

PARKSIDE SECTION 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS

NOTE "A": THE 14.424 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 PANEL 39049CO201K.

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 "PARKSIDE 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	14.424 ACRES
ACREAGE IN R/W	3.164 ACRES
ACREAGE IN RESERVES	2.702 ACRES
ACREAGE IN REMAINING LOTS	8.558 ACRES

PARKSIDE SECTION 1 IS OUT OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBER: 111-298021-00 14.424 ACRES (SECTION 1)

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 "PARKSIDE 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 #0741-2018 (Z17-048) PASSED ON MARCH 28, 2018. 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 "PARKSIDE SECTION 1", SHOW A DESIGN THAT WOULD PROHIBIT ALL OF THE LOTS IN "PARKSIDE 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 @ 614-645-6640.

NOTE "J": RESERVES "A", "B" AND "D" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN "PARKSIDE SECTION 1" AS DELINEATED FOR THE PURPOSE OF PASSIVE USE.

NOTE "K": RESERVE "C" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF "PARKSIDE SECTION 1" FOR THE PURPOSE OF STORMWATER DRAINAGE AND STORMWATER CONTROL FACILITIES.

THE MAINTENANCE, INSPECTION, AND REPORTING RESPONSIBILITIES FOR "PARKSIDE SECTION 1" WITH REGARD TO STORM WATER WILL BE IN ACCORDANCE WITH APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN 3563-E.

NOTE "L": NO VEHICULAR ACCESS.

NOTE "M": NO VEHICULAR ACCESS PERMITTED TO ULRY ROAD FROM RESERVES "A" & "B"

NOTE "N": RESERVE "E" TO BE CONVEYED TO THE OWNER OF THE EXISTING 0.885 ACRE TRACT AND MUST BE CONVEYED WITH SAID 0.885 ACRE TRACT AND CANNOT BE HELD IN FEE SEPARATELY .

NOTE "O" TEMPORARY EMERGENCY ACCESS EASEMENT: A TEMPORARY EMERGENCY ACCESS EASEMENT IS GRANTED FOR EMERGENCY SERVICES INGRESS/EGRESS ONLY. SAID EASEMENT TO BE IN EFFECT UNTIL THE EXTENSION OF PENNYFLOWER COURT BY PLAT OR DEED.

Line Table		
Line #	Direction	Length
L1	N03° 18' 14"E	5.00'
L2	N06° 11' 22"W	117.58'
L3	N03° 20' 53"E	104.21'
L4	N05° 16' 45"W	123.45'
L5	S88° 25' 18"E	138.61'
L6	N48° 36' 59"E	23.33'
L7	N74° 07' 25"E	24.28'
L8	S48° 50' 58"W	11.68'
L10	S74° 07' 25"W	14.86'
L11	S48° 36' 59"W	26.67'
L12	N88° 25' 18"W	123.93'
L13	S05° 16' 45"E	102.41'
L14	S03° 20' 53"W	104.05'
L15	S06° 11' 22"E	119.25'
L16	S03° 18' 14"W	5.00'
L17	S30° 14' 47"E	10.11'
L21	N03° 18' 14"E	23.82'

Line Table		
Line #	Direction	Length
L22	N62° 12' 03"W	74.27'
L23	N86° 41' 46"W	495.17'
L25	S27° 47' 57"W	19.90'
L26	N62° 12' 03"W	69.93'
L27	N86° 41' 46"W	118.16'
L29	S86° 41' 46"E	22.00'
L30	S03° 18' 14"W	30.00'
L31	N86° 41' 46"W	12.00'
L32	N03° 18' 14"E	79.17'
L33	N17° 45' 56"W	19.14'
L34	S17° 45' 56"E	15.00'
L35	S03° 16' 30"W	83.09'
L37	N86° 41' 46"W	294.92'
L38	S28° 34' 03"W	133.52'
L40	S86° 41' 46"E	27.00'
L41	N03° 18' 13"E	30.00'
L42	N86° 41' 46"W	17.00'

Line Table		
Line #	Direction	Length
L43	S86° 41' 46"E	17.42'
L44	N03° 18' 14"E	14.29'
L45	N86° 41' 46"W	22.42'
L46	S04° 03' 04"W	110.24'
L47	N04° 37' 04"E	130.21'
L48	N86° 41' 46"W	20.59'
L50	S03° 07' 31"W	158.92'
L51	S03° 18' 14"W	13.49'
L52	N86° 30' 28"W	178.85'
L53	N28° 34' 03"E	90.05'
L54	N86° 52' 01"W	20.46'
L55	N03° 19' 00"E	32.12'
L64	N86° 41' 46"W	532.17'
L67	N71° 02' 25"E	12.19'
L68	N71° 00' 35"E	4.31'
L69	N44° 47' 46"E	0.69'
L70	N44° 47' 46"E	37.75'

Line Table		
Line #	Direction	Length
L71	S86° 41' 46"E	217.19'
L72	S03° 18' 14"W	62.79'
L73	N03° 18' 14"E	62.79'
L74	N86° 41' 46"W	217.19'
L75	S44° 47' 46"W	37.75'
L76	N44° 47' 46"E	0.69'
L77	N71° 00' 35"E	4.32'
L81	S03° 18' 14"W	100.00'
L82	S86° 41' 46"E	75.50'
L83	N03° 18' 14"E	105.00'
L84	S86° 41' 46"E	95.50'
L85	S03° 18' 14"W	120.00'
L86	S86° 41' 46"E	75.50'
L87	S03° 18' 14"W	100.00'
L88	N86° 42' 29"W	55.43'
L89	S75° 24' 11"W	41.41'

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	100.00'	77.59'	N18° 55' 24"W, 75.66'	44° 27' 16"
C2	150.00'	58.29'	N82° 10' 19"E, 57.92'	22° 15' 49"
C3	75.00'	117.81'	N48° 18' 14"E, 106.07'	90° 00' 00"
C4	75.00'	117.81'	N41° 41' 46"W, 106.07'	90° 00' 00"
C5	175.00'	61.28'	N83° 16' 19"E, 60.97'	20° 03' 50"
C7	20.00'	31.42'	N48° 18' 14"E, 28.28'	90° 00' 00"
C8	20.00'	31.42'	S41° 41' 46"E, 28.28'	90° 00' 00"
C9	20.00'	31.42'	N48° 18' 14"E, 28.28'	90° 00' 00"
C10	100.00'	157.08'	N48° 18' 14"E, 141.42'	90° 00' 00"
C11	20.00'	31.42'	S48° 18' 14"W, 28.28'	90° 00' 00"
C12	20.00'	31.42'	S41° 41' 46"E, 28.28'	90° 00' 00"
C13	20.00'	31.42'	N48° 18' 14"E, 28.28'	90° 00' 00"

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C14	100.00'	157.08'	N41° 41' 46"W, 141.42'	90° 00' 00"
C15	50.00'	78.54'	S41° 41' 46"E, 70.71'	90° 00' 00"
C16	20.00'	31.42'	N41° 41' 46"W, 28.28'	90° 00' 00"
C17	50.00'	78.54'	S48° 18' 14"W, 70.71'	90° 00' 00"
C19	100.00'	42.12'	N74° 37' 43"W, 41.81'	24° 08' 07"
C20	100.00'	107.96'	N34° 13' 56"E, 102.79'	61° 51' 25"
C21	100.00'	49.12'	N79° 13' 56"E, 48.63'	28° 08' 35"
C22	100.00'	42.12'	N74° 37' 43"W, 41.81'	24° 08' 07"
C23	100.00'	47.67'	N48° 54' 20"W, 47.22'	27° 18' 40"
C24	100.00'	62.29'	N14° 32' 24"W, 61.28'	35° 41' 16"
C30	20.00'	31.42'	N41° 41' 46"W, 28.28'	90° 00' 00"
C31	100.00'	16.07'	S36° 32' 53"E, 16.05'	9° 12' 18"

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C36	100.00'	5.00'	N33° 49' 01"W, 5.00'	2° 51' 58"
C43	433.69'	72.93'	S14° 08' 29"E, 72.85'	9° 38' 07"
C44	452.62'	80.38'	N13° 52' 20"W, 80.27'	10° 10' 30"
C45	90.00'	41.18'	N57° 54' 11"E, 40.82'	26° 12' 49"
C46	70.00'	59.26'	N69° 03' 00"E, 57.51'	48° 30' 28"
C47	70.00'	109.96'	S41° 41' 46"E, 98.99'	90° 00' 00"
C48	50.00'	78.54'	N41° 41' 46"W, 70.71'	90° 00' 00"
C49	50.00'	42.33'	S69° 03' 00"W, 41.08'	48° 30' 28"
C50	110.00'	50.33'	N57° 54' 11"E, 49.89'	26° 12' 49"
C51	180.00'	58.17'	S82° 26' 15"W, 57.92'	18° 31' 03"

PARKSIDE SECTION 1

PLAT

FRANKLIN COUNTY, OHIO

SCALE: N/A

DATE: 9/10/2019

DESIGN:
N/A

DRAWN:
ALB

CHECKED:
JAM



JOB NO.:
755969

SHEET NO.:

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