

OAK PARK SUBAREA F
FINAL ADDRESSES
43016

Address	Lot No.	Alternative Address
8157 OAKTREE DRIVE NORTH	129	
8149 OAKTREE DRIVE NORTH	130	
8141 OAKTREE DRIVE NORTH	131	
8133 OAKTREE DRIVE NORTH	132	
8125 OAKTREE DRIVE SOUTH	137	
8117 OAKTREE DRIVE SOUTH	138	
8109 OAKTREE DRIVE SOUTH	139	
8101 OAKTREE DRIVE SOUTH	140	
7128 OAKPARK BOULEVARD	133	
7136 OAKPARK BOULEVARD	134	
7133 OAKPARK BOULEVARD	135	
7125 OAKPARK BOULEVARD	136	

CERTIFIED ADDRESSES
 **4/11/2023**
ISSUED BY **DATE**
CITY OF DUBLIN-PUBLIC SERVICE



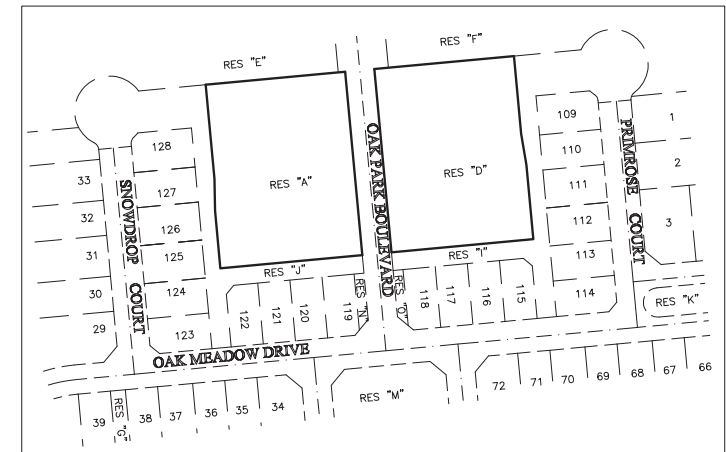
RESUBDIVISION OF RESERVE "A" AND RESERVE "D" OF OAK PARK

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OAK PARK
P.B. 5, P. 260A-D
RESERVE "E"

RESERVE "F"

INDEX OF RESERVES IN OAK PARK (P.B. 5, P. 260A - D) TO BE RESUBDIVIDED



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	57°55'17"	5.00'	5.00'	N 34°16'37" W
C2	69°36'12"	5.00'	5.72'	N 27°29'07" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°31'48" W	10.10'
L2	S63°14'16" E	3.43'
L3	S89°58'02" W	30.13'
L4	N84°37'49" E	6.92'
L5	N87°04'10" W	7.86'
L6	S79°20'12" W	7.66'
L7	N84°41'37" E	4.92'
L8	S79°24'01" W	30.13'
L9	S60°17'13" W	4.31'
L10	N25°59'51" W	8.88'

Line Type Legend

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

SCALE: 1" = 30'



GRAPHIC SCALE (in feet)
B.L. = Building Line
U.E. = Utility Easement
D.E. = Drainage Easement
S.E. = Sidewalk Easement

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 in such.

NOTE "B": At the time of platting, all of the land hereby being platting as Resubdivision of Reserve "A" and Reserve "D" 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 Union County, Ohio, and Incorporated Areas, map number 39159C0395D with effective date of December 16, 2008.

NOTE "C" - ACREAGE BREAKDOWN: Resubdivision of Reserve "A" and Reserve "D" of Oak Park is comprised of the following Union County Parcel Numbers and Map Numbers:

Parcel Number	Map Number	Area	Existing Lot No.
3900280140400	1361602030000	1.733 Ac.	Res. A
3900280140950	1466404008000	1.735 Ac.	Res. D

NOTE "D" - FENCES: Fences, where permitted in the 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 Reserve "A" and Reserve "D" of Oak Park are hereby notified that, at the time of platting, utility service for electric power is provided by AEP and Ohio Edison and telephone service is provided by AT&T and the development text.

NOTE "F": As per City of Dublin Zoning Code, all lots within Resubdivision of Reserve "A" and Reserve "D" 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 text.

NOTE "G" - SCHOOL DISTRICT: At the time of platting, all of Resubdivision of Reserve "A" and Reserve "D" of Oak Park is in the Dublin City School District.

NOTE "H" - ACREAGE BREAKDOWN:

Total acreage	3.468 Ac.
Acreage in lots	2.842 Ac.
Acreage in public rights-of-way	0.626 Ac.

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 Resubdivision of Reserve "A" and Reserve "D" 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 "J": The owners of the fee simple titles to Lots 129 to 140, both inclusive, shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from the public streets, in and over Reserve "I" and Reserve "J" of the subdivision entitled "Oak Park", of record in Plat Book 5, Pages 260A-D, to be shared with the owners of the fee simple titles to each other of said Lots 129 to 140, both inclusive.

NOTE "K" - VEHICULAR ACCESS - OAK PARK BOULEVARD, OAKTREE DRIVE NORTH AND OAKTREE DRIVE SOUTH: Within the limits shown and specified herein, Oak Park Dublin, LLC, or their successors and/or assigns, hereby waives and releases all right or rights of direct vehicular driveway access or claims thereof to the present road improvements within public right of way as constructed, or to the ultimate road improvement within public right of way. The execution of this plat shall act as a waiver to the City of Dublin, Ohio, in the elimination of any direct vehicular driveway access to said Drives or Boulevard within public right of way.

NOTE "L" - NO PARKING: The City of Dublin, Ohio may restrict or eliminate on-street parking where indicated herein, within the Drives dedicated herein. The owners of the fee simple titles to all of the lots in Oak Park, their heirs, successors and assigns, hereby waive any and all objections to said parking restrictions or elimination.