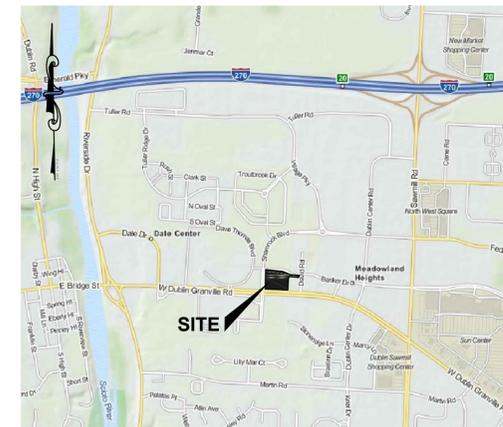


# PRELIMINARY PLAT STATE BANK - DUBLIN SHAMROCK BOULEVARD AND DUBLIN-GRANVILLE ROAD (S.R.161)

QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19  
UNITED STATES MILITARY DISTRICT  
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP  
No Scale

## BENCHMARKS

BASED ON NAVD 1988 DATUM.

VERTICAL DATUM  
The vertical datum is based on the elevation established by the Franklin County Engineering Department at monument N45, being 826.994 feet in elevation, and at monument FRANK73, being 801.706 feet in elevation. The said benchmarks with elevations that are based on the North American Vertical Datum of 1988.

BM#3 ELEV.=878.18 (NAVD 88)  
Top north bolt of fire hydrant located on the south side of State Route 161, the first hydrant east of Shamrock Boulevard, approximately 110 feet.

BM#4 ELEV.=882.33 (NAVD 88)  
Top northeast corner of a concrete base for a street light located on the south side of State Route 161, the second street light east of Shamrock Boulevard, approximately 400 feet.

BM#9 ELEV.=874.48 (NAVD 88)  
Chiseled square on top of the north corner of a concrete base for a traffic signal standard located on the northeast corner of the intersection of State Route 161 and Shamrock Boulevard.

BM#12 ELEV.=883.89 (NAVD 88)  
Chiseled square on the southwest corner of a concrete light pole base located on the south side of Banker Drive, being the second light pole east of the intersection of Shamrock Boulevard and Banker Drive.

- SAN#1 SANITARY MANHOLE T/C~880.07  
(W) 8" PVC INV.-870.94
- SAN#2 SANITARY MANHOLE T/C~873.92  
(E) 8" PVC INV.-869.92  
(S) 8" PVC INV.-869.91
- SAN#3 SANITARY MANHOLE T/C~875.07  
(N) 8" PVC INV.-868.40  
(E) 8" PVC INV.-868.29
- SAN#4 SANITARY MANHOLE T/C~879.44  
(W) 8" PVC INV.-867.08  
(E) 8" PVC INV.-867.15  
(N) 8" PVC INV.-867.25
- SAN#5 SANITARY MANHOLE T/C~879.47  
(S) 8" PVC INV.-867.31  
(W) 8" PVC INV.-867.41
- STM#1 CURB & GUTTER INLET T/C~881.95  
(NE) 12" CONC. INV.-876.68
- STM#2 CURB & GUTTER INLET T/C~874.04  
(N) 12" CONC. INV.-868.56  
(S) 36" CONC. INV.-868.12  
(N) 36" CONC. INV.-866.11  
(S) 36" CONC. INV.-866.11  
(W) 18" CONC. INV.-867.67
- STM#3 GRATED STORM MANHOLE T/C~873.40  
(N) 12" CONC. INV.-868.12  
(N) 36" CONC. INV.-866.11  
(S) 36" CONC. INV.-866.11  
(W) 18" CONC. INV.-867.67
- STM#4 CATCH BASIN T/C~872.69  
(N) 36" CONC. INV.-865.51  
(S) 36" CONC. INV.-865.49
- STM#5 STORM MANHOLE T/C~874.09  
CENTERLINE INV.-861.27  
FULL OF WATER AND DEBRIS
- STM#6 STORM MANHOLE T/C~874.20  
CENTERLINE INV.-861.25  
FULL OF WATER AND DEBRIS
- STM#7 GRATED STORM MANHOLE T/C~874.48  
(N) 36" CONC. INV.-864.38  
(S) 27" CONC. INV.-863.75  
(E) 36" CONC. INV.-868.18  
(W) 42" CONC. INV.-863.07  
(NW) 12" CONC. INV.-867.60
- STM#8 CURB & GUTTER INLET T/C~873.31  
(SE) 12" CONC. INV.-868.34
- STM#9 GRATED STORM MANHOLE T/C~878.67  
(W) 36" CONC. INV.-871.31  
(E) 36" CONC. INV.-871.44  
(S) 15" CONC. INV.-872.98
- STM#10 CURB & GUTTER INLET T/C~878.28  
(N) 15" CONC. INV.-873.26  
(S) 15" CONC. INV.-873.33
- STM#11 GRATED STORM MANHOLE T/C~881.15  
(NE) 12" CONC. INV.-873.74  
(W) 36" CONC. INV.-873.75
- STM#12 GRATED STORM MANHOLE T/C~881.93  
(NW) 36" CONC. INV.-874.60  
(E) 36" CONC. INV.-874.67
- STM#13 CURB & GUTTER INLET T/C~873.26  
(E) 1" 8" CONC. INV.-867.86

## MISCELLANEOUS NOTES

Existing Contours shown are based on Franklin County Auditors information.

**MINIMUM SETBACKS:** Zoning regulations for State Bank Dublin Plat, Lots 1 & 2, in effect at the time of platting of State Bank Dublin Plat, Lots 1 & 2 specify the dimensions for the minimum front, side and rear yard setbacks for each lot. 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 or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

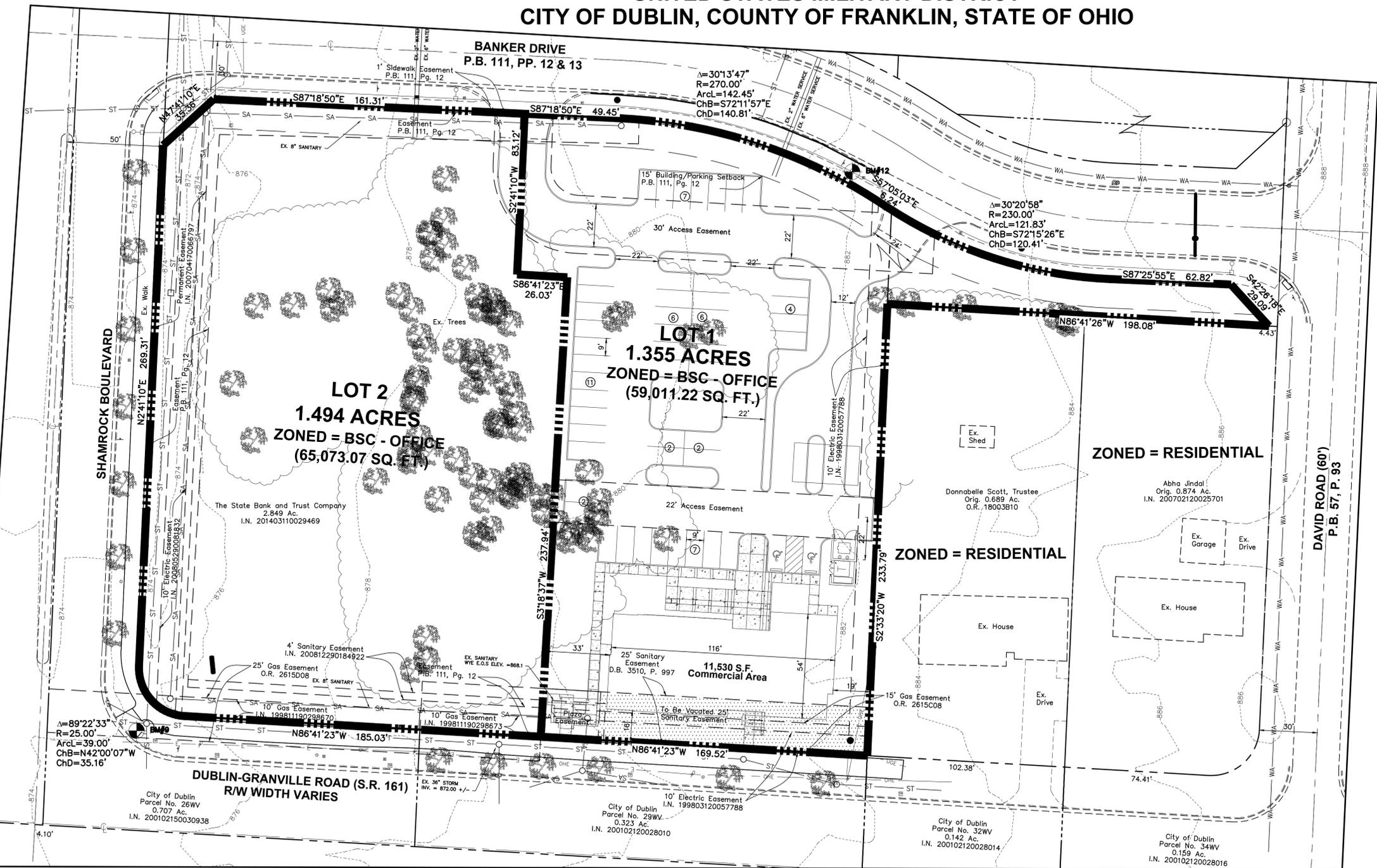
**FEMA ZONE:** At the time of platting, The State Bank Dublin Plat is in Zone X (Areas determined to be outside 500-year floodplain), Zone "X" (Areas of 500-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood) per FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0151K with effective date of June 17, 2008. No field surveying was performed to determine these zones.

**PLAZA EASEMENT** is an easement hereby reserved for the purpose of constructing and maintaining a patio area and shall be maintained by the owner of land herein platted. Said easement will be accessible to the public.

**SANITARY EASEMENT VACATION** - part of the 25' Sanitary Sewer Easement as described in Deed Book 3510, Page 997 shall be vacated for the purpose of constructing the proposed building and shall only be vacated in an area where no sanitary mainline exists. Said vacated area is shown hatched hereon and will be vacated by the recording of the final plat.

**ACCESS EASEMENT** is a 22' easement hereby reserved for the purpose of allowing access to the property to/from the parcels to the east and the west.

**BANKER DRIVE ACCESS** is a 30' easement hereby reserved for the purpose of allowing access to the property from Banker Drive. No other access shall be permitted with the exception of the 22' access drive to the east/west as shown hereon.



## LEGEND

- 940 --- EXISTING CONTOUR
- PROJECT LIMITS
- SA SA --- EXISTING SANITARY
- EXISTING WATER
- ST ST --- EXISTING STORM SEWER
- X TC 795.20 TOP OF CURB ELEVATION
- X 795.20 TOP OF PAVEMENT OR GROUND SURFACE

NOTE: UTILITY PROVIDERS:  
WATER: CITY OF DUBLIN  
SANITARY: CITY OF DUBLIN  
STORM: CITY OF DUBLIN  
ELECTRIC: AEP  
GAS: COLUMBIA GAS OF OHIO  
TELEPHONE: AT&T OHIO

## SITE STATISTICS

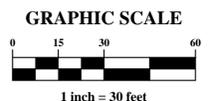
TOTAL ACREAGE: 2.849 Ac.  
ZONING: BSC - Office

SUMMARY TABLE		
AREA	ACREAGE	SF
LOT 1	1.355	65,073
LOT 2	1.494	59,011
TOTAL	2.849	124,084

SURVEYOR  
**ADVANCED CIVIL DESIGN, INC.**  
422 BEECHER ROAD  
GAHANNA, OH 43230  
PHONE (614) 428-7750  
FAX (614) 428-7755  
CONTACT: MR. THOMAS WARNER

DEVELOPER  
**LINCOLN CONSTRUCTION**  
4790 Shuster Road  
COLUMBUS, OH 43214  
PHONE (614) 457-6015  
CONTACT: MR. ROSS SANFORD

OWNER  
**STATE BANK**  
109 S. High Street  
DUBLIN, OH 43017  
PHONE (614) 336-7779  
CONTACT: MR. DAVID HOMOELLE



PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS  
422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

FRANKLIN COUNTY, OHIO  
**STATE BANK - DUBLIN**  
PRELIMINARY PLAT  
FOR  
**LINCOLN CONSTRUCTION**  
VICINITY MAP

Issue Dates:  
Date: 06/09/2014  
Scale: 1" = 50'  
Drawn By: BCK  
Checked By: JCD  
Project Number:  
13-0006-132  
Drawing Number:  
1/1

# STATE BANK DUBLIN PLAT

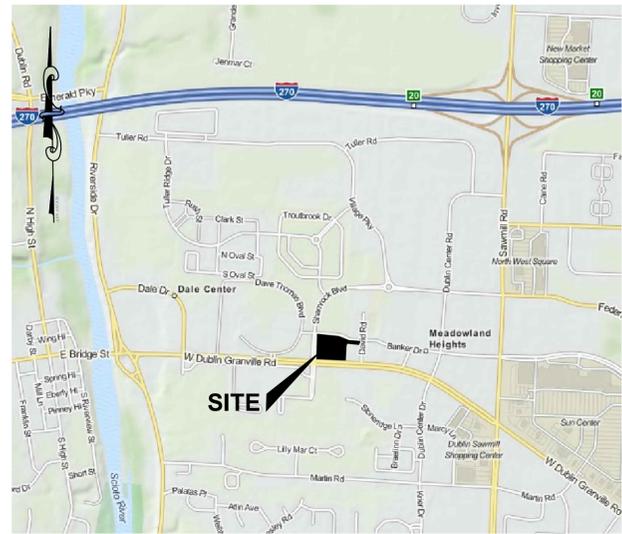
## LOTS 1 & 2

### FINAL PLAT

Situated in State of Ohio, County of Franklin, City of Dublin, Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 2.849 acres of land more or less, said 2.849 acres being all of that tract of land as conveyed to The State Bank and Trust Company of record in Instrument Number 201403110029469 in the Recorder's Office, Franklin County, Ohio.

The undersigned, The State Bank and Trust Company, being the owner of the land platted hereon, duly authorized in the premises, does hereby certify that this plat correctly represents its "STATE BANK DUBLIN PLAT", a subdivision containing Lot 1 and Lot 2 and does hereby accept this plat of the same.

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.



**LOCATION MAP**  
No Scale

**SURVEY DATA:**

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83, CORS96. A bearing of N86°41'23"W was held for the south line of that 2.849 acre tract recorded in instrument number 201403110029469.

**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
- ⊗ = PK Nail Set
- = Iron Pin Found
- ⊗ = PK Nail Found
- M = Monument Found

By \_\_\_\_\_  
Registered Surveyor Date \_\_\_\_\_

In witness whereof, David Homoelle, President, The State Bank and Trust Company set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2014, for and on behalf of said Company.

THE STATE BANK AND TRUST COMPANY

By: \_\_\_\_\_  
David Homoelle, President

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014 by David Homoelle, President of The State Bank and Trust Company, for and on behalf of said company.

\_\_\_\_\_  
Notary Public, State of Ohio

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Director of Land Use and Long Range Planning

Approved this \_\_\_\_ day of \_\_\_\_\_, 2014  
By the Planning and Zoning Commission

\_\_\_\_\_  
Chairman, Planning and Zoning Commission, Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
City Engineer, Dublin, Ohio

Approved and Accepted this \_\_\_\_ day of \_\_\_\_\_, 2014  
wherein the lots, as dedicated hereon, and the easements as granted hereon are accepted as such by the Council of the City of Dublin, Ohio

\_\_\_\_\_  
Clerk of Council, Dublin, Ohio

Transferred this \_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Auditor, Franklin County, Ohio

\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ M.

\_\_\_\_\_  
Recorder, Franklin County, Ohio

Fee \$ \_\_\_\_\_ File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

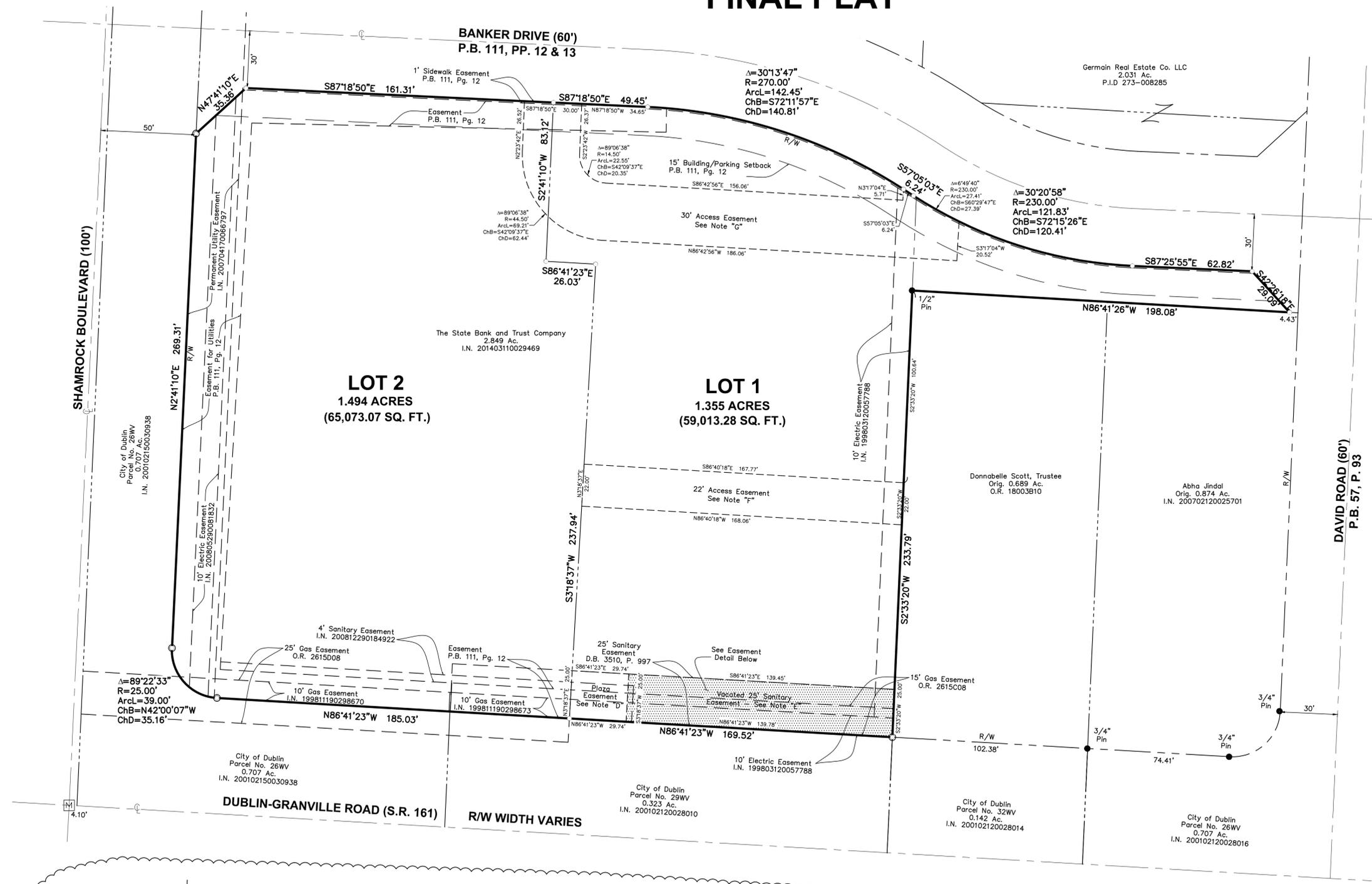
Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_



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# STATE BANK DUBLIN PLAT

## LOTS 1 & 2 FINAL PLAT



**NOTE "A" - MINIMUM SETBACKS:** Zoning regulations for State Bank Dublin Plat, Lots 1 & 2, in effect at the time of platting of State Bank Dublin Plat, Lots 1 & 2 specify the dimensions for the minimum front, side and rear yard setbacks for each lot. 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 or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

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**NOTE "C" - SCHOOL DISTRICT:** At the time of platting, all of the State Bank Dublin Plat is in the Dublin City School District.

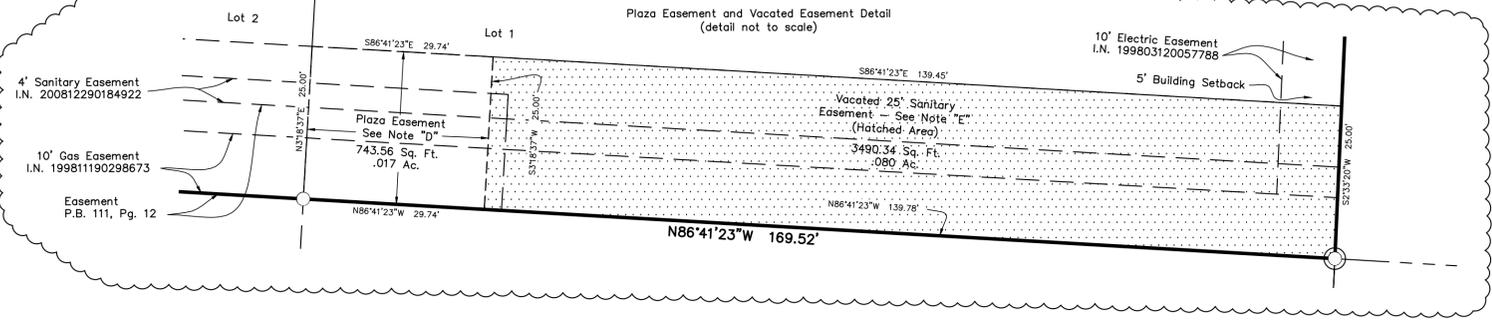
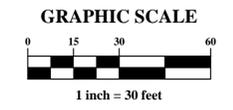
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<b>TOTAL</b>	<b>2.849</b>	<b>124,084</b>



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