NOTE "A" The purpose of this			HYLAND	
platting. At the requirements that no requirements	uest of zoning and planning authorized in the zoning code in effirements of the zoning code in effirements may change from time se and development limitations of The then applicable zoning con any be shown as on this plat.	rights of way, and easement boundaries as of the time o orities at the time of platting, this plat shows some of the ffect on the date of filing this plat for reference only. The to time and should be reviewed to determine the the f the zoning code as adopted by the government authority ode shall have control over conflicting limitations and This note should not be construed as creating plat o enants running with the land or title encumbrances of any	ی ا کے کی ہے پ کا تو تاہ پر پ کا تو کا تاہ کا	
nature, except to the NOTE "B": At the time of platt determined to be ou	extent specifically identified as s ing, all of the land hereby being itside of the 0.2% annual chance	such. g platted as Hyland Glen Section 1 is in Zone X (Area e flood plain) as designated and delineated on the FEMA	s A	
Printed) with effectiv	e date of December 16, 2008.	nd Incorporated Areas, map number 39159C0500D (No		
NOTE "C": No vehicular access	until such time as the public stree	et right-of-way is extended and dedicated by plat or deed.	CENTIFIED AD	
NOTE "D" ACREAGE BREAKD Number:	OWN: Hyland Glen Section 1 is ou	ut of the following Union County Parcel	ISSUED BY	
Number.	39-0029013.0010 39-0029013.0050 Total	6.217 Ac. <u>17.032 Ac.</u> 23.249 Ac.	CITY OF DUBLIN-PU	
maintained by an a		ed hereon, shall be owned by the City of Dublin and ners of the fee simple titles to the lots in Hyland Glen rent zoning.		
	tain Functionality of Storm Water	r Management Basins and Appurtenances thereto which		
	DE AND REAR YARD SETBACKS	::	FINAL ADDRESS	
Building Setbacks: Front:	20 feet		43016	
Side: Rear:	5 feet (10 feet along eastern l 10 feet (Interior Lots), 30 feet (	(Along eastern boundary)		
Pavement Setbacks:		be permitted in rear yard for patios and decks)		
Side:	3 feet		ADVANCED	
NOTE "G"	(not required where 2 lots sha	are a common univeway)		
			1  inch = 60	
I4"15'16"₩_ 37.76' N4	 0°22'55"EN49°37'05"₩			
37.76' _N4	.58' 35.13'	HYLAND-CROY		
37.76' N4 35	.58' .58'	HYLAND-CROY I HYLAND-CROY I HIL, ESMT. / / 472.51'		
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37.76' N4 35 \$62,52,56 \$62,52,56 \$65,52,55 \$66 RES.	35.13' 3/4" rebar "STANTEC"	HYLAND-CROY I TIL. ESMT. 20' DRAIN. ESMT. 472.51' RESERVE 1.085 AC. FSMT. 69 69 69 69 69 69 69 69 69 69	ROAD "D" 20' DRAIN. ESMT. 20' DRAIN. ESMT. 57'	
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85.00'

14

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10

POST PRESERVE

SECTION 1

P.B. 5, P. 66

3/4" rebar

"HOY"

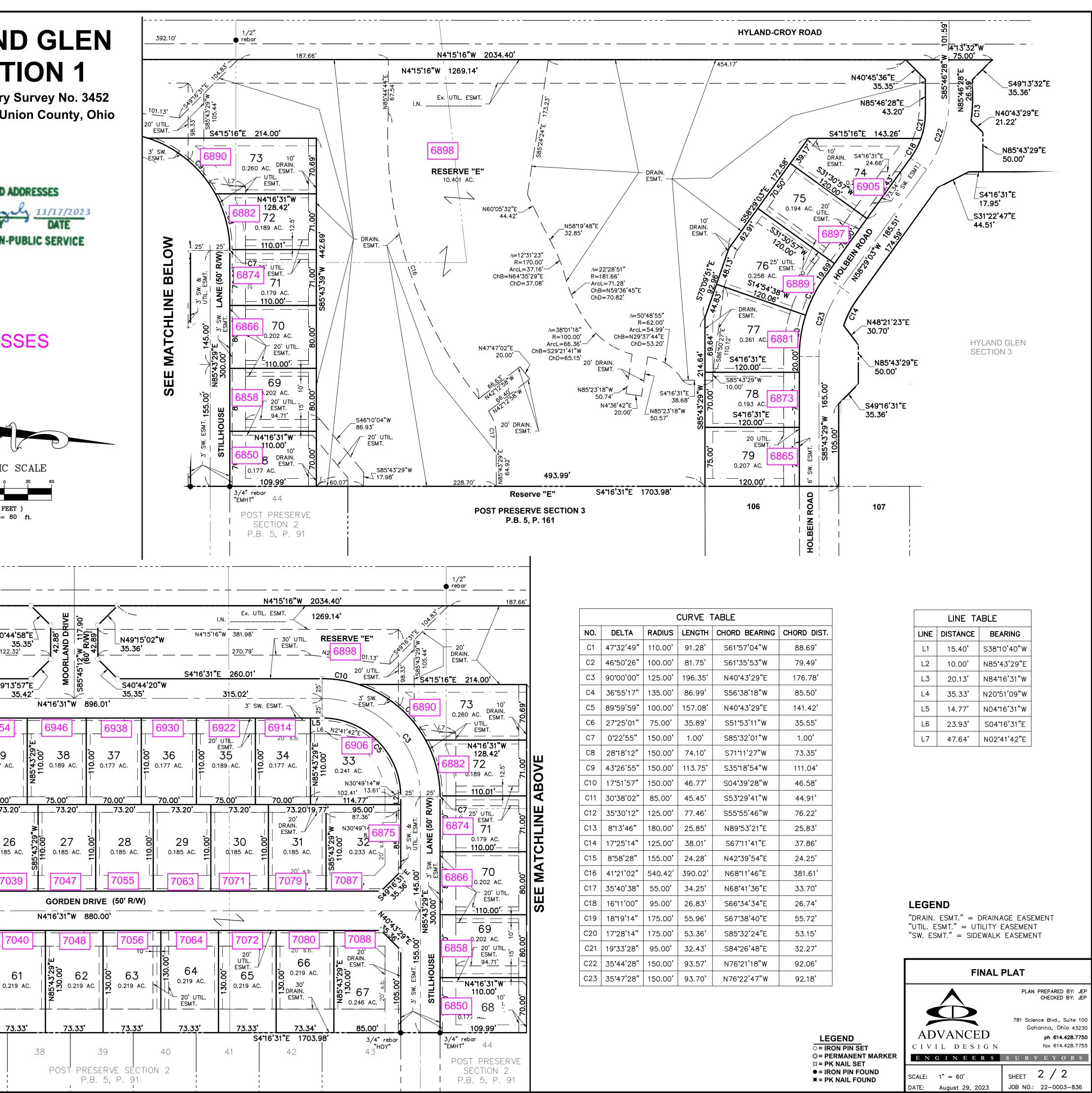
<u>73.33'</u>

73.33**'** 

37

73.33'

36



CURVE TABLE							
DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.			
47°32'49"	110.00'	91.28'	S61°57'04"W	88.69'			
46 <b>°</b> 50'26"	100.00'	81.75 <b>'</b>	S61°35'53"W	79.49'			
90°00'00"	125.00'	196.35'	N40°43'29"E	176.78'			
36•55'17"	135.00'	86.99'	S56°38'18"W	85.50'			
89*59'59"	100.00'	157.08'	N40°43'29"E	141.42'			
27°25'01"	75.00'	35.89'	S51°53'11"W	35.55'			
0°22'55"	150.00'	1.00'	S85°32'01"W	1.00'			
28•18'12"	150.00'	74.10'	S71°11'27"W	73.35'			
43 <b>°</b> 26'55"	150.00'	113.75'	S35°18'54"W	111.04'			
17 <b>°</b> 51'57"	150.00'	46.77'	S04°39'28"W	46.58'			
30°38'02"	85.00'	45.45'	S53°29'41"W	44.91'			
35•30'12"	125.00'	77.46'	S55*55'46"W	76.22'			
8 <b>°</b> 13'46"	180.00'	25.85'	N89°53'21"E	25.83'			
17 <b>°</b> 25'14"	125.00'	38.01'	S67 <b>°</b> 11'41"E	37.86'			
8 <b>*</b> 58'28"	155.00'	24.28'	N42°39'54"E	24.25'			
41°21'02"	540.42'	390.02'	N68 <b>°</b> 11'46"E	381.61'			
35•40'38"	55.00'	34.25'	N68°41'36"E	33.70'			
16°11'00"	95.00'	26.83'	S66°34'34"E	26.74'			
18°19'14"	175.00'	55.96'	S67°38'40"E	55.72'			
17°28'14"	175.00'	53.36'	S85°32'24"E	53.15'			
19°33'28"	95.00'	32.43'	S84°26'48"E	32.27'			
35°44'28"	150.00'	93.57'	N76°21'18"W	92.06'			
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 <b>•</b> 51'09"W			
L5	14.77 <b>'</b>	N04°16'31"W			
L6	23.93'	S04°16'31"E			
L7	47.64'	N02°41'42"E			

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

LEGEND	
= IRON PIN SET	
= PERMANENT MARKER	
= PK NAIL SET	
= IRON PIN FOUND	
= PK NAIL FOUND	

#### 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 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 Hyland Glen 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 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 2 is out of the following Union County Parcel Number:

39-0029013.0040

11.054 Ac.

#### NOTE "E"

RESERVES: Reserve "A", as designated and delineated hereon, shall be owned and maintained by the City of Dublin, Reserve "B", 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: Side: Rear:

20 feet
5 feet
10 feet (Interior Lots), 30 feet (Along eastern boundary)
(A 5 foot encroachment shall be permitted in rear yard for patios and decks)
As shown - varies from 100 feet to 0 feet
50' (Post Road)

Pavement Setbacks:

#### Side:

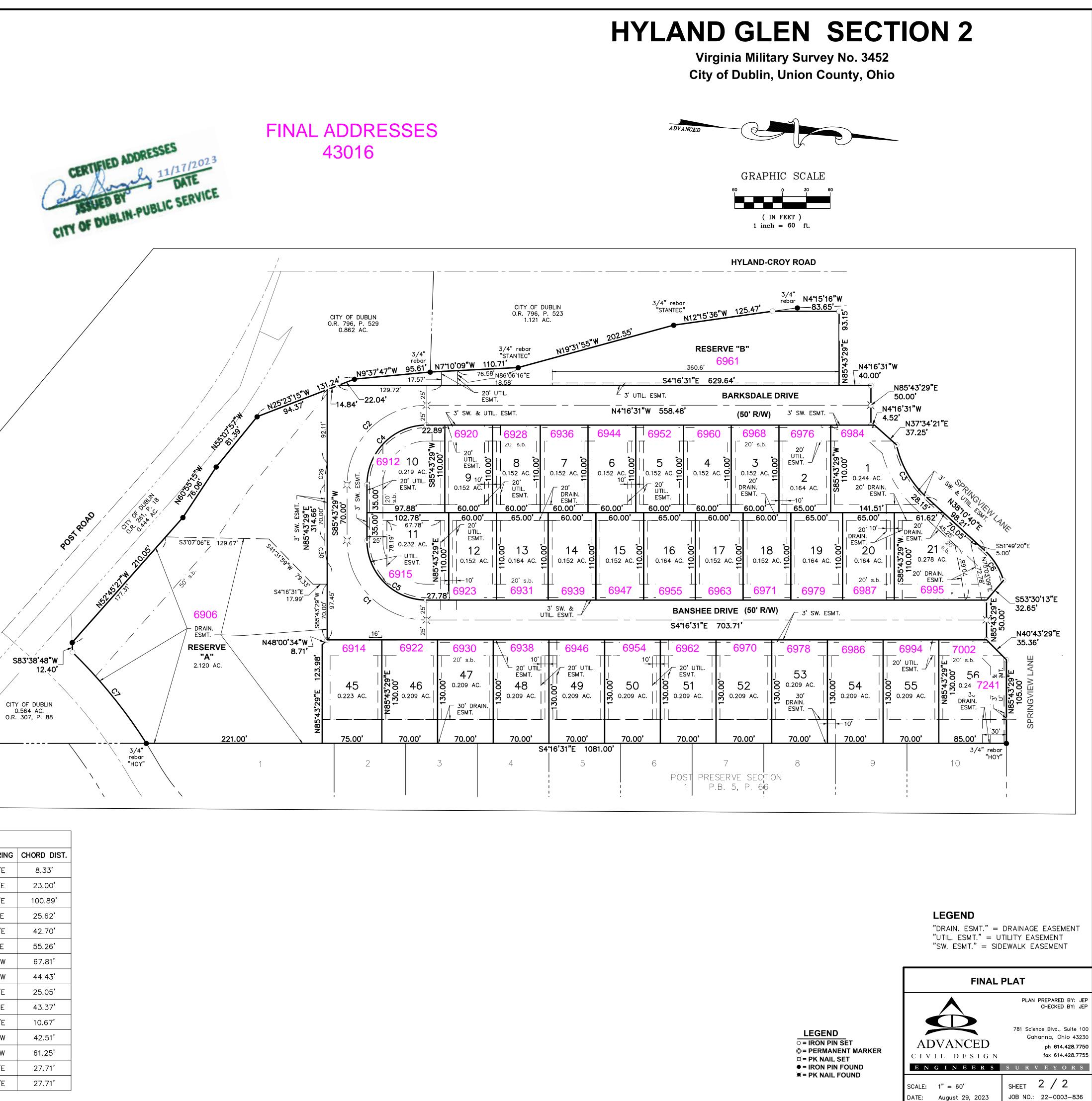
NOTE "G"

3 feet (building and pavement) (not required where 2 lots share a common driveway)

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 2 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.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°00'00"	100.00'	157.08'	S40°43'29"W	141.42'
C2	090 <b>•</b> 00'00"	100.00'	157.08'	N49 <b>°</b> 16'31"W	141.42'
C3	035•30'12"	125.00'	77.46'	N55°55'46"E	76.22'
C4	089*59'48"	75.00'	117.81'	N49°16'37"W	106.06'
C5	090 <b>°</b> 00'00"	75.00'	117.81'	S40°43'29"W	106.07'
C6	030•38'02"	85.00'	45.45'	N53°29'41"E	44.91'
C7	013 <b>°</b> 12'46"	639.79'	147.54'	S46*41'09"W	147.21'
C8	033•50'56"	56.00'	33.08'	N21°10'22"W	32.60'
C9	099°41'16"	54.00'	93.95'	N54°05'32"W	82.54'
C10	020°04'11"	54.00'	18.92'	S66°01'44"W	18.82'
C11	028•47'50"	31.00'	15.58'	S70°23'33"W	15.42'
C12	030°10'29"	106.00'	55.82'	S16°39'39"W	55.18'
C13	036°01'29"	94.00'	59.10'	N13°44'13"E	58.13'
C14	008°11'56"	128.00'	18.32'	N85*56'44"W	18.30'
C15	012°25'45"	128.00'	27.77'	S79°30'36"W	27.71 <b>'</b>

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C16	025 <b>°</b> 19'33"	19.00'	8.40'	N68 <b>°</b> 39'25"E	8.33'
C17	020°04'11"	66.00'	23.12'	N66°01'44"E	23.00'
C18	099°41'16"	66.00'	114.83'	S54°05'32"E	100.89'
C19	033 <b>°</b> 50'56"	44.00'	25.99'	S21°10'22"E	25.62'
C20	032 <b>°</b> 37'51"	76.00'	43.28'	N30°33'37"E	42.70'
C21	051 <b>°</b> 09'04"	64.00'	57.14'	N21°18'01"E	55.26'
C22	063 <b>°</b> 58'34"	64.00'	71.46'	N36°15'48"W	67.81'
C23	033°45'37"	76.50'	45.08'	N54°53'14"W	44.43'
C24	022 <b>°</b> 34'25"	64.00'	25.21'	S56*57'53"E	25.05'
C25	032 <b>°</b> 20'25"	77.87'	43.96'	S55°17'34"E	43.37'
C26	058°00'43"	11.00'	11.14'	N24°43'50"E	10.67'
C27	032°28'46"	76.00'	43.08'	S30°38'10"W	42.51'
C28	057 <b>°</b> 10'51"	64.00'	63.87'	S18°17'07"W	61.25'
C29	012 <b>°</b> 25'45"	128.00'	27.77'	S88°03'39"E	27.71'
C30	012 <b>°</b> 25'45"	128.00'	27.77'	N79°30'36"E	27.71'



#### 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 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 Hyland Glen Section 3 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.

8.256 Ac.

#### NOTE "D"

ACREAGE BREAKDOWN: Hyland Glen Section 3 is out of the following Union County Parcel Number:

39-0029013.0010

#### 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:

3 feet

Front:

Front:	20 feet
Side:	5 feet (10 feet along eastern boundary)
Rear:	30 feet (along eastern boundary)
	25 feet (along northern boundary)
	10 feet (along interior lots)
	(A 5 foot encroachment shall be permitted in rear yard for patios and decks)
Deve ment Cath	

Pavement Setbacks:

(not required where 2 lots share a common driveway)

#### NOTE "G"

Side:

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 3 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.

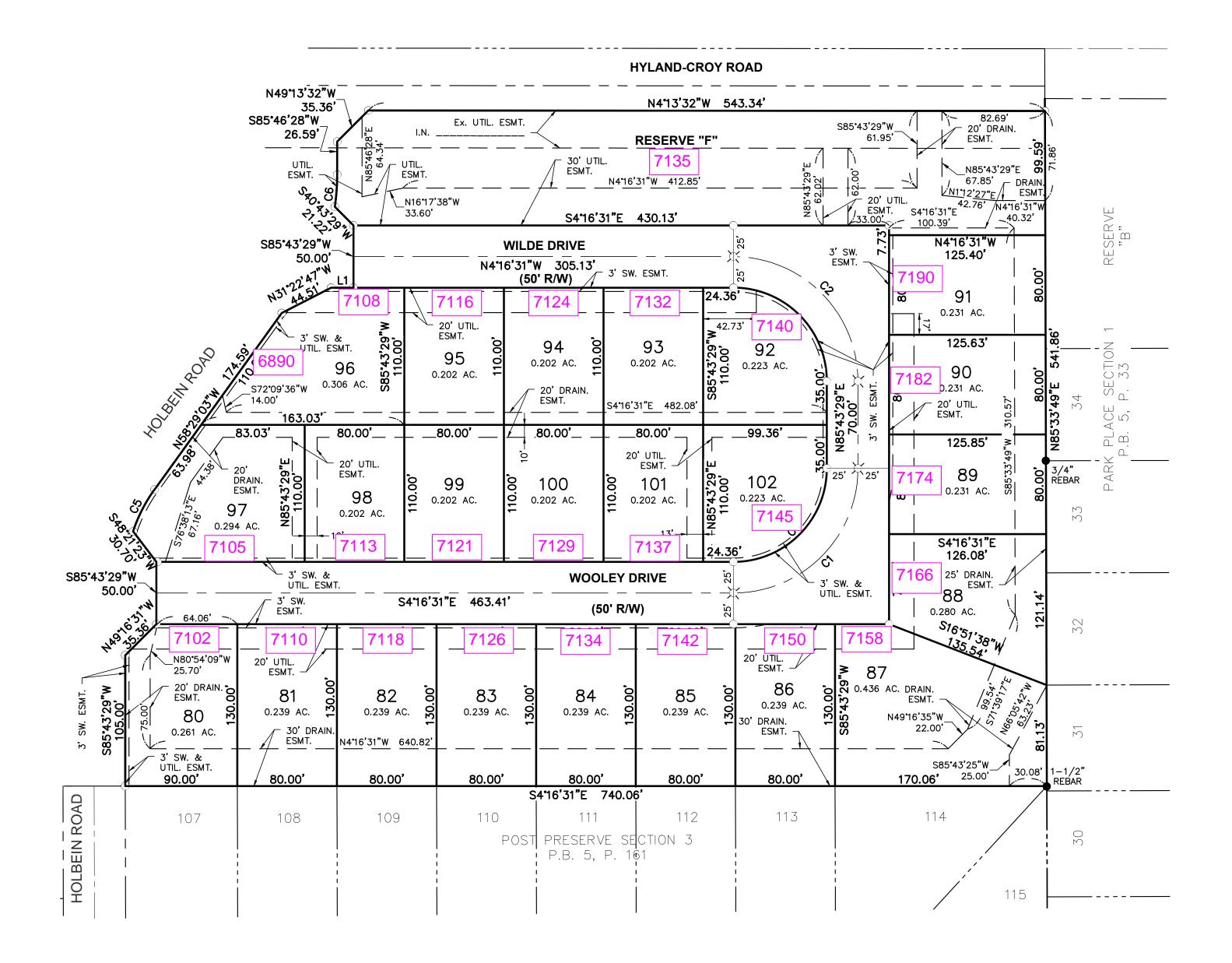
	CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°00'00"	100.00'	157.08'	S49°16'31"E	141.42'
C2	090°00'00"	100.00'	157.08'	N40°43'29"E	141.42'
C3	090°00'00"	75.00'	117.81'	N40°43'29"E	106.07'
C4	090°00'00"	75.00'	117.81'	S49°16'31"E	106.07'
C5	017 <b>°</b> 25'14"	125.00'	38.01'	N67°11'41"W	37.86'
C6	008 <b>°</b> 13'46"	180.00'	25.85'	S89°53'21"W	25.83'

LINE TABLE				
LINE DISTANCE BEARING				
L1	17.95'	N04°16'31"W		

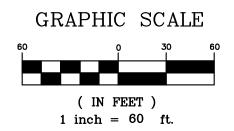
# **HYLAND GLEN SECTION 3**

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

## FINAL ADDRESSES 43016









LEGEND

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

LEGEND • = IRON PIN SET

**◎ = PERMANENT MARKER** X = PK NAIL SET

IRON PIN FOUND 🕱 = PK NAIL FOUND

FINAL PLAT			
	PLAN PREPARED BY: J CHECKED BY: JI		
ADVANCED CIVIL DESIGN	781 Science Blvd., Suite 1 Gahanna, Ohio 432 <b>ph 614.428.77</b> fax 614.428.77		
ENGINEERS	S U R V E Y O R S		
SCALE: 1" = 60' DATE: August 28, 2023	SHEET 2 / 2 JOB NO.: 22-0003-836		