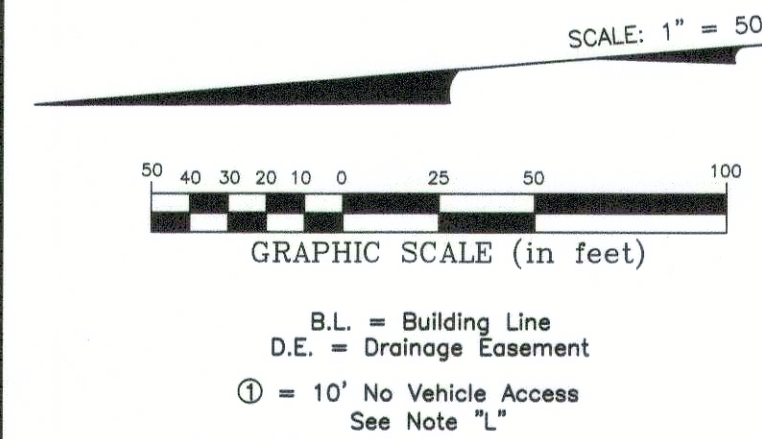
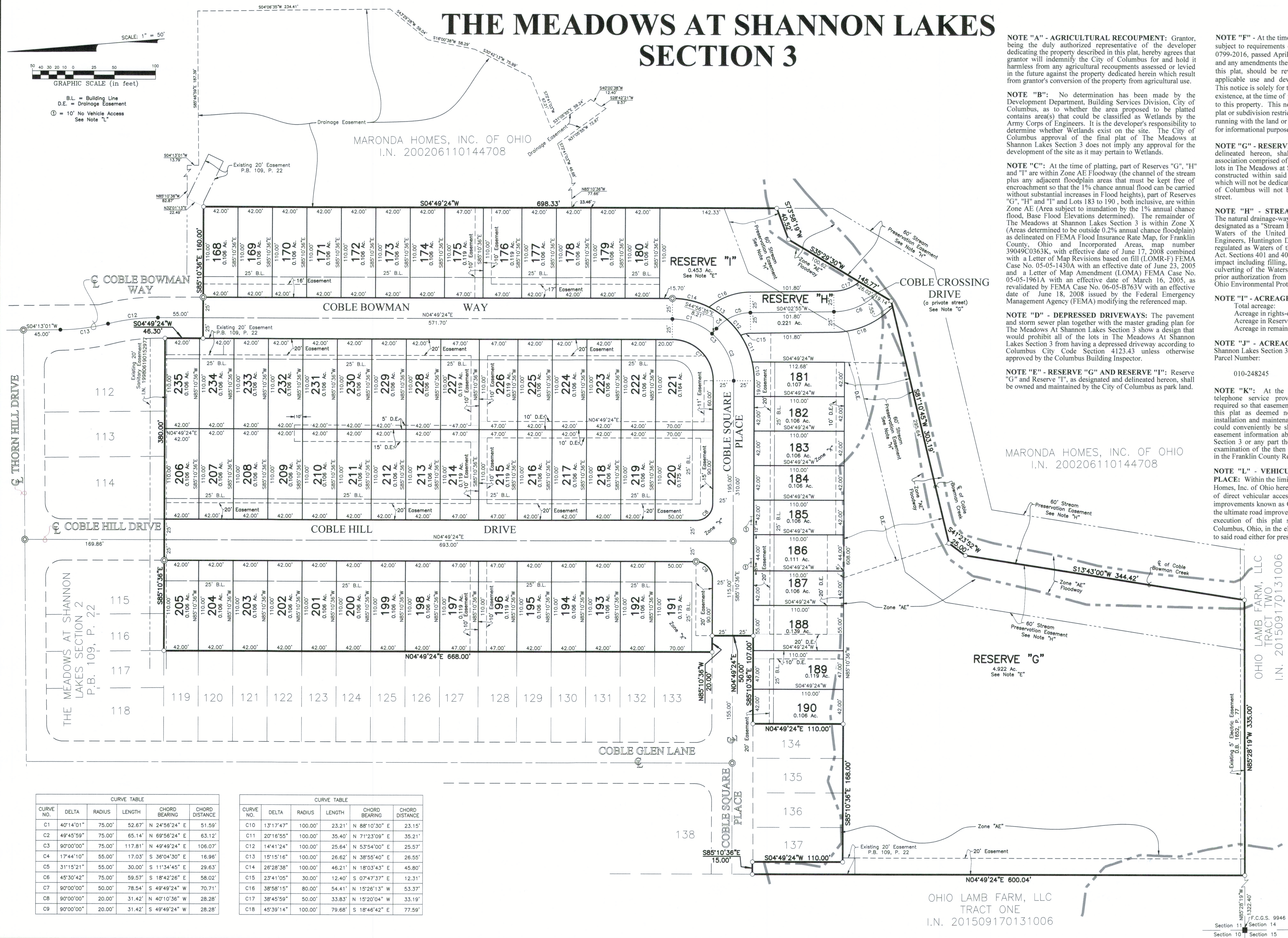


# THE MEADOWS AT SHANNON LAKES SECTION 3



**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 The Meadows at Shannon Lakes 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, part of Reserves "G", "H" and "I" are within Zone AE Floodway (the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% chance annual flood can be carried without substantial increases in Flood heights), part of Reserves "G", "H" and "I" and Lots 183 to 190, both inclusive, are within Zone AE (Area subject to inundation by the 1% annual chance flood, Base Flood Elevations determined). The remainder of The Meadows at Shannon Lakes Section 3 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0363K, with effective date of June 17, 2008 combined with a Letter of Map Revisions based on fill (LOMR-F) FEMA Case No. 05-05-1430A with an effective date of June 23, 2005 and a Letter of Map Amendment (LOMA) FEMA Case No. 05-05-1961A with an effective date of March 16, 2005, as revalidated by FEMA Case No. 06-05-B763V with an effective date of June 18, 2008 issued by the Federal Emergency Management Agency (FEMA) modifying the referenced map.

**NOTE "D" - DEPRESSED DRIVEWAYS:** The pavement and storm sewer plan together with the master grading plan for The Meadows At Shannon Lakes Section 3 show a design that would prohibit all of the lots in The Meadows At Shannon Lakes 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" - RESERVE "G" AND RESERVE "I":** Reserve "G" and Reserve "I", as designated and delineated hereon, shall be owned and maintained by the City of Columbus as park land.

**NOTE "F" -** At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 0799-2016, passed April 4, 2016 (Z06 -013A). 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 "G" - RESERVE "H":** Reserve "H", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners to the fee simple titles to the lots in The Meadows at Shannon Lakes subdivisions. The street constructed within said Reserve "H" will be a private street which will not be dedicated to the City of Columbus and the City of Columbus will not be responsible for maintenance of said street.

**NOTE "H" - STREAM PRESERVATION EASEMENT:** The natural drainage-way known as "Coble Bowman Creek" and designated as a "Stream Preservation Easement" was classified as Waters of the United States by the U.S. Army Corps of Engineers, Huntington District. Such natural drainage-ways are regulated as Waters of the United States under the Clean Water Act. Sections 401 and 404 of the Clean Water Act require that no impact including filling, relocation, bank shaping, or additional culverting of the Waters of the United States can occur without prior authorization from the U.S. Army Corps of Engineers and Ohio Environmental Protection Agency.

**NOTE "I" - ACREAGE BREAKDOWN:**

Total acreage:	15.074 Ac.
Acreage in rights-of-way:	1.918 Ac.
Acreage in Reserves:	5.596 Ac.
Acreage in remaining lots:	7.560 Ac.

**NOTE "J" - ACREAGE BREAKDOWN:** The Meadows at Shannon Lakes Section 3 is out of the following Franklin County Parcel Number:

010-248245	15.074 Ac.
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**NOTE "K":** 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 Meadows At Shannon Lakes 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 "L" - VEHICULAR ACCESS - COBLE SQUARE PLACE:** Within the limits shown and specified hereon, Maronda Homes, Inc. of Ohio hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Coble Square Place as constructed, or to the ultimate road improvement to be constructed in the future. The execution of this plat shall act as a waiver to the City of Columbus, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	40°14'01"	75.00'	52.67'	N 24°56'24" E
C2	49°45'59"	75.00'	65.14'	N 69°56'24" E
C3	90°00'00"	75.00'	117.81'	N 49°49'24" E
C4	17°44'10"	55.00'	17.03'	S 36°04'30" E
C5	31°15'21"	55.00'	30.00'	S 11°34'45" E
C6	45°30'42"	75.00'	59.57'	S 18°42'26" E
C7	90°00'00"	50.00'	78.54'	S 49°49'24" W
C8	90°00'00"	20.00'	31.42'	N 40°10'36" W
C9	90°00'00"	20.00'	31.42'	S 49°49'24" W

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C10	13°17'47"	100.00'	23.21'	N 88°10'30" E
C11	20°16'55"	100.00'	35.40'	N 71°23'09" E
C12	14°41'24"	100.00'	25.64'	N 53°54'00" E
C13	15°15'16"	100.00'	26.62'	N 38°55'40" E
C14	26°28'38"	100.00'	46.21'	N 18°03'43" E
C15	23°41'05"	30.00'	12.40'	S 07°47'37" E
C16	38°58'15"	80.00'	54.41'	N 15°26'13" W
C17	38°45'59"	50.00'	33.83'	N 15°20'04" W
C18	45°39'14"	100.00'	79.68'	S 18°46'42" E

OHIO LAMB FARM, LLC  
TRACT ONE  
I.N. 201509170131006

13/20181316 UNW/ASHRETS/PLAT/20181316-VS-PLAT-SEC3.DWG plotted by KIRK, MATTHEW on 7/17/2019 2:38:22 PM last saved by MKRK on 7/17/2019 2:38:02 PM XREF: