

REPLAT OF THE REAR NO BUILD ZONE SETBACK LINE FOR LOT 14 WEXFORD ESTATES SECTION 1 (P.B. 77, PP. 87 & 88)

RECORDING STATEMENT

This plat entitled "Replat of the Rear No build Zone Setback Line for Lot 14 Wexford Estates Section 1" is recorded to adjust the rear No Build Zone setback line on Lot 14 of the subdivision plat entitled "Wexford Estates Section 1", of record in Plat Book 77, Pages 87 and 88, Recorder's Office, Franklin county, Ohio. The recording of this plat shall render null and void a portion of the rear No Build Zone on said Wexford Estates Section 1. These revisions have been reviewed and approved by the City of Dublin, Ohio and the owner of said Lot 14. Existing easements within said Lot 14 remain as previously platted. Notes from the original plat in Plat book 77, Pages 87 and 88 remain operative.

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 3010, containing 0.314 acre of land, said 0.314 acre being all of Lot 14 of the subdivision entitled "Wexford Estates Section 1", of record in Plat Book 77, Pages 87 and 88, said Lot 14 being conveyed to **WILLIAM R. REMIAS, JR. AND ANNE A. REMIAS** by deed of record in Instrument Number 200106260144044, Recorder's Office, Franklin County, Ohio.

The undersigned, **WILLIAM R. REMIAS, JR. AND ANNE A. REMIAS**, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "**REPLAT OF THE REAR NO BUILD ZONE SETBACK LINE FOR LOT 14 WEXFORD ESTATES SECTION 1**", do hereby accept this plat of 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.

In Witness Whereof, **WILLIAM R. REMIAS, JR. AND ANNE A. REMIAS**, have hereunto set their hands this ____ day of ____, 20__.

**Signed and Acknowledged
In the presence of**

(as to both) **WILLIAM R. REMIAS, JR.**

(as to both) **ANNE A. REMIAS**

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **WILLIAM R. REMIAS, JR. AND ANNE A. REMIAS**, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed and the voluntary act and deed for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of ____, 20__.

My commission expires _____
Notary Public, State of Ohio

Approved this ____ Day of _____, 20__

Director of Land Use and Long Range
Planning, Dublin, Ohio

Approved this ____ Day of _____, 20__

City Engineer, Dublin, Ohio

Approved this ____ day of _____, 20__, by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this ____ day of _____, 20__.

Clerk of Council, Dublin, Ohio

Transferred this ____ day of _____, 20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____, 20__ at _____ M. Fee \$_____

Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the bearings shown on the subdivision plat entitled "Wexford Estates Section 1", of record in Plat Book 77, Pages 87 and 88, Recorder's Office, Franklin County, Ohio, in which the westerly line of Lot 14 has a bearing of N04°59'19"W.

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

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.

SURVEYED & PLATTED
BY

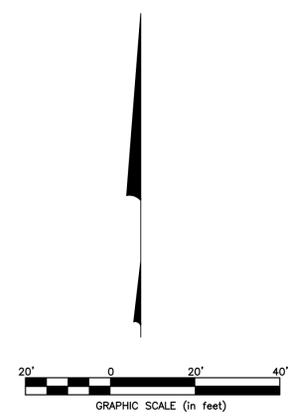
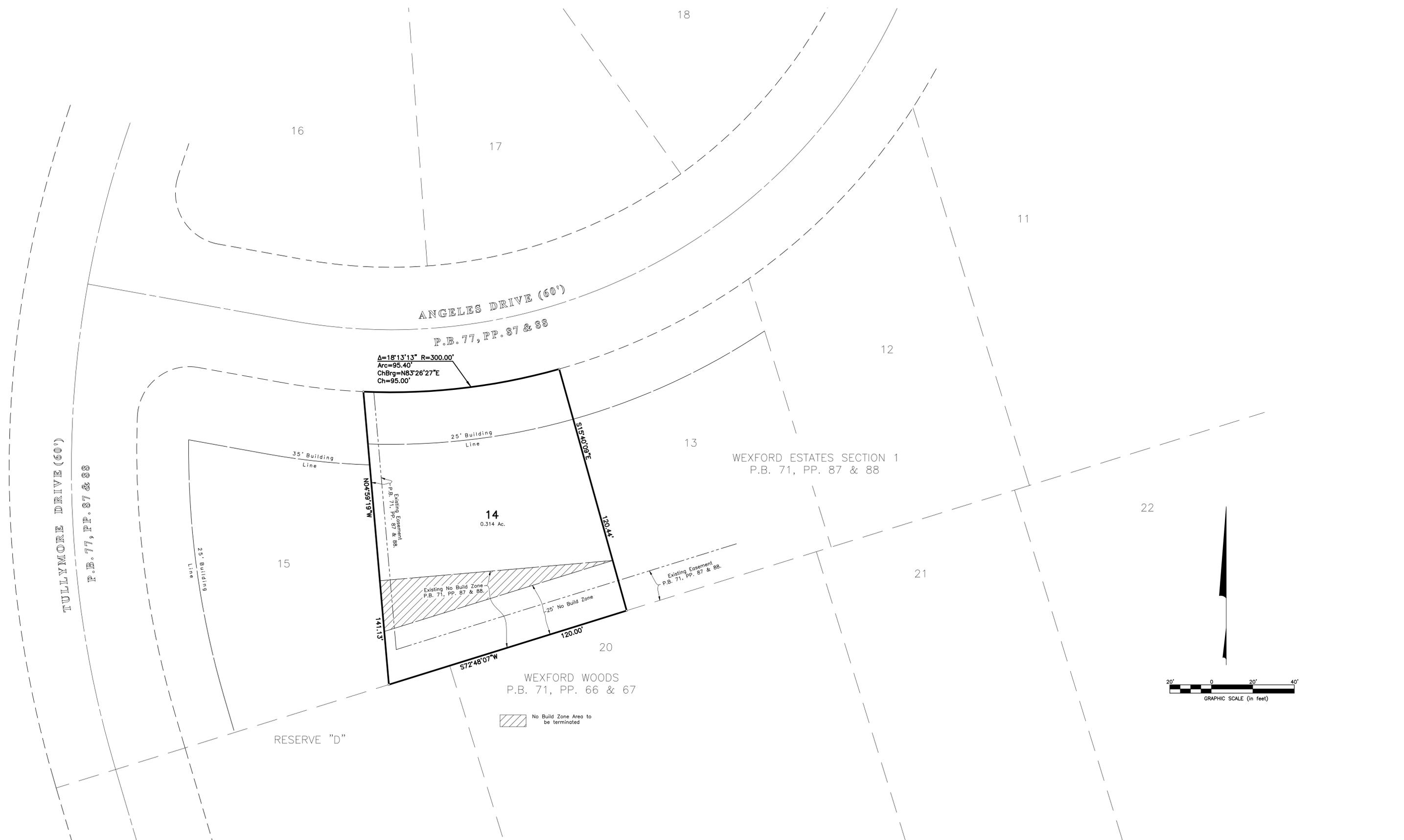


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set

By _____ Date _____
Professional Surveyor No. 7865

REPLAT OF THE REAR NO BUILD ZONE SETBACK LINE FOR LOT 14 WEXFORD ESTATES SECTION 1 (P.B. 77, PP. 87 & 88)



No Build Zone Area to be terminated

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