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FINAL PLAT OF AUTUMN ROSE WOODS SECTION 1

STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN
VIRGINIA MILITARY SURVEY NO. 3452

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN AND IN VIRGINIA MILITARY SURVEY NUMBER 3452, CONTAINING 17.953 ACRES OF LAND, MORE OR LESS. 11.285 ACRES BEING PART OF THAT 32.328 ACRES TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO LLC., BY DEED OF RECORD IN INST._____, AND 6.667 ACRES BEING PART OF THAT 9.3672 ACRES AND 6.6328 ACRES TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO LLC., BY DEED OF RECORD IN INST._____, ALL REFERENCES BEING TO THOSE OF RECORD IN THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

THE UNDERSIGNED PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND ACQUISITION OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS AUTUMN ROSE WOODS SECTION 1, A SUBDIVISION CONTAINING LOTS 1 TO 5, BOTH INCLUSIVE, 33 TO 64, BOTH INCLUSIVE AND AREAS DESIGNATED AS RESERVES "A" AND "B", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USED, AS SUCH, ALL OF BARRISTER DRIVE, JOHNSTON DRIVE, DEBBIE RUN & OLIVER WAY, 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", "PEDESTRIAN 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.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES AND THE CABLE TELEVISION INDUSTRY BOTH ABOVE AND BENEATH THE SURFACE OF THE GROUND AND AND WHERE NECESSARY ARE FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE OF THE PLATTED AREA WITHIN SAID TRACTS OF AND OWNED BY PULTE HOMES OF OHIO LLC. ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING PARAGRAPH.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.
THIS ____ DAY OF _____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____

MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND ACQUISITION

STATE OF OHIO
COUNTY OF UNION:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID PULTE HOMES OF OHIO, LLC, PERSONALLY APPEARED MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS
____ DAY OF _____

MY COMMISSION EXPIRES _____

APPROVED THIS ____ DAY OF _____

DIRECTOR OF LAND USE AND LONG RANGE PLANNING DUBLIN, OHIO

APPROVED THIS ____ DAY OF _____

CITY ENGINEER, DUBLIN OHIO

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2017, BY VOTE OF COUNCIL WHEREIN BARRISTER DRIVE, DEBBIE RUN, JOHNSTON DRIVE AND OLIVER WAY IS HEREBY DEDICATED AND 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 _____,2017

CLERK OF COUNCIL, DUBLIN OHIO

TRANSFERRED THIS ____ DAY OF _____,2017

AUDITOR, UNION COUNTY, OHIO

DEPUTY AUDITOR, UNION COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____

AT ____:_____, FEE _____.

RECORDER, UNION COUNTY, OHIO

AT ____:_____, FEE _____.

DEPUTY RECORDER, UNION COUNTY, OHIO

FILE NO. _____

PLAT BOOK _____, PAGE _____.



VICINITY MAP

SCALE IN FEET
0 1000 2000

SURVEY DATA:

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF NORTH 04°15'23" WEST FOR THE CENTERLINE OF HYLAND-CROY ROAD, AS DETERMINED BY STATIC OBSERVATIONS AND POST PROCESSED BY NGS OPUS SOLUTION.

SOURCE DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS:

ALL IRON PINS SET ARE ¾" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. 8232

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638
www.cecinc.com

AUTUMN ROSE WOODS SECTION 1

DRAWN BY: **ALB** CHECKED BY: **MJA** APPROVED BY: **MAS**
DATE: **JULY 2017** DWG SCALE: **1"=50'** PROJECT NO.: **150-620**

FINAL PLAT

DRAWING NO.:

SHEET 1 OF 3

PLAT _____, PAGE _____



LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	N 85°44'37" E	31.24'
L19	N 85°44'37" E	119.20'
L20	S 04°15'23" E	72.53'
L21	S 85°44'37" W	17.32'

- ☐ I.P. SET (SEE SURVEY DATA)
- ☒ PERMANENT MARKER SET (SEE SURVEY DATA)
- ☐ MAG NAIL SET

CURVE #		CURVE TABLE				CHB	
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB		
C1	150.00'	90°00'00"	235.62'	212.13'	N 49°19'23" W		
C2	175.00'	153°56"	5.80'	5.60'	S 86°41'35" W		
C3	175.00'	26°08'53"	79.86'	79.17'	N 79°17'00" W		
C4	175.00'	17°47'13"	54.33'	54.11'	N 57°18'57" W		
C5	175.00'	44°09'57"	134.90'	131.58'	N 26°20'22" W		
C6	125.00'	74°38'32"	162.84'	151.57'	N 56°56'07" W		
C7	125.00'	74°38'32"	162.84'	151.57'	N 56°56'07" W		
C8	125.00'	15°21'28"	33.51'	33.41'	N 11°56'07" W		
C9	105.00'	58°00'38"	106.31'	101.83'	N 49°07'39" W		
C10	95.00'	14°58'34"	24.83'	24.76'	N 70°38'41" W		
C11	105.00'	23°05'48"	42.33'	42.04'	S 66°55'04" E		
C12	95.00'	73°52'35"	122.48'	114.18'	N 57°11'40" E		

Civil & Environmental Consultants, Inc.
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www.ccecinc.com

AUTUMN ROSE WOODS

SECTION 1

FINAL PLAT



NORTH

SCALE IN FEET



LOT 29

LOT 30

LOT 31

LOT 32

BISHOP'S CROSSING
P.B. 5, PG. 117

LOT 33

LOT 34

LOT 35

LOT 581

MILL SPRINGS ROAD
(50' RIGHT-OF-WAY)

LOT 52

LOT 53

LOT 54

S 37°51'30" W 111.51'

S 45°54.1" E 202.18'

PULTE HOMES OF OHIO
INST. 32.328 AC

PULTE HOMES OF OHIO
INST. 9.3672 AC

S 85°44'37" W 29.50'
S 41°15'23" E 183.51'
N 41°15'23" W 183.69'
S 85°44'37" W 55.36'

S 41°15'23" E 195.71'
N 41°15'23" W 130.00'

S 85°44'37" W 222.00'
N 41°15'23" W 183.89'

S 85°44'37" W 110.00'
N 41°15'23" W 128.15'

S 41°15'23" E 189.11'
N 41°15'23" W 205.00'

S 85°44'37" E 182.75'
N 41°15'23" W 128.01'

S 85°45'24" W 74.75'
N 85°44'37" E 202.75'

JOHNSTON DRIVE
(50' RIGHT-OF-WAY)

OLIVER WAY
(50' RIGHT-OF-WAY)

PARK PLACE SECTION 2
P.C. 5, SLIDE 41

LOT 17

LOT 18

33
0.272 AC

56
0.273 AC

57
0.226 AC

58
0.226 AC

59
0.226 AC

60
0.226 AC

61
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62
0.226 AC

63
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64
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5
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LOT 297

FINAL PLAT OF
AUTUMN ROSE WOODS SECTION 2

STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN
VIRGINIA MILITARY SURVEY NO. 3452

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN AND IN VIRGINIA MILITARY SURVEY NUMBER 3452, CONTAINING 30.390 ACRES OF LAND, MORE OR LESS, 21.058 ACRES BEING PART OF THAT 32.328 ACRES TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO LLC., BY DEED OF RECORD IN DEED INST. _____, AND 9.332 ACRES BEING PART OF THAT 9.672 ACRES AND 6.6328 ACRES TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO LLC., BY DEED OF RECORD IN INST. _____, ALL REFERENCES BEING TO THOSE OF RECORD IN THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

THE UNDERSIGNED PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND ACQUISITION OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS AUTUMN ROSE WOODS SECTION 2, A SUBDIVISION CONTAINING LOTS 6 TO 32, BOTH INCLUSIVE, AND 65 TO 73, BOTH INCLUSIVE AND AREAS DESIGNATED AS RESERVES "C", "D", "E" AND "F". DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USED, AS SUCH, ALL OF JOHNSTON DRIVE, MILLSPRINGS DRIVE & OLIVER WAY, 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", "PEDESTRIAN EASEMENT" OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMITS CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC UTILITIES AND PUBLIC AREAS BELONGING TO THE PUBLIC OR THE CITY OF DUBLIN, OHIO, AND THE GRANTING OF ALL NECESSARY EASEMENTS AND ACCESS TO THE AREAS BELONGING TO THE PUBLIC OR THE CITY OF DUBLIN, OHIO, FOR THE PURPOSES OF 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, ANY 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 RESERVED WHERE INDICATED ON THE PLAT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES AND THE CABLE TELEVISION INDUSTRY BOTH ABOVE AND BENEATH THE SURFACE OF THE GROUND AND AND WHERE NECESSARY ARE FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE OF THE PLATTED AREA WITHIN SAID TRACTS OF AND OWNED BY PULTE HOMES OF OHIO LLC. ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING PARAGRAPH.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE:

THIS _____ DAY OF _____,
SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND ACQUISITION

STATE OF OHIO
COUNTY OF UNION:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID PULTE HOMES OF OHIO, LLC, PERSONALLY APPEARED MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____.

MY COMMISSION EXPIRES _____.

APPROVED THIS _____ DAY OF _____
DIRECTOR OF LAND USE AND LONG RANGE PLANNING DUBLIN, OHIO

APPROVED THIS _____ DAY OF _____
CITY ENGINEER, DUBLIN OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2017, BY VOTE OF COUNCIL WHEREIN MILLSPRINGS DRIVE, JOHNSTON DRIVE AND OLIVER WAY IS HEREBY DEDICATED AND 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 _____, 2017
CLERK OF COUNCIL, DUBLIN OHIO

TRANSFERRED THIS _____ DAY OF _____, 2017
AUDITOR, UNION COUNTY, OHIO

DEPUTY AUDITOR, UNION COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____
RECORDER, UNION COUNTY, OHIO

DEPUTY RECORDER, UNION COUNTY, OHIO

SURVEY DATA:

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF NORTH 04°15'23" WEST FOR THE CENTERLINE OF HYLAND-CROY ROAD, AS DETERMINED BY STATIC OBSERVATIONS AND POST PROCESSED BY NGS OPUS SOLUTION.

SOURCE DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS:

ALL IRON PINS SET ARE ¾" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT; ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.



VICINITY MAP



MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. 8232



Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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WWW.CECINC.COM

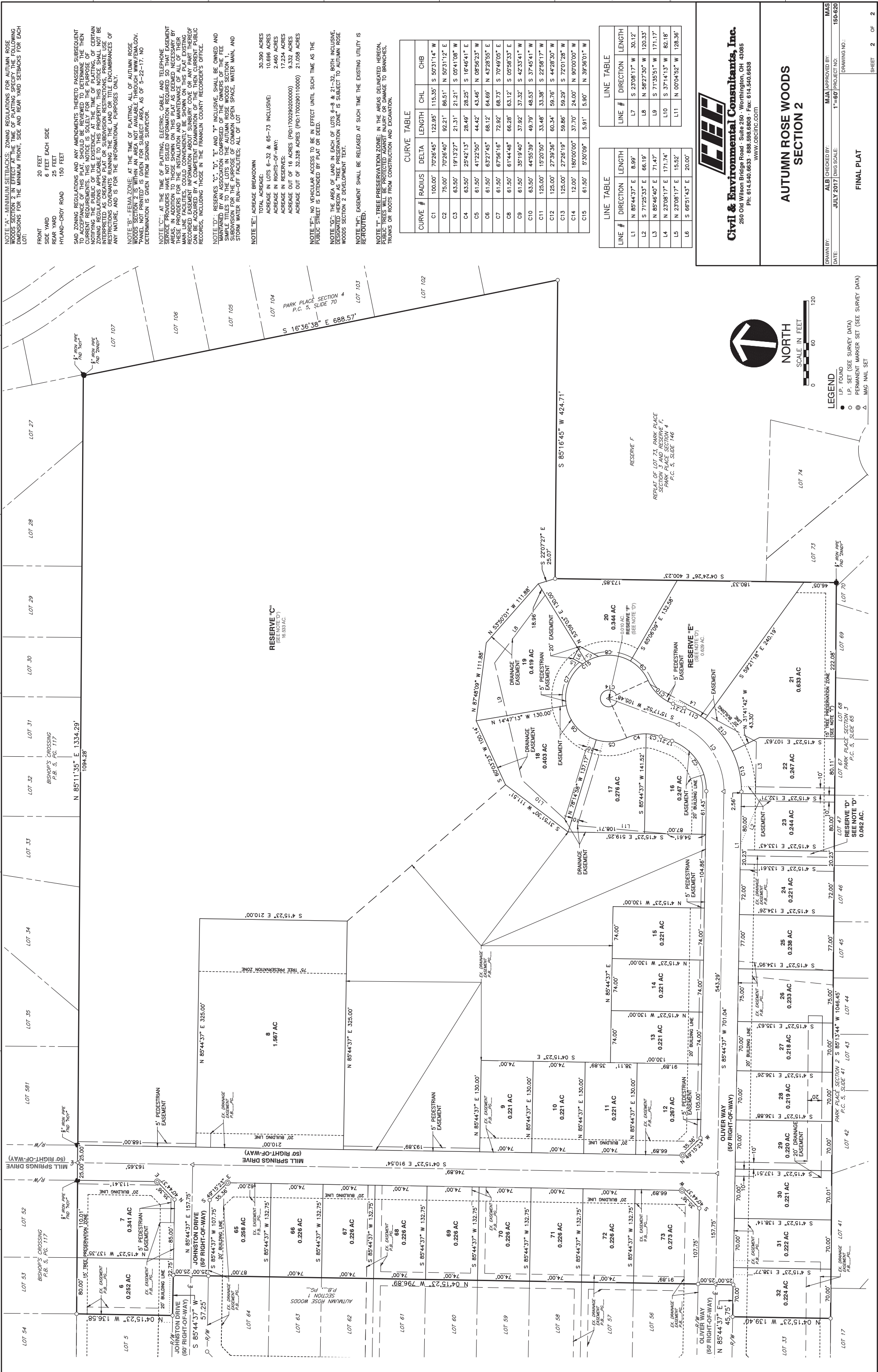
AUTUMN ROSE WOODS
SECTION 2

DRAWN BY: ALB | CHECKED BY: MJA | APPROVED BY: MAS
DATE: JULY 2017 | DWG SCALE: 1"=50' | PROJECT NO.: 150-620

FINAL PLAT

PLAT , PAGE

SHEET 1 OF 2



NOTE "A": MINIMUM SETBACKS: ZONING REGULATIONS FOR AUTUMN ROSE WOODS SECTION 2 IN EFFECT AT THE TIME OF THE SURVEY. THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:

FRONT	20 FEET
SIDE YARD	6 FEET EACH SIDE
REAR YARD	25 FEET
HYLAND-CROY ROAD	150 FEET

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 CERTAIN ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS COVENANTS RUNNING THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR THE INFORMATIONAL PURPOSES ONLY.

NOTE "B": FEMA ZONE: AT THE TIME OF PLATTING, ALL OF AUTUMN ROSE WOODS SECTION 2 IS WITHIN AN AREA NOT AVAILABLE THROUGH WWW.FEMA.GOV. "PANEL NOT PRINTED" IS GIVEN FOR SUBJECT AREA, AS OF 5-22-17. NO DETERMINATION IS GIVEN FROM SIGNING SURVEYOR.

NOTE "C": AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE LINES WERE LOCATED UNDER THE EASEMENT AND EASEMENTS ARE SHOWN IN THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT EXISTING RECORDS. ANY INFORMATION ABOUT THE LOCATION OF THESE LINES AND RECORDS CAN BE ACQUIRED BY COMPLET EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "D": RESERVES "C", "D", "E" AND "F" INCLUSIVE, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE INTERESTS IN THE LOTS IN THE AUTUMN ROSE WOODS SECTION 2. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE COMMON OPEN SPACE, WATER MAIN, AND STORM WATER RUN-OFF FACILITIES; ALL OF LOT

NOTE "E": ACREAGE BREAKDOWN
TOTAL ACREAGE: 30.390 ACRES
ACREAGE IN LOTS 6-32 & 65-73 INCLUSIVE: 10.696 ACRES
ACREAGE IN RIGHTS-OF-WAY: 2.460 ACRES
ACREAGE IN RESERVES: 17.234 ACRES
ACREAGE OUT OF 16 ACRES (PID:1700290200000) 9.332 ACRES
ACREAGE OUT OF 32.328 ACRES (PID:1700290110000) 21.058 ACRES

NOTE "F": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "G": THE AREA OF LAND IN EACH OF LOTS 6-8 & 21-32, BOTH INCLUSIVE, DESIGNATED HEREON AS "TREE PRESERVATION ZONE" IS SUBJECT TO AUTUMN ROSE WOODS SECTION 2 DEVELOPMENT TEXT.

NOTE "H": EASEMENT SHALL BE RELEASED AT SUCH TIME THE EXISTING UTILITY IS RETROUTED.

NOTE "I": TREE PRESERVATION ZONE: IN THE AREAS DELINEATED HEREON, PUBLIC TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION.

CURVE TABLE					LINE TABLE		
CURVE #	RADIUS	DELTA	LENGTH	CHL	LINE #	DIRECTION	LENGTH
C1	100.00'	70°28'45"	122.95'	115.35'	L7	S 23°08'17" W	30.12'
C2	75.00'	70°28'40"	92.21'	86.51'	L8	N 58°27'30" W	120.33'
C3	83.50'	19°13'27"	21.31'	21.21'	L9	S 71°35'51" W	171.17'
C4	63.50'	25°42'13"	28.49'	28.25'	L10	S 37°14'13" W	82.18'
C5	61.50'	41°22'50"	44.42'	43.46'	L11	N 00°04'52" W	128.36'
C6	61.50'	63°27'45"	68.12'	64.69'			
C7	61.50'	67°56'16"	72.92'	68.73'			
C8	61.50'	61°44'48"	66.28'	63.12'			
C9	61.50'	35°19'40"	37.92'	37.32'			
C10	63.50'	44°55'39"	49.79'	48.53'			
C11	125.00'	15°20'50"	33.48'	33.38'			
C12	125.00'	27°39'36"	60.34'	58.76'			
C13	125.00'	27°26'19"	59.86'	59.29'			
C14	12.00'	180°00'00"	37.70'	24.00'			
C15	61.50'	5°30'09"	5.91'	5.90'			

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 85°44'37" E	8.99'	L7	S 23°08'17" W	30.12'
L2	S 71°25'33" E	66.19'	L8	N 58°27'30" W	120.33'
L3	N 85°46'40" E	71.47'	L9	S 71°35'51" W	171.17'
L4	N 23°08'17" E	171.74'	L10	S 37°14'13" W	82.18'
L5	N 23°08'17" E	15.52'	L11	N 00°04'52" W	128.36'
L6	S 66°51'43" E	20.00'			

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AUTUMN ROSE WOODS SECTION 2

DRAWN BY: ALB	CHECKED BY: MJA	APPROVED BY: MAS
DATE: JULY 2017	DWG SCALE: 1"=60'	PROJECT NO.: 150-620
FINAL PLAT		DRAWING NO.: