



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input checked="" type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 7027 Coffman Road, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-000432-00 273-000914-00	Parcel Size(s) (Acres): 1.484 Ac. 1.532 Ac.
Existing Land Use/Development: Single family home site	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Single family subdivision
Total acres affected by application: 3.016 Ac.

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Jack J. Eggspuehler	
Mailing Address: (Street, City, State, Zip Code) 20 N. High Street Dublin, OH 43017	
Daytime Telephone: 614-889-7491	Fax:
Email or Alternate Contact Information: L_campisano@aerosafegroup.com	

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Charles Ruma		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): The Paragon Building Group, Ltd.		
Mailing Address: 10104 Brewster Lane, Powell, OH 43065 (Street, City, State, Zip Code)		
Daytime Telephone: 614-764-1953 x103	Fax: 614-777-9359	
Email or Alternate Contact Information: Charles@virginia-homes.com		

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: James Barry	
Organization (Owner, Developer, Contractor, etc.): C.F. Blvd & R.J. Bull, Inc.	
Mailing Address: 2875 W. Dublin-Granville Road, Columbus, OH 43235 (Street, City, State, Zip Code)	
Daytime Telephone: 614-761-1661	Fax: 614-761-1328
Email or Alternate Contact Information: jbarry@birdbull.com	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Jack Eggspuehler</u> , the owner, hereby authorize <u>Charles Ruma</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>Jack P. Eggspuehler</u> <u>by Jay B. Eggspuehler, P.O.A.</u>	Date: <u>4-30-14</u>

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 30th day of April, 2014  
 State of Ohio  
 County of Franklin Notary Public Steven P. Elliott



**STEVEN P. ELLIOTT**  
 Attorney at Law  
 NOTARY PUBLIC, STATE OF OHIO  
 My Commission Has No Expiration  
 Section 147.03 R.C.

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Jack Eggspuehler</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: <u>Jack P. Eggspuehler</u> <u>by Jay B. Eggspuehler, P.O.A.</u>	Date: <u>4-30-14</u>

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Jack Eggspuehler</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Jack T. Eggspuehler</u> <u>by Jay B. Eggspuehler, P.O.A.</u>	Date: <u>4-30-14</u>

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>Jack Eggspuehler</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Jack T. Eggspuehler</u> <u>by Jay B. Eggspuehler, P.O.A.</u>	Date: <u>4-30-14</u>

Subscribed and sworn to before me this 30th day of April, 20 14

State of Ohio  
County of Franklin

Notary Public Steven P. Elliott



**STEVEN P. ELLIOTT**  
Attorney at Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Has No Expiration  
Section 147.03 R.C.

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

## Proximity Report Results

5911559/28991

The selection distance was **150 feet**.  
The selected parcel was **273-000432**.

To view a table showing the **16 parcels**  
within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

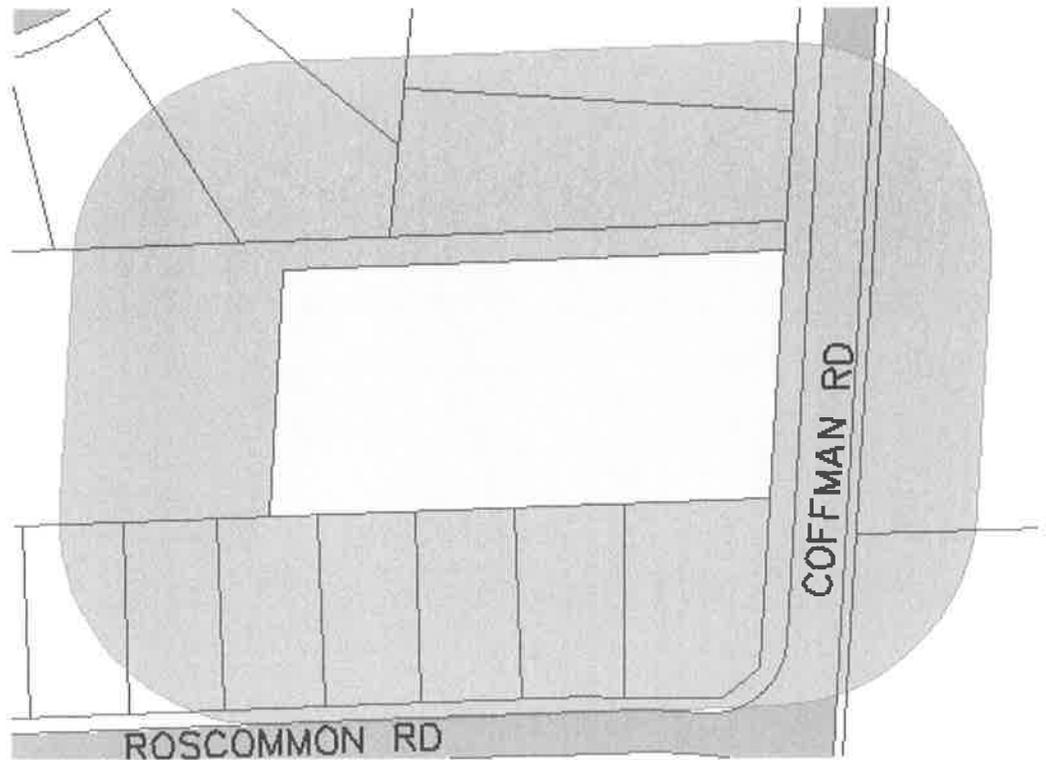


Image Date: Sat Apr 19 08:29:26 2014

## Proximity Parcels

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
273-001203	BAILEY BENJAMIN W & CYNTHIA M	5346 ROSCOMMON RD
273-001199	BALDWIN ROSE M	5314 ROSCOMMON RD
273-000325	BD OF EDUCATION OF THE DUBLIN CITY	6780 COFFMAN RD
273-000914	COFFMAN COMPANY LTD	COFFMAN RD
273-001074	COFFMAN COMPANY LTD	COFFMAN RD
273-001075	COFFMAN COMPANY LTD	COFFMAN RD
273-001202	COSBY JEFFREY L & ROBBIE D	5338 ROSCOMMON RD
273-001082	CRECELIOUS WILLIAM R & SUZANNE M	7088 FITZGERALD RD
273-004522	DUBLIN LOCAL SCHOOL DISTRICT BD OF	7030 COFFMAN RD
273-000432	EGGSPUEHLER JACK J TR	7027 COFFMAN RD
273-001083	KAYSER MICHAEL B & JULIE C	7080 FITZGERALD RD
273-001204	SAVAGE MARK D RAYBURN-SAVAGE LAURA	5354 ROSCOMMON RD
273-001200	SHEPHARD JUDY L	5322 ROSCOMMON RD
273-001201	SPEER CHARLES F & SARA JO	5330 ROSCOMMON RD
273-001198	TIBERI LOUIS E TIBERI BETTY A	5306 ROSCOMMON RD
273-001084	WOODWARD PAULA K	7072 FITZGERALD RD

## Proximity Report Results

6006469/8437804

The selection distance was **150 feet**.

The selected parcel was **273-000914**.

To view a table showing the **22 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)



Image Date: Sat Apr 19 08:28:01 2014

## Proximity Parcels

**Hint:** To copy this report to another program:

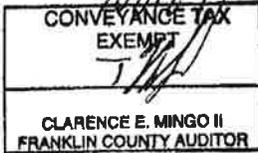
1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-001203	BAILEY BENJAMIN W & CYNTHIA M	5346 ROSCOMMON RD
273-001086	BYRON JEFFREY S BYRON NANCY H	7056 FITZGERALD RD
273-000914	COFFMAN COMPANY LTD	COFFMAN RD
273-001074	COFFMAN COMPANY LTD	COFFMAN RD
273-001075	COFFMAN COMPANY LTD	COFFMAN RD
273-001202	COSBY JEFFREY L & ROBBIE D	5338 ROSCOMMON RD
273-001082	CRECELIUS WILLIAM R & SUZANNE M	7088 FITZGERALD RD
273-001089	DICESARE JOSEPH P DICESARE KATHLEEN	7032 FITZGERALD RD
273-001206	DRAPER DANIEL J DRAPER SHANNA M	5370 ROSCOMMON RD
273-004522	DUBLIN LOCAL SCHOOL DISTRICT BD OF	7030 COFFMAN RD
273-000432	EGGSPUEHLER JACK J TR	7027 COFFMAN RD
273-001205	FERRERI NEIL A FERRERI CARRIE A	5362 ROSCOMMON RD
273-001088	FULLER JAMES G & NANCY J	7040 FITZGERALD RD
273-001207	HEGENDERFER JUSTIN L HEGENDERFER AB	5374 ROSCOMMON RD
273-001083	KAYSER MICHAEL B & JULIE C	7080 FITZGERALD RD
273-001087	PALUCH FRANK A TR PALUCH LINDA L TR	7048 FITZGERALD RD
273-001204	SAVAGE MARK D RAYBURN-SAVAGE LAURA	5354 ROSCOMMON RD
273-001200	SHEPHARD JUDY L	5322 ROSCOMMON RD
273-001201	SPEER CHARLES F & SARA JO	5330 ROSCOMMON RD
273-001208	VANOVER RICHARD A & JANETTE L	5378 ROSCOMMON RD
273-001085	VICK KENNETH R VICK LAURA A	7064 FITZGERALD RD
273-001084	WOODWARD PAULA K	7072 FITZGERALD RD

TRANSFERRED

AUG 25 2011

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



201108250106307

Pages: 3 \$36.00 T20110053656  
08/25/2011 12:20PM MLCARL B FRY  
Daphne Hawk  
Franklin County Recorder

QUIT CLAIM DEED

JACK J. EGGSPUEHLER, (widowed and not remarried) for valuable consideration paid, grants to JACK J. EGGSPUEHLER, TRUSTEE, JACK J. EGGSPUEHLER TRUST U/A 11/10/1994 whose tax mailing address is: 20 North Street, Dublin, Ohio 43017, all of Grantor's right, title and interest in and to the following real property:

Situated in the County of Franklin, State of Ohio and in the Village of Dublin:

See Exhibit "A" Attached hereto

Property Address: 7027 Coffman Road, Dublin, Ohio 43017

Parcel No.: 273-000432-00

Prior Instrument Record: 201101060003284

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand this 19 day of AUGUST, 2011.

*Jack J. Eggspuehler*  
\_\_\_\_\_  
Jack J. Eggspuehler

STATE OF OHIO :

COUNTY OF FRANKLIN : SS

BE IT REMEMBERED, that on this 19th day of August, 2011, before me, the subscriber, a Notary Public in and for said county, personally came the above-named Jack J. Eggspuehler, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforementioned.

*Linda Campisano*  
\_\_\_\_\_  
Notary Public

Return to: Preparer  
Carl B. Fry, Esq.  
Fry, Waller & McCann Co., LPA  
35 E. Livingston Avenue  
Columbus, Ohio 43215



LINDA CAMPISANO

NOTARY PUBLIC  
STATE OF OHIO

My Comm. Expires  
October 5, 2013

Legal Description  
7027 Coffman Road, Dublin, OH 43017  
Parcel No. 273-000432-00

Situated in the State of Ohio, County of Franklin, City of Dublin and bounded and described as follows:

Being in Virginia Military Survey No. 2543 and beginning at a concrete monument located in the center of Coffman Road approximately 325 feet south of a culvert across said Coffman Road;

thence, S. 85 deg. 24' W. Four Hundred feet (400) to a point;

thence, N. One Hundred Eighty (180) feet to a point;

thence, N. 85 deg. 24' E. Four Hundred (400) to a point;

thence, S. One Hundred Eighty (180) feet to the place

of beginning, containing 1.65 acres of land, more or less; said land being out of an original 102.77 acres of land conveyed to Ralph and Georgia Leppert by deed dated September 1, 1945 and recorded in Deed Book 1280, page 349, Recorder's Office, Franklin County, Ohio.

The beginning point of the above tract is at the Southeast corner of the lands of Ralph and Georgia Leppert which fronts on Coffman Road.

Also excepting there from Exhibit B attached being 0.166 acres

Situated in the State of Ohio, County of Franklin, City of Dublin and being 0.184 acres out of 3.200 acres conveyed to Jack J. & Joan B. Eggspuehler, as recorded in Official Record 20864-G11, Franklin County Recorders Office. Said 0.184 acres being more particularly described as follows:

Beginning at a point in the northeasterly corner of said 3.200 acre tract, said point also being on the centerline of Coffman Road (Station 232+40.20);

Thence S10°-47'-25"W, along said centerline, for a distance of 200.00 feet to a point in the Southeasterly corner of said 3.200 acre tract (Station 230+40.20):

Thence N84°-27'-02"W, along the south line of said 3.200 acre tract, for a distance of 40.17 feet to a point (40.00 feet left of Station 230+36.54);

Thence N10°-47'-25"E for a distance of 200.02 feet to a point on the north line of said 3.200 acre tract (40.00 feet left of Station 232+36.54);

Thence S84°-26'-56"E, along said north line, for a distance of 40.17 feet to the Point of Beginning, containing 0.184 acres of land, more or less of which the present roadway occupies 0.103 acres. Subject to all easement, right-of-way and restrictions of record.

The above described acreage is contained in Auditors Parcel 273-000432.

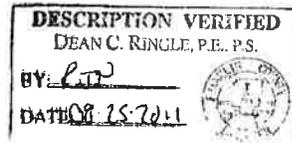
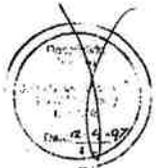
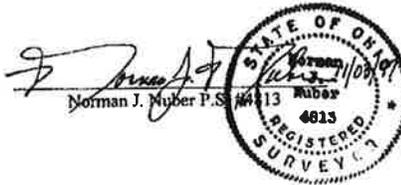
Stations and offsets used in this description are referenced to the proposed centerline plat for Coffman Road, Perimeter Drive, Post Road and Brand Road prepared by John E. Foster and Associates, Inc.

Bearings used in this description are based on an actual field survey utilizing USGS Monuments Britton, Davidson and Lincoln LeVec Tower by John E. Foster and Associates, Inc. In May 1989 to establish the bearing of N10°47'25"E for the centerline of Coffman Road north of Station 221+61.62.

This description was prepared for John E. Foster and Associates, Inc. By Norman J. Nuber P.S. #4813 from existing records and a actual field survey.

0-107-H  
ALL OF  
(273)  
000432

~~0.107 H  
0.018 AC.  
SPLIT FROM  
273-914~~  
~~0.166 AC.  
SPLIT FROM  
273-432~~



**QUIT CLAIM DEED\***

Jack J. Eggspuehler and Joan B. Eggspuehler, married, for valuable consideration paid, grant to The Coffman Company, Ltd., whose tax mailing address is: 20 North Street, Dublin, Ohio 43017, the following real property:

Situated in the County of Franklin, State of Ohio and in the Village of Dublin:

See Exhibit A Attached hereto (Being 7 Pages)

Commonly known as: 7027 Coffman Road, Dublin, OH 43017

Tax District and Parcel Number 273-000432-00; 273-000914-00

Prior Instrument Record: Volume 20864, Page G11

IN WITNESS WHEREOF, the Grantors, have caused this Deed to be executed this 28<sup>th</sup> day of December, 2000.

Signed and Acknowledged  
in the Presence of:

Denise A. Wright  
(as to both)  
Print Name: Denise A. Wright

Jack J. Eggspuehler  
Jack J. Eggspuehler

Julie Ann S. Keele  
(as to both)  
Print Name: Julie Ann S. Keele

Joan B. Eggspuehler  
Joan B. Eggspuehler

**STATE OF OHIO,  
COUNTY OF FRANKLIN, SS:**

BE IT REMEMBERED, that on 28<sup>th</sup> day of December, 2000, before me, the subscriber, a Notary Public in and for said county, personally came the above-named Jack J. Eggspuehler and Joan B. Eggspuehler, the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes therein mentioned.

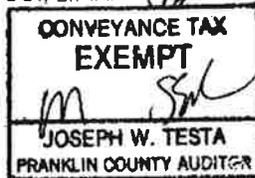
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforementioned.

Julie Ann S. Keele  
Notary Public

\*Statutory Form, see Section 5302.11, Ohio Revised Code.

This Instrument Prepared By:

Carl B. Fry, Esq.  
FRY, WALLER & MCCANN CO., L.P.A. 912716  
35 East Livingston Avenue  
Columbus, Ohio 43215  
614/228-2300



**TRANSFERRED**  
**DEC 29 2000**  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO  
Julie Ann S. Keele  
Notary Public, State of Ohio  
My Commission Expires  
02-15-05

2740 East Main Street  
Bexley, Ohio 43209  
(614) 235-8677

August 31, 1994

**0.525 Acres**

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2543, being part of the 1.65 Acre tract (Parcel Two) conveyed to Jack J. and Joan B. Eggspuehler as shown of record in Official Records Volume 20864 G-11, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Beginning at a found railroad spike in the centerline of Coffman Road at the southeast corner of said Parcel Two, and the northeast corner of Shannon Park Section 1, as same is delineated in Plat Book 54, Page 72, said Recorder's Office;

Thence, along part of the south line of said Parcel Two and the north line of said Shannon Park Section 1, South 89 degrees 23 minutes 16 seconds West, 176.70 feet to a set iron pipe;

Thence, across said Parcel Two and parallel with said centerline of Coffman Road, North 04 degrees 34 minutes 30 seconds East, 129.83 feet to a set iron pipe;

Thence, across said Parcel Two, parallel with and 70.00 feet southerly of (as measured at right angles to the 1.55 Acre tract (Parcel One) conveyed in said Official Records Volume 20864 G-11), North 89 degrees 23 minutes 16 seconds East, 176.70 feet to a set railroad spike in the centerline of said Coffman Road;

Thence, along said centerline of Coffman Road and part of the east line of said Parcel Two, South 04 degrees 34 minutes 30 seconds West, 129.83 feet to the place of beginning **CONTAINING 0.525 ACRES**, subject however to all legal highways, easements, leases, restrictions of record, and of records in the respective utility offices.

continued...

10F7

7027 COFFMAN ROAD

The foregoing description was prepared from an actual field survey made by Myers Surveying Company in June 1994. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the centerline of Coffman Road held as South 04 degrees 34 minutes 30 seconds West.

MYERS SURVEYING COMPANY, INC.

*Albert J. Myers*  
Albert J. Myers, P.S. #6579  
MDF/kms (15061394)



7027 COFFMAN ROAD

2 of 7

2740 East Main Street  
Bexley, Ohio 43209  
(614) 235-8677

August 31, 1994

## 2.676 Acres

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2543, being all of a 1.55 Acre tract (Parcel One) and part of a 1.65 Acre tract (Parcel Two) conveyed to Jack J. and Joan B. Eggspuehler as shown of record in Official Records Volume 20864 G-11, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a set railroad spike in the centerline of Coffman Road at the northeast corner of said Parcel One, and a southeast corner of Hemingway Village Section 1, as same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 53, Page 12, said Recorder's Office;

Thence, along said centerline of Coffman Road, an east line of said Parcel One and part of the east line of said Parcel Two, South 04 degrees 34 minutes 30 seconds West, 70.17 feet to a set railroad spike;

Thence, across said Parcel Two, parallel with and 70.00 feet southerly of (as measured at right angles to), the north line of said Parcel One, South 89 degrees 23 minutes 16 seconds West, 176.70 feet to a set iron pipe;

Thence, continuing across said Parcel Two and parallel with said centerline of Coffman Road, South 04 degrees 34 minutes 30 seconds West, 129.83 feet to a set iron pipe in the south line of said Parcel Two and in the north line of Shannon Park Section 1, as same is delineated upon the recorded plat thereof, of record in Plat Book 54, Page 72, said Recorder's Office;

Thence, along part of the south line of Parcel Two, a south line of Parcel One, and part of the north line of said Shannon Park Section 1, South 89 degrees 23 minutes 16 seconds West, 523.30 feet to a found iron pipe at the southwest corner of said Parcel One, and a southeast corner of said Hemingway Village Section 1;

continued...

3 of 7

Thence, along the west line of said Parcel One, and an east line of said Hemingway Village Section One, parallel with said centerline of Coffman Road, North 04 degrees 34 minutes 30 seconds East, 200.00 feet to a found iron pipe at the northwest corner of said Parcel One;

Thence, along the north line of said Parcel One, and a south line of said Hemingway Village Section 1, North 89 degrees 23 minutes 16 seconds East, 700.00 feet to the place of beginning **CONTAINING 2.676 ACRES**, subject however to all legal highways, easements, leases, restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company in June 1994. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the centerline of Coffman Road held as South 04 degrees 34 minutes 30 seconds West.

MYERS SURVEYING COMPANY, INC.

*Albert J. Myers*  
Albert J. Myers, P.S. #6579  
MFD/kms (15061394)



# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
 614-235-8677 FAX: 614-235-4559

A Boundary Survey prepared for and certified to:

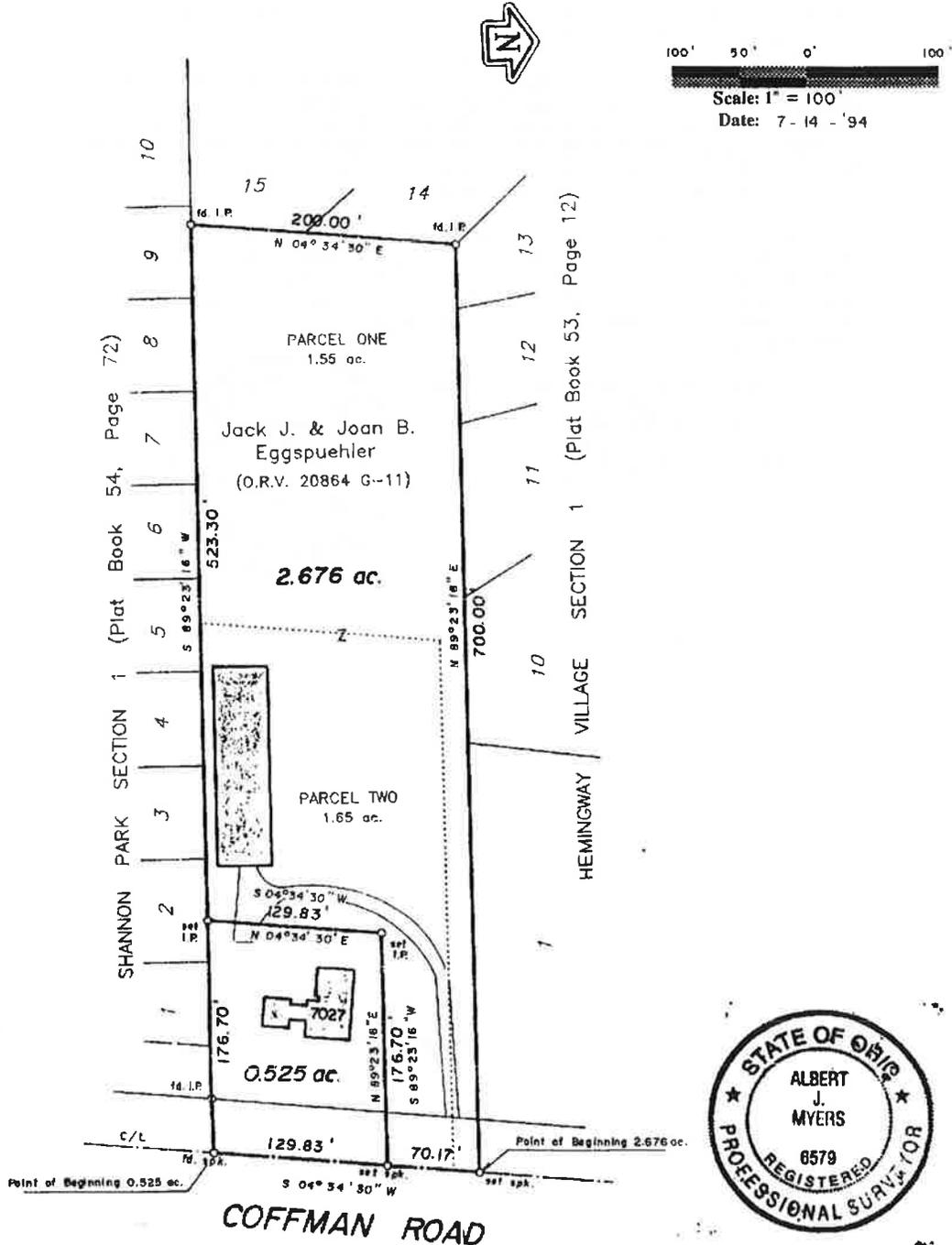
**Rajac Properties and/or attn: Pam Conroy**

**Legal Description:** Situated in Ohio, County of Franklin, City of Dublin, Being 0.525 Acres and 2.676 Acres, located in Virginia Military Survey #2543.

**Applicant:**

**Posted Address:** 7027 Coffman Road, Dublin, Ohio

**Apparent Encroachments:** 1) None



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the centerline of Coffman Road held as S 04° 34' 30" W.

Myers Surveying Co., Inc.  
 By *Albert J. Myers*  
 Professional Surveyor

Myers Order No. - 15-06/13/94	Rec.	Field	DWG	Ltr.	Ck.
-------------------------------	------	-------	-----	------	-----

505

Excepting

Exhibit A - Parcel 20WD  
City of Dublin - Coffman Road Improvements Project  
Jack J. & Joan B. Eggspuehler  
O.R. 20864-G11  
Description of Right-of-Way for Coffman Road

Situated in the State of Ohio, County of Franklin, City of Dublin and being 0.184 acres out of 3.200 acres conveyed to Jack J. & Joan B. Eggspuehler, as recorded in Official Record 20864-G11, Franklin County Recorders Office. Said 0.184 acres being more particularly described as follows:

Beginning at a point in the northeasterly corner of said 3.200 acre tract, said point also being on the centerline of Coffman Road (Station 232+40.20);

Thence S10°-47'-25"W, along said centerline, for a distance of 200.00 feet to a point in the Southeasterly corner of said 3.200 acre tract (Station 230+40.20):

Thence N84°-27'-02"W, along the south line of said 3.200 acre tract, for a distance of 40.17 feet to a point (40.00 feet left of Station 230+36.54);

Thence N10°-47'-25"E for a distance of 200.02 feet to a point on the north line of said 3.200 acre tract (40.00 feet left of Station 232+36.54);

Thence S84°-26'-56"E, along said north line, for a distance of 40.17 feet to the Point of Beginning, containing 0.184 acres of land, more or less of which the present roadway occupies 0.103 acres. Subject to all easement, right-of-way and restrictions of record.

The above described acreage is contained in Auditors Parcel 273-000432.

Stations and offsets used in this description are referenced to the proposed centerline plat for Coffman Road, Perimeter Drive, Post Road and Brand Road prepared by John E. Foster and Associates, Inc.

Bearings used in this description are based on an actual field survey utilizing USGS Monuments Britton, Davidson and Lincoln LeVec Tower by John E. Foster and Associates, Inc. In May 1989 to establish the bearing of N10°47'25"E for the centerline of Coffman Road north of Station 221+61.62.

This description was prepared for John E. Foster and Associates, Inc. By Norman J. Nuber P.S. #4813 from existing records and a actual field survey.

0-107-H  
0.018 AC.  
SPLIT FROM  
273-314  
4  
0.166 AC.  
SPLIT FROM  
273-432

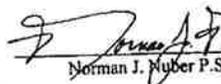
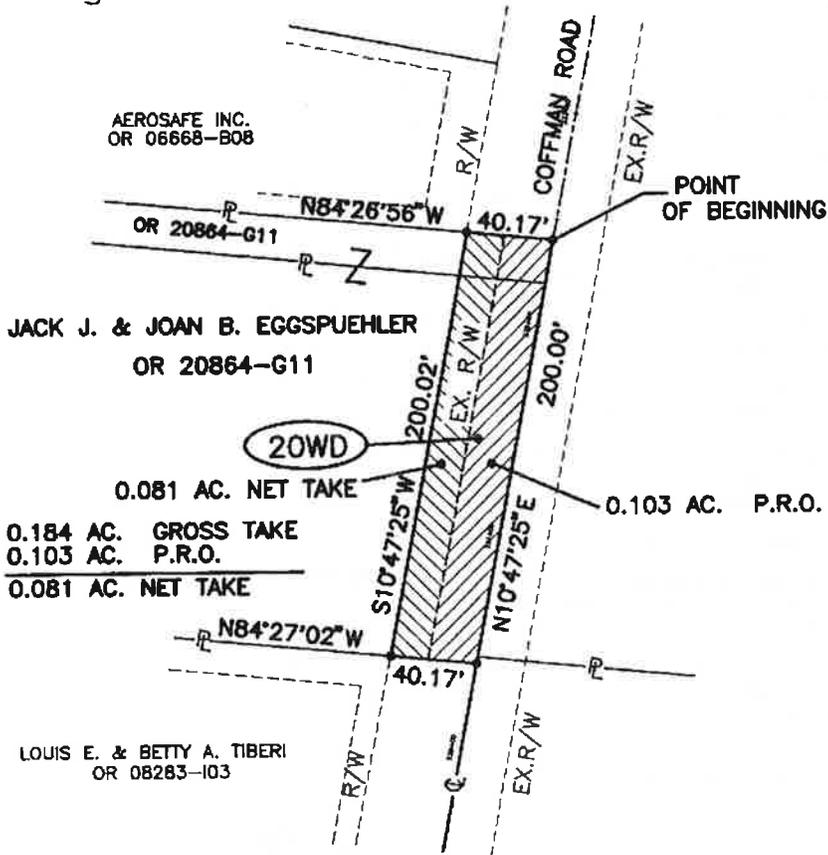
  
Norman J. Nuber P.S. #4813  

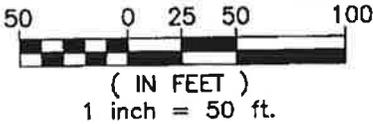



EXHIBIT B



0.184 AC. GROSS TAKE  
 0.103 AC. P.R.O.  
 0.081 AC. NET TAKE

LOUIS E. & BETTY A. TIBERI  
 OR 08283-103



*Norman J. Huber*  
 NORMAN J. HUBER  
 REGISTERED LAND SURVEYOR 4815  
 STATE OF OHIO

COFFMAN ROADWAY  
 IMPROVEMENTS PROJECT  
 CITY OF DUBLIN  
 PARCEL 20WD

DESIGNED BY MOR	CHECKED BY MOR	DATE 11/20/99	SCALE AS SHOWN
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JOHN E. FOSTER AND ASSOCIATES, INC.  
 ENGINEERS • ARCHITECTS • SURVEYORS  
 COLUMBUS, OHIO

NOTES:  
 BEARINGS SHOWN HEREON ARE BASED  
 ON AN ACTUAL FIELD SURVEY UTILIZING  
 USGS MONUMENTS BRITTON, DAVIDSON, AND  
 LINCOLN LAVEC TOWER BY JOHN E. FOSTER  
 AND ASSOCIATES, INC. IN MAY 1989.

THIS PLAT WAS PREPARED FROM A  
 FIELD SURVEY AND EXISTING RECORDS.

0-107-H  
 All of  
 (273)  
 000914  
 000432

Description  
 Verified  
 Deen Ring's, P.E., P.S.  
 Franklin County  
 Engineer  
 Date: 12/29/00  
 39

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## **FINAL DEVELOPMENT PLAN STATEMENT**

This proposed development is for a new single family subdivision on 3.02 acres of land. The surrounding land uses to the north, south and west are all single family subdivisions. To the west is the Dublin City Schools Administration Building and sports fields for Dublin Coffman High School. Coffman Road is the access point for this site and is the east boundary for the site.

The current zoning for the site is PUD, for single family housing. This is consistent with the surrounding land use since the surrounding properties are single family housing except for the educational facilities located across Coffman Road from the site

The proposed zoning is consistent with the Dublin Community Plan as single family housing is the long range plan for this property.

The PUD zoning meets the criteria for Planned Districts as per Code Section 153.052(B). The site has been designed in conformance with accepted planning principals. The only permitted uses are for single family housing which is consistent with the surrounding properties. The properties have been arranged to make best use of the land and minimize disturbance of existing trees. Privacy for the development is provided by existing pine trees that surround the property. The proposed roadway has been offset from the centerline in order to preserve the existing pine trees that border the north property line. Sidewalks will be provided in a sidewalk easement adjacent to the proposed right of way. Circulation will be through the use of a cul-de-sac bulb to avoid a dead end on the only access street in the development. Street lighting will be provided as per the City of Dublin requirements. Utility service for storm sewer, sanitary sewer, waterline, electric, telephone and cable are all available at the site.

The site layout was generated during the preliminary development plan process as per the development text for the subdivision. This layout and arrangement of amenities has not changed from the preliminary development plan stage to the final development plan stage and therefore is consistent with the development text for the planned district.