2 / 2**

SCALE: 1" = 50'
DATE: July 17, 2019
JOB NO.: 18-0008-27