

201402240022281  
 FEB 24 11:26 AM 2014  
 FRANKLIN COUNTY RECORDER

# WELLINGTON RESERVE

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 2543, containing 17.914 acres of land, more or less, said 17.914 acres being part of those tracts of land conveyed to THE PARAGON BUILDING GROUP, LTD. by deed of record in Instrument Number 201306280109307, Recorder's Office, Franklin County, Ohio.

The undersigned, THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company, by CHARLES RUMA, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "WELLINGTON RESERVE," a subdivision containing Lots numbered 1 to 28, both inclusive, and areas designated as Reserve "A", Reserve "B" and Reserve "C", does hereby accept this plat of same and dedicates to public use, as such, all of Wellington Reserve Court, Brand Road and Ballybridge Drive (2.846 acres more or less), shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

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 above ground 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.

Approved this 18<sup>th</sup> Day of Feb, 2014  
*Paul S. Langford*  
 Director of Land Use and Long Range Planning, Dublin, Ohio

Approved this 14<sup>th</sup> Day of February, 2014  
*Paul C. Hummer*  
 City Engineer, Dublin, Ohio

Approved this 24<sup>th</sup> day of September, 2012, by vote of Council, wherein all of Wellington Reserve Court, Ballybridge Drive and Brand Road dedicated hereon is accepted, as such, by the Council of the City of Dublin, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my seal this 14<sup>th</sup> day of February, 2014.  
*Anne C. Clauss*  
 Clerk of Council, Dublin, Ohio

Transferred this 24 day of Feb., 2014.  
*Clarence E. Misco II*  
 Auditor, Franklin County, Ohio

*Michael Dotsen*  
 Deputy Auditor, Franklin County, Ohio

Filed for record this 24 day of Feb., 2014 at 11:26 AM. Fee \$ 172.30  
*Jerry G. Braun m.e.*  
 Recorder, Franklin County, Ohio

File No. 201402240022281

Recorded this 24 day of Feb., 2014  
*Marcus Egan*  
 Deputy Recorder, Franklin County, Ohio

Plat Book 117, Pages 25-26



LOCATION MAP AND BACKGROUND DRAWING  
 SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of Franklin County Geodetic Control Monuments FCGS7769 and FCGS7772. The portion of the centerline of Brand Road, having a bearing of North 89° 31' 50" West and shown hereon, is designated the "basis of bearing" for this plat.

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

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punch) to record the actual location of the point.

In Witness Whereof, CHARLES R. RUMA, President of THE PARAGON BUILDING GROUP, LTD., has hereunto set his hand this 11<sup>th</sup> day of FEB., 2014.

Signed and Acknowledged  
 In the presence of:  
*[Signature]*  
 By *[Signature]*  
 CHARLES R. RUMA, President

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES R. RUMA, President of THE PARAGON BUILDING GROUP, LTD. who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of THE PARAGON BUILDING GROUP, LTD. for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11<sup>th</sup> day of FEB., 2014.  
 My commission expires 4-16-14  
*Stephanie A. Humenay*  
 Notary Public, State of Ohio



SURVEYED & PLATTED  
 BY



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 (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By *[Signature]* PL  
 Professional Surveyor No. 7865  
 Date 10 Feb 14

# WELLINGTON RESERVE

WELLINGTON PLACE SECTION 2 P.B. 82, P. 100

WELLINGTON PLACE SECTION 1 P.B. 79, PP. 67 & 68

PLAT BOOK 117 PG 26

2  
2

**NOTE "A" - 20/30' BUILD ZONE:** Facade of buildings will be located in the zone created by the minimum and maximum front yard setback lines. See approved Zoning text for more detail.

**NOTE "B" - MINIMUM SETBACKS:** City of Dublin zoning regulations for Wellington Reserve in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon  
Side: 6 feet minimum, 14 feet total  
Rear: Lots 1-7 and 19-28 30 feet  
Lots 8-17 40 feet  
Lot 6 No rear yard setback due to its unique shape and location  
Lot 18 40 feet along north property line and 30 feet along west property line

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat of subdivision restrictions, private use restrictions covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

**NOTE "C" - FEMA ZONE:** At the time of platting, all of Wellington Reserve 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 Number 39049C0132K, with effective date of June 17, 2008.

**NOTE "D" - FENCES:** No fence may be placed in a "No Build Zone", a "No Disturb Zone" or a "Drainage Easement" area. Fences, where permitted in the Wellington Reserve subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

**NOTE "E" - UTILITY PROVIDERS:** Buyers of the lots in the Wellington Reserve subdivision are hereby notified that, at the time of platting, electric power is provided by AEP and telephone service is provided by AT&T.

**NOTE "F" - VEHICULAR ACCESS:** No vehicular access is to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "G":** As per City of Dublin Zoning Code, all lots within Wellington Reserve are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Wellington Reserve" and the development text.

**NOTE "H" - TREE PRESERVATION ZONE:** No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as a "Tree Preservation Zone", nor shall any work be performed therein which would alter the natural state of the zone or damage any of the trees or vegetation therein. Disturbance of any part of the zone by maintenance shall be restored as nearly as practicable to the original condition. No tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes (removal of underbrush is acceptable) or in keeping with good forest management practices.

**NOTE "I" - TREE ENHANCEMENT ZONE:** As required by the City of Dublin Zoning Code, areas designated and delineated hereon as "Tree Enhancement Zone" are subject to the terms, conditions, restrictions and special assessment districts as outlined in the preliminary plat entitled "Wellington Reserve" and the development text. Maintenance of this area is the responsibility of the property owner, subject to the terms and conditions of said development text.

**NOTE "J" - BRAND ROAD:** There shall be a minimum setback of 100 feet from Brand Road, as measured from the proposed right-of-way. Detention, landscaping, multi-use paths, open space, park amenities and an entry feature may be located within this setback to enhance the rural character of the Brand Road corridor.

**NOTE "K" - RESERVE "A", RESERVE "B" AND RESERVE "C":** Reserve "A", Reserve "B" and Reserve "C", as designated and delineated hereon, shall be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners to the fee simple titles to the Lots in Wellington Reserve for the purpose of passive open space/stormwater detention and any uses allowed by the then current zoning.

**NOTE "L" - SCHOOL DISTRICT:** At the time of platting, all of Wellington Reserve is in the Dublin City School District.

**NOTE "M":** At the time of platting, 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 Wellington Reserve 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.

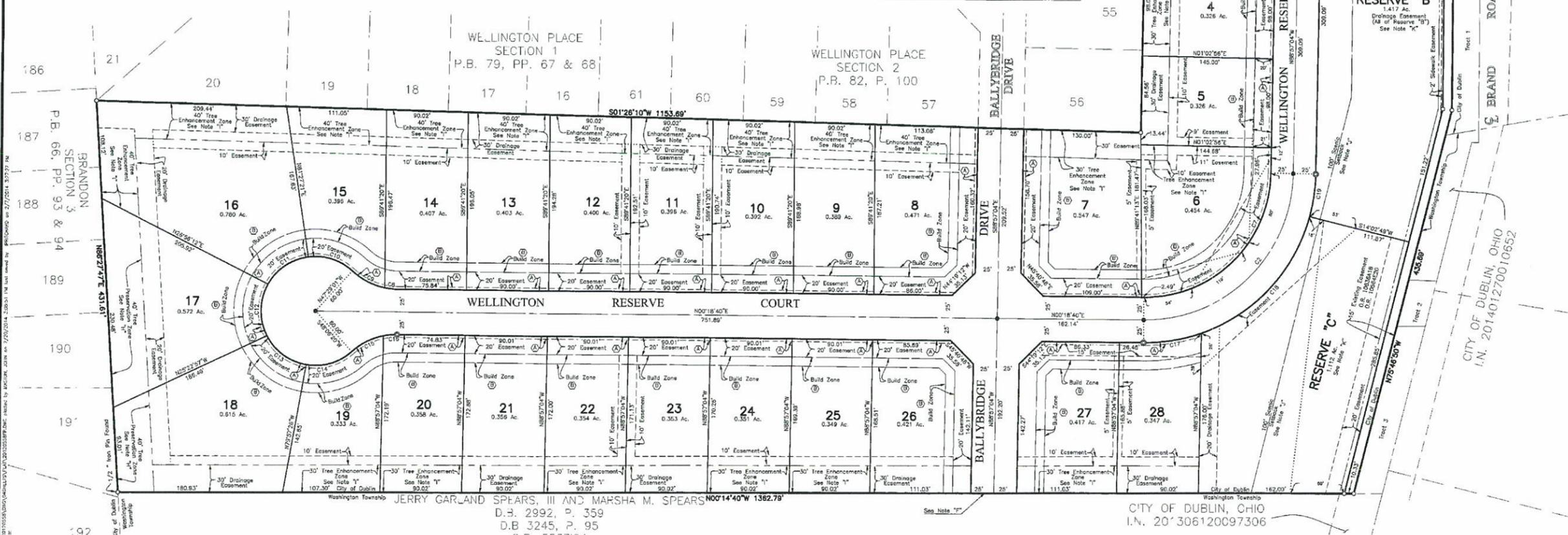
**NOTE "N" - ACREAGE BREAKDOWN:**  
Total Acreage 17,914 Ac.  
Acreage in Reserves 3,469 Ac.  
Acreage in Right-of-way 2,846 Ac.  
Acreage in Remaining Lots 11,599 Ac.

**NOTE "O" - ACREAGE BREAKDOWN:** Wellington Reserve is comprised of the following Franklin County Parcel Number(s)  
273-004537 9,555 Ac.  
273-004538 2,484 Ac.  
273-010865 5,875 Ac.



GRAPHIC SCALE (in feet)  
① = 3' Sidewalk Easement  
② = 20/30' Building Zone (See Note "A")

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	89°22'14"	150.00'	234.10'	N 44°14'27" W	211.06'
C2	89°19'44"	165.00'	257.08'	S 44°19'12" E	231.84'
C3	37°03'58"	175.00'	113.21'	N 20°57'04" W	111.25'
C4	173°27'15"	175.00'	53.31'	N 48°12'44" W	53.11'
C5	27°47'45"	175.00'	84.50'	N 70°50'11" W	84.07'
C6	4°13'01"	175.00'	12.88'	N 86°50'34" W	12.88'
C7	89°19'44"	140.00'	218.11'	N 44°19'12" E	198.71'
C8	10°52'50"	75.00'	14.24'	N 05°45'00" E	14.22'
C9	3°11'30"	75.00'	41.00'	N 28°51'14" E	40.50'
C10	50°32'07"	60.00'	52.92'	N 17°14'56" E	51.22'
C11	52°40'46"	60.00'	55.32'	N 34°28'00" W	53.38'
C12	59°31'43"	60.00'	59.20'	N 89°04'45" W	56.82'
C13	52°48'39"	60.00'	56.30'	S 36°13'04" W	53.37'
C14	51°42'24"	60.00'	54.15'	S 16°02'28" E	52.33'
C15	30°30'59"	75.00'	39.95'	S 26°38'10" E	39.48'
C16	11°41'20"	75.00'	15.30'	S 05°32'00" E	15.27'
C17	19°35'18"	190.00'	64.68'	S 09°29'00" E	64.64'
C18	55°20'44"	190.00'	183.53'	S 46°57'01" E	178.49'
C19	14°19'41"	190.00'	47.51'	S 91°47'13" E	47.39'
C20	84°03'08"	125.00'	183.37'	S 46°55'30" E	167.37'



JERRY GARLAND SPEARS, III AND MARSHA M. SPEARS  
D.S. 2992, P. 359  
D.B. 3245, P. 95  
C.R. 5537104

CITY OF DUBLIN, OHIO  
I.N. 201306120097306

CITY OF DUBLIN, OHIO  
I.N. 201401270010652

CITY OF DUBLIN, OHIO  
O.R. 11953014