NOTE "B": All of Hoover Farms Section 5 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 39049C0201K with effective date of June 17, 2008.

NOTE "C" - 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, Ohio 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 "D": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance Z18-005 passed November 21, 2018 (3021-2018). 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 note 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 "E"- DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Hoover Farms Section 5 show a design that would prohibit all of the lots in Hoover Farms Section 5 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage 20.109 Ac. Reserves 5.708 Ac. Acreage in lots 11.551 Ac. Acreage in public rights-of-way 2.850 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Hoover Farms Section 5 is out of the following Franklin County Parcel Numbers:

111-298998 111-298999 1.141 Ac.

**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" - RESERVES "I", "J" AND "K": Reserves "I", "J", and "K", 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 Hoover Farms subdivisions for the purpose of open space.

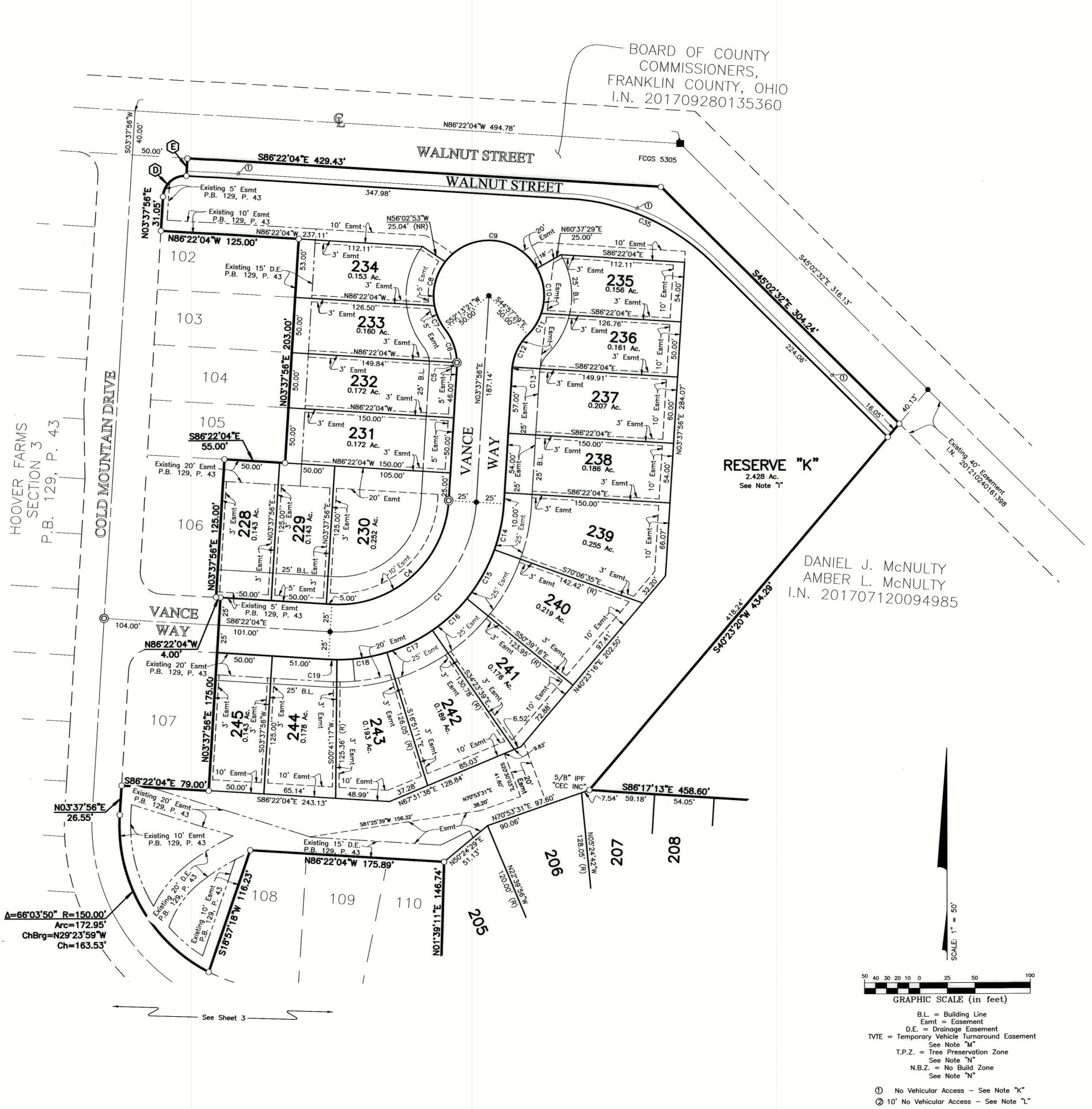
NOTE "J": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hoover Farms Section 5, 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 - WALNUT STREET: Within the limits shown hereon, M/I Homes of Central Ohio, LLC hereby waives and releases all right or rights of direct vehicular access or claims thereof to the area shown hereon.

NOTE "L" - VEHICULAR ACCESS - POCATELLO DRIVE: Within the limits shown hereon, M/I Homes of Central 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).

NOTE "M" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) -POCATELLO DRIVE: The City of Columbus, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the Easterly terminus of Pocatello Drive on that parcel owned by M/I Homes of Central Ohio LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of

NOTE "N" - TREE PRESERVATION AND NO BUILD **ZONE:** Tree Preservation Zones, as designated and delineated hereon, are intended to preserve the existing trees. Trees shall not be removed unless they are dead, diseased or pose a threat to the health, safety and welfare of the lot owners. The developer and/or lot owner has the right to remove any unsightly or unwanted under storage plat material as long as it does not effect the health of the existing trees. As a part of the development infrastructure, the developer reserves the right to do grading and tree removal within the Tree Preservation Zone for the installation of utility structures/connections and crossings, as well as storm water structures/drainage. The Tree Preservation Zone shall also be used for the planting of new trees, as directed by the City of Columbus. Areas designated hereon as "No Build Zone" shall remain free of any structures including, but not limited to, drives and walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae and basketball courts. Existing natural features shall not be disturbed, removed or physically altered



CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING		CHORD DISTANCE
C1	90°00'00"	125.00'	196.35'	N 48'37'56"	Ε	176.78
C2	52 14 50"	150.00'	136.78'	N 67'30'31"	Ε	132.09
С3	90'00'00"	125.00'	196.35'	S 41°22'04"	Ε	176.78
C4	90°00'00"	100.00'	157.08'	S 48°37'56"	w	141.42'
C5	4°35′19"	50.00'	4.00'	S 01°20'17"	w	4.00'
C6	36°49'16"	50.00'	32.13'	S 19'22'01"	Ε	31.58'
C7	27*21'12"	50.00'	23.87	S 24'06'03"	Ε	23.64
C8	48*24'35"	50.00'	42.25'	S 13°46'51"	w	41.00'
С9	112'38'21"	50.00'	98.30'	N 85'41'42"	w	83.21
C10	48"14'54"	50.00'	42.10'	N 05°15'04"	W	40.87
C11	26*10'08"	50.00'	22.84'	N 31'57'27"	Ε	22.64
C12	37*58'11"	50.00'	33.13'	N 26'03'25"	Ε	32.53
C13	3*26'23"	50.00'	3.00'	N 05'21'08"	E	3.00'
C14	16 15 29"	150.00'	42.56	N 11°45'41"	Ε	42.42
C15	19*27'19"	150.00'	50.93	N 29'37'05"	Ε	50.69'
C16	16°15'37"	150.00'	42.57	N 47°28'32"	Ε	42.43
C17	17*32'28"	150.00'	45.92'	N 64°22'35"	Ε	45.74
C18	17°32'28"	150.00'	45.92'	N 81°55'03"	Ε	45.74
C19	2*56'39"	150.00'	7.71	S 87°50'23"	Ε	7.71
C20	25*56'58"	175.00'	79.26	S 54'21'35"	W	78.58
C21	17*15'14"	175.00'	52.70	S 75'57'41"	W	52.50
C22	9*02'38"	175.00'	27.62	S 89'06'37"	W	27.59'
C23	15*01'27"	150.00'	39.33'	N 78°51'21"	W	39.22
C24	17°32'29"	150.00'	45.92	N 62°34'23"	W	45.74
C25	17*32'29"	150.00'	45.92'	N 45°01'53"	w	45.74
C26	19°27'19"	150.00'	50.93	N 26'31'59"	W	50.69'
C27	19°27'19"	150.00'	50.93	N 07'04'41"	W	50.69'
C28	0.58,57,	150.00'	2.57'	N 03°08'27"	Ε	2.57
C29	90'00'00"	20.00'	31.42'	N 41°22'04"	W	28.28'
C30	90.00,00	20.00'	31.42'	S 48'37'56"	W	28.28'
C31	90'00'00"	100.00'	157.08'	S 41°22'04"	Ε	141.42
C32	26'49'45"	125.00'	58.53'	N 80°13'03"	Ε	58.00'
C33	25*25'05"	125.00'	55.45	N 54°05'38"	Ε	55.00'
C34	37°21'53"	125.00'	81.52	S 67°41'07"	Ε	80.08
C35	41*19'32"	200.00	144.25	S 65'42'18"	Ε	141.15

D Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=N48°37'56"E
Ch=28.28'

E N03'37'56"E

Line Type Legend

— Existing Property Line

— — Existing R/W Line

— Existing R/W Centerline

— Existing Easement Line

— Proposed Subdivision Boundary Line

— Proposed Lot Line

— Proposed R/W Line

— Proposed R/W Centerline

\_\_\_\_\_ Proposed Easement Line

HOOVER FARMS SECTION 5 2020-0266

04SHEETS\PLAT\20200266-VS-PLAT-SEC5.DWG plotted by KIRK, MATTHEW on 1/19/2021 3:16:45 PM last saved by MKIRK on 1/19/2021 3:16:3