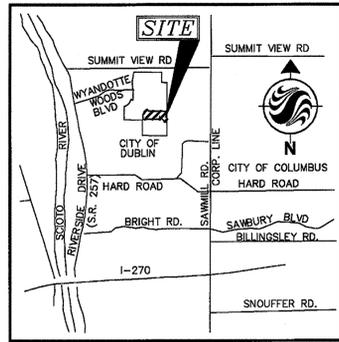


WYANDOTTE WOODS SECTION 8



VICINITY MAP
NOT TO SCALE

201311180192219
Page 2 of 2 \$172.00 T20190100087
11/19/2013 10:32:09 AM
Terry J. Sands
Franklin County Recorder

NOTES:

"RESERVE "G" AS DESIGNATED AND DELINEATED HEREON SHALL ULTIMATELY BE OWNED BY THE CITY OF DUBLIN AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION."
RESERVE "H" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. RESERVE "I" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEWOOD CORPORATION UNTIL SUCH TIME THAT AN ASSOCIATION IS CREATED FOR THE PARCEL TO THE SOUTH OF WYANDOTTE WOODS SECTION 8.

PROTECTIVE FENCING SHALL BE INSTALLED AS SHOWN ON THE TREE PRESERVATION PLAN DURING ALL PHASES OF CONSTRUCTION.

A FORCED AND FUNDED HOMEOWNER'S ASSOCIATION SHALL BE FORMED, AND SHALL MAINTAIN ALL RESERVES AND UNPAVED CENTER ISLANDS OF CUL-DE-SAC STREETS AND/OR ROUNDABOUT ISLAND, FOR THIS SECTION AND ALL PREVIOUS AND FUTURE SECTIONS OF THE DEVELOPMENT.

AT THE TIME THIS PLAT IS RECORDED, GAS, ELECTRIC AND LOCAL TELEPHONE SERVICES TO THE LOTS IN WYANDOTTE WOODS SECTION 8 ARE PROPOSED TO BE PROVIDED, RESPECTIVELY, BY COLUMBIA GAS OF OHIO, INC., AMERICAN ELECTRIC POWER AND AMERITECH.

THIS SITE LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 39049C0038 K AND 39049C0151 K WITH AN EFFECTIVE DATE OF JUNE 17, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DEVELOPMENT STANDARDS:

NUMBER OF LOTS19
NUMBER OF RESERVES3
MINIMUM LOT SIZE10,000 SF
FRONT YARD SETBACK35'
SIDE YARD SETBACKONE SIDE = 8' MINIMUM
TOTAL = MINIMUM 18'

REAR YARD SETBACK 25% OF LOT DEPTH (50' MAXIMUM)

AREA CALCULATIONS:

LOT AREA 4.984 ACRES
RIGHT-OF-WAY AREA 1.840 ACRES
RESERVE AREAS 0.284 ACRES
TOTAL AREA 7.108 ACRES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THAT OF THE GRID BEARING OF N 21° 59' 12" E FROM OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, (1986 ADJUSTMENT), AS DETERMINED BY FIELD MEASUREMENTS BETWEEN FRANKLIN COUNTY ENGINEER MONUMENTS STATION "FRANK 189" AND STATION "FRANK 89" ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER.

CERTIFICATION:

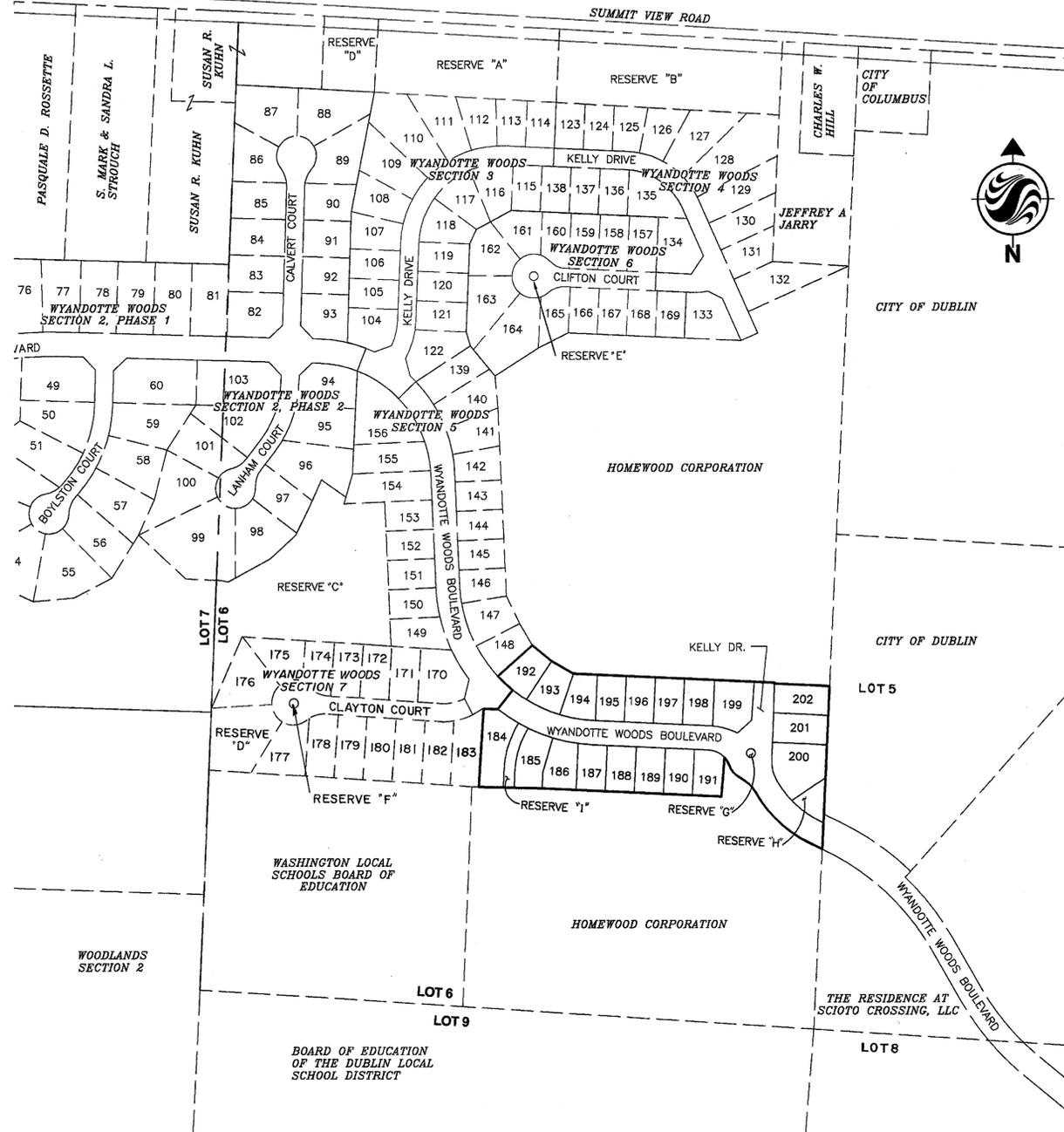
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN (RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- ⊙ = IRON PIN FOUND-3/4 IRON PIPE WITH STANTEC CAP
- ⊕ = MAG NAIL SET
- ⊗ = COTTON GIN SPIKE FOUND (CGSF)
- ⊚ = RAILROAD SPIKE FOUND

BY: Robert J. Sands 11/19/13 DATE
ROBERT J. SANDS
PROFESSIONAL SURVEYOR NO. S-8053



Stantec



BACKGROUND MAP
SCALE: 1" = 200'

THE FOLLOWING RESTRICTIONS ON DRIVEWAY LOCATION SHALL APPLY:
LOT 191: DRIVE RESTRICTED TO THE WEST SIDE OF LOT.
LOT 199: DRIVE RESTRICTED TO KELLY DRIVE.
LOT 200: DRIVE RESTRICTED TO THE SOUTH SIDE OF LOT.
LOT 201: DRIVE RESTRICTED TO THE NORTH SIDE OF LOT.
SEE SHEET 2 OF 2 FOR PERMITTED DRIVEWAY AREAS.

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LYING IN LOT 6 OF QUARTER SECTION 2, TOWNSHIP 2 NORTH, RANGE 13 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 7.108 ACRES, MORE OR LESS, INCLUDING 1.840 ACRES OF RIGHT-OF-WAY AREA, SAID 7.108 ACRES BEING OUT OF THE 90.698 ACRE TRACT CONVEYED TO HOMEWOOD CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 08142 B10, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED HOMEWOOD CORPORATION, AN OHIO CORPORATION, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "WYANDOTTE WOODS SECTION 8", A SUBDIVISION OF LOTS NUMBERED 184 THROUGH 202, INCLUSIVE, AND RESERVES "I", "G" AND "H", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE BOULEVARD AND DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT", OR "SIDEWALK EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS 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, ARE 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 UNLESS APPROVED BY THE DUBLIN CITY ENGINEER. WITHIN THOSE AREAS DESIGNATED "SIDEWALK EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR USE BY THE PUBLIC. 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 JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, HAS SET HIS HAND THIS 10th DAY OF October, 2013.

WITNESSES:
Robert J. Sands
Michelle A. Dolan
JAMES L. LIPNOS, PRESIDENT
HOMEWOOD CORPORATION

STATE OF OHIO SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES L. LIPNOS, PRESIDENT FOR THE SAID HOMEWOOD CORPORATION, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 10th DAY OF October, 2013.

MY COMMISSION EXPIRES Aug 23, 2017
Cindy Lynn Triskett
NOTARY PUBLIC, STATE OF OHIO
APPROVED THIS 21st DAY OF October, 2013. Paul S. Harwood
SECRETARY OF PLANNING AND ZONING,
COMMISSION CITY OF DUBLIN, OHIO

APPROVED THIS 16th DAY OF October, 2013. Paul J. Harwood
CITY ENGINEER, CITY OF DUBLIN

APPROVED THIS 6th DAY OF December, 2013, BY VOTE OF COUNCIL, WHEREIN ALL OF THE BOULEVARD AND DRIVE DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF DUBLIN, OHIO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF October, 2013.
Judith K. Real
Deputy Clerk of Council, CITY OF DUBLIN, OHIO

TRANSFERRED THIS 18 DAY OF November, 2013
Charlene E. Mingo II
AUDITOR, FRANKLIN COUNTY, OHIO

Michael J. Dorman
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

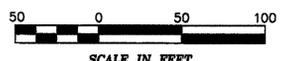
FILED FOR RECORD THIS 18th DAY OF November, 2013 AT 10:32 AM

FEE 172.80 FILE NO 201311180192219
Terry J. Sands
RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS 18th DAY OF November, 2013 PLAT BOOK 116 PAGES 65-66

Marcie Egan
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
 DRIVEWAY ACCESS IS PROHIBITED.



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°24'24" W	38.03'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L2	S 24°04'11" E	11.43'
L3	S 64°24'24" E	24.05'
L4	S 27°51'20" W	53.23'
L5	S 02°37'25" W	45.29'

LOT LINE TABLE

LOT	BEARING	DISTANCE
L6	S 27°51'20" W	20.47'
L7	S 02°37'25" W	45.80'
L8	N 02°37'25" E	44.98'
L9	N 27°51'20" E	20.47'
L10	S 01°25'38" W	42.57'
L11	N 88°34'22" W	30.01'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L14	N 64°24'24" W	42.33'
L15	S 39°32'02" W	35.38'
L16	N 80°18'37" W	23.64'
L18	N 75°58'18" W	41.01'
L19	N 87°22'35" W	43.48'
L20	S 62°42'45" W	28.85'
L21	S 78°28'01" W	25.87'
L22	S 30°19'20" W	69.95'
L23	S 37°30'47" E	53.35'
L24	S 04°32'37" E	26.34'
L25	S 26°39'50" E	26.44'
L26	S 71°10'55" E	39.39'
L27	N 64°48'36" E	16.39'
L28	S 71°08'30" E	15.43'
L29	S 85°54'15" E	7.15'
L30	N 30°19'20" E	70.61'
L31	N 06°07'05" W	18.38'
L32	N 02°54'15" E	23.54'
L33	N 83°54'49" W	14.33'
L34	N 45°58'04" E	43.80'
L35	S 45°58'04" W	82.37'

CITY OF DUBLIN
 11.679 ACRES
 O.R. 16563 B15

RESERVE "H"
 0.136 AC.
 RESERVE "H" IS TO OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE HOME OWNERS ASSOCIATION

LEGEND
 NR = NON RADIAL
 R = RADIAL

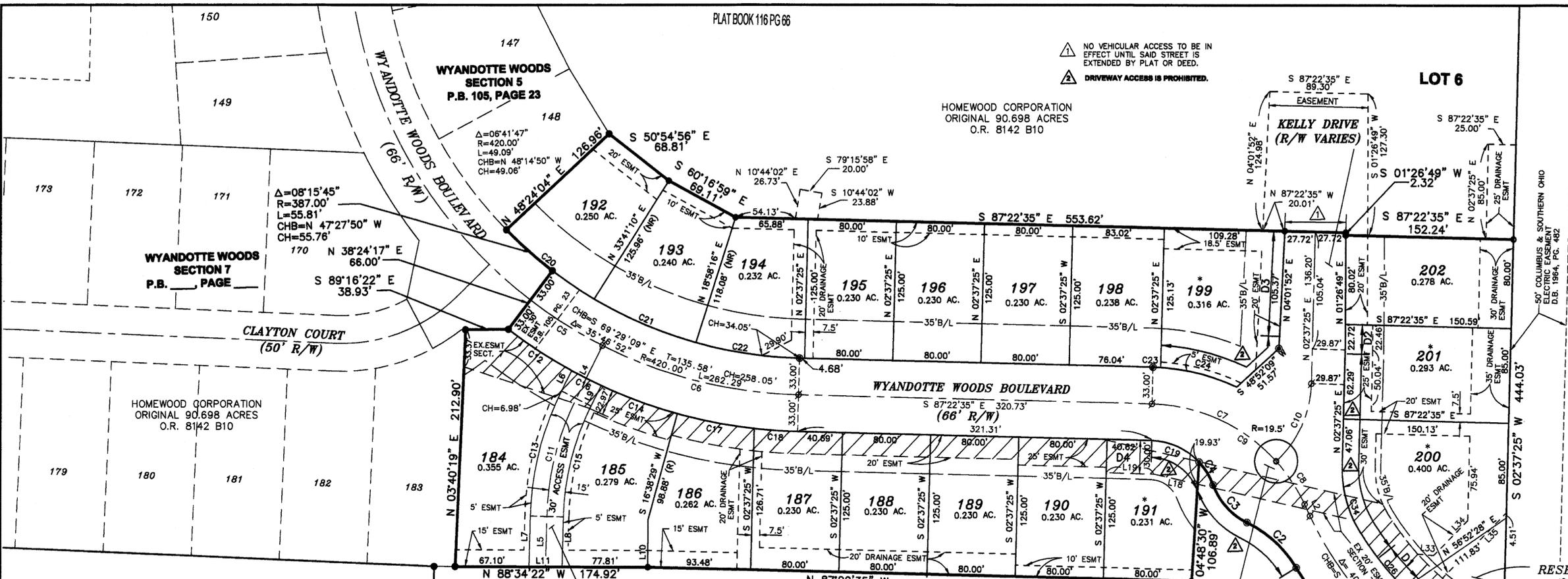
DRIVEWAY ACCESS IS PROHIBITED.

* THE FOLLOWING RESTRICTIONS ON DRIVEWAY LOCATION SHALL APPLY:
 LOT 191: DRIVEWAY RESTRICTED TO THE WEST SIDE OF LOT.
 LOT 199: DRIVEWAY RESTRICTED TO KELLY DRIVE.
 LOT 200: DRIVEWAY RESTRICTED TO THE SOUTH SIDE OF LOT.
 LOT 201: DRIVEWAY RESTRICTED TO THE NORTH SIDE OF LOT.

PERMITTED DRIVEWAY AREAS

D1	N 40°27'21" W	36.02' (CH)
D2	S 01°36'28" W	26.31'
D3	S 04°01'52" W	105.37'
D4	S 87°22'35" E	40.82'

EXISTING EASEMENT OF RECORD IN WYANDOTTE WOODS SECTION 7



BOARD OF EDUCATION
 WASHINGTON LOCAL SCHOOL DISTRICT
 10.00 ACRES
 D.B. 3265 PG. 637

RESERVE "I"
 0.121 AC.
 RESERVE "I" IS TO OWNED AND MAINTAINED BY HOMEWOOD CORPORATION UNTIL SUCH TIME THAT AN ASSOCIATION IS CREATED FOR THE PARCEL TO THE SOUTH OF WYANDOTTE WOODS SECTION 8.
 A 30' ACCESS EASEMENT SHALL BE PROVIDED IN RESERVE "I" FOR THE PROPOSED MULTI-FAMILY DEVELOPMENT ADJUTING WYANDOTTE WOODS SECTION 8 TO THE SOUTH.

RESERVE "G"
 0.027 AC.
 RESERVE "G" IS TO OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE HOME OWNERS ASSOCIATION

HOMEWOOD CORPORATION
 ORIGINAL 90.698 ACRES
 O.R. 8142 B10

BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°11'48"	343.00'	204.72'	N 47°18'29" W	201.89'
C2	32°56'27"	106.50'	61.23'	N 46°40'48" W	80.39'
C3	43°57'53"	61.00'	46.81'	N 41°10'05" W	45.67'
C4	22°45'37"	61.00'	24.23'	N 30°33'57" W	24.07'

CENTERLINE CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	10°32'57"	420.00'	77.33'	S 56°52'12" E	77.22'
C6	25°13'55"	420.00'	184.96'	S 74°45'38" E	183.47'
C7	46°17'34"	157.50'	127.25'	S 64°13'49" E	123.82'
C8	17°00'51"	157.50'	46.77'	S 32°34'36" E	46.60'
C9	63°18'24"	157.50'	174.02'	S 55°43'23" E	165.31'
C10	46°17'14"	97.50'	78.77'	N 25°46'01" E	76.64'
C11	25°13'55"	250.00'	110.10'	S 15°14'22" W	109.21'

LOT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	08°39'06"	453.00'	68.40'	S 55°55'16" E	68.34'
C13	25°13'55"	265.00'	116.70'	S 15°14'22" W	115.78'
C14	09°19'00"	453.00'	73.66'	S 68°42'01" E	73.58'
C15	25°13'55"	235.00'	103.49'	N 15°14'22" E	102.66'
C16	03°47'42"	453.00'	30.01'	N 62°08'40" W	30.00'
C17	09°02'23"	453.00'	71.47'	N 77°52'42" W	71.40'
C18	04°58'41"	453.00'	39.36'	S 84°53'15" E	39.35'
C19	45°25'50"	61.00'	48.37'	S 64°39'40" E	47.11'
C20	15°01'39"	387.00'	101.50'	N 50°50'47" W	101.21'
C21	14°53'36"	387.00'	100.60'	N 85°48'24" W	100.31'
C22	14°07'23"	387.00'	95.39'	N 80°18'54" W	95.15'
C23	02°05'56"	190.50'	6.98'	N 86°19'38" W	6.98'
C24	21°33'09"	190.50'	71.66'	N 74°30'05" W	71.24'
C25	20°13'23"	277.00'	97.77'	N54°17'43" W	97.26'
C26	13°28'51"	277.00'	65.17'	N37°26'36" W	65.02'
C27	09°06'52"	392.06'	62.37'	N 59°03'10" W	62.30'
C28	11°39'06"	388.00'	78.90'	N 49°05'45" W	78.77'
C29	03°08'58"	403.00'	22.15'	N 38°02'49" W	22.15'

EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	09°06'52"	392.06'	62.37'	N 59°03'10" W	62.30'
C28	11°39'06"	388.00'	78.90'	N 49°05'45" W	78.77'
C29	03°08'58"	403.00'	22.15'	N 38°02'49" W	22.15'

COPYRIGHT: ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER ITEMS PREPARED BY STANTEC CONSULTING SERVICES, INC. ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY STANTEC'S CLIENT IS SUBJECT TO ALL OF THE TERMS, CONDITIONS AND LIMITATIONS SET FORTH IN THE AGREEMENT BETWEEN SUCH CLIENT AND STANTEC. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STANTEC.

1500 LAKE SHORE DRIVE
 SUITE 100
 COLUMBUS, OHIO 43204
 (614) 486-4888 F-486-4888-8748
 FAX (614) 486-4887

