

MINERVA PARK PHASE 3

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "F": 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 Minerva Park Phase 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 "B": At the time of platting, all of Minerva Park Phase 3 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Numbers 39049C0183K and 39049C0179K, both with an effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	12.160 Ac.
Acreage in Reserve "D":	3.236 Ac.
Acreage in right-of-way:	1.560 Ac.
Acreage in lots:	7.364 Ac.

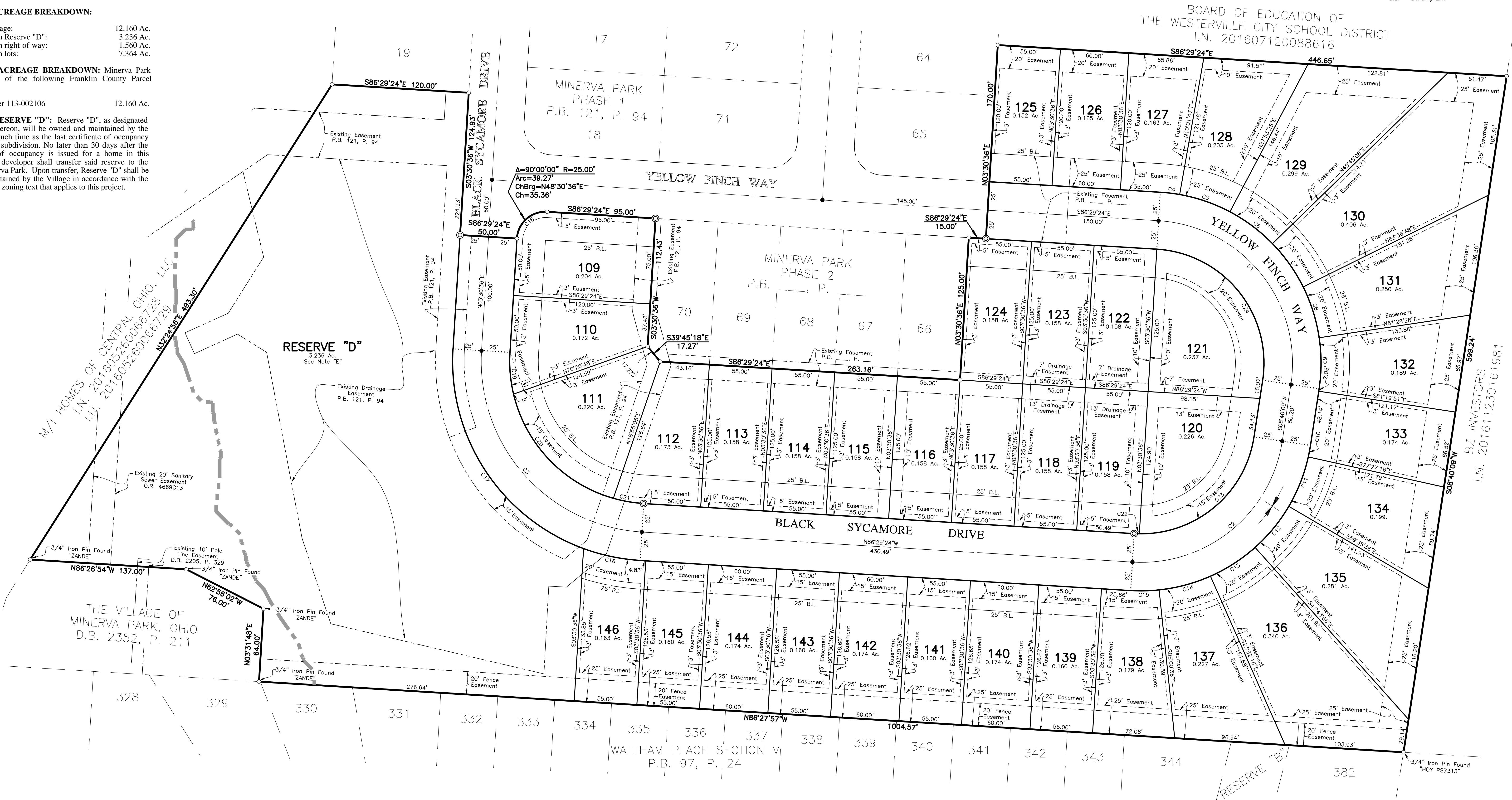
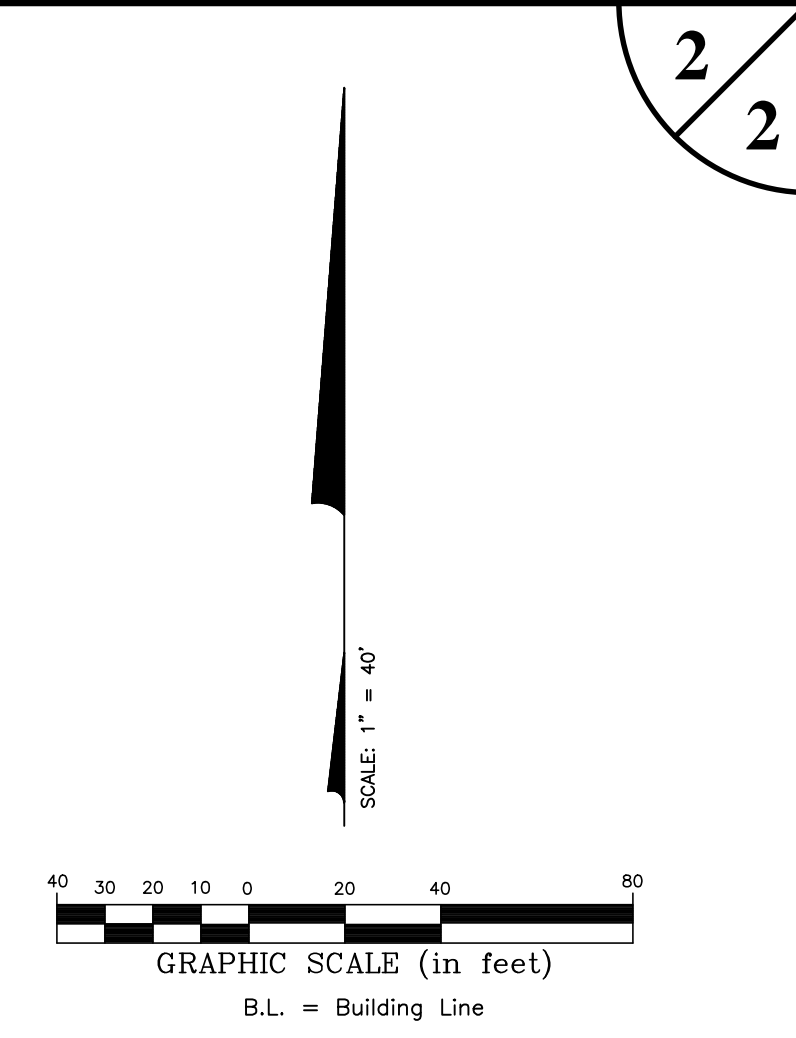
NOTE "D" - ACREAGE BREAKDOWN: Minerva Park Phase 3 is out of the following Franklin County Parcel Number:

Parcel Number 113-002106	12.160 Ac.
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NOTE "E" - RESERVE "D": Reserve "D", as designated and delineated hereon, will be owned and maintained by the developer until such time as the last certificate of occupancy is issued in this subdivision. No later than 30 days after the last certificate of occupancy is issued for a home in this subdivision, the developer shall transfer said reserve to the Village of Minerva Park. Upon transfer, Reserve "D" shall be owned and maintained by the Village in accordance with the provisions of the zoning text that applies to this project.

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	95°09'33"	125.00'	207.61'	N 38°54'37" W
C2	84°50'27"	125.00'	185.09'	N 51°05'23" E
C3	90°00'00"	150.00'	235.62'	S 41°29'24" E
C4	6°31'11"	150.00'	17.07'	N 83°13'48" W
C5	17°51'40"	150.00'	46.76'	N 71°02'22" W
C6	17°51'40"	150.00'	46.76'	N 53°10'42" W
C7	17°51'40"	150.00'	46.76'	N 35°19'02" W
C8	17°51'40"	150.00'	46.76'	N 17°27'22" W
C9	17°11'41"	150.00'	45.02'	N 00°04'19" E
C10	3°52'34"	150.00'	10.15'	N 10°36'14" E
C11	17°51'40"	150.00'	46.76'	N 21°28'34" E
C12	17°51'40"	150.00'	46.76'	N 39°20'14" E

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C13	17°51'40"	150.00'	46.76'	N 57°11'54" E
C14	17°51'40"	150.00'	46.76'	N 75°03'34" E
C15	9°31'12"	150.00'	24.92'	N 88°45'00" E
C16	16°39'31"	175.00'	50.88'	S 78°09'38" E
C17	73°20'29"	175.00'	224.01'	S 33°09'38" E
C18	90°00'00"	25.00'	39.27'	N 48°30'36" E
C19	16°51'00"	125.00'	36.76'	N 04°54'54" W
C20	60°45'51"	125.00'	132.57'	N 43°43'19" W
C21	12°23'09"	125.00'	27.02'	N 80°17'49" W
C22	2°35'15"	100.00'	4.52'	N 87°47'01" W
C23	82°15'12"	100.00'	143.56'	S 49°47'45" W
C24	95°09'33"	100.00'	166.08'	S 38°54'37" E



BOARD OF EDUCATION OF THE WESTERVILLE CITY SCHOOL DISTRICT
I.N. 201607120088616

BZ INVESTORS
I.N. 201611230161981

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