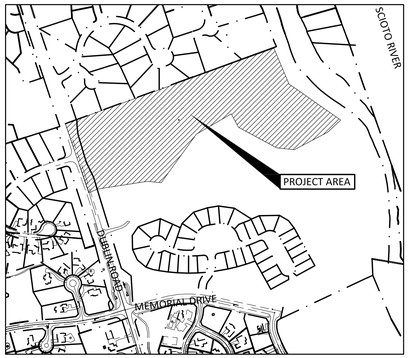
DEER RUN SUBAREA A & PARTIAL RE-SUBDIVISION OF DEER RUN ESTATES

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DUBLIN
V.M.S. 2545

PRELIMINARY PLAT



VICINITY MAP
1" = 500'

GRAPHIC SCALE: 1 inch = 60 feet
0 30 60 120 180

LEGEND:

EASEMENT TO BE VACATED

NOTES:

1. THE EXISTING ZONING ON THIS SITE IS P.U.D.
2. THE PROPOSED USE OF LOTS IS SINGLE FAMILY DWELLINGS. THE SUBDIVISION WILL RESULT IN TWO NEW LOTS FOR A TOTAL OF FOUR LOTS.
3. ALL SANITARY SEWAGE FROM THE CONSTRUCTED LOTS WILL BE ROUTED THROUGH A PUBLIC SANITARY SEWER AND ULTIMATELY TREATED BY THE REGIONAL TREATMENT PLANT.
4. THE TREE PRESERVATION PLAN IS CONTAINED WITHIN THE FINAL DEVELOPMENT PLANS.

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2011 adjustment). Control for bearings was from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088.

BM #1 – FIRE HYDRANT, SOUTH FLANGE BOLT, NORTH SIDE OF DEER RUN DRIVE, EAST SIDE OF BRIDGE.
ELEVATION – 838.846, EASTING 1793332.222, NORTHING 780995.023

CONTROL POINT #1 – LOCATED NEAR SUBAREA A TOWARDS THE END OF THE FUTURE ROAD.
ELEVATION – 815.308, EASTING 1794203.746, NORTHING 781526.840

CONTROL POINT #2 – LOCATED NEAR SUBAREA B ON LEFT SIDE OF THE PRIVATE DRIVE.
ELEVATION – 848.616, EASTING 1793363.367, NORTHING 780606.627

CONTROL POINT #3 – LOCATED NEAR SUBAREA B TOWARDS THE END OF THE FUTURE ROAD
ELEVATION – 845.644, EASTING 1793941.976, NORTHING 780881.952

Line Table			Line Table		
Line #	L	BEARING	Line #	L	BEARING
L1	50.00	S52° 33' 54"E	L8	19.53	N73° 21' 06"E
L2	22.38	N37° 26' 06"E	L9	251.06	N37° 26' 06"E
L3	83.53	N68° 21' 56"E	L10	198.26	N53° 04' 13"E
L4	76.79	N71° 51' 56"E	L11	85.47	N22° 36' 33"E
L5	345.73	N69° 52' 41"E	L12	72.48	N65° 43' 28"E
L6	140.30	N22° 36' 33"E	L13	26.77	N67° 25' 55"E
L7	22.38	N37° 26' 06"E	L14	1.45	N68° 21' 56"E
			L15	120.00	N68° 21' 56"E
			L16	55.11	N71° 51' 56"E
			L17	133.70	S72° 28' 34"E

Curve Table					
Curve #	L	R	DELTA	CHORD LENGTH	CHORD BEARING
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C3	91.15	150.00	34°48'55"	89.75'	S89° 41' 09"E
C4	132.10	200.00	37°50'33"	129.71'	S88° 48' 00"W

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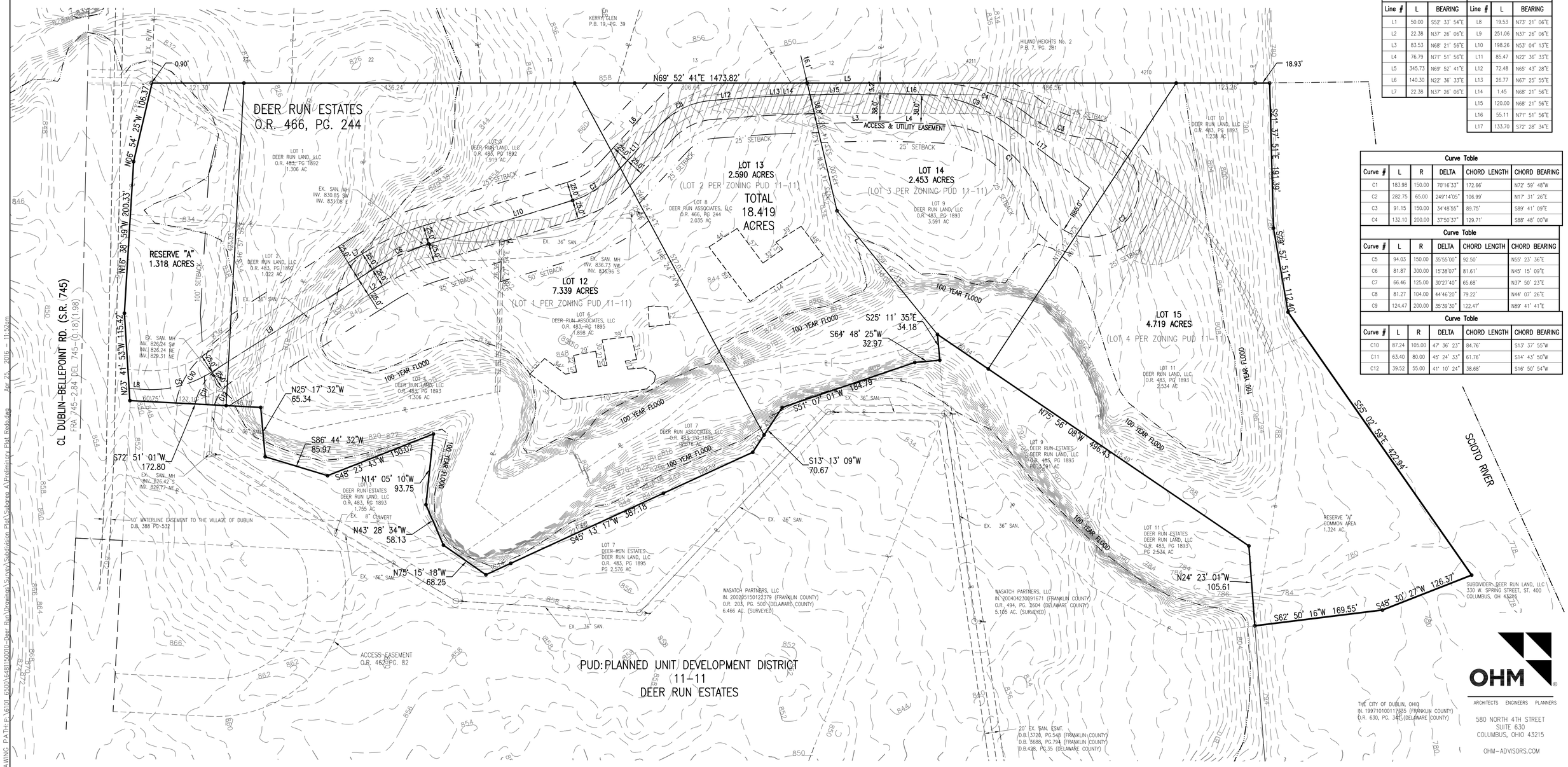

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ARCHITECTS ENGINEERS PLANNERS

580 NORTH 4TH STREET
SUITE 630
COLUMBUS, OHIO 43215

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DRAWING PATH: P:\6101 6500\6481150010-Deer Run\Drawings\Survey\Subdivision Plat\Subarea A\Preliminary Plat Redo.dwg Apr 25, 2016 - 11:52am

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DEER RUN SUBAREA A & PARTIAL RE-SUBDIVISION OF DEER RUN ESTATES

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DUBLIN

V.M.S. 2545

Situated in the State of Ohio, County of Delaware, City of Dublin, and in Virginia Military Survey 2545, containing 18.419 acres of land more or less, said 18.419 acres being comprised of Deer Run Estates of record in Plat Book 18, Page 34, all references being to those of record in the Recorder's Office, Delaware Counties, Ohio.
Deer Run Estates Lot Ownerships:
Lots 1, 2 & 5 Being in the name of DEER RUN LAND, LLC as described in Official Record 483, Page 1892
Lots 3, 4, 9, 10, & 11 in the name of DEER RUN LAND, LLC as described in Official record 483, Page 1893
Lots 6, & 7 in the name of DEER RUN LAND, LLC as described in Official Record 483, Page 1895
Lot 8 in the name of DEER RUN LAND, LLC as described in Official Record 466, Page 244

The undersigned, GEORGE H. BENNETT, JR., Vice President, authorized signor of DEER RUN LAND LLC a limited liability company, and JOHN DOE, authorized signor of DEER RUN ASSOCIATES, LLC a limited liability company by owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its Deer Run Subarea A & Partial Re-subdivision of Deer Run Estates, a subdivision containing lots numbered 12 to 15, both inclusive, and Reserve "A" hereby accepts 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.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement", Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer.

Easements are hereby reserved in, over and under areas designated on this plan as "Private Utility Easement" (PUE) for the construction, operation and maintenance of storm water runoff drains, facilities and mainline waterline facilities. Such facilities shall be owned and maintained by a master association for the Deer Run development. Said facilities will not be dedicated to the City of Dublin and the City of Dublin will not be responsible for the maintenance of said facilities.

LLC, Deer Run Land, LLC, and Deer Run Associates, LLC in recording of this plat of Deer Run Subarea A & Partial Re-subdivision of Deer Run Estates has designated certain areas of land as Reserves, and are not dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in the Deer Run development as more fully provided in the declaration of covenants, conditions and restrictions for the Deer Run development which will be recorded subsequent to the recordation of this plat. Said declaration of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

NOTE "A" – Non-exclusive utility easements are platted for the construction, operation and maintenance of public and private utilities, storm water management and service connections thereto; above and beneath the surface of the ground.

NOTE "B" – For any easement shown on this plat that contains a storm sewer, culvert, over land open ditch flood route, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement. Any costs associated with the damage, repair, replacement or relocation of any buried or above ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance, repair or replacement of a storm sewer causes the removal of any trees, plantings, landscaping, fence, driveway or any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

NOTE "C" – Within those areas of land designated 'Drainage Easement' on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

NOTE "D" – Drives shall not encroach into any side yard drainage easement.

NOTE "E" – BE ADVISED: A sub-surface drainage system may exist on this The system and/or outlet if located on this property must be maintained at all times.

NOTE "F" – On file with the County Engineer, Code Compliance, General Health District, and platting authorities are plans indicating thenature and location of various subdivision improvements.

NOTE "G" – Deviation in house locations and location and design of household sewage systems shown on development plans on file with the Delaware City/County General Health District may be allowed only if alternate locations and designs are submitted to, coordinated with, and approved by Code Compliance, Township Zoning and Health District authorities.

NOTE "H" – Easements are hereby reserved in, over and under areas of land designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage, excepting that, within said areas designated "Easement" and "Drainage Easement" hereon, no gas line, underground telephone, electric or television cable line or conduit or any other utility line shall be installed or placed on a course or alignment that both 1) is parallel with or approximately parallel with any existing (existing at the time of said installment or placement) sanitary sewer line in a said easement area and 2) has any point therein closer than ten feet to said sanitary sewer line unless said course or alignment is approved, in writing, by the Delaware County Sanitary Engineer. No right angle or near right angle crossing of said lines or conduits and said sewer is hereby restricted.

NOTE "I" – Where indicated, sanitary sewer easements are solely for construction, operation and maintenance of public and/or private sanitary sewers and service connections and may be crossed by other utilities.

NOTE "J" – Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other governmental authority shall in no way constitute a dedication or acceptance of the Common Access Drive shown thereon, and all such Common Access Drive(s) shall be and remain a private access way, and the Delaware County Regional Planning Commission, the Delaware County Commissioners and every other public authority signing this plat shall have no responsibility or liability for or arising out of the construction, improvement, maintenance and/or use of any such Common Access Drive. The owners of these lots and their successors and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.

NOTE "K" – Access to the Public Road Right of Way from the lots within the CAD shall be restricted to the Common Access Drive located within the Common Access Drive Easement.

NOTE "L" – Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other governmental authority shall in no way constitute a dedication or acceptance of the private street(s) shown thereon, and all such private street(s) shall be and remain a private access way, and the Delaware County Regional Planning Commission, the Delaware County Commissioners and every other public authority signing this plat shall have no responsibility or liability for or arising out of the construction, improvement, maintenance and/or use of any such private street(s). The owners of these lots and their successors and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.

NOTE "M" – Signature by the Delaware County Engineer's Office on this plat does not convey approval of the stormwater management, erosion and sedimentation control, site access points, or any work within the right-of-way for any lot shown on this plat.

NOTE "N" – Tree Preservation/No build Zone:
Within those areas designated hereon as "Tree Preservation/No Build Zone", No accessory buildings, fences, walks, steps, patios, decks, porches or improvements of any kind shall be constructed, except underground utility lines that may be necessary to serve a lot or other uses in the area. Reasonable efforts shall be used to ensure that minimal vegetation disturbances or minimal topography alterations occur in these areas. No trees over 4 inch in diameter shall be removed in these designated areas excepting where utilities cross these designated areas. Dead plant material may be removed. Said zones shall be maintained by the owners of the lots upon which zones are lots which such zones are located. Said zones shall also be for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water facilities.
A tree preservation zone marker shall be placed every 50 feet along tree preservation line

Said zoning regulations and any amendments thereto passed subsequent to the 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 requaltions applicable to this property. This notice should 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.

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2011 adjustment). Control for bearings was from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088.

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

IRON PINS: Iron pins, where indicated, hereon, unless otherwise noted, are to be set and are iron pipes, 3/4 inch inside diameter, thirty inches long with a plastic cap inscribed "OHM".

PERMANENT MARKERS: Permanent markers are to be one-inch diameter, thirty-inch long, solid iron pins with an aluminum cap punched to indicate the actual location of the point

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 ports thereof.

● – Iron Pin Set (See Survey Data)
○ – Iron Pin Found
◎ = Permanent Marker (See Survey Data)

By John J. Raab
Professional Surveyor No. 7863 Date

Acreage Breakdown: The Deer Run Subarea A & Partial Re-subdivision of Deer Run Estates is comprised of the following Delaware County Parel Numbers with the acreage being platted out of each.

Lots 1-5, 9-11	Parcel Number 60043307012000	14.671 Acres
Lots 6 & 7	Parcel Number 60043401015000	4.474 Acres
Lot 8	Parcel Number 60043401014000	2.035 Acres
Reserve "A"	Parcel Number 60043401010000	1.324 Acres
TOTAL		22.504 Acres

The Deer Run Subarea A & Partial Re-subdivision of Deer Run Estates is comprised of the following components.

Acreage in Lots;	17.101 Acres
Acreage in Reserves:	1.318 Acres
Total Acreage:	18.419 Acres

In Witness Whereof, GEORGE H. BENNETT, JR. Vice President of DEER RUN LAND, LLC, has hereunto set his hand this __ day of ____, 20__.

Signed and Acknowledged in the presence of:

_____ By _____
GEORGE H. BENNETT, JR.
Vice President
_____

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared GEORGE H. BENNET, JR., Vice President of DEER RUN LAND, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of DEER RUN LAND, LLC for the uses and purposed 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, Delaware County, Ohio

_____
Recorder, Delaware County, Ohio

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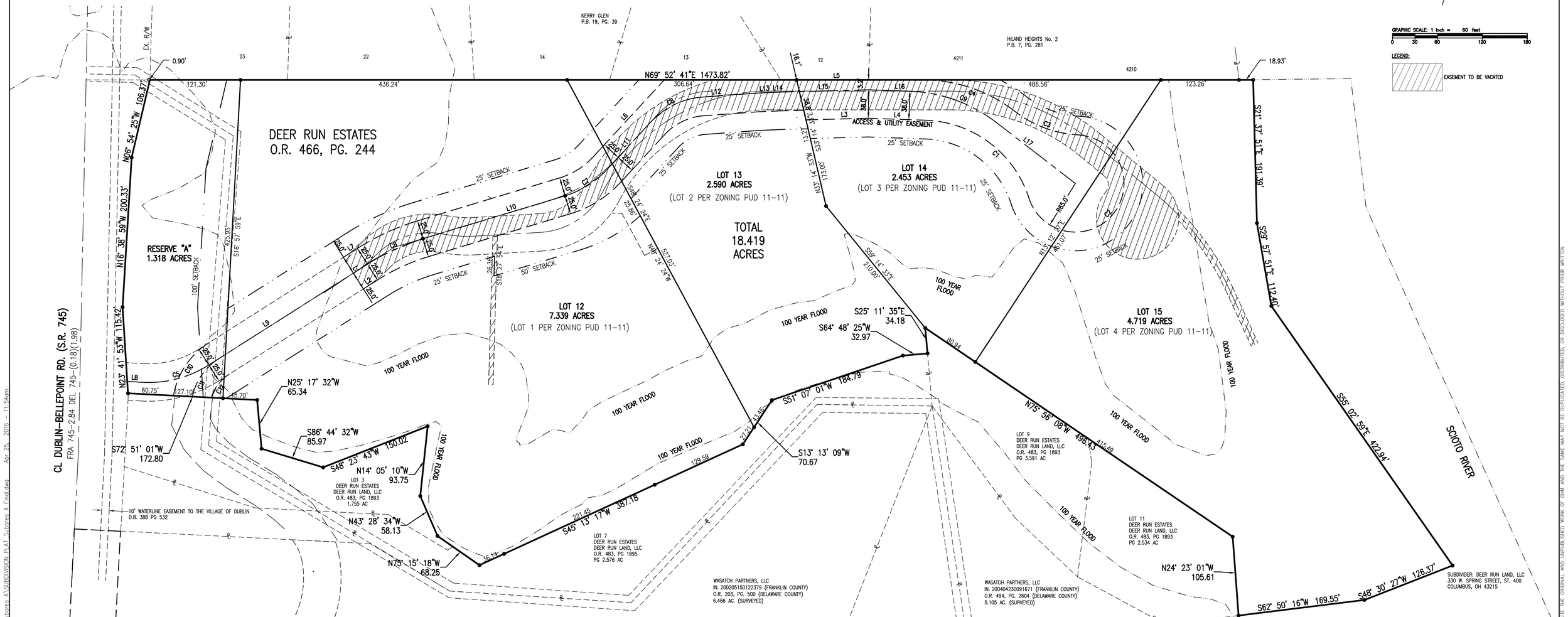
V.M.S. 2545



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