

RESUBDIVISION OF STATE BANK DUBLIN PLAT LOT 1

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 2.438 acres of land, more or less, said 2.438 acres being comprised of part of that tract of land conveyed to **QUIET HOLDINGS, LLC** by deeds of record in Instrument Numbers 202009250144841 and 202012150199670, all of those tracts of land conveyed to **THE STATE BANK AND TRUST COMPANY** by deed of record in Instrument Number 201403110029469, and Lot 1 of the subdivision entitled "State Bank Dublin Plat", of record in Plat Book 118, Page 27, Recorder's Office, Franklin County, Ohio.

The undersigned, **QUIET HOLDINGS, LLC**, an Ohio limited liability company, by **TROY B. KEMELGOR**, Member, and **THE STATE BANK AND TRUST COMPANY**, an Ohio corporation, by **ROBERT EGGLETON**, Vice President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "RESUBDIVISION OF STATE BANK DUBLIN PLAT LOT 1", a subdivision containing Lot 1 and Lot 1A, do hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Access Easement" or "Sidewalk 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 "Access Easement", a non-exclusive easement is hereby reserved for ingress and egress by the public between Lot 1 and Lot 1A as platted, and Lot 2 of the subdivision entitled "State Bank Dublin Plat", of record in Plat Book 118, Page 27. Within those areas designated "Sidewalk Easement", an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

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.

In Witness Whereof, **TROY B. KEMELGOR**, Member of **QUIET HOLDINGS, LLC** has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: **QUIET HOLDINGS, LLC**

By
TROY B. KEMELGOR,
Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TROY B. KEMELGOR**, Member of **QUIET HOLDINGS, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **QUIET HOLDINGS, LLC**, 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

In Witness Whereof, **ROBERT EGGLETON**, Vice President, of **THE STATE BANK AND TRUST COMPANY**, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: **THE STATE BANK AND TRUST COMPANY**

By
ROBERT EGGLETON,
Vice President,

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **ROBERT EGGLETON**, Vice President, of **THE STATE BANK AND TRUST COMPANY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **THE STATE BANK AND TRUST COMPANY** 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,
City of Dublin, Ohio

Approved this ___ Day of _____, 20__
Director of Engineering/City Engineer,
City of Dublin, Ohio

Approved by Resolution No. _____, this ___ day of ___, 20__, wherein all of Resubdivision of State Bank Dublin Plat Lot 1 is 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, City of Dublin, Ohio

Transferred this ___ day of ___, 20__.
Auditor, Franklin County, Ohio

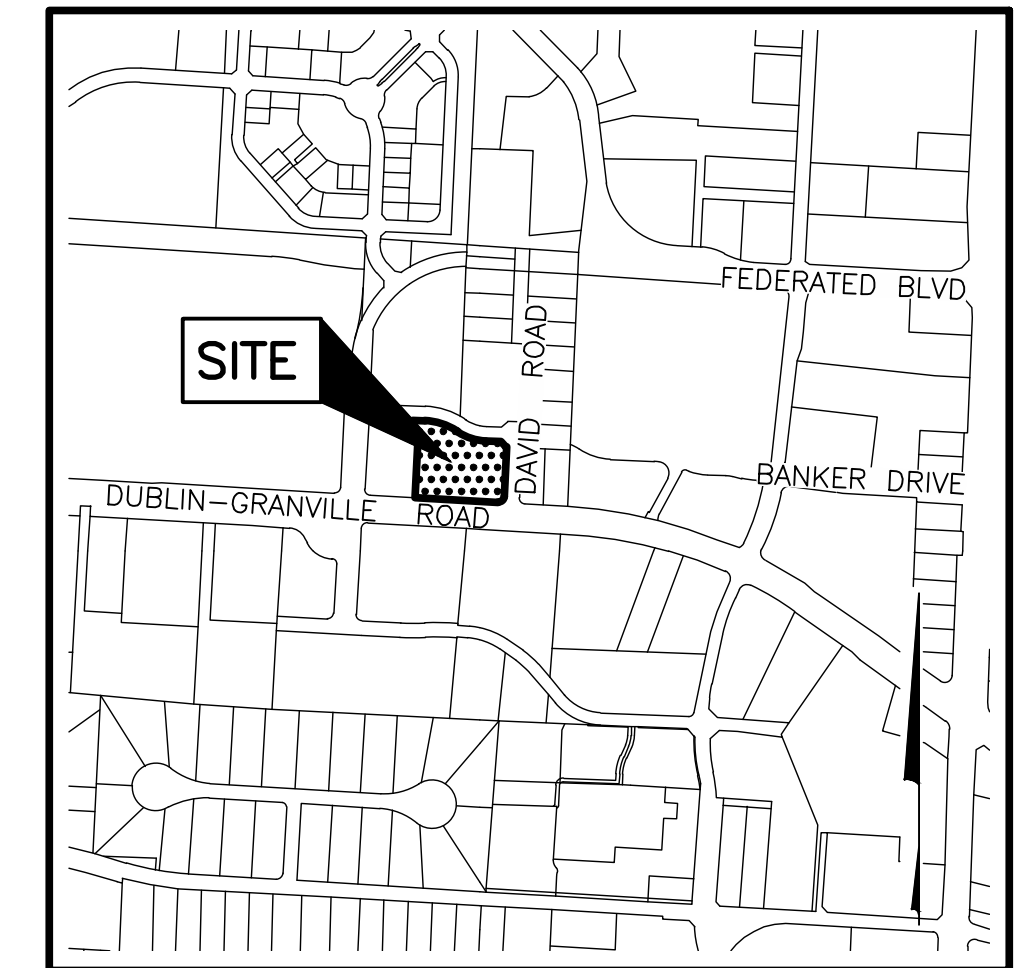
Deputy Auditor, Franklin County, Ohio

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 per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 73 & Frank 74, established by the Franklin County Engineering Department, giving a bearing of North 86°41'23" West for a portion of the northerly right-of-way line of Dublin-Granville Road (S.R. 161).

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.

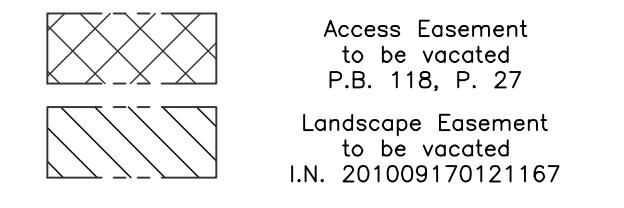
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

I:\20220556\DWG\CASHIERS\PLAT\20220556-AS-PLAT-02.DWG plotted by MASTON, JOHN on 3/27/2023 1:40:08 PM last saved by MASTON on 3/17/2023 11:57:54 AM
Date: 20131029-AS-ALADWG & 20220556-AS-RE-RE-B-PRE-PLAT.DWG

RESUBDIVISION OF STATE BANK DUBLIN PLAT LOT 1

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	6°46'25"	230.00'	27.19'	S 60°28'15" E	27.18'
C2	23°34'27"	230.00'	94.63'	S 75°38'42" E	93.97'



NOTE "A" : At the time of platting, all of the land hereby being platted as Resubdivision of State Bank Dublin Plat Lot 1 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 39049C0151K with effective date of June 17, 2008.

NOTE "B" - UTILITY PROVIDERS: Buyers of the lots in the Resubdivision of State Bank Dublin Plat Lot 1 subdivision are hereby notified that, at the time of platting, utility service to David Road Plat for electric power is provided by American Electric Power and telephone service is provided by Ameritech.

NOTE "C" - SCHOOL DISTRICT: At the time of platting, all of Resubdivision of State Bank Dublin Plat Lot 1 is in the City of Dublin School District.

NOTE "D" - ACREAGE BREAKDOWN: Resubdivision of State Bank Dublin Plat Lot 1 is comprised of all of the following Franklin County Parcel Numbers:

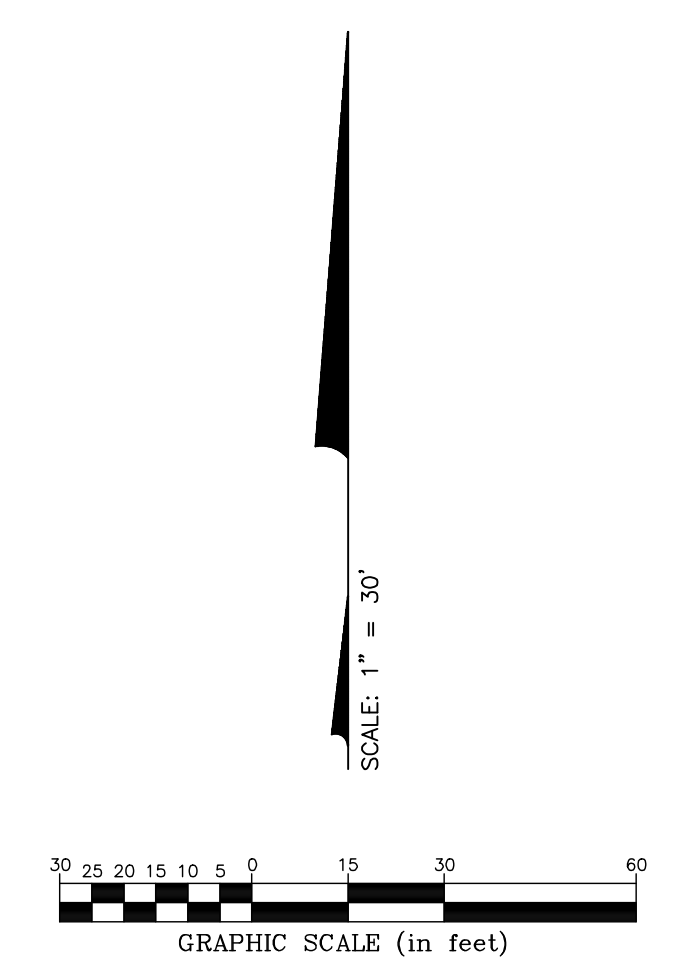
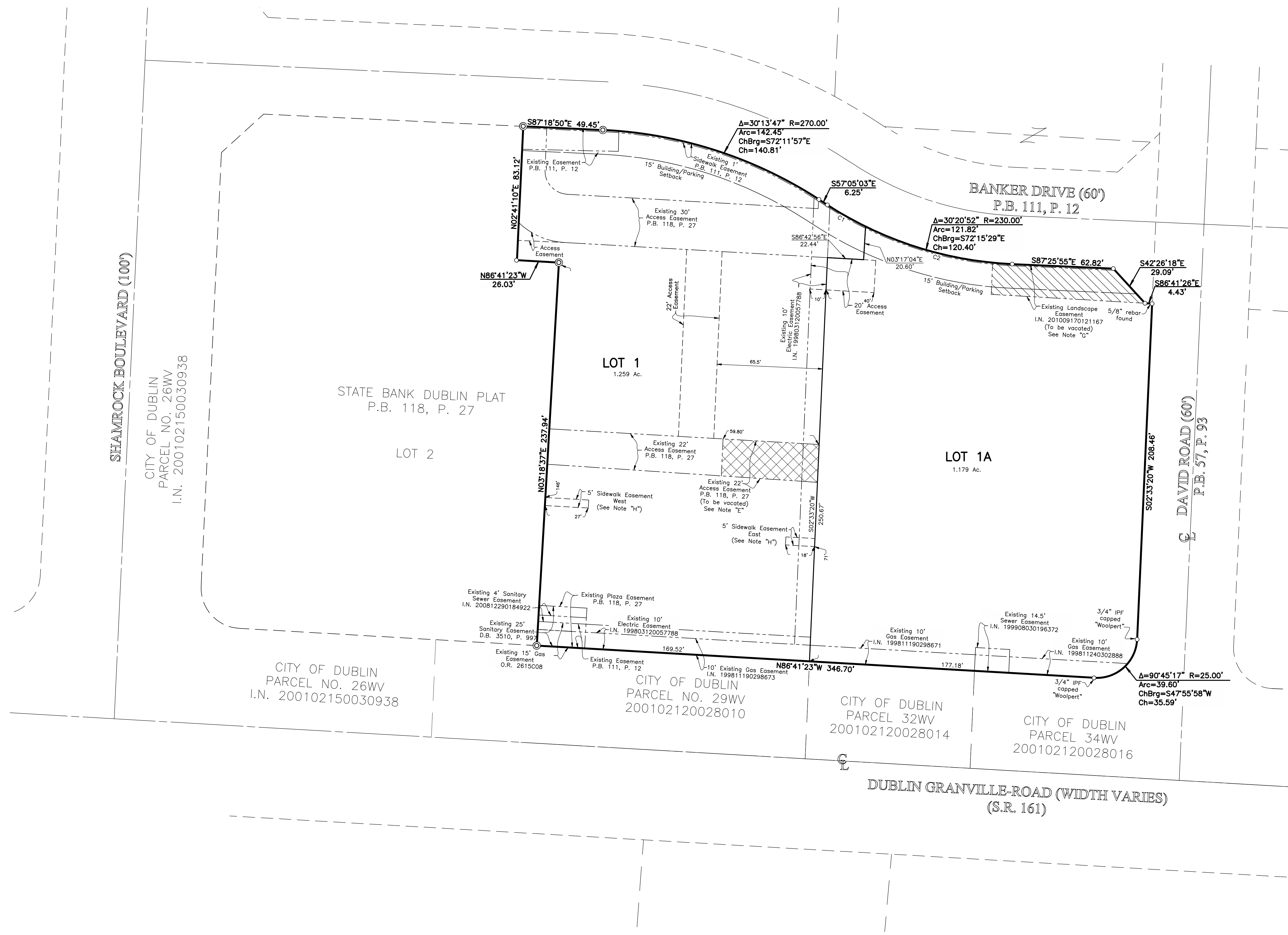
273-008304	0.550 Ac.
273-008305	0.533 Ac.
273-012615	1.355 Ac.

NOTE "E" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of Dublin, Ohio by the subdivision plat entitled "State Bank Dublin Plat", of record in Plat Book 118, Page 27, in, over and under the areas indicated hereon by hatching, are hereby released and rendered null and void.

NOTE "F": 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 State Bank Dublin Plat Lot 1 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.

NOTE "G" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the Abha Jinsal, their successor and assigns, by deed of record in Instrument Number 201009170121167, in, over and under the areas indicated hereon by hatching, are hereby released and rendered null and void.

NOTE "H" - SIDEWALK EASEMENT EAST AND WEST: The width of any sidewalk connections between Lot 1A and Lot 2 to Lot 1 shall match the minimum width of any existing sidewalks they connect to on Lot 1. The developer of Lot 1A and Lot 2 shall be solely responsible for installation of such sidewalks.



I:\20220556\DWG\CASHIERS\PLAT\20220556-AS-PLAT-02.DWG plotted by MASTON, JOHN on 3/27/2023 13:37:40 PM last saved by MASTON, JOHN on 3/17/2023 11:57:54 AM
 Date: 20131029 AS-AJALDWG & 20220556-LS-REPL-02-PLAT.DWG