

**NOTES**

**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 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 Hyland Glen Section 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 39159C0500D (Not Printed) with effective date of December 16, 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:** Hyland Glen Section 1 is out of the following Union County Parcel Number:  

39-0029013.0010	6.217 Ac.
39-0029013.0050	17.032 Ac.
<b>Total</b>	<b>23.249 Ac.</b>

**NOTE "E"**  
**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 Hyland Glen subdivisions for the purpose allowed by the then current zoning.

The City Shall Maintain Functionality of Storm Water Management Basins and Appurtenances thereto which Serve Storm Water Functionality

**NOTE "F"**  
**MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:**

**Building Setbacks:**  
 Front: 20 feet  
 Side: 5 feet (10 feet along eastern boundary)  
 Rear: 10 feet (Interior Lots), 30 feet (Along eastern boundary)  
 (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)

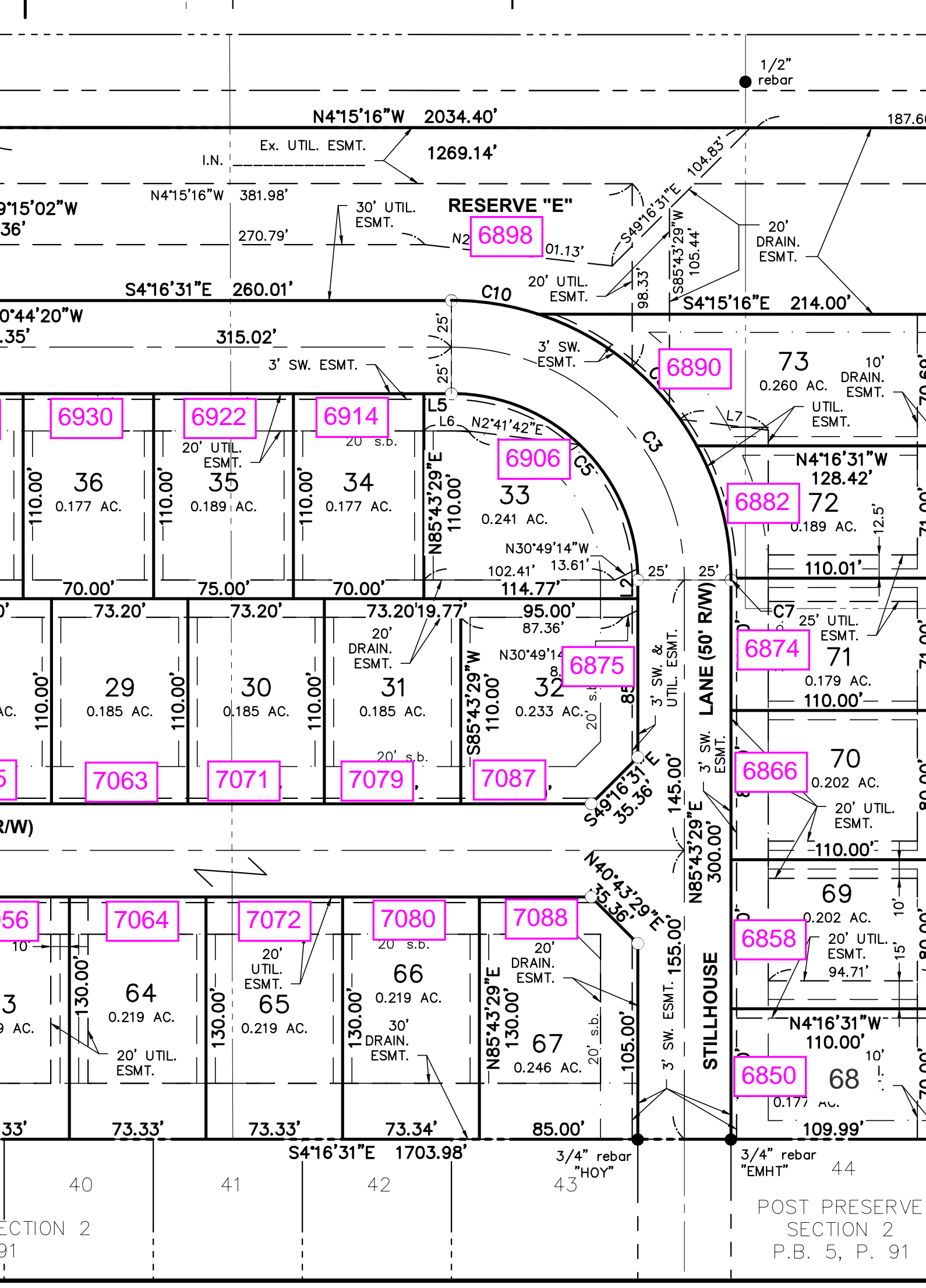
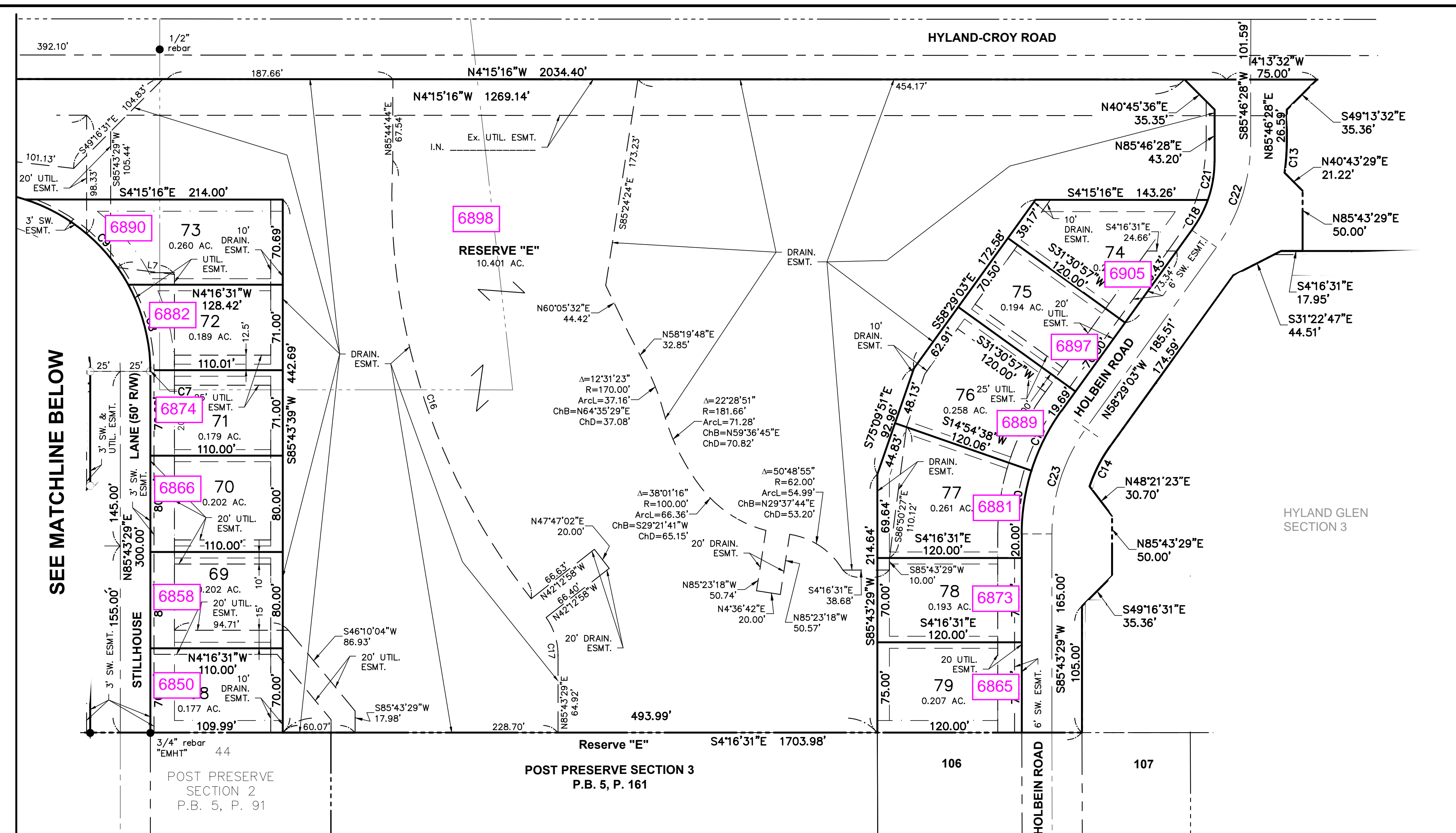
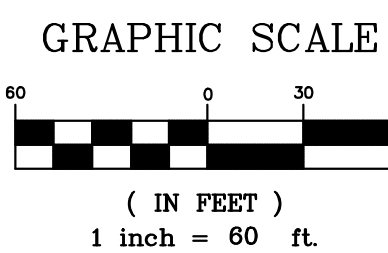
**NOTE "G"**  
At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hyland Glen Section 1 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.

# HYLAND GLEN SECTION 1

Virginia Military Survey No. 3452  
City of Dublin, Union County, Ohio

**CERTIFIED ADDRESSES**  
*Carly Sengelsky* 11/17/2023  
**ISSUED BY DATE**  
**CITY OF DUBLIN-PUBLIC SERVICE**

**FINAL ADDRESSES**  
**43016**



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	47°32'49"	110.00'	91.28'	S61°57'04"W	88.69'
C2	46°50'26"	100.00'	81.75'	S61°35'53"W	79.49'
C3	90°00'00"	125.00'	196.35'	N40°43'29"E	176.78'
C4	36°55'17"	135.00'	86.99'	S56°38'18"W	85.50'
C5	89°59'59"	100.00'	157.08'	N40°43'29"E	141.42'
C6	27°25'01"	75.00'	35.89'	S51°53'11"W	35.55'
C7	0°22'55"	150.00'	1.00'	S85°32'01"W	1.00'
C8	28°18'12"	150.00'	74.10'	S71°11'27"W	73.35'
C9	43°26'55"	150.00'	113.75'	S35°18'54"W	111.04'
C10	17°51'57"	150.00'	46.77'	S04°39'28"W	46.58'
C11	30°38'02"	85.00'	45.45'	S53°29'41"W	44.91'
C12	35°30'12"	125.00'	77.46'	S55°55'46"W	76.22'
C13	8°13'46"	180.00'	25.85'	N89°53'21"E	25.83'
C14	17°25'14"	125.00'	38.01'	S67°11'41"E	37.86'
C15	8°58'28"	155.00'	24.28'	N42°39'54"E	24.25'
C16	41°21'02"	540.42'	390.02'	N68°11'46"E	381.61'
C17	35°40'38"	55.00'	34.25'	N68°41'36"E	33.70'
C18	16°11'00"	95.00'	26.83'	S66°34'34"E	26.74'
C19	18°19'14"	175.00'	55.96'	S67°38'40"E	55.72'
C20	17°28'14"	175.00'	53.36'	S85°32'24"E	53.15'
C21	19°33'28"	95.00'	32.43'	S84°26'48"E	32.27'
C22	35°44'28"	150.00'	93.57'	N76°21'18"W	92.06'
C23	35°47'28"	150.00'	93.70'	N76°22'47"W	92.18'

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	15.40'	S38°10'40"W
L2	10.00'	N85°43'29"E
L3	20.13'	N84°16'31"W
L4	35.33'	N20°51'09"W
L5	14.77'	N04°16'31"W
L6	23.93'	S04°16'31"E
L7	47.64'	N02°41'42"E

**LEGEND**  
 "DRAIN. ESMT." = DRAINAGE EASEMENT  
 "UTIL. ESMT." = UTILITY EASEMENT  
 "SW. ESMT." = SIDEWALK EASEMENT

**FINAL PLAT**

PLAN PREPARED BY: JEP  
 CHECKED BY: JEP

**ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**

781 Science Blvd., Suite 100  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

SCALE: 1" = 60'  
 DATE: August 29, 2023

SHEET 2 / 2  
 JOB NO.: 22-0003-836

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