

# TOWNS ON THE PARKWAY SECTION 3

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 2, Township 2, Range 19, United States Military Lands, containing 4.206 acres of land, more or less, said 4.206 acres being comprised of a resubdivision of part of Lot 3 of the subdivision entitled "Lands of Chauncey McGurer", of record in Plat Book 12, Page 27, and part of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Instrument Number \_\_\_\_\_, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TOWNS ON THE PARKWAY SECTION 3"**, a subdivision containing Lots numbered 3 and 4, does hereby accept this plat of same and dedicates to public use, as such, all of McCune Avenue and all of 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 "Easement", "Public 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 "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction, operation and maintenance of a sidewalk for use by the public. Within those areas designated "Public Access Easement" on this plat, an additional easement is hereby reserved for the purpose of providing pedestrian access, ingress, egress and passage over and upon the areas depicted hereon.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this day of \_\_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of **PULTE HOMES OF OHIO LLC**

By  
**MATTHEW J. CALLAHAN**,  
Division Vice President of Land  
Acquisition

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, 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**, 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\_\_, by vote of Council, wherein all of McCune Avenue and all of the easements dedicated 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, City of Dublin, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
Auditor, Franklin County, Ohio

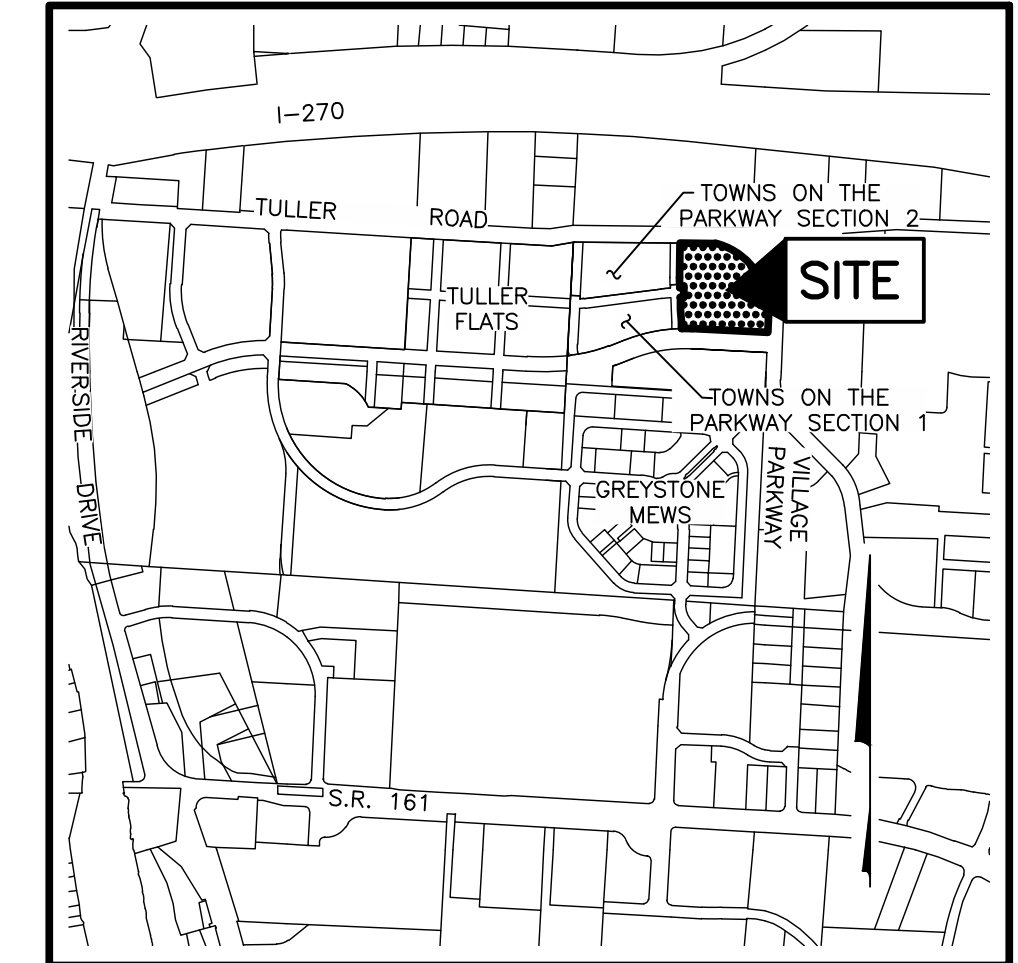
Deputy Auditor, Franklin County, Ohio

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, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 174, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, giving a bearing of South 89° 24' 38" East for a portion of the southerly right of way line of Tuller Road.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

**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)

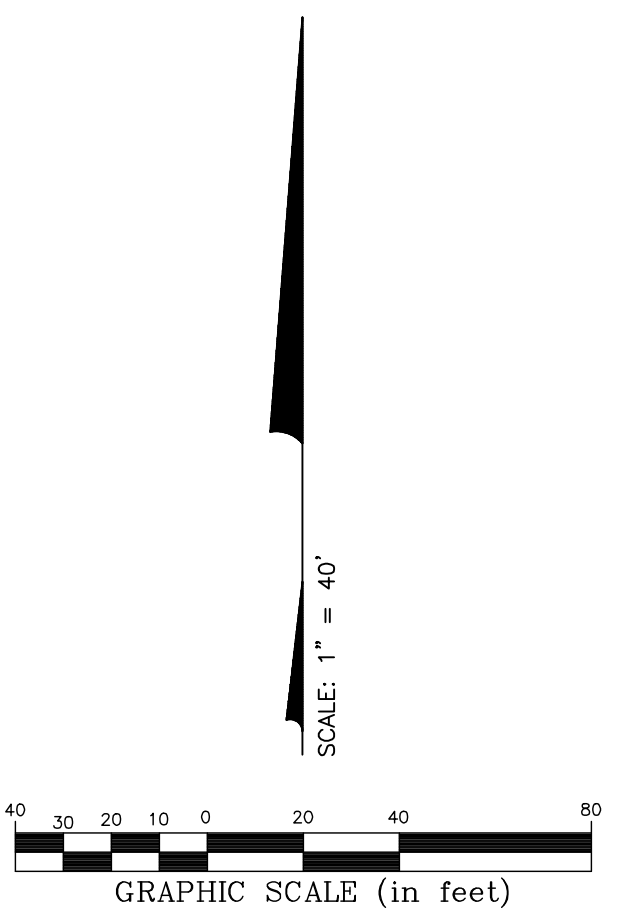
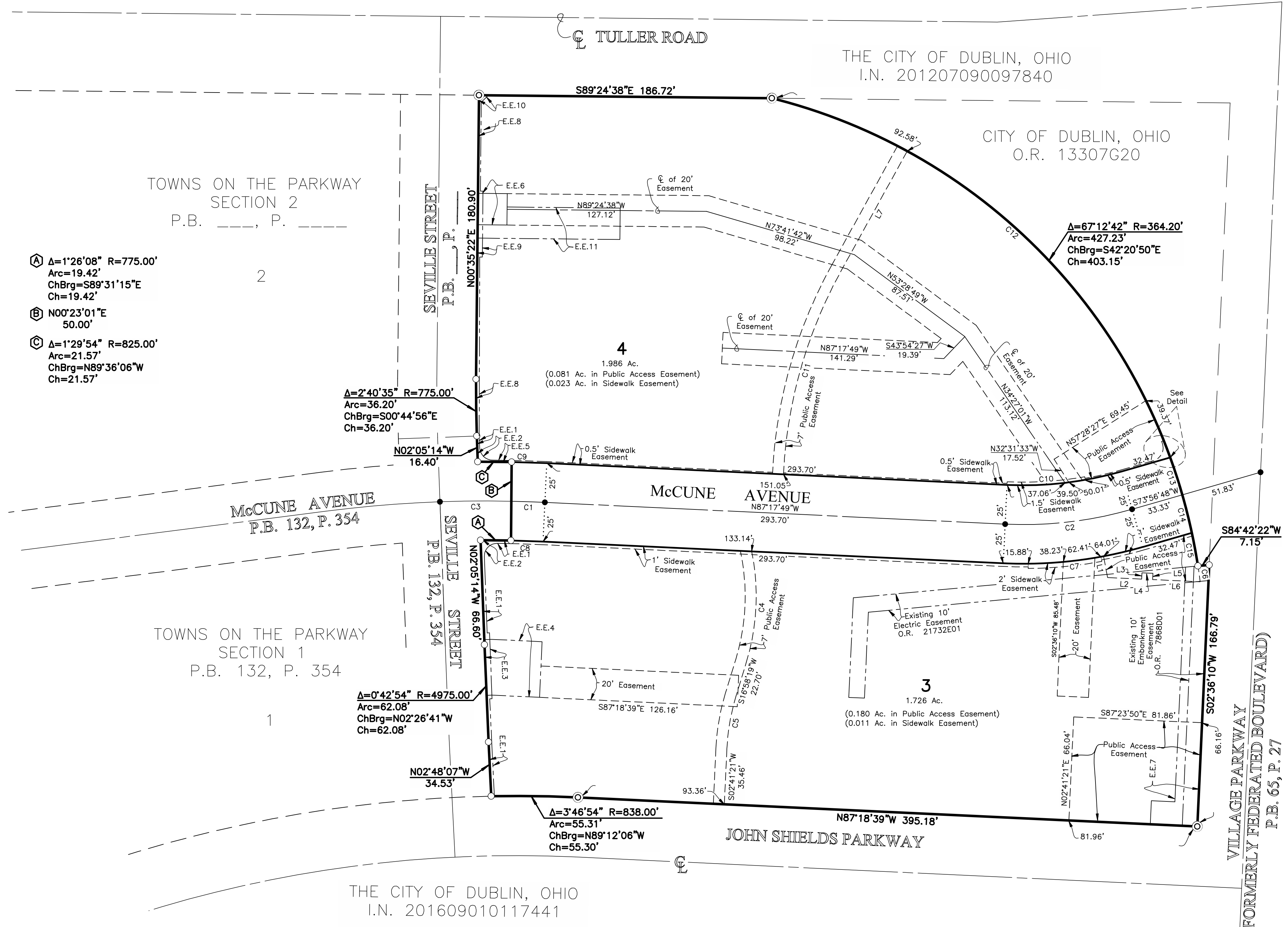
By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

I:\2021\0247\DWG\CASHIERS\PLAT\20210247-VS-PLAT-SEC3-0-LONG.dwg plotted by KRM, MATTHEW on 7/17/2023 2:57:04 PM, last saved by JMANSTON on 7/17/2023 2:03:13 PM. XREF: 20210247-VS-PLAT-SEC2-0-LONG & 20210247-VS-PLAT-SEC1-0-LONG & SECTION 3 FINAL PLAT RW & ESTABLISHING & UPDATED SECTION 3 SIDEWALK AND PUBLIC ACCESS EASEMENTS.DWG

# TOWNS ON THE PARKWAY SECTION 3

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1°31'54"	800.00'	21.38'	N 88°03'46" W	21.38'
C2	18°45'23"	250.00'	81.84'	N 83°19'29" E	81.48'
C3	3°15'31"	800.00'	45.50'	S 89°32'32" W	45.49'
C4	28°28'25"	143.50'	71.31'	N 02°44'07" E	70.58'
C5	14°16'59"	136.50'	34.03'	S 09°49'50" W	33.94'
C6	1°35'49"	364.20'	10.15'	N 07°56'34" W	10.15'
C7	18°45'23"	275.00'	90.02'	N 83°19'29" E	89.62'
C8	2°56'30"	775.00'	39.79'	N 88°46'04" W	39.78'
C9	3°03'13"	825.00'	43.97'	N 88°49'26" W	43.96'
C10	18°45'23"	225.00'	73.66'	N 83°19'29" E	73.33'
C11	26°13'41"	296.50'	135.73'	N 15°48'42" E	134.55'
C12	59°57'49"	364.20'	355.73'	N 47°58'16" W	341.76'
C13	3°56'10"	364.20'	25.02'	N 18°01'17" W	25.01'
C14	3°56'10"	364.20'	25.02'	N 14°05'07" W	25.01'
C15	3°22'33"	364.20'	21.46'	N 10°25'46" W	21.46'

LINE	BEARING	DISTANCE
L1	S11°04'45"E	13.77'
L2	S87°23'50"E	21.67'
L3	N02°36'10"E	4.00'
L4	S87°23'50"E	7.00'
L5	S02°36'10"W	4.00'
L6	S87°23'50"E	30.40'
L7	N28°55'33"E	87.32'



### Legend

- E.E.1 = Existing 1' Sidewalk Easement P.B. 132, P. 354
- E.E.2 = Existing Sidewalk Easement P.B. 132, P. 354
- E.E.3 = Existing 2' Sidewalk Easement P.B. 132, P. 354
- E.E.4 = Existing 35.5' Easement P.B. 132, P. 354
- E.E.5 = Existing 0.5' Sidewalk Easement P.B. 132, P. 354
- E.E.6 = Existing 20' Easement P.B. 132, P. 354
- E.E.7 = Existing Electric Easement I.N. 201710270150694
- E.E.8 = Existing 1' Sidewalk Easement P.B. \_\_\_\_\_, P. \_\_\_\_\_
- E.E.9 = Existing 2' Sidewalk Easement P.B. \_\_\_\_\_, P. \_\_\_\_\_
- E.E.10 = Existing Sidewalk Easement P.B. \_\_\_\_\_, P. \_\_\_\_\_
- E.E.11 = Existing 20' Easement P.B. \_\_\_\_\_, P. \_\_\_\_\_

### 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

**NOTE "A":** At the time of platting, all of Towns on the Parkway Section 3 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate 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 Towns on the Parkway Section 3 subdivision are hereby notified that, at the time of platting, utility service to Towns on the Parkway Section 3 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 Towns on the Parkway Section 3 is in the City of Dublin School District.

**NOTE "D" - ACREAGE BREAKDOWN:**

Total acreage:	4.206 Ac.
Acreage in right-of-way:	0.494 Ac.
Acreage in lots:	3.712 Ac.

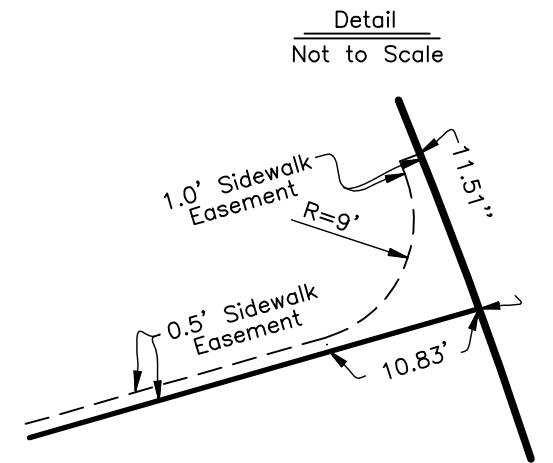
**NOTE "E" - ACREAGE BREAKDOWN:** Towns on the Parkway Section 3 is comprised of all of the following Franklin County Parcel Number:

Parcel Number 273-008811	4.206 Ac.
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**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 Towns on the Parkway Section 3 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":** Public Access Easement areas, as designated and delineated hereon, shall be maintained by an association comprised of the owners of the fee simple title to the lots in the Towns on the Parkway subdivisions.

**NOTE "H" - PARKING:** The City of Dublin, Ohio may restrict or eliminate on-street parking within the Avenues and Streets dedicated hereon. The owners of the fee simple title to the lots in the Towns on the Parkway subdivisions, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.



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