DO NOT DETACH



Instrument Number: 201911010145696
Recorded Date: 11/01/2019 11:38:09 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

Return To (Box):
PLAT CITY OF COLS.

Box

Transaction Number: T20190069445
Document Type: PLAT
Document Page Count: 2

Submitted By (Walk-In):
PLAT CITY OF COLS.

Walk-In

Developer:
EPCON RIVERSIDE LLC

Plat:
COURTYARDS ON RIVERSIDE FINAL PLAT

Fees:	
Plat Recording Fee:	$172.80
Total Fees:	$172.80
Amount Paid:	$172.80
Amount Due:	$0.00

Instrument Number: 201911010145696
Volume/Page: PB 127 042
Recorded Date: 11/01/2019 11:38:09 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

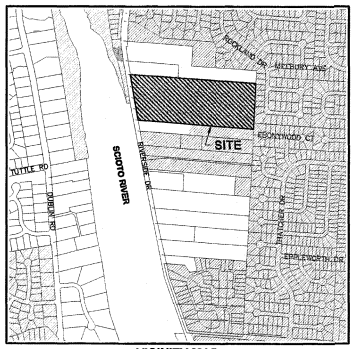
NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

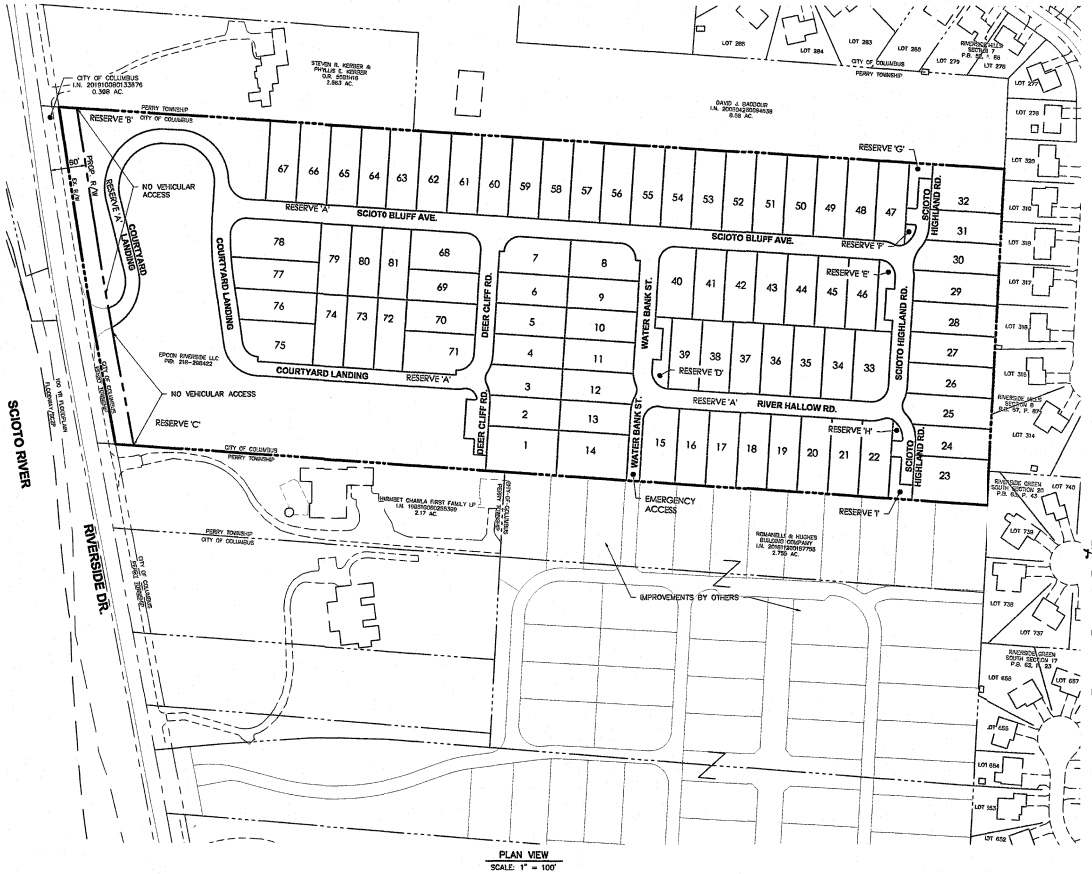
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

FINAL PLAT
FOR
THE COURTYARDS ON RIVERSIDE

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19, U.S.M.D.



VICINITY MAP
SCALE: 1" = 750
COLUMBUS CORPORATION LIMITS



PLAN VIEW
SCALE: 1" = 100'

Situated in State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 2, Range 19, United States Military Lands, and containing 20.199 acres of land, more or less, as conveyed by deed of record to Epcon Riverside, LLC of record in Instrument Numbers 201810250145638, 201806050074111, 201810040136196, 201707280103348, & 201707050080534 in the Recorder's Office, Franklin County, Ohio.

The undersigned, Epcon Riverside, LLC, an Ohio limited liability company, by Joel Rhoades, Authorized Signatory for the lands platted hereon, duly authorized in the premises, does hereby certify that this plat correctly represents The Courtyards on Riverside, a subdivision containing Lots numbered 1 to 81, inclusive, and Reserves A to I inclusive, and does hereby accept this plat of the same and does dedicate that portion of Riverside Drive, as represented herein to the public.

Easements are hereby reserved in, over and under areas designated on this plat as "Sanitary Sewer Easement" and "Reserve 'A'". Each of the aforementioned designated easements and reserves permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands. Within said "Reserve 'A'", a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other government services to lots and lands adjacent to said "Reserve 'A'". Furthermore, in accordance with the terms and regulations of Section 3123.08(c)(8) of the Columbus City Codes 1959, there is hereby offered an easement to the cable television industry for the installation, operation and maintenance of television cable and equipment. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In witness whereof, Joel Rhoades, Epcon Riverside, LLC set his hand this 11th day of October, 2019, for and on behalf of said Company.

Epcon Riverside, LLC

By: _____
Regional President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 11th day of October, 2019 by Joel Rhoades, Epcon Riverside, LLC, for and on behalf of said company.

TERESA D. GRUSSO
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
July 7, 2021

Teresa D. Grusso
Notary Public, State of Ohio

My Commission expires _____

Approved this 16th day of October, 2019
Scott J. Messer 1858
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 17th day of October, 2019
City Engineer, Columbus, Ohio

Approved this 21st day of October, 2019
Director, Department of Public Service, Columbus, Ohio

Approved and Accepted this 9th day of September 2019 by ordinance no. 2397-2019, wherein the final plat of THE COURTYARDS ON RIVERSIDE shown hereon as well as the dedicated right of way, in fee, as shown hereon are accepted as such by the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal this 24 day of October, 2019.
City Clerk, Columbus, Ohio

Transferred this 29 day of Oct, 2019
Auditor, Franklin County, Ohio
Deputy Auditor, Franklin County, Ohio

Filed for record this 1st day of Nov 2019 at 11:38 A.M.
Fee $ 132.00 File No. _____
Recorder, Franklin County, Ohio

Recorded this 1 day of Nov, 2019
Deputy Recorder, Franklin County, Ohio

Plat Book 127, Page(s) 42-43

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based upon the Ohio State Plane Coordinate System, NAD83 South Zone (NSRS 2007) which determines the bearing for the westerly line of Riverside Green Section 20 to be S02°58'14"E.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

PERMANENT MARKERS, where indicated, are to be set and are one-inch diameter, thirty-inch long, solid iron pins, with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin Set
◎ = Permanent Marker Set
⊠ = PK Nail Set
● = Iron Pin Found
o = Iron Pipe Found
✖ = PK Nail Found
☑ = Monument Found

By: _____
Registered Surveyor

10/11/19
Date

STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

The Courtyards on Riverside is comprised of the following Franklin County Parcel Number(s) with the following acreage being platted out of each:

Parcel Number: 218-298422
20.199 Ac. (20.199 Platted)

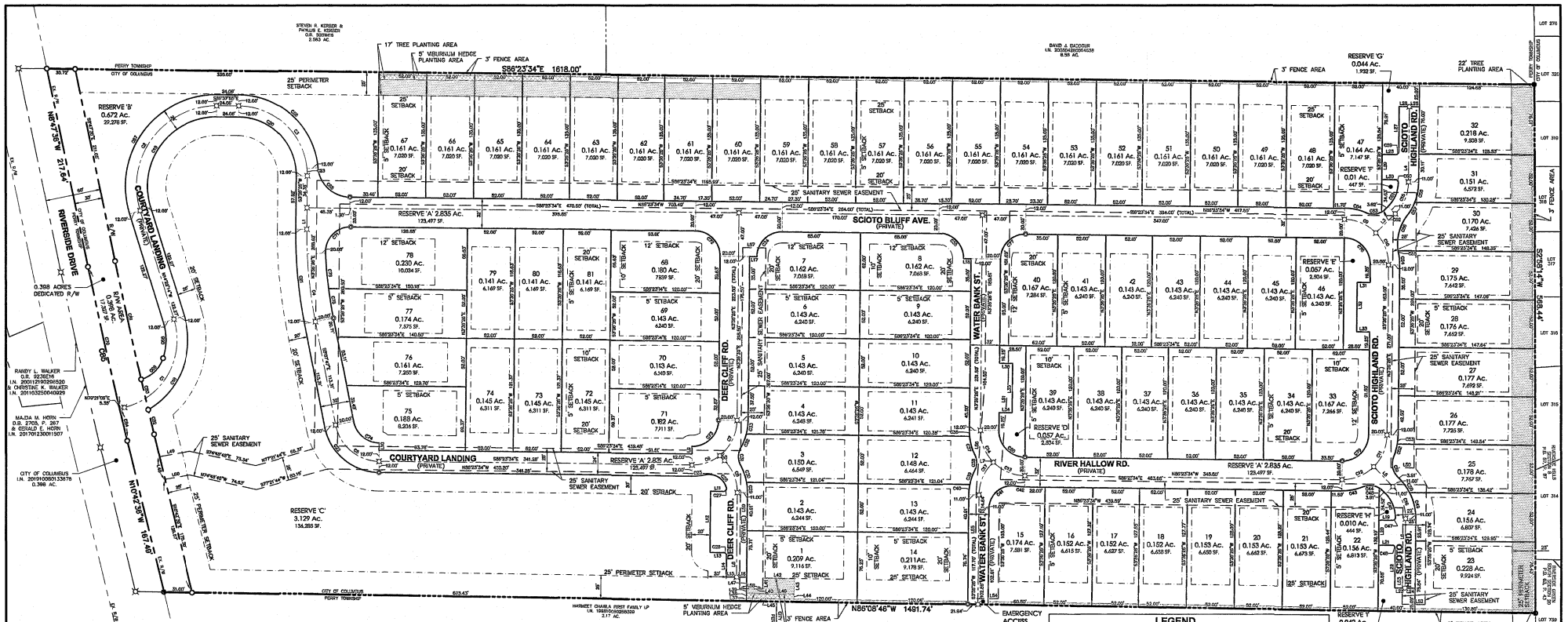
CITY OF COLUMBUS, OHIO
FINAL PLAT
FOR
THE COURTYARDS ON RIVERSIDE

ADVANCED CIVIL DESIGN
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
ENGINEERS SURVEYORS

SCALE: As Noted
DATE: October 10, 2019
SHEET 1 / 2
JOB NO.: 18-0008-27

19640-00006

O:\18-0008-27\DWG\PRODUCTION DRAWINGS\FINAL PLAT\0008-27 FP_001.dwg Final Plat Oct 10, 2019 - 10:02:01am tkirshner



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	083°43'20"	75.00'	122.68'	N32°29'26"E	109.45'
C2	107°44'19"	87.00'	163.59'	S39°29'55"W	140.54'
C3	084°17'40"	75.00'	110.34'	S44°29'05"E	100.66'
C4	011°44'13"	488.00'	99.97'	S02°15'41"E	99.79'
C5	078°15'47"	48.50'	66.25'	S47°15'41"E	61.22'
C6	038°18'07"	48.50'	32.42'	N74°27'22"E	31.82'
C7	051°41'53"	48.50'	43.76'	N29°27'22"E	42.29'
C8	049°00'00"	48.50'	38.09'	N18°53'34"W	37.12'
C9	049°00'00"	48.50'	38.09'	N63°53'34"W	37.12'
C10	049°00'00"	48.50'	38.09'	N18°53'34"W	37.12'
C11	049°00'00"	48.50'	38.09'	N26°06'26"E	37.12'
C12	049°00'00"	48.50'	38.09'	N71°06'26"E	37.12'
C13	049°00'00"	48.50'	38.09'	S83°53'34"E	37.12'
C14	049°00'00"	48.50'	38.09'	S18°53'34"E	37.12'
C15	049°00'00"	48.50'	38.09'	N26°06'26"E	37.12'
C16	049°00'00"	48.50'	38.09'	N18°53'34"W	37.12'
C17	049°00'00"	48.50'	38.09'	S26°06'26"W	37.12'
C18	077°17'15"	87.00'	117.36'	N24°16'23"E	108.66'
C19	107°44'19"	75.00'	141.03'	S39°29'55"W	121.15'
C20	090°14'20"	63.00'	99.22'	N41°30'45"W	89.28'
C21	011°44'13"	500.00'	102.42'	S02°15'41"E	102.24'
C22	078°15'47"	60.50'	82.64'	S47°15'41"E	76.38'
C23	005°58'40"	75.00'	7.78'	S00°38'05"W	7.78'
C25	013°17'10"	60.50'	14.03'	N86°57'31"E	14.00'
C26	098°10'53"	20.00'	30.08'	N85°38'16"W	27.33'
C27	107°08'17"	3.00'	5.61'	N40°03'17"E	4.83'
C28	089°59'58"	3.00'	4.71'	N41°23'38"W	4.24'
C29	010°44'31"	59.50'	11.15'	N01°45'49"W	11.14'
C30	018°21'34"	59.50'	19.07'	N16°18'51"W	18.98'
C31	058°01'01"	20.00'	20.25'	S03°30'52"W	19.40'
C32	015°02'55"	60.50'	15.89'	N24°59'55"E	15.85'
C33	013°52'02"	60.50'	14.64'	N10°32'27"E	14.61'
C34	090°00'00"	27.00'	42.41'	S48°36'26"W	38.18'
C35	090°00'00"	27.00'	42.41'	N41°23'34"W	38.18'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C36	006°10'04"	60.50'	6.51'	S00°31'24"W	6.51'
C37	016°31'55"	60.50'	20.82'	S12°19'36"E	20.52'
C38	051°33'48"	20.00'	18.00'	N03°41'21"E	17.40'
C39	015°07'20"	59.50'	15.70'	S21°54'34"W	15.66'
C40	010°44'29"	59.50'	11.15'	S08°58'40"W	11.14'
C41	009°05'05"	25.00'	43.23'	S53°08'58"W	38.04'
C42	009°05'05"	60.50'	9.59'	S81°51'02"E	9.58'
C43	022°21'02"	60.50'	23.60'	N82°26'55"E	23.45'
C44	051°58'53"	20.00'	18.14'	N52°45'10"W	17.53'
C45	015°22'09"	20.00'	5.36'	N49°04'39"W	5.35'
C46	043°20'21"	37.50'	28.37'	N19°43'24"W	27.69'
C47	091°36'40"	3.00'	4.80'	N47°46'38"E	4.30'
C48	090°00'00"	3.00'	4.71'	N41°23'34"W	4.24'
C49	028°10'12"	59.50'	29.25'	N10°28'41"W	28.96'
C50	016°49'48"	59.50'	17.48'	N32°58'41"W	17.41'
C51	087°21'02"	20.00'	23.51'	S07°43'04"E	22.18'
C52	013°16'58"	60.50'	14.05'	N19°17'58"E	14.03'
C53	009°02'03"	60.50'	9.54'	N08°07'27"E	9.53'
C54	012°07'23"	60.50'	12.80'	N02°27'16"W	12.78'
C55	003°15'25"	50.00'	2.84'	N05°53'15"W	2.84'
C56	046°03'10"	50.00'	40.19'	N17°46'02"E	39.12'
C57	015°36'51"	59.50'	16.21'	N32°59'11"E	16.16'
C58	021°35'08"	59.50'	22.42'	N14°23'59"E	22.28'
C59	090°00'00"	3.00'	4.71'	N48°36'26"E	4.24'
C60	091°45'32"	3.00'	4.80'	N40°30'38"W	4.31'
C61	043°40'17"	37.50'	28.58'	N26°46'17"E	27.90'
C62	016°01'35"	20.00'	5.59'	N56°37'13"E	5.58'
C63	051°19'27"	20.00'	17.92'	S80°42'16"E	17.32'
C64	022°21'02"	60.50'	23.60'	N75°13'04"W	23.45'
C65	084°03'20"	35.00'	51.35'	S44°21'55"E	46.86'
C66	084°17'40"	87.00'	128.00'	N44°29'05"W	116.78'
C67	107°44'19"	99.00'	186.16'	S39°29'55"W	159.92'
C68	035°38'17"	63.00'	39.15'	N03°25'54"E	38.52'
C69	036°23'00"	35.00'	34.44'	N49°25'33"E	33.07'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C70	001°34'28"	5869.65'	158.61'	N09°34'20"W	158.61'
C71	093°05'59"	27.00'	43.87'	N47°03'28"E	39.20'
C72	090°00'00"	27.00'	42.41'	S41°23'34"E	38.18'
C73	090°00'00"	28.50'	44.77'	S48°36'26"W	40.31'
C74	076°16'28"	28.50'	38.93'	N47°16'00"W	35.88'
C75	003°58'29"	468.00'	32.19'	N08°09'33"W	32.19'
C76	004°41'45"	468.00'	38.35'	N01°50'26"W	38.34'
C77	090°00'00"	27.00'	42.41'	S48°36'26"W	38.18'
C78	090°00'00"	28.50'	44.77'	N41°23'34"W	40.31'
C79	090°00'00"	28.50'	44.77'	N48°36'26"E	40.31'
C80	090°00'00"	28.50'	44.77'	S41°23'34"E	40.31'
C81	001°19'04"	5869.91'	130.42'	S09°26'38"E	130.41'
C82	000°18'31"	5869.91'	27.24'	S10°34'51"E	27.24'
C83	000°21'33"	5899.65'	35.72'	N10°32'20"W	35.72'
C85	001°56'00"	5899.65'	192.33'	N09°45'06"W	192.33'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	23.15'	S03°36'26"W
L2	7.40'	S41°23'34"E
L3	29.42'	N48°36'26"E
L4	81.11'	N03°38'26"E
L5	29.70'	S41°23'34"E
L6	74.70'	S03°36'26"W
L7	1.41'	S48°36'26"W
L8	90.91'	S03°36'26"W
L9	8.00'	S03°36'26"W
L10	8.00'	N03°36'26"E
L11	14.25'	N86°23'34"W
L12	66.00'	S03°36'26"W
L13	15.00'	S86°23'34"E
L14	23.15'	S03°36'26"W
L15	11.00'	S86°23'34"E
L16	11.00'	S86°23'34"E

LINE TABLE		
LINE	DISTANCE	BEARING
L17	8.00'	S86°23'34"E
L18	8.00'	S86°23'34"E
L19	14.99'	N88°23'34"W
L20	27.00'	S03°36'26"W
L21	15.00'	S86°23'34"E
L22	42.65'	S03°36'26"W
L23	11.00'	S86°23'34"E
L24	11.00'	S86°23'34"E
L25	11.00'	N88°23'34"W
L26	11.00'	N86°23'34"W
L27	48.91'	S03°36'26"W
L28	15.00'	N86°23'34"W
L29	27.00'	S03°36'26"W
L30	14.99'	S86°23'34"E
L31	14.00'	N86°23'34"W
L32	53.00'	S03°36'26"W

LINE TABLE		
LINE	DISTANCE	BEARING
L33	14.00'	S86°23'34"E
L34	14.00'	S86°23'34"E
L35	53.00'	N03°36'26"E
L36	14.00'	N86°23'34"W
L37	3.00'	N03°36'26"E
L38	5.00'	N03°36'26"E
L39	5.21'	N03°36'26"E
L40	17.49'	S89°23'30"E
L41	11.71'	N03°38'30"E
L42	34.31'	S88°09'21"E
L43	17.00'	S03°51'40"W
L44	5.00'	S03°52'44"W
L45	51.71'	N86°08'47"W
L46	51.73'	N86°08'47"W
L47	12.50'	N03°36'26"E

SANITARY EASEMENT LINE TABLE		
LINE	DISTANCE	BEARING
L48	25.05'	S10°42'38"E
L49	33.70'	N82°59'44"E
L50	25.00'	N88°23'34"W
L51	107.58'	S07°39'01"W
L52	25.00'	N88°23'34"W
L53	103.74'	N03°36'26"E
L54	25.00'	N86°23'34"W
L55	115.94'	N03°36'26"E
L56	120.58'	N07°39'01"E
L57	25.00'	S86°23'30"E
L58	25.00'	N86°23'30"W
L59	123.50'	N03°36'30"E
L60	27.18'	S82°59'44"W

LEGEND

- FENCE AREA
- TREE PLANTING AREA
- VIBURNUM HEDGE PLANTING AREA
- PERMANENT MARKER SET
- IRON PIN FOUND
- IRON PIN SET
- PK NAIL SET

Note A: Reserves B, C, D, E, F, G, H, and I, inclusive, are to be owned and maintained by the Courtyards on Riverside Homeowners Association.

Note B: Reserve A is to be owned and maintained by the Courtyards on Riverside Homeowners Association for the purpose of pedestrian and vehicular access. The City of Columbus will not be responsible for the maintenance of these drives.

Note C: Reserve C is to be owned and maintained by the Courtyards on Riverside Homeowners Association for the purpose of stormwater retention facilities and clubhouse amenity. Maintenance responsibilities are found in the Approved Stormwater Management Plans.

Note D: By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0153K, with an effective date of 6/17/2008, in Franklin County, Ohio.

Note E: 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 F: No determination has been made by the Department of Building and 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 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 Courtyards on Riverside does not imply any approval for the development of the site as it may pertain to Wetlands.

Note G: The pavement and storm sewer plan together with the master grading plan for The Courtyards on Riverside show a design that would prohibit all lots from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

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 The Courtyards on Riverside 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 I: At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance #Z373-2018, passed September 2nd, 2018 Zoning File number #Z18-025. 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, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

Note J: Parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. The owner, developer, and/or the Homeowners Association must establish and maintain an agreement with a private towing company, which authorizes the company to remove/tow any vehicles parked in restricted areas. Towing agreements shall be filed annually, upon execution of contract, with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office. The developer, and/or Homeowners Association shall designate the City of Columbus as an authorized agent for the sole and specific purpose of enforcement of parking restrictions. All signage, towing agreements and designations will conform to the City of Columbus Division of Fire "Fire Vehicle Access Plan."

Note K: Within said Reserve A, a non-exclusive easement is hereby granted to the City of Columbus and other governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and lands adjacent to said Reserve A.

Note L: Areas delineated as fence area, tree planting area, or viburnum hedge planting area are to be maintained by the Courtyards on Riverside Homeowners Association. In the delineated fence area, a 6' minimum height privacy fence is to be installed in order to screen the development from neighboring properties.

Note M: The 'Emergency Access' drive located within said Reserve "A" shall be limited to the ingress/egress of Public and Quasi-Public Entities such as Fire, Police, Ambulance and Utilities, to or from Water Bank Street (a private street) and to or from the lands adjacent to the subdivision to the south.

SUMMARY TABLE		
AREA	ACREAGE	SQ. FT.
LOTS 1-81	12.944 AC.	563,850
RESERVE A	2.835 AC.	123,497
RESERVES B-I	4.022 AC.	175,214
R.O.W.	0.398 AC.	17,327
TOTAL	20.199 AC.	879,888

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CITY OF COLUMBUS, OHIO
FINAL PLAT
FOR
THE COURTYARDS ON RIVERSIDE

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 50'
DATE: October 10, 2019
SHEET 2 / 2
JOB NO.: 18-0008-27

O:\18-0008-27\DWG\PRODUCTION DRAWINGS\FINAL PLAT\0008-27 FP_002.dwg Final Plat Oct 10, 2019 - 10:02:48am bkershner