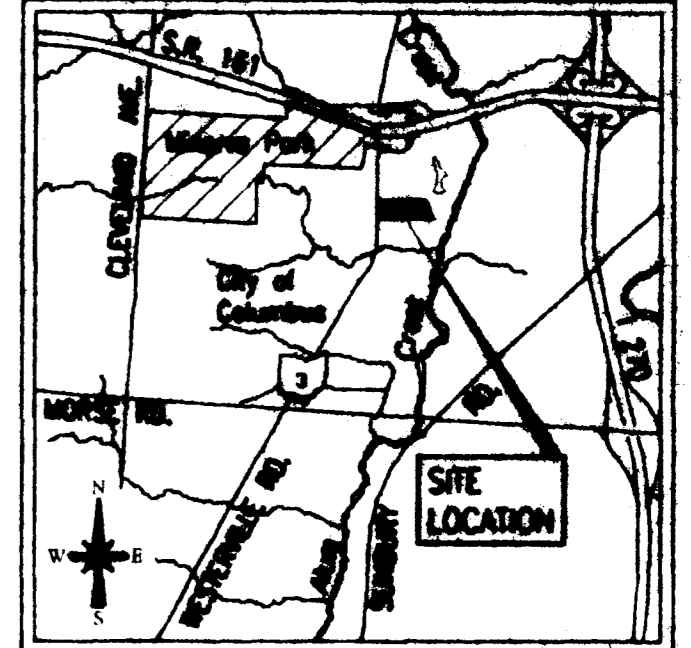
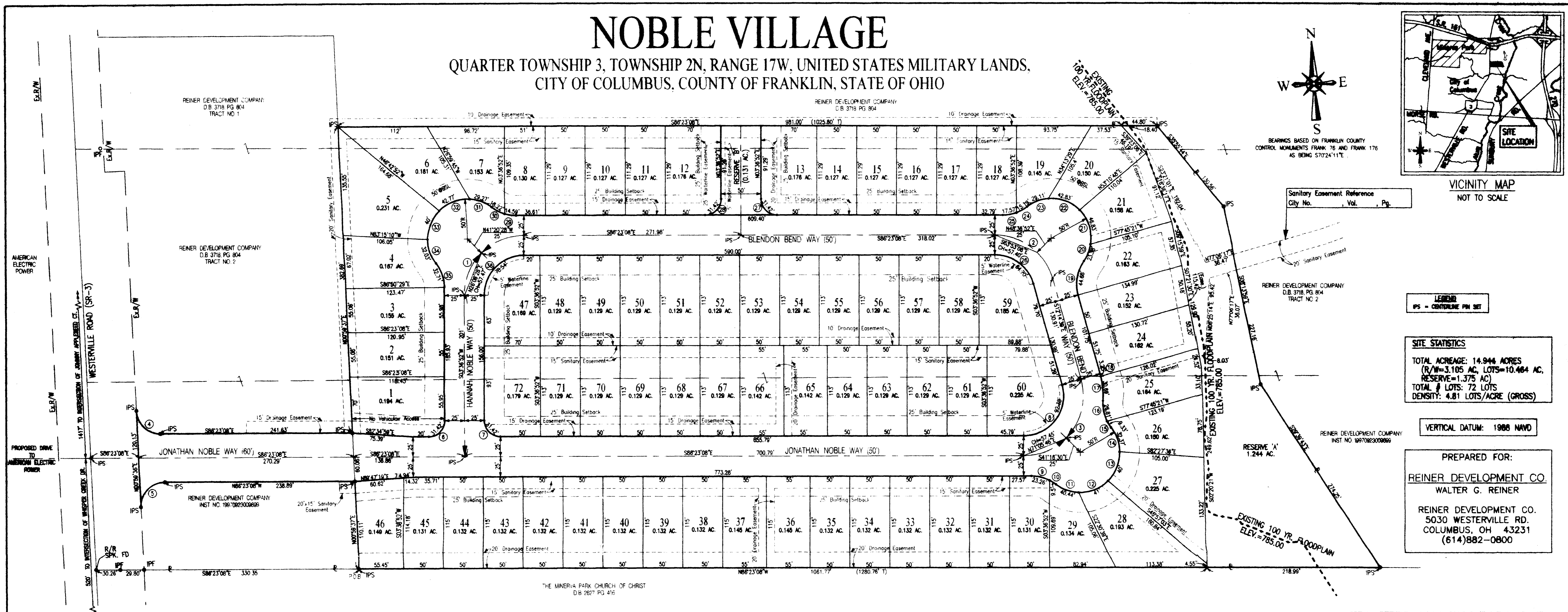


NOBLE VILLAGE

QUARTER TOWNSHIP 3, TOWNSHIP 2N, RANGE 17W, UNITED STATES MILITARY LANDS,
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



VICINITY MAP
NOT TO SCALE

LEGEND
IPS = CENTURINE PIN SET

SITE STATISTICS
TOTAL ACREAGE: 14.944 ACRES
(R/W=3.105 AC, LOTS=10.464 AC,
RESERVE=1.375 AC)
TOTAL # LOTS: 72 LOTS
DENSITY: 4.81 LOTS/ACRE (GROSS)

VERTICAL DATUM: 1988 NAVD

PREPARED FOR:
REINER DEVELOPMENT CO.
WALTER G. REINER

REINER DEVELOPMENT CO.
5030 WESTERVILLE RD.
COLUMBUS, OH 43231
(614)882-0800

NOTES:

- NO DETERMINATION HAS BEEN MADE BY THE BUILDING AND DEVELOPMENT SERVICES SECTION, 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. CITY OF COLUMBUS APPROVAL OF THE FINAL PLAT OF NOBLE VILLAGE DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.
- THE LAND PLATTED HEREIN IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, AS PER FEMA MAP NUMBER 38048C0158 G, DATED AUG. 2nd, 1995.
- NO VEHICULAR ACCESS (N.V.A.) UNTIL STREET IS EXTENDED AND DEDICATED BY PLAT OR DEED.
- NO LOTS IN THIS SUBDIVISION SHALL BE CONSTRUCTED SUCH THAT THE DRIVEWAY IS DERESSED BELOW THE SIDEWALK ELEVATION AT THE DRIVEWAY. THESE ARE PROHIBITED AS PER THE ZONING ORDINANCE FOR THIS SITE.
- THE GRANTOR BEING DULY AUTHORIZED IN THE PROPERTY PLATTED HEREIN, DOES HEREBY INDEMNIFY THE CITY OF COLUMBUS, OHIO, FOR AND HOLD IT HARMLESS FROM ANY AGRICULTURAL RECOUPMENT ASSESSED OR LEVIED IN THE FUTURE AGAINST SAID PROPERTY WHICH RESULTS FROM THE GRANTOR'S CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE.
- EASEMENTS SHOWN HEREON ARE SHORT DASHED LINES. -----
- AT THE TIME OF PLATTING, THE LAND INDICATED HEREON IS SUBJECT TO REQUIREMENTS OF CITY OF COLUMBUS ZONING ORDINANCE 948-89 PASSED APRIL 19th, 1998 (297-085). THIS ORDINANCE, AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT, SHOULD BE REVIEWED TO DETERMINE THE 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 RESTRICTION, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- THIS PLAN SHOWS EXISTING 100 YR. FLOODWAY ELEVATION (785.00) AS DETERMINED BY FIELD SURVEY (1/99) BY ADR & ASSOCIATES, LTD.
- THE PROPOSED DRIVE TO AMERICAN ELECTRIC POWER AS SHOWN ON THIS SHEET SHALL BE CONSTRUCTED AND IN-PLACE PRIOR TO ANY OCCUPANCY PERMITS BEING ISSUED FOR NOBLE VILLAGE. THE CENTERLINE OF THE PROPOSED DRIVE SHALL MATCH THE CENTERLINE OF THE ROAD INTO NOBLE VILLAGE. ALSO, THE EXISTING DRIVE SHALL BE REMOVED AND RE-SEEDED.
- RESERVE 'A' HAS BEEN SET ASIDE FOR USE AS A NATURAL HABITAT FOR WETLAND SPECIES OF VEGETATION AND ANIMALS. THE DEVELOPER SHALL RETAIN OWNERSHIP OF THE RESERVE AND IS RESPONSIBLE FOR PROPER MAINTENANCE UNTIL THE HOMEOWNER'S ASSOCIATION LEGALLY TAKES CONTROL. AT THAT TIME, THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE RESERVE.
- RESERVE 'B' HAS BEEN SET ASIDE FOR USE AS A FUTURE ROADWAY CONNECTION IF THE AREA TO THE NORTH IS DEVELOPED AS SINGLE FAMILY HOMES. THE DEVELOPER SHALL RETAIN OWNERSHIP OF THE RESERVE AND IS RESPONSIBLE FOR PROPER MAINTENANCE UNTIL THE CONNECTOR ROAD IS DEDICATED AND CONSTRUCTED. IF THE AREA TO THE NORTH DEVELOPS AS MULTI-FAMILY USE (CURRENT ZONING IS L-AR-12), THE RESERVE MAY BE SOLD BY THE DEVELOPER AS A SINGLE FAMILY LOT.

BEING A PART OF FARM LOT 6, QTR. TWP. 3, T-2N, R-17W, UNITED STATES MILITARY LANDS, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO, AND BEING 0.870 ACRES OUT OF A 15.040 ACRE TRACT OF LAND (TRACT 1) AND 7.294 ACRES OUT OF A 13.806 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED TO REINER DEVELOPMENT COMPANY D.B. 3718, PG. 804 OF THE FRANKLIN COUNTY DEED RECORDS, ALSO BEING 6.978 ACRES OUT OF AN 11.000 ACRE TRACT OF LAND AS CONVEYED TO REINER DEVELOPMENT COMPANY INST. NO. 19970823009899 OF THE FRANKLIN COUNTY DEED RECORDS, TOTAL ACREAGE BEING 14.944 ACRES.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT. AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. 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 T.V. INDUSTRY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF T.V. 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.

THE UNDERSIGNED, REINER DEVELOPMENT COMPANY, WALTER G. REINER, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS NOBLE VILLAGE A SUBDIVISION OF LOTS 1 THROUGH 72, DO HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO THE PUBLIC USE AS SUCH, ALL OR PARTS OF THE RIGHT-OF-WAY, EASEMENTS AND PARK AREA SHOWN AND HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS WHEREOF, WALTER G. REINER, OWNER HAS HERETO SET HIS HAND THIS _____ DAY OF _____, 1999.

WITNESSED OWNERS

WALTER G. REINER

STATE OF OHIO: SS
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WALTER G. REINER, OWNER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 1999.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS _____ DAY OF _____, 1999

DIRECTOR OF TRADE AND DEVELOPMENT, COLUMBUS, OHIO

APPROVED THIS _____ DAY OF _____, 1999

CITY ENGINEER, COLUMBUS, OHIO

APPROVED THIS _____ DAY OF _____, 1999

DIRECTOR OF PUBLIC SERVICE, COLUMBUS, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 1999, BY ORDINANCE NO. _____ WHEREIN ALL OF THE RIGHTS-OF-WAY, EASEMENTS AND PARK AREA SHOWN DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF COLUMBUS, OHIO.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 1999.

CITY CLERK, COLUMBUS, OHIO

TRANSFERRED THIS _____ DAY OF _____, 1999.

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

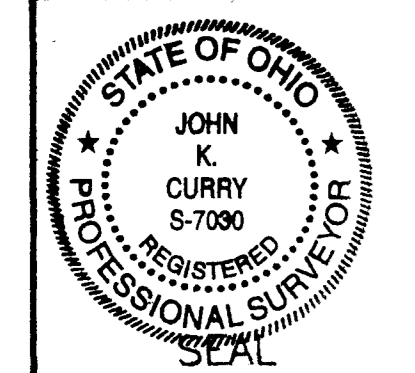
FILED FOR RECORD THIS _____ DAY OF _____, 1999, AT _____ M. FEE \$ _____ FILE NO. _____

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____ PAGE _____

CURVE NO.	RADIUS	CHORD	BEARING	DELTA
1	75'	108.07'	N48°36'38"E	86°00'00"
2	75'	90.42'	S47°18'38"E	74°00'00"
3	75'	118.88'	N40°41'07"W	103°01'31"
4	30'	41.44'	S42°41'46"E	87°00'00"
5	30'	43.39'	N47°18'14"E	92°37'41"
6	20'	28.28'	N48°36'38"E	80°00'00"
7	20'	28.28'	N41°23'08"W	94°00'00"
8	50'	78.79'	S40°41'07"W	108°51'31"
9	50'	23.06'	N73°03'27"W	26°30'11"
10	50'	9.49'	N84°17'09"W	105°32'28"
11	50'	30.45'	N88°34'11"W	32°27'22"
12	50'	39.88'	S72°12'42"W	44°58'53"
13	50'	38.84'	S58°45'08"W	45°07'04"
14	50'	31.80'	S15°28'38"E	37°08'08"
15	50'	9.31'	S88°51'42"E	1°41'10"
16	50'	24.48'	S68°08'24"E	30°43'18"
17	100'	30.58'	S01°29'24"E	17°38'24"
18	100'	3.25'	S121°43'36"E	01°15'44"
19	80'	43.21'	S132°21'24"W	51°12'07"
20	50'	23.17'	S28°33'38"W	28°47'40"
21	50'	45.13'	S14°38'50"E	53°38'15"
22	50'	41.53'	S86°01'47"E	48°04'35"
23	50'	28.70'	N72°45'07"E	33°21'25"
24	50'	15.21'	N84°18'21"E	17°28'50"
25	50'	17.48'	N84°02'38"E	20°05'57"
26	50'	80.28'	S48°18'53"E	74°08'22"
27	20'	28.28'	N41°23'08"W	94°00'00"
28	20'	28.28'	N48°36'38"E	80°00'00"
29	50'	14.52'	S78°42'08"E	16°41'52"
30	50'	18.20'	S38°44'14"E	38°08'51"
31	80'	28.85'	S88°33'18"E	38°52'11"
32	90'	41.88'	N73°18'19"E	48°08'08"
33	50'	38.84'	N69°44'50"E	45°07'04"
34	50'	31.48'	N15°31'14"W	34°43'18"
35	50'	32.13'	N15°07'38"W	37°38'58"
36	90'	70.71'	N48°36'38"E	80°00'00"



PLAN PREPARED BY:
ADR & ASSOCIATES, LTD.
NEWARK OFFICE | WESTERVILLE OFFICE
P.O. BOX 6048 | 102 DORCHESTER SQ. LN.
193 UNION STREET | SUITE 110
NEWARK, OH 43058-4068 | WESTERVILLE, OH 43081
(740)345-1921 | (614)891-8643

JOHN K. CURRY, P.S. 11-4-99 DATE
OHIO PROFESSIONAL SURVEYOR # 7030

DATE _____

REVISION DESCRIPTION _____

0 60 120 180 HORIZONTAL SCALE IN FEET

DESIGNED BY RFB
CHECKED BY DOK
DRAWN BY JKC
PROJECT NUMBER 585318

PREPARED BY:
ADR & ASSOCIATES, LTD.
NEWARK, OHIO (740)345-1921 / WESTERVILLE, OHIO (614)891-8643

SHEET TITLE
FINAL PLAT
NOBLE VILLAGE

SHEET NO. 1