

PROJECT DATA

TOTAL AREA	2.573 ACRES
LOT AREA	2.573 ACRES
ROADWAY AREA	0.000 ACRES

SETBACK REQUIREMENTS:

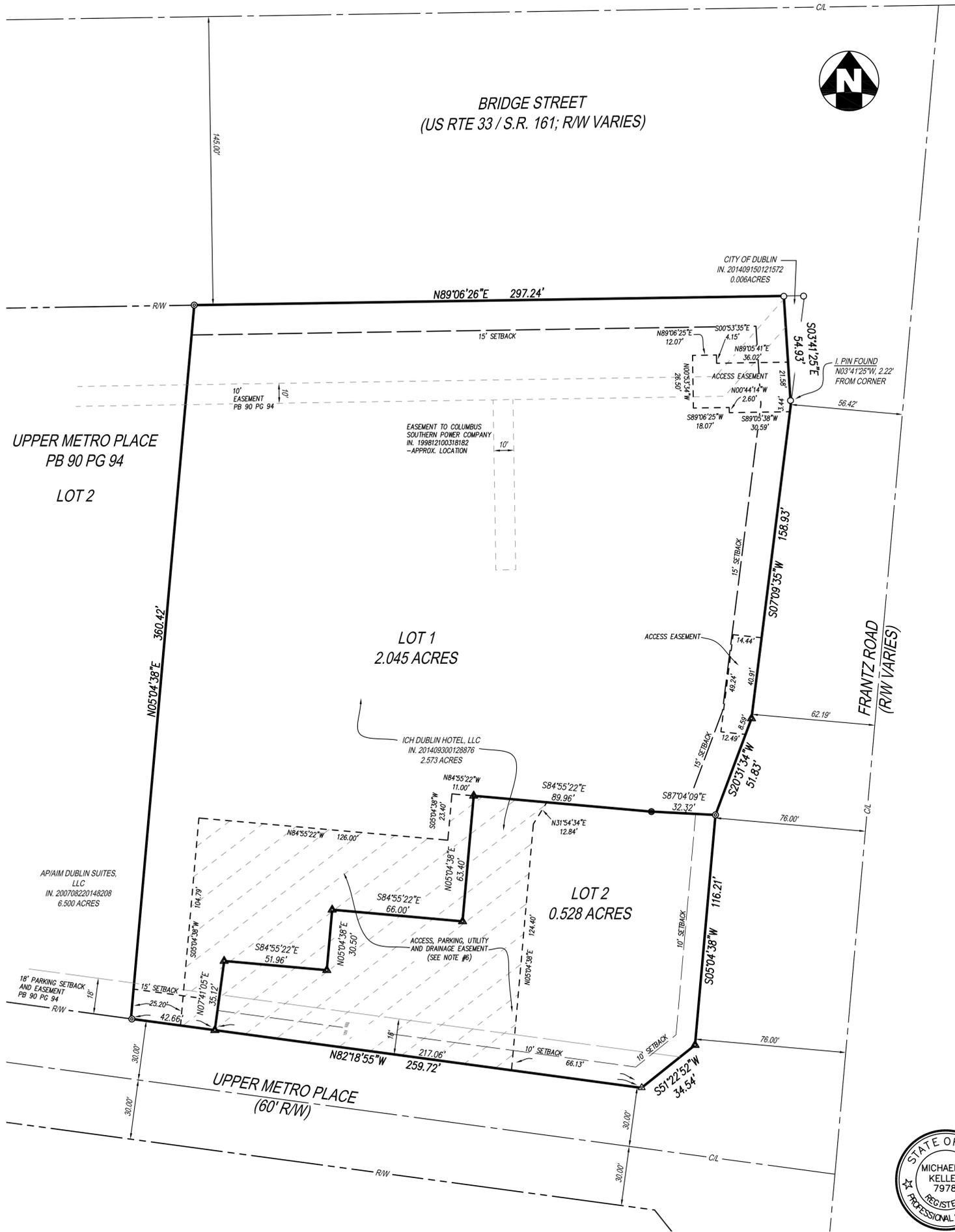
CORRIDOR BUILDING:

RBZ (REQUIRED BUILDING ZONE) FRONT	0-15'
RBZ CORNER	0-15'
SIDE & REAR YARD MINIMUM SETBACK	5'

MIXED USE:

RBZ (REQUIRED BUILDING ZONE) FRONT	0-10'
RBZ CORNER	0-10'
SIDE YARD MINIMUM SETBACK	0'
REAR YARD MINIMUM SETBACK	5'

- NOTES**
- OCCUPATION IN GENERAL FITS SURVEY WITH NO APPARENT ENCROACHMENTS BY OWNERS OF THE SUBJECT PROPERTY OR BY OWNERS OF ADJOINING PROPERTIES.
 - SOURCE DOCUMENTS AS NOTED.
 - ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "3E" WITH A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIDGE STREET DETERMINED TO BE N89°06'26"E.
 - THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 39049C0132K EFFECTIVE JUNE 17, 2008.
 - ACCESS, PARKING, UTILITY AND DRAINAGE EASEMENT AS SHOWN IS TO PROVIDE FOR VEHICULAR ACCESS, PARKING, WATER SERVICE, SANITARY SEWER SERVICE, STORM SEWER MANAGEMENT SYSTEM, AND OTHER UTILITY SERVICES AS NEEDED FOR LOT 1 AND LOT 2.
 - THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN OCTOBER, 2014.



Situated in Virginia Military Survey No. 2542, Franklin County, Dublin, Ohio, containing 2.573 acres and being the same tract as conveyed to ICH Dublin Hotel, LLC and described in the deed recorded in Instrument No. 201409300128876, Franklin County, Ohio.

The undersigned _____ hereby certify that the attached plat correctly represents their **HOME 2 HOTEL SUBDIVISION**, a subdivision of lots 1 to 2 inclusive, do hereby accept this plat of same and dedicate to public (private) use as such all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and heretofore dedicated.

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

In Witness Whereof _____ day of _____, 20__.

Witness _____ Signed _____

STATE OF OHIO
Before me a Notary Public in and for the Municipality personally came _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

in witness whereof I have hereunto set my hand and affixed my official seal this _____, 20__.

By _____

MUNICIPALITY OF DUBLIN, OHIO

Approved this _____ day of _____, 20__

Secretary of Planning and Zoning Commission
City of Dublin, Ohio

Approved this _____ day of _____, 20__

City Engineer, City of Dublin, Ohio

Approved by motion, passed by City Council, City of Dublin, Ohio on this _____ day of _____, 20__, wherein all of the roads and easements or parts of the same shown hereon and dedicated to public use as such, are accepted such for the City of Dublin, Ohio.

Transferred this _____ day of _____, 20__

Filed for record this _____ day of _____, 20__ at _____

Fee _____ File No. _____

Recorded this _____ day of _____, 20__ Plat Book _____ Pages _____

Clerk of Council, City of Dublin, Ohio

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio



SURVEYED AND PLATTED BY THE KLEINGERS GROUP:



THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael L. Keller
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

7 / 23 / 15
DATE

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www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45069
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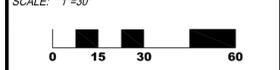


NO.	DATE	DESCRIPTION

HOME 2 HOTEL SUBDIVISION

A RESUBDIVISION OF LOT 1 OF UPPER METRO PLACE, P.B. 90 PG. 94 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PROJECT NO: 140390.000
DATE: 7/23/15



SHEET NAME:
HOME 2 HOTEL SUBDIVISION

SHEET NO.
1 OF 1