

# AVONDALE WOODS SECTION 2

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 3453, containing 9.088 acres of land, more or less, said 9.088 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 **TOM TOLBERT**, Land Development Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"AVONDALE WOODS SECTION 2"**, a subdivision containing Lots 25 to 40 and Lots 43 to 53, all inclusive, and areas designated as Reserve "D", Reserve "E", and Reserve "F", does hereby accept this plat of same and dedicates to public use, as such, all of Langley Drive, Tansyclose Lane and the easements 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 "Utility Easement", "Path 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. 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. Within those areas designated "Path Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of multi-use path 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, **TOM TOLBERT**, Land Development Manager of **HOMEWOOD CORPORATION**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Signed and Acknowledged**  
**In the presence of:** **HOMEWOOD CORPORATION**

**Print:** \_\_\_\_\_ **By** **TOM TOLBERT,**  
**Land Development Manager**

**Print:** \_\_\_\_\_

**STATE OF OHIO**  
**COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **TOM TOLBERT**, Land Development Manager 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 Planning,  
Dublin, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_  
20\_\_  
\_\_\_\_\_  
Director of Engineering/City Engineer,  
Dublin, Ohio

Approved by Resolution this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by vote of Council, wherein all of Langley Drive, Tansyclose Lane and the easements shown 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

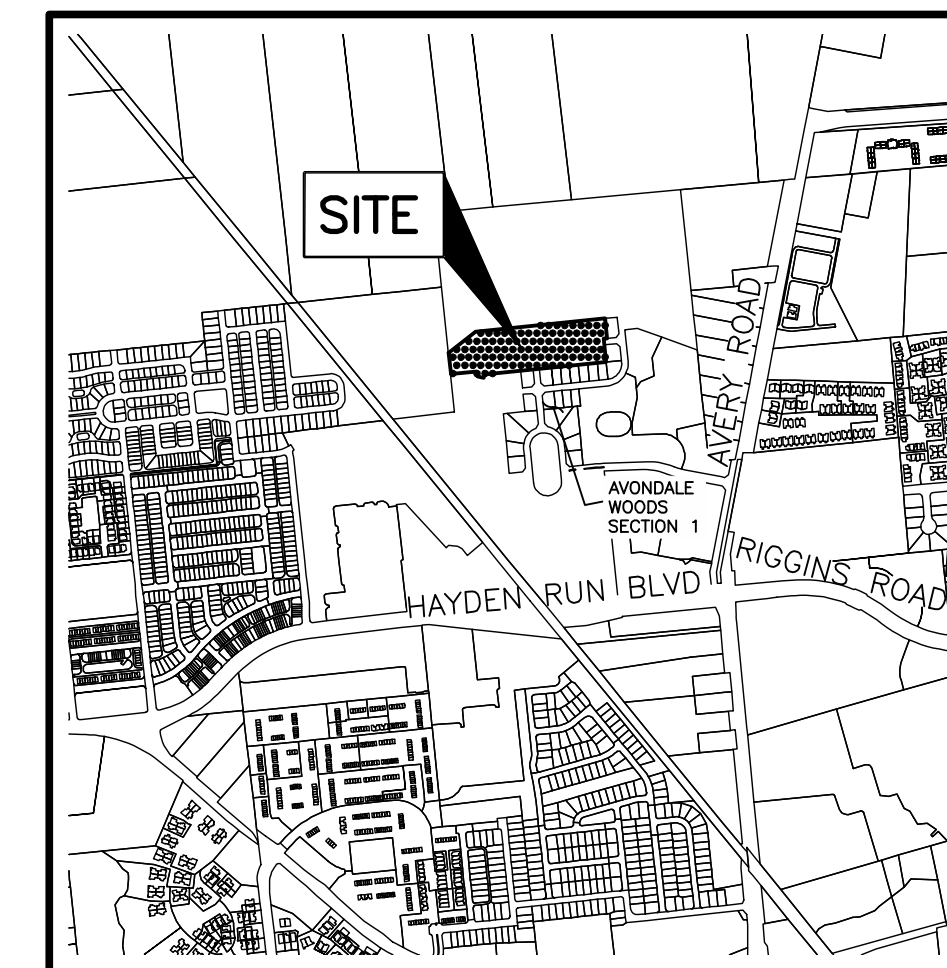
\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

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's 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



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.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

I:\2020\1174\DWG\CASHIERS\PLAT\20201174-NS-PJA\_SEC2.DWG plotted by: MRK, MATTHEW on: 11/14/2022, 3:08:11 PM last saved by: JMASTON on: 11/14/2022, 2:34:29 PM  
Date: 2022-11-09-14:59:45 EASMENTS.DWG & 20201174-CS-REF-FLOW & 20201174-CS-REF-FLOW & 20201174-CS-REF-FLOW & 20201174-CS-REF-FLOW

# 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:**

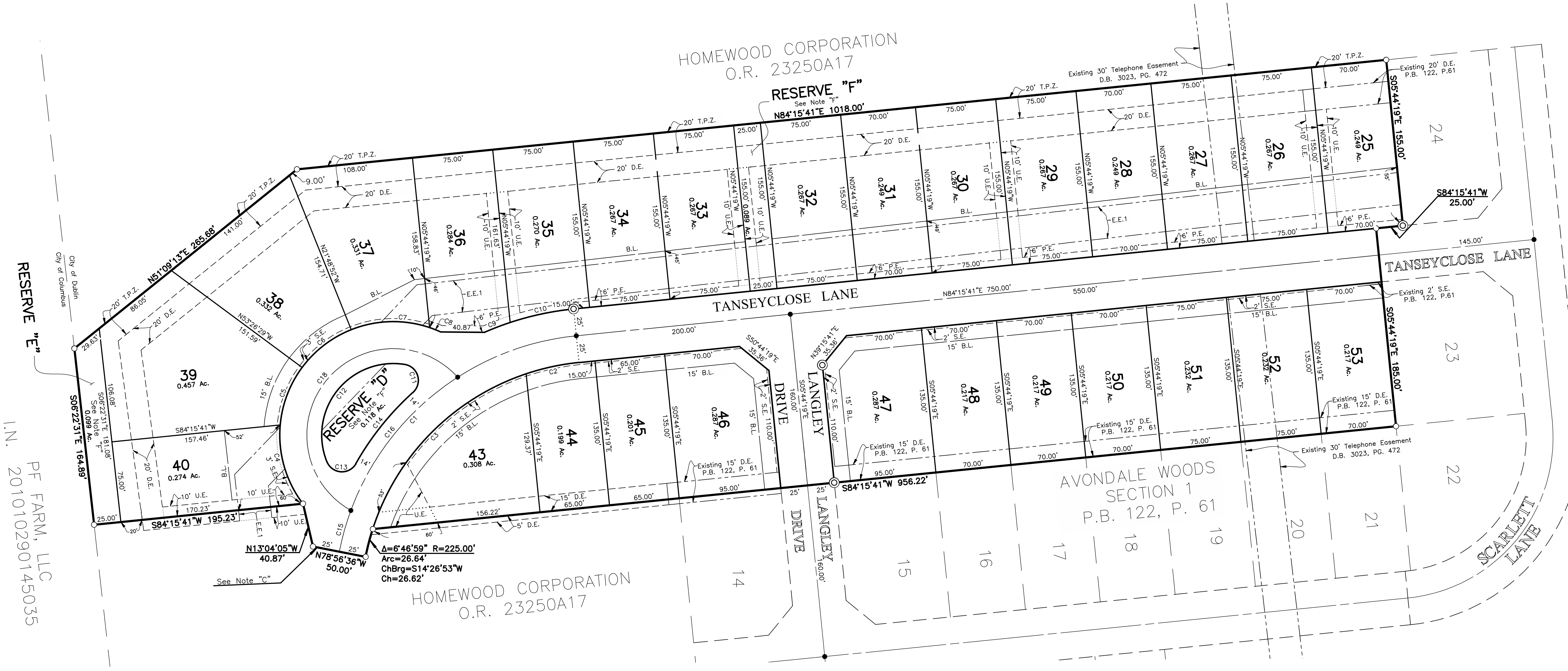
- Building Setbacks:**
- Front: 15 feet
  - Side: 6 feet
  - Rear: 25 feet
- (A 5 foot encroachment shall be permitted in rear yard for patios and decks)
- Pavement Setbacks:**
- Side: 3 feet (not required where 2 lots share a common driveway)

**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.

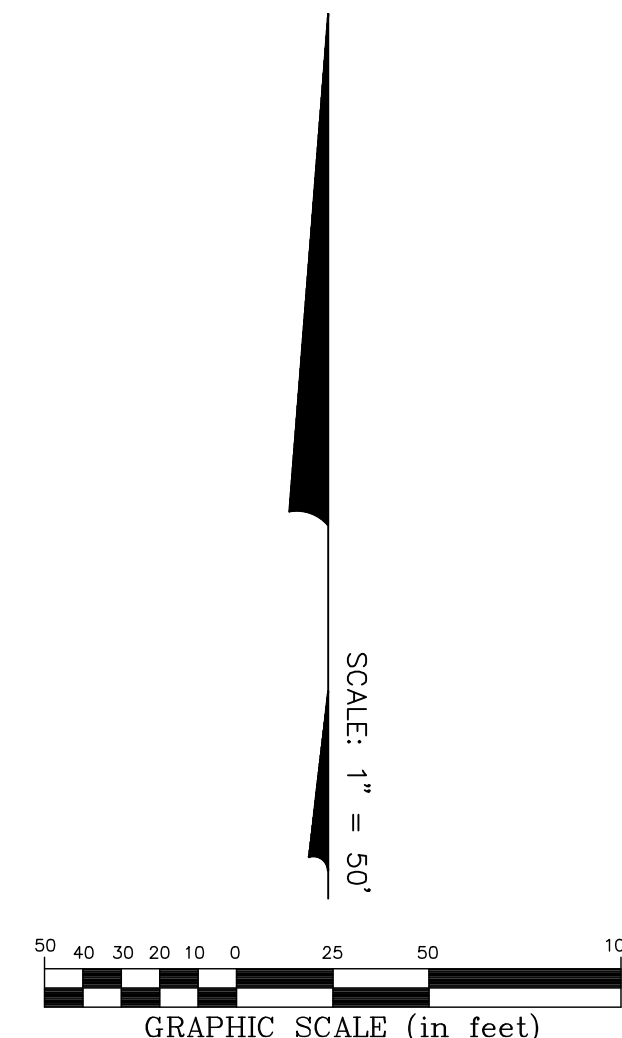
**NOTE "I" - FENCES:** No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Avondale Woods Section 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin Zoning code.

**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"  
 I.N. 201010290145035  
 PF FARM, LLC



**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'