

DEER RUN SECTION 1

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for Deer Run Section 1 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 herein
 Side: 5 feet, 10 feet total
 Rear: 30 feet, 10 feet encroachment into rear yard setback for patios, decks and fences.

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.

NOTE "B" - FEMA ZONE: At the time of platting, all of Deer Run Section 1 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 39049C0019K and Map Number 39049C0038K, with effective date of June 17, 2008.

NOTE "C" - FENCES: No fence may be placed in a "Drainage Easement" area or "Tree Preservation Zone", where permitted in the Deer Run Section 1 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "D" - UTILITY PROVIDERS: Owners of the lots in the Deer Run Section 1 subdivision are hereby notified that, at the time of platting, utility service to Deer Run Section 1, for electric power is provided by Ohio Edison and telephone service is provided by Frontier and Time Warner.

NOTE "E": As per City of Dublin Zoning Code, all lots within Deer Run Section 1 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Deer Run Section 1" and the development text.

NOTE "F" - TREE PRESERVATION ZONE: As required by the City of Dublin Zoning Code, 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 herein as a "Tree Preservation Zone", nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein, provided however that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities, mounding, landscaping and subdivision entrance features. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Any healthy vegetation or trees removed shall be replaced with like number and variety, no other 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 or in keeping with good forest management practices.

NOTE "G" - SCHOOL DISTRICT: At the time of platting, all of Deer Run Section 1 is in the Dublin City School District.

NOTE "H" - ACREAGE BREAKDOWN:

Total acreage:	17.660 Ac.
Acreage in Reserve "H" (Private Right-of-Way):	2.131 Ac.
Acreage in Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F", Reserve "G" and Reserve "I"	7.278 Ac.
Acreage in remaining lots:	8.253 Ac.

NOTE "I" - RESERVE "A", RESERVE "B", RESERVE "C", RESERVE "D", RESERVE "E", RESERVE "F", RESERVE "G" AND RESERVE "I": Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F", Reserve "G" and Reserve "I", as designated and delineated hereon, will be owned and maintained by an association comprised of the owners of the fee simple titles to the Lots in the Deer Run subdivision(s), for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

NOTE "J" - RESERVE "H": Reserve "H", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Deer Run subdivision(s). The street and lanes constructed within said Reserve "H" will be private streets and lanes which will not be dedicated to the City of Dublin and the City of Dublin will not be responsible for the maintenance of said streets.

NOTE "K" - BUILDING AND PAVEMENT SETBACKS: The Building and Pavement Setbacks delineated hereon are related to buildings and pavement on the lots as designated hereon. The Building and Pavement Setbacks do not preclude improvements in the open space reserves.

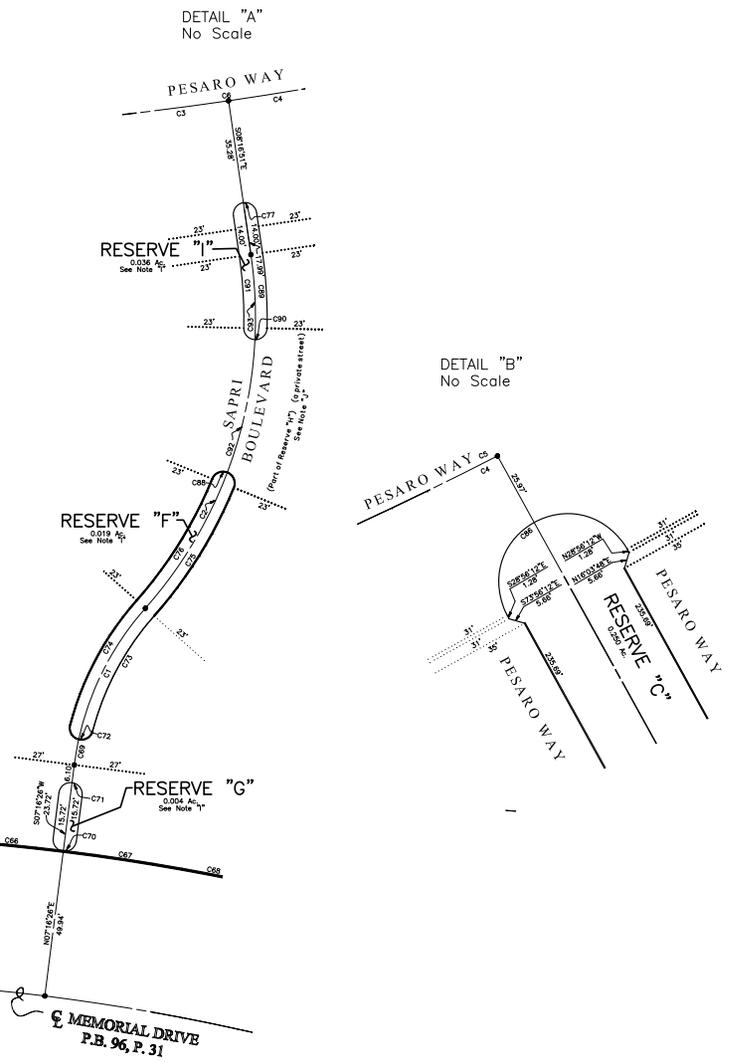
NOTE "L" - ACREAGE BREAKDOWN: Deer Run Section 1 is comprised of the following County Parcel Number(s):

273-001054 (Franklin)	9.900 Ac.
60043307017000 (Delaware)	7.756 Ac.

NOTE "N": At the time of platting, electric, 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 Deer Run Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin and Delaware County Recorder's Offices.

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	291°11'48"	100.00'	50.94'	S 265°58'08" W 50.39'
C2	205°32'32"	150.00'	54.65'	N 31°07'31" E 54.35'
C3	6°42'50"	1300.00'	152.44'	N 89°04'58" E 152.30'
C4	18°51'44"	1300.00'	429.97'	N 72°13'32" E 426.04'
C5	107°02'19"	1300.00'	227.77'	N 67°52'40" E 227.48'
C6	125°48'02"	1300.00'	294.22'	N 79°23'00" E 293.59'
C7	23°34'30"	1300.00'	58.43'	N 87°09'14" E 58.42'
C8	83°30'59"	100.00'	145.76'	S 37°37'31" W 133.20'
C9	83°30'59"	100.00'	145.76'	N 58°51'30" W 133.20'
C10	86°48'45"	20.00'	30.30'	S 36°07'56" E 27.49'
C11	34°17'10"	73.00'	43.68'	S 24°25'01" W 43.03'
C12	172°39'34"	177.00'	54.04'	N 32°48'49" E 53.83'
C13	32°20'53"	177.00'	99.93'	N 07°53'36" E 98.61'
C14	87°47'18"	25.00'	38.30'	S 35°36'48" W 34.67'
C15	1°57'44"	1320.00'	45.21'	N 78°31'35" E 45.21'
C16	2°35'04"	1320.00'	59.54'	N 76°15'11" E 59.53'
C17	2°35'04"	1320.00'	59.54'	N 73°40'07" E 59.53'
C18	2°35'04"	1320.00'	59.54'	N 71°05'04" E 59.53'
C19	3°28'53"	1320.00'	82.89'	N 67°59'35" E 82.88'
C20	84°52'09"	25.00'	37.82'	N 71°02'17" W 33.74'
C21	85°37'27"	54.50'	52.91'	S 59°50'47" E 50.98'
C22	82°33'22"	54.50'	59.50'	N 61°03'48" E 56.59'
C23	82°02'25"	54.50'	47.83'	N 04°35'24" E 46.40'
C24	81°19'54"	54.50'	7.93'	N 24°46'15" W 7.92'
C25	30°58'13"	70.00'	42.83'	N 46°30'18" W 42.26'
C26	41°06'44"	70.00'	50.23'	N 84°37'47" W 49.16'
C27	11°17'42"	70.00'	13.88'	S 69°08'01" W 13.86'
C28	112°31'31"	1280.00'	49.34'	N 64°33'25" E 49.34'
C29	256°03'30"	1280.00'	65.55'	N 67°07'42" E 65.55'
C30	214°59'17"	1280.00'	50.25'	N 69°43'13" E 50.25'
C31	92°03'18"	25.00'	40.17'	S 63°07'40" E 35.98'
C32	224°11'19"	120.00'	47.52'	N 28°26'41" W 47.21'
C33	28°04'21"	120.00'	58.79'	N 53°49'31" W 58.21'
C34	28°04'21"	120.00'	58.79'	N 81°53'51" W 58.21'
C35	4°40'58"	120.00'	9.81'	N 81°43'59" W 9.80'
C36	173°32'04"	120.00'	36.72'	N 70°36'58" W 36.58'
C37	28°04'21"	120.00'	58.84'	S 47°48'03" W 58.26'
C38	28°04'21"	120.00'	58.79'	S 19°42'59" W 58.21'
C39	9°48'48"	120.00'	20.25'	S 00°46'25" W 20.23'
C40	92°03'18"	25.00'	40.17'	N 41°53'40" E 35.98'
C41	03°11'33"	1280.00'	11.62'	N 88°10'55" E 11.62'
C42	224°56'56"	280.00'	111.25'	S 80°10'31" E 110.52'
C43	37°05'09"	280.00'	15.08'	S 67°14'58" E 15.08'
C44	83°07'48"	40.00'	37.09'	S 39°08'30" E 35.78'
C45	75°8'11"	60.00'	8.35'	N 16°33'41" W 8.34'
C46	62°56'51"	60.00'	65.92'	N 52°01'12" W 62.85'
C47	49°48'34"	60.00'	52.16'	S 71°36'08" W 50.53'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C48	49°48'34"	60.00'	52.16'	S 21°47'32" W 50.53'
C49	49°48'34"	60.00'	52.16'	S 28°01'02" E 50.53'
C50	57°11'14"	60.00'	59.89'	S 81°30'56" E 57.43'
C51	9°43'59"	60.00'	8.14'	N 65°31'37" E 8.13'
C52	57°07'48"	40.00'	37.09'	N 87°43'42" W 35.78'
C53	121°31'33"	320.00'	7.61'	S 46°23'15" E 7.61'
C54	11°39'28"	320.00'	65.11'	S 72°53'51" E 65.00'
C55	11°14'57"	320.00'	62.83'	S 84°21'04" E 62.73'
C56	1°34'57"	320.00'	8.84'	N 89°14'50" W 8.84'
C57	2°24'24"	1320.00'	55.44'	N 87°14'19" E 55.44'
C58	27°05'47"	1320.00'	48.30'	N 84°59'14" E 48.30'
C59	87°46'49"	25.00'	38.30'	N 52°10'16" W 34.66'
C60	49°50'28"	123.00'	107.00'	N 16°38'23" E 103.65'
C61	134°06'	127.00'	3.48'	S 40°46'34" W 3.48'
C62	32°43'05"	127.00'	72.52'	S 23°37'59" W 71.54'
C63	86°19'21"	20.00'	30.13'	N 50°28'07" E 27.36'
C64	37°05'52"	54.50'	2.95'	S 30°29'08" E 2.95'
C65	20°41'17"	765.00'	276.22'	S 83°15'09" W 274.72'
C66	37°25'36"	765.00'	45.75'	N 84°12'25" W 45.74'
C67	37°25'18"	765.00'	45.91'	N 81°15'28" W 45.90'
C68	11°54'33"	765.00'	25.53'	N 78°34'57" W 25.53'
C69	57°05'53"	100.00'	8.90'	S 09°49'22" W 8.89'
C70	180°00'00"	4.00'	12.57'	S 82°43'14" E 8.00'
C71	180°00'00"	4.00'	12.57'	S 82°43'14" W 8.00'
C72	180°00'00"	4.00'	12.57'	S 79°20'10" E 8.00'
C73	28°53'47"	96.00'	45.07'	S 28°06'43" W 45.07'
C74	28°53'47"	104.00'	48.82'	S 28°06'43" W 48.37'
C75	19°20'51"	154.00'	52.00'	N 31°53'11" E 51.76'
C76	19°20'51"	146.00'	49.30'	N 31°53'11" E 49.07'
C77	180°00'00"	4.00'	12.57'	S 81°43'00" W 8.00'
C78	29°51'05"	300.00'	135.36'	S 78°37'56" E 134.21'
C79	91°48'48"	25.00'	40.06'	S 50°02'23" E 35.91'
C80	83°30'59"	85.00'	123.90'	S 37°37'31" W 113.22'
C81	83°30'59"	85.00'	123.90'	N 58°51'30" W 113.22'
C82	91°48'48"	25.00'	40.06'	N 28°49'23" E 35.91'
C83	07°29'25"	1389.00'	11.03'	N 74°57'30" E 11.03'
C84	47°07'08"	1385.00'	92.38'	N 77°26'30" E 92.36'
C85	47°22'30"	1389.00'	98.43'	N 81°51'58" E 98.40'
C86	180°00'01"	23.50'	73.83'	N 61°03'49" W 47.00'
C87	180°00'00"	4.00'	11.26'	N 61°03'48" E 39.00'
C88	180°00'00"	4.00'	12.57'	N 67°47'15" W 8.00'
C89	93°37'21"	154.00'	25.86'	N 03°28'10" W 25.83'
C90	177°58'59"	4.00'	12.43'	S 89°40'00" E 8.00'
C91	93°36'58"	146.43'	24.66'	N 03°26'52" W 24.63'
C92	17°48'54"	150.00'	46.64'	N 11°48'38" E 46.45'
C93	11°09'02"	150.00'	29.19'	N 02°42'20" W 29.15'



Line Table

Line Number	Direction	Length
L1	S86°46'51"E	13.47'
L2	S49°52'18"W	23.59'
L3	S57°13'05"W	52.60'
L4	S44°00'28"W	8.23'
L5	S70°40'14"W	38.48'
L6	S45°58'06"W	36.16'
L7	S56°57'27"W	7.02'
L8	S78°43'33"W	4.31'
L9	S59°13'27"W	14.01'
L10	S30°43'42"E	19.62'
L11	N30°31'12"W	20.20'
L12	S64°29'53"W	17.35'
L13	S71°22'54"W	65.83'
L14	S55°33'41"W	87.73'

Line Table

Line Number	Direction	Length
L15	S83°02'39"W	8.57'
L16	N53°05'06"W	13.49'
L17	N36°58'03"W	116.79'
L18	N28°39'37"W	47.00'
L19	N24°47'16"W	58.07'
L20	S89°52'02"W	16.75'
L21	S65°05'17"W	27.82'
L22	S33°51'54"W	42.62'
L23	S33°50'24"W	40.50'
L24	S10°39'59"E	45.64'
L25	S32°01'18"W	16.28'
L26	S55°11'39"E	9.12'
L27	N55°47'15"E	10.24'

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