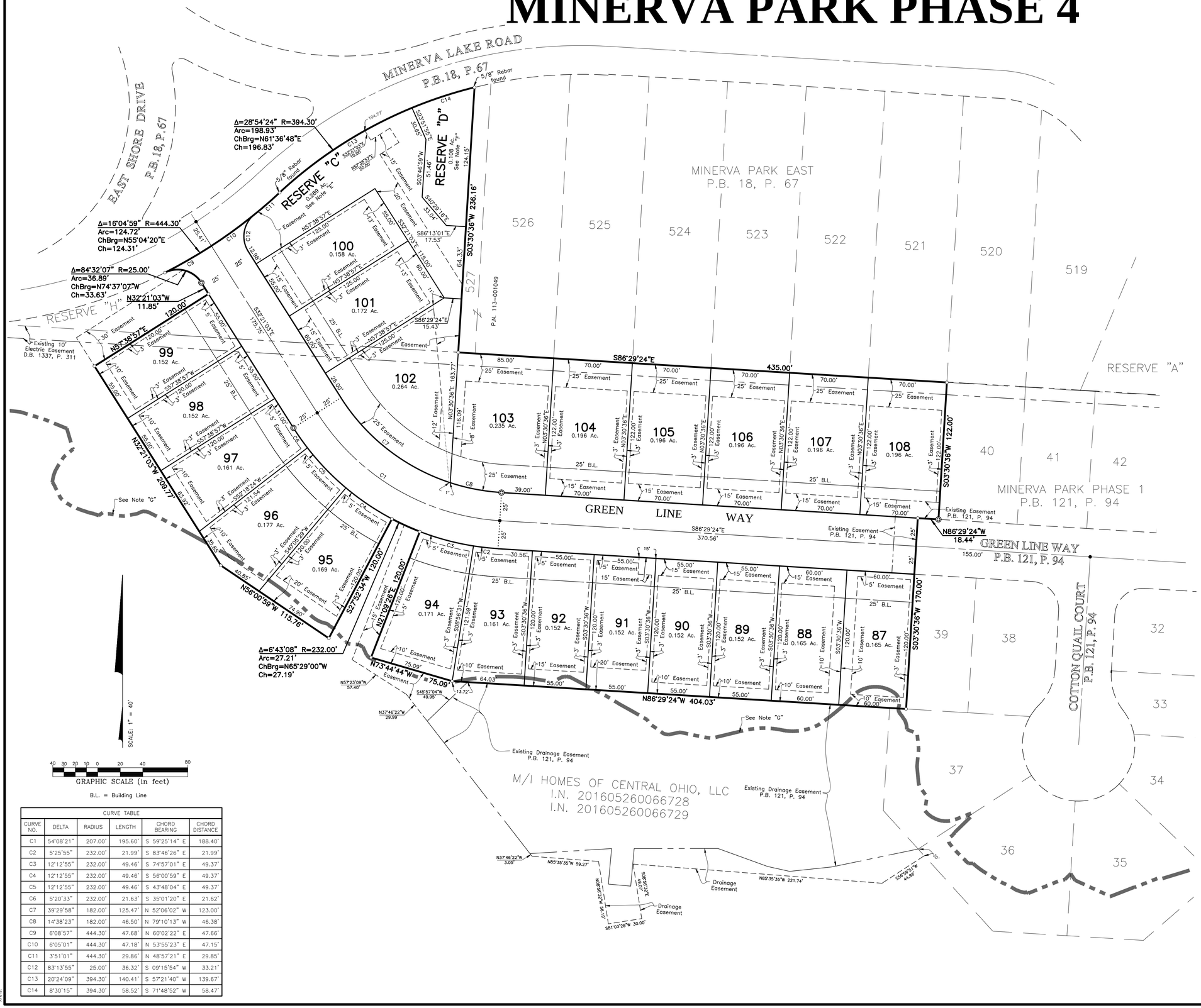
MINERVA PARK PHASE 4



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	54°08'21"	207.00'	195.60'	S 59°25'14" E	188.40'
C2	5°25'55"	232.00'	21.99'	S 83°46'26" E	21.99'
C3	12°12'55"	232.00'	49.46'	S 74°57'01" E	49.37'
C4	12°12'55"	232.00'	49.46'	S 56°00'59" E	49.37'
C5	12°12'55"	232.00'	49.46'	S 43°48'04" E	49.37'
C6	5°20'33"	232.00'	21.63'	S 35°01'20" E	21.62'
C7	39°29'58"	182.00'	125.47'	N 52°06'02" W	123.00'
C8	14°38'23"	182.00'	46.50'	N 79°10'13" W	46.38'
C9	6°08'57"	444.30'	47.68'	N 60°02'22" E	47.66'
C10	6°05'01"	444.30'	47.18'	N 53°55'23" E	47.15'
C11	3°51'01"	444.30'	29.86'	N 48°57'21" E	29.85'
C12	8°31'55"	25.00'	36.32'	S 09°15'54" W	33.21'
C13	20°24'09"	394.30'	140.41'	S 57°21'40" W	139.67'
C14	8°30'15"	394.30'	58.52'	S 71°48'52" W	58.47'

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 "B": At the time of platting, all of Minerva Park Phase 4 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:	5.143 Ac.
Acreage in Reserve "C" & "D":	0.396 Ac.
Acreage in right-of-way:	0.857 Ac.
Acreage in lots:	3.890 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Minerva Park Phase 4 is out of the following Franklin County Parcel Numbers:

Parcel Number 113-001050	0.296 Ac.
Parcel Number 113-001051	0.310 Ac.
Parcel Number 113-001053	0.313 Ac.
Parcel Number 113-002106	3.701 Ac.
Parcel Number 113-002107	0.523 Ac.

NOTE "E" - RESERVE "C": Reserve "C", 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 "C" shall be owned and maintained by the Village in accordance with the provisions of the zoning text that applies to this project.

NOTE "F": RESERVE "D": Reserve "D", as designated and delineated hereon, shall be transferred to the owner(s) of the fee simple title to Franklin County Auditor Parcel Number 113-001049.

NOTE "G": Approximate line of flooding associated with Dam Failure. This site is upstream of any FEMA mapped flood hazard areas. The elevations provided below were calculated by EMH&T based on development plans available at time of platting. A 1' buffer is provided to accommodate future grading changes. Ultimate location is subject to final grading within this watershed.

On lots 87 thru 99: The Maximum Water Surface Elevation (WSE) for 100% Probable Maximum Flood (PMF)** including Dam Failure falls within these lots. No habitable structure on these lots shall be constructed with an opening, unprotected from flooding in its foundation wall, lower than the elevation for that lot given in the following table:

Lot #	Maximum WSE for 100% PMF with Dam Failure plus one foot buffer (NAVD 1988)
87	839.2 + 1.0 = 840.2
88	839.3 + 1.0 = 840.3
89	839.3 + 1.0 = 840.3
90	839.5 + 1.0 = 840.5
91	839.7 + 1.0 = 840.7
92	839.7 + 1.0 = 840.7
93	839.7 + 1.0 = 840.7
94	839.7 + 1.0 = 840.7
95	840.7 + 1.0 = 841.7
96	840.7 + 1.0 = 841.7
97	840.7 + 1.0 = 841.7
98	840.7 + 1.0 = 841.7
99	840.7 + 1.0 = 841.7

**100% PMF is based on a depth of 19.55 inches within a 6 hour storm duration

NOTE "H": 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 4 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.

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Xrefs: