JWG\04SHEETS\PLAT\20160307-VS-PLAT.DWG plotted by MASTON, JOHN on 4/20/2017 3:44:35 PM last saved by JMASTON on 4/7/2017 8:53:12 AM

RESUBDIVISION OF LOTS 73 THRU 108, RESERVE "B" AND RESERVE "C" OF OAK PARK

Situated in the State of Ohio, County of Union, City of Dublin, and in Virginia Military Survey Number 6595, containing 2.922 acres of land, more or less, said 2.922 acres being a resubdivision of Lots 73 thru 108, both inclusive, and Reserve "B" and Reserve "C" of the subdivision entitled "Oak Park", of record in Plat Book 5, Page 260, said Lots and Reserves being conveyed to **OAK PARK DUBLIN, LLC** by deed of record in Official Record 769, Page 638, Recorder's Office, Union County, Ohio.

The undersigned, **OAK PARK DUBLIN**, **LLC**, a New Jersey limited liability company, by **JEREMY HALPERN**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"RESUBDIVISION OF LOTS 73 THRU 108, RESERVE "B" AND RESERVE "C" OF OAK PARK"**, a subdivision containing Lots 109 to 128, both inclusive, 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.

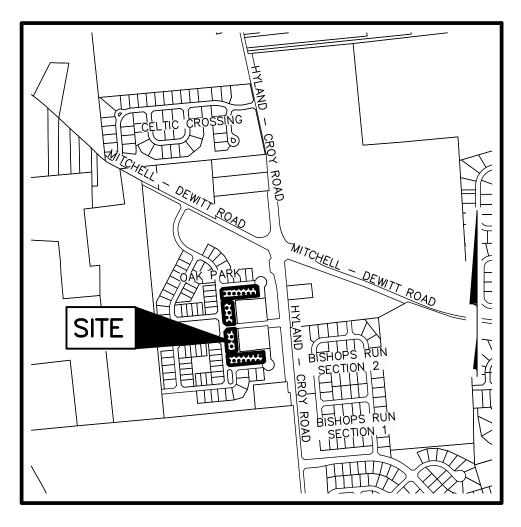
Easements are hereby reserved in, over and under areas designated on this plat as "Sidewalk Easement". The aforementioned designated easement permits the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, is for the construction, operation, and maintenance of service connections to all adjacent lots and lands, for storm water drainage and for the construction and maintenance of a sidewalk for use by the public.

In Witness Whereof, JEREMY HALP DUBLIN, LLC, has hereunto set his hand this	ERN, Managing Member of OAK PARK s day of, 20
Signed and Acknowledged In the presence of:	OAK PARK DUBLIN, LLC
	By JEREMY HALPERN, Managing Member
STATE OF OHIO COUNTY OF FRANKLIN ss:	
Before me, a Notary Public in and for HALPERN , Managing Member of OAK PA signing of the foregoing instrument to be his and deed of said OAK PARK DUBLIN , I herein.	voluntary act and deed and the voluntary act
In Witness Thereof, I have hereunto set day of, 20	my hand and affixed my official seal this
My commission expires	C. (COL)

Notary Public,

State of Ohio

Approved this Day of 20	Director of Land Us	se and Long
	Range Planning,	Dublin, Ohio
Approved this Day of 20	City Engineer,	Dublin, Ohi
Approved this day of this plat is accepted as such by the Counc	, 20, by vote of il of the City of Dublin, Ol	Council, wherein all hio.
In Witness Thereof I have hereunto set my hand and affixed my seal this day of, 20	Clerk of Council,	Dublin, Ohi
Transferred this day of, 20	Auditor,	Union County, Ohio
Filed for record thisday of, 20atM. Fee \$	Recorder,	Union County, Ohio
File No		
Plat Book, Pages		



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey control monument 6648 and McNeal, having a bearing of South 15° 07' 53" East between said monuments, and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment).

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, Union 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

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



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

Professional Surveyor No. 7865

Date

RESUBDIVISION OF LOTS 73 THRU 108, RESERVE "B" AND RESERVE "C" OF OAK PARK A=9'22'58" R=60.00' ACC OF OAK PARK ACC OB OAK PARK $\Delta=9^{\circ}22'58"$ R=60.00' Arc=9.83' ChBrg=S36'49'40"W Ch=9.81' S05.18.59"E 91.90' INDEX OF LOTS IN OAK PARK TO BE RESUBDIVIDED ChBrg=S58*24'36"W Ch=12.39' — $\Delta = 9.22'58'' R = 60.00'$ Arc=9.83' ChBrg=S47'27'38"E S05'18'59"E 91.90' S05°18'59"E Ch=9.81' Δ =52°32′50″ R=14.00′ Arc=12.84′ RES "D" ChBrg=S69'02'34"E 128 N05'18'59"W OAK PARK P.B. 5, P. 260 10' Easement 5 , P 260 RESERVE "A" 125 0.156 Ac. P.B. 5, P. RESERVE "J" Existing 10' Easement P.B. 5 , P 260 S05'18'59"E 222.83' S05°18'59"E S05°18'59"E 104.67 Lexisting 10' Easemen P.B. 5 , P 260 115 116 114 0.141 Ac. H 117 0.132 Ac. 118 0.148 Ac. J.B. 5,

H 0

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.

120 0.132 Ac.

Existing 1' Sidewalk Easement -P.B. 5, P 260

OAK MEADOW DRIVE P.B. 5, P. 260

S05°18'59"E

SCALE: 1" = 30'

GRAPHIC SCALE (in feet)

B.L. = Building Line

119 0.148 Ac.

NOTE "B": At the time of platting, all of the land hereby being platted as Resubdivision of Lots 109 thru 128, Reserve "B" and Reserve "C" of Oak Park 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 39049C0018K with effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN: Resubdivision of Lots 73 thru 108, Reserve "B" and Reserve "C" of Oak Park is comprised of the following Union County Parcel Numbers and

Parcel Number	Map Number	Acreage	Existing Lot No.
3900280141080	1460404021000	0.109 Ac.	73
3900280141070	1460404020000	0.058 Ac.	74
3900280141060	1460404019000	0.058 Ac.	75
3900280141050	1460404018000	0.058 Ac.	76
3900280141040	1460404017000	0.058 Ac.	77
3900280141030	1460404016000	0.120 Ac.	78
3900280141020	1460404015000	0.118 Ac.	79
3900280141010	1460404014000	0.058 Ac.	80
3900280141000	1460404013000	0.058 Ac.	81
3900280140990	1460404012000	0.058 Ac.	82
3900280140980	1460404011000	0.058 Ac.	83
3900280140970	1460404010000	0.096 Ac.	84
3900280140940	1460404007000	0.108 Ac.	85
3900280140930	1460404006000	0.057 Ac.	86
3900280140920	1460404005000	0.057 Ac.	87
3900280140910	1460404004000	0.057 Ac.	88
3900280140900	1460404003000	0.057 Ac.	89

Map Number

Existing 1' Sidewalk
Easement

P.B. 5 , P 260

Parcel Number	Map Number	Acreage	Lot
3900280140890	1460404002000	0.105 Ac.	90
3900280140880	1460404001000	0.114 Ac.	Res
3900280141210	1460405001000	0.114 Ac.	Res
3900280140390	1361602029000	0.105 Ac.	91
3900280140380	1361602028000	0.057 Ac.	92
3900280140370	1361602027000	0.057 Ac.	93
3900280140360	1361602026000	0.057 Ac.	94
3900280140350	1361602025000	0.057 Ac.	95
3900280140340	1361602024000	0.108 Ac.	96
3900280140330	1361602023000	0.096 Ac.	97
3900280140320	1361602022000	0.058 Ac.	98
3900280140310	1361602021000	0.058 Ac.	99
3900280140300	1361602020000	0.058 Ac.	10
3900280140290	1361602019000	0.058 Ac.	10
3900280140280	1361602018000	0.118 Ac.	10
3900280140270	1361602017000	0.120 Ac.	10
3900280140260	1361602016000	0.058 Ac.	10
3900280140250	1361602015000	0.058 Ac.	10.
3900280140240	1361602014000	0.058 Ac.	10
3900280140230	1361602013000	0.058 Ac.	10

1361602012000

0.109 Ac.

NOTE "D" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Resubdivision of Lots 73 thru 108, Reserve "B" and Reserve "C" of Oak Park subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "E" - UTILITY PROVIDERS: Buyers of the lots in the Resubdivision of Lots 73 thru 108, Reserve "B" and Reserve "C" of Oak Park subdivision are hereby notified that, at the time of platting, utility service for electric power is provided by AEP and Acreage Lot No Ohio Edison and telephone service is provided by AT&T and Frontier North.

> A. C NOTE "F": As per City of Dublin Zoning Code, all lots within B Resubdivision of Lots 73 thru 108, Reserve "B" and Reserve "C" of Oak Park are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Oak Park" and the development

NOTE "G" - SCHOOL DISTRICT: At the time of platting, all of Resubdivision of Lots 73 thru 108, Reserve "B" and Reserve "C" of Oak Park is in the Dublin City School District.

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 Resubdivision of Lots 78 thru 108, Reserve "B" and Reserve "C" of Oak Park or any part thereof can be acquired by a competent examination of the then current public

records, including those in the Union County Recorder's Office.

NOTE "I" - MINIMUM SETBACKS: Zoning regulations for Resubdivision of Lots 73 thru 108, Reserve "B" and Reserve "C" of Oak Park in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot as follows:

Lots 110-114, 116, 117, 120, 121, 123-127

Front: Side: Rear:	6 feet as shown hereon 6 feet 10 feet
Lots 109, 115, 122, 128	
Front: Side:	6 feet as shown hereon 6 feet where adjacent to residential lot 0 feet where adjacent to Reserves I and J

10 feet Lots 118 and 119 Front: 6 feet as shown hereon 6 feet where adjacent to residential lot 14 feet where adjacent to Oak Park Boulevard

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 latting, 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