

AVONDALE WOODS SECTION 2

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 2 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:	9.088 Ac.
Acreage in rights-of-way:	1.602 Ac.
Acreage in Reserves:	0.218 Ac.
Acreage in remaining lots:	7.268 Ac.

NOTE "E" - ACREAGE BREAKDOWN: Avondale Woods Section 2 is out of the following Franklin County Parcel Number:

274-000137	9.088 Ac.
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NOTE "F" - RESERVES: Reserves, as designated and delineated hereon, shall be owned by the City of Dublin and maintained by an association comprised 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 "G" - 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:

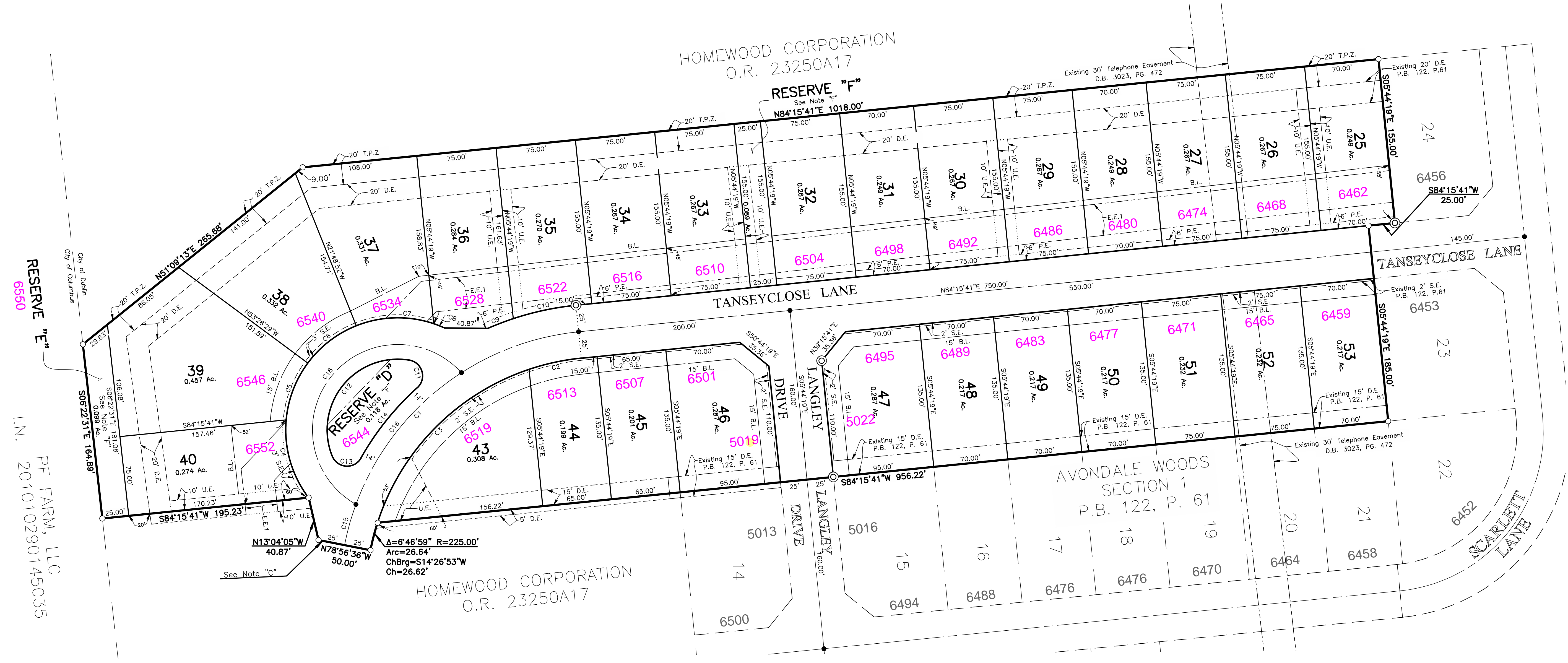
Side:	3 feet (not required where 2 lots share a common driveway)
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NOTE "H" - TREE PRESERVATION ZONE: As required by the City of Dublin Zoning Code, no building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under, the area designated hereon as a "Tree Preservation Zone," nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein; provided however that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities, mounding, landscaping and subdivision entrance features. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Any healthy vegetation or trees removed shall be replaced with like number and variety, no other tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes or in keeping with good forest management practices.

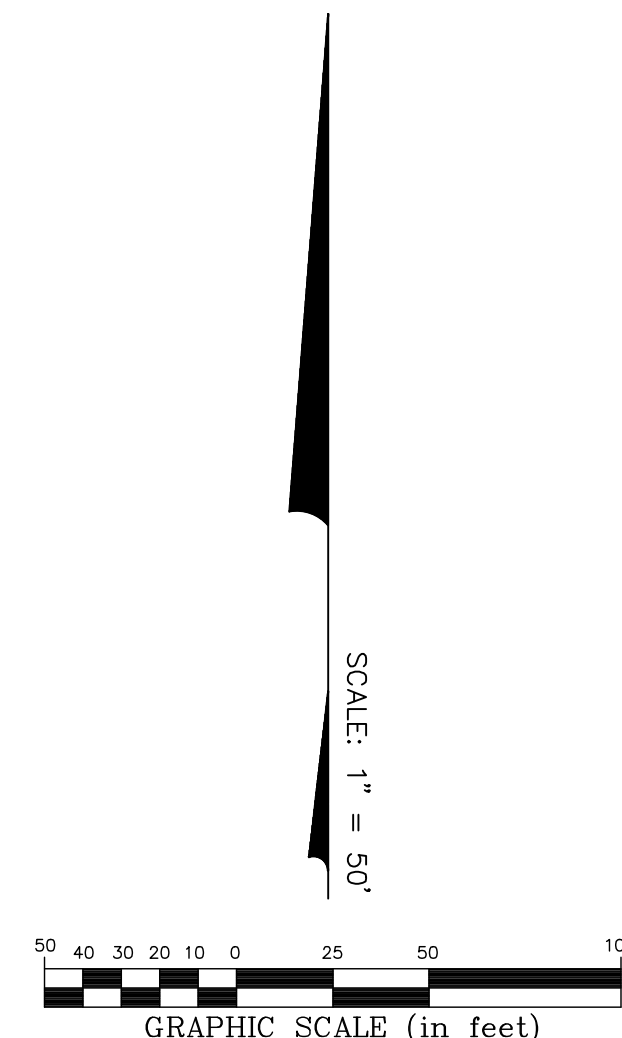
NOTE "I" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Avondale Woods Section 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin Zoning code.

NOTE "J" - SCHOOL DISTRICT: At the time of platting, all of Avondale Woods Section 2 is in the Dublin City School District.

NOTE "K": 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 2 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.



City of Dublin
 RESERVE "E"
 6550
 I.N.
 PF FARM, LLC
 201010290145035



Legend

D.E. = Drainage Easement
 U.E. = Utility Easement
 S.E. = Sidewalk Easement
 P.E. = Path Easement
 T.P.Z. = Tree Protection Zone
 E.E.1 = Existing 30' Easement
 I.N. 200404210089635

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- - - Proposed R/W Centerline
- - - Proposed Easement Line

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	73°12'17"	250.00'	319.42'	S 47°39'32" W	298.13'
C2	12°50'23"	225.00'	50.42'	S 77°50'29" W	50.32'
C3	53°34'56"	225.00'	210.42'	S 44°37'50" W	202.83'
C4	42°21'12"	105.50'	77.99'	S 16°00'57" E	76.22'
C5	31°23'51"	105.50'	57.81'	S 20°51'35" W	57.09'
C6	31°37'38"	105.50'	58.24'	S 22°22'20" W	57.50'
C7	40°25'04"	105.50'	74.42'	S 88°23'41" W	72.89'
C8	5°59'54"	105.50'	11.04'	N 68°23'50" W	11.04'
C9	5°18'22"	275.00'	25.47'	S 69°00'21" W	25.46'
C10	12°36'08"	275.00'	60.49'	S 77°57'37" W	60.36'
C11	128°45'56"	15.00'	33.71'	N 16°26'06" W	27.05'
C12	120°57'17"	66.50'	140.39'	S 38°42'17" W	115.73'
C13	128°45'56"	15.00'	33.71'	S 86°09'20" E	27.05'
C14	18°29'09"	264.00'	85.18'	S 38°42'17" W	84.81'
C15	9°07'06"	250.00'	39.79'	S 15°36'56" W	39.74'
C16	37°03'35"	250.00'	161.70'	S 38°42'17" W	158.90'
C18	198°31'48"	80.50'	278.93'	S 38°42'17" W	158.90'

CERTIFIED ADDRESSES
 Issued by: [Signature]
 DATE: 6/13/2023
 CITY OF DUBLIN - PUBLIC SERVICE