LAKESIDE AT AVONDALE WOODS

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Numbers 3012 and 3453, containing 19.349 acres of land, more or less, said 19.349 acres being part of those tracts of land conveyed to **HOMEWOOD CORPORATION** by deed of record in Official Record 23250A17, Recorder's Office, Franklin County, Ohio.

The undersigned, **HOMEWOOD CORPORATION,** an Ohio corporation, by **JIM LIPNOS**, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"LAKESIDE AT AVONDALE WOODS"**, a subdivision containing areas designated as Reserve "A", Reserve "B" Reserve "C", Reserve "D" and Reserve "E", does 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.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Sidewalk Easement" or "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. 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. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

In Witness Whereof, **JIM LIPNOS**, President of **HOMEWOOD CORPORATION**, has hereunto set his hand this ___ day of _____, 20__.

Signed and Acknowledged In the presence of:

_____

_____

HOMEWOOD CORPORATION

By _____
JIM LIPNOS, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JIM LIPNOS,** President of **HOMEWOOD CORPORATION**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **HOMEWOOD CORPORATION,** 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 vote of 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 $_____

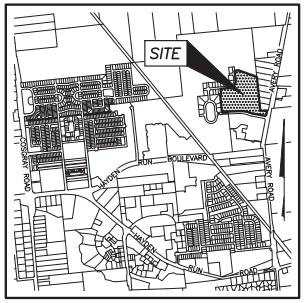
_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20___.

_____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83. Control for bearings was from coordinates of Monuments FCGS 8876 and FCGS 2221, having a bearing of North 83°53'20" East between said monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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

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.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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.

o = Iron Pin (See Survey Data)
• = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)

By _____ _____
Professional Surveyor No. 7865 Date

J:\2014\1890\DWG\04SHEETS\PLAT\20141890-05-PLAT-LAKE.DWG plotted by MASTON, JOHN on 7/21/2016 8:18:00 AM last saved by MASTON on 7/20/2016 5:01:26 PM

LAKESIDE AT AVONDALE WOODS

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B" : At the time of platting, all of the land hereby being platted as Lakeside at Avondale Woods is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0133K with effective date of June 17, 2008.

NOTE "C" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Reserve "A" (Subarea "A"):

Building Setbacks:

Avondale Woods Blvd.	25 feet off south boundary (Water Meter Building 10 feet)
West Boundary	20 feet
North Boundary	20 feet
East Boundary	5 feet a minimum distance of 12 feet between buildings

Pavement Setbacks:

Avondale Woods Blvd.	25 feet*
West Boundary	20 feet
North Boundary	20 feet
East Boundary	0 feet

*except entry drives to access units and patios

Reserves "C", "D" and "E" (Subarea "E"):

Building Setbacks:

Front:	20 feet
Side:	20 feet
Rear:	20 feet

Pavement Setbacks:

Front:	20 feet*
Side:	20 feet*
Rear:	20 feet*

*except bike/pedestrian paths

NOTE "D" - ACREAGE BREAKDOWN: Lakeside at Avondale Woods is out of the following Franklin County Parcel Number:

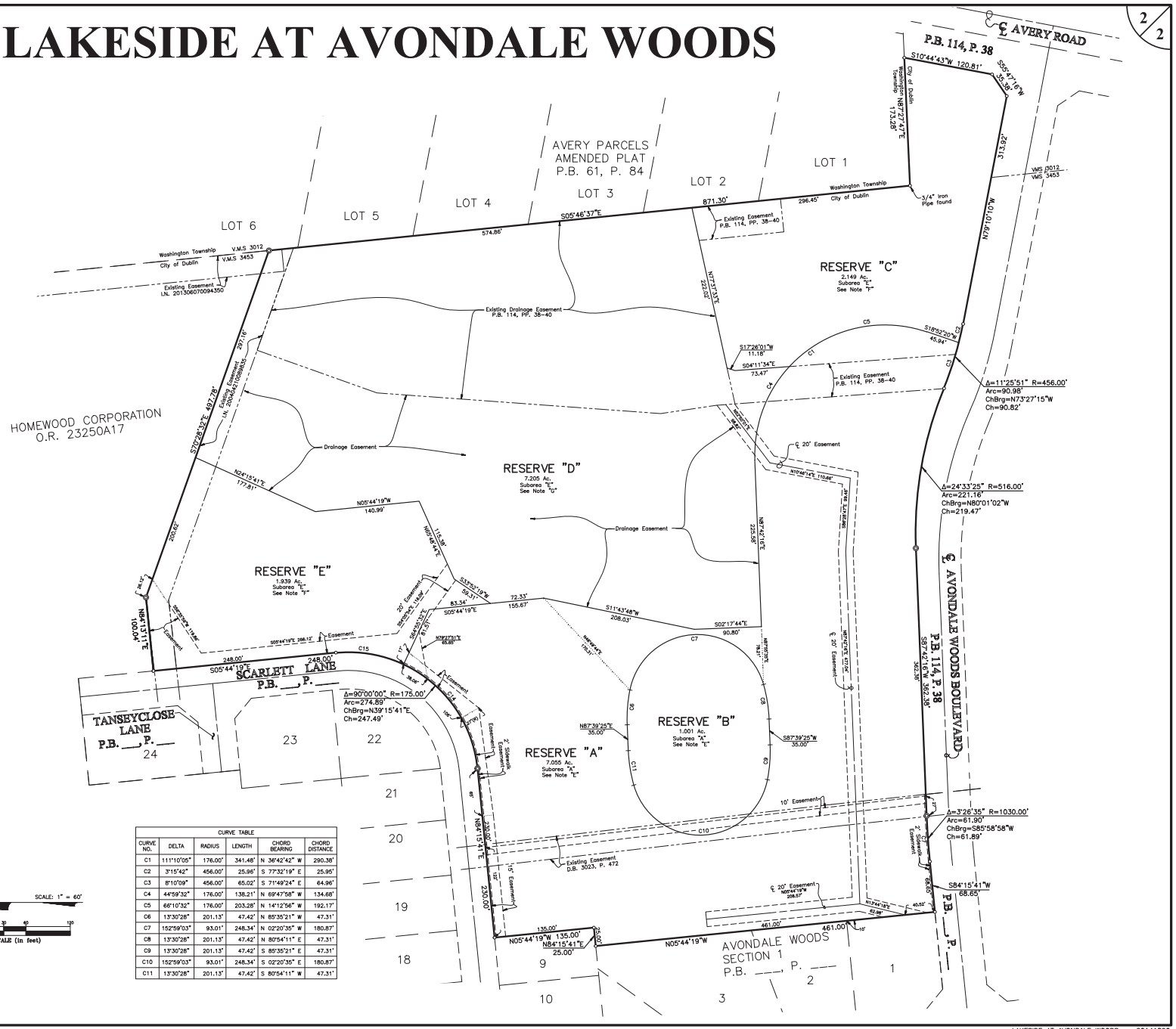
274-000137 19.349 Ac.

NOTE "E"- RESERVE "A" AND RESERVE "B": Reserve "A" and Reserve "B", as designated and delineated hereon, shall be owned and maintained by an association of the owners of the fee simple titles to the units in Lakeside at Avondale Woods subdivision, Subarea A Home Owners Association (SHOA) for the purpose allowed by the then current zoning.

NOTE "F" - RESERVE "C" AND RESERVE "E": Reserve "C" and Reserve "E", as designated and delineated hereon, shall be owned and maintained by an association of the owners of the fee simple titles to the lots in Avondale Woods subdivisions and the owners of the fee simple titles to the units in Lakeside at Avondale Woods subdivision, collectively call the Master Home Owners Association (MHOA) for the purposes allowed by the then current zoning.

NOTE "G" - RESERVE "D": Reserve "D", as designated and delineated hereon, shall be owned by the MHOA and maintained by the City of Dublin for the purposes allowed by the then current zoning.

NOTE "H": 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 Lakeside at Avondale Woods or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	111°10'05"	176.00'	341.46'	N 36°42'42" W	290.38'
C2	3°15'42"	456.00'	25.96'	S 77°32'19" E	25.95'
C3	8°10'09"	456.00'	65.02'	S 71°49'24" E	64.96'
C4	44°59'32"	176.00'	138.21'	N 69°47'58" W	134.68'
C5	66°10'32"	176.00'	203.28'	N 14°12'56" W	192.17'
C6	13°30'28"	201.13'	47.42'	N 85°35'21" W	47.31'
C7	152°59'03"	93.01'	248.34'	N 02°20'35" W	180.87'
C8	13°30'28"	201.13'	47.42'	N 80°54'11" E	47.31'
C9	13°30'28"	201.13'	47.42'	S 85°35'21" E	47.31'
C10	152°59'03"	93.01'	248.34'	S 02°20'35" E	180.87'
C11	13°30'28"	201.13'	47.42'	S 80°54'11" W	47.31'

AVONDALE WOODS SECTION 1

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 3453, containing 14.355 acres of land, more or less, said 14.355 acres being part of that tract of land conveyed as Parcel Number 1 to **HOMEWOOD CORPORATION** by deed of record in Official Record 23250A17, Recorder's Office, Franklin County, Ohio.

The undersigned, **HOMEWOOD CORPORATION,** an Ohio corporation, by **JIM LIPNOS**, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"AVONDALE WOODS SECTION 1"**, a subdivision containing Lots 1 to 24, both inclusive, and areas designated as Reserve "A", Reserve "B" and Reserve "C", does hereby accept this plat of same and dedicates to public use, as such, all of the Boulevard, Drive and Lanes shown hereon and not heretofore dedicated.

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", "Sidewalk Easement" or "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. 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. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. 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.

In Witness Whereof, **JIM LIPNOS**, President of **HOMEWOOD CORPORATION**, has hereunto set his hand this ___ day of _____, 20__.

Signed and Acknowledged In the presence of:

_____

_____

HOMEWOOD CORPORATION

By _____
JIM LIPNOS, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JIM LIPNOS,** President of **HOMEWOOD CORPORATION**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **HOMEWOOD CORPORATION,** 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 vote of Council, wherein all of the Boulevard, Drive and Lanes dedicated hereon are accepted as such 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 $_____

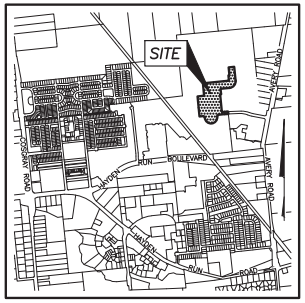
_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20___.

_____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83. Control for bearings was from coordinates of Monuments FCGS 8876 and FCGS 2221, having a bearing of North 83°53'20" East between said monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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

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.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

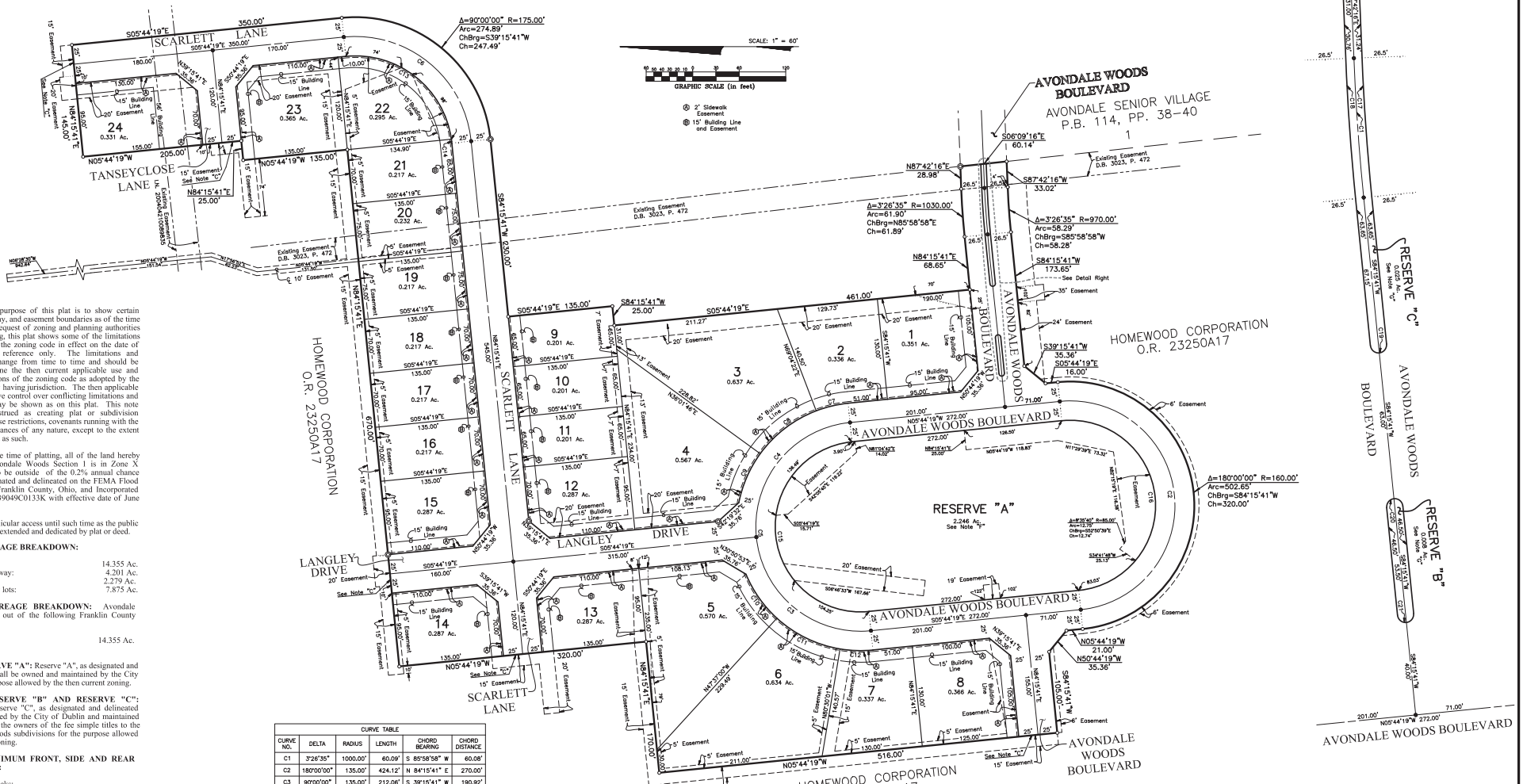
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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.

o = Iron Pin (See Survey Data)
• = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)

By _____ _____
Professional Surveyor No. 7865 Date

AVONDALE WOODS SECTION 1



NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B" : At the time of platting, all of the land hereby being platted as Avondale Woods Section 1 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0133K with effective date of June 17, 2008.

NOTE "C": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage:	14.355 Ac.
Acreage in rights-of-way:	4.201 Ac.
Acreage in Reserves:	2.279 Ac.
Acreage in remaining lots:	7.875 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Avondale Woods Section 1 is out of the following Franklin County Parcel Number:

274-000137	14.355 Ac.

NOTE "F"- RESERVE "A": Reserve "A", as designated and delineated hereon, shall be owned and maintained by the City of Dublin for the purpose allowed by the then current zoning.

NOTE "G" - RESERVE "B" AND RESERVE "C": Reserve "B" and Reserve "C", as designated and delineated hereon, shall be owned by the City of Dublin and maintained by an association of the owners of the fee simple titles to the lots in Avondale Woods subdivisions for the purpose allowed by the then current zoning.

NOTE "H" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Building Setbacks:

Front:	15 feet
Side:	6 feet
Rear:	25 feet (A 5 foot encroachment shall be permitted in rear yard for patios and decks)

Pavement Setbacks:

Side:	3 feet (not required where 2 lots share a common driveway)

NOTE "I": 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 Avondale Woods Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3°26'35"	1000.00'	60.09'	S 85°58'58" W	60.08'
C2	180°00'00"	135.00'	424.12'	N 84°15'41" E	270.00'
C3	90°00'00"	135.00'	212.06'	S 39°15'41" W	190.92'
C4	90°00'00"	135.00'	212.06'	N 50°44'19" W	190.92'
C5	180°00'00"	135.00'	424.12'	S 84°15'41" W	270.00'
C6	90°00'00"	150.00'	235.62'	N 39°15'41" E	212.13'
C7	15°11'18"	160.00'	42.41'	N 13°19'58" W	42.29'
C8	33°02'36"	160.00'	92.27'	N 37°26'56" W	91.00'
C9	24°56'30"	160.00'	69.65'	N 66°26'29" W	69.10'
C10	25°03'05"	160.00'	69.96'	S 54°54'33" W	69.40'
C11	32°53'01"	160.00'	91.83'	S 25°56'30" W	90.57'
C12	15°14'18"	160.00'	42.55'	S 01°52'50" W	42.43'
C13	87°42'27"	125.00'	191.35'	N 38°06'54" E	173.21'
C14	2°17'33"	125.00'	5.00'	N 83°06'54" E	5.00'
C15	180°00'00"	110.00'	345.58'	S 84°15'41" W	220.00'
C16	180°00'00"	110.00'	345.58'	N 84°15'41" E	220.00'
C17	3°26'35"	996.50'	59.88'	S 85°58'58" W	59.87'
C18	3°26'35"	1003.50'	60.30'	S 85°58'58" W	60.29'
C19	180°00'00"	3.50'	11.00'	S 05°44'19" E	7.00'
C20	180°00'00"	3.50'	11.00'	N 05°44'19" W	7.00'
C21	180°00'00"	3.50'	11.00'	S 05°44'19" E	7.00'

J:\20141890\DWG\DESIGN\FINAL\20141890-FP-PLAT-SECT1.DWG plotted by MASTON, JOHN on 7/21/2016 12:30:12 PM last saved by JMASTON on 7/21/2016 9:39:39 AM