## AVONDALE WOODS SECTION 3

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 3453, containing 12.604 acres of land, more or less, said 12.604 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 **WILLIAM MOORHEAD**, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "AVONDALE WOODS SECTION 3", a subdivision containing Lots 41, 42 and 54 to 77, all inclusive, and areas designated as Reserve "G", Reserve "H" and Reserve "I", does hereby accept this plat of same and dedicates to public use, as such, all of Avondale Woods Boulevard, Scarlett Lane and Tanseyclose Lane 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.

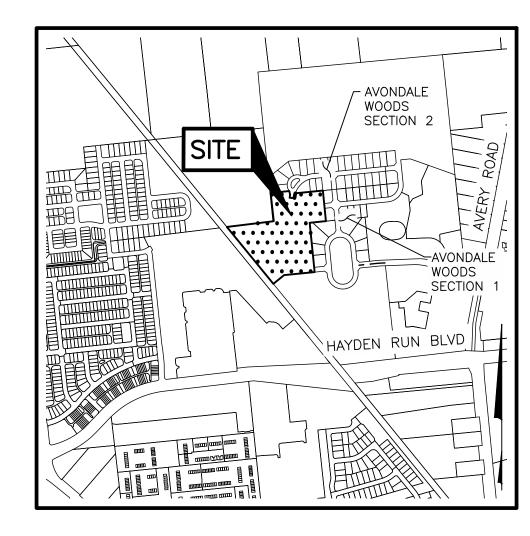
Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement", "Path Easement", "Sidewalk Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities 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.

Signed and Acknowledged In the presence of:	HOMEWOOD CORPORATION
	ByWILLIAM MOORHEAD,
	WILLIAM MOORHEAD, Vice Presidei
COUNTY OF FRANKLIN ss:	
OORHEAD, Vice President of I nowledged the signing of the foregoing the voluntary act and deed of said HO	HOMEWOOD CORPORATION, winstrument to be his voluntary act and de
portion of the foregoing the voluntary act and deed of said HO purposes expressed herein.	said State, personally appeared WILLIAN HOMEWOOD CORPORATION, which instrument to be his voluntary act and decomposed methods and composed methods. For the uset my hand and affixed my official seal the

Notary Public,

State of Ohio

20	Diretor of Planning	City of Dublin, Ohio
Approved this Day of 20	City Engineer,	City of Dublin, Ohio
Approved by Resolution this Council, wherein all of Avondale Woods I dedicated hereon are accepted as such by the	Boulevard, Scarlett Lan	ne and Tanseyclose Lane
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 thisday of, 20atM. Fee \$	Recorder,	Franklin County, Ohio
Recorded this day of, 20  Plat Book, Pages	Deputy Recorder,	Franklin County, Ohio



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

**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



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.

o = Iron Pin (See Survey Data)

• = MAG Nail to be set

Professional Surveyor No. 7865

Date

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 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 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:	12.604 Ac.
Acreage in rights-of-way:	1.669 Ac.
Acreage in Reserves:	5.418 Ac.
Acreage in remaining lots:	5.517 Ac.
NOTE "E" - ACREAGE BRE	AKDOWN: Avondale Woods

Number:

Section 3 is out of the following Franklin County Parcel

**NOTE** "F"- RESERVES: Reserves, as designated and delineated hereon, shall be owned and maintained by the City of Dublin for the purpose allowed by the then current zoning.

NOTE "G" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

## Building Setbacks:

274-000137

Front: As shown hereon Gide: 6 feet

ear: 25 feet

(A 5 foot encroachment shall be permitted in rear yard for patios and decks)

12.604 Ac.

Pavement Setbacks:

Recorder's Office.

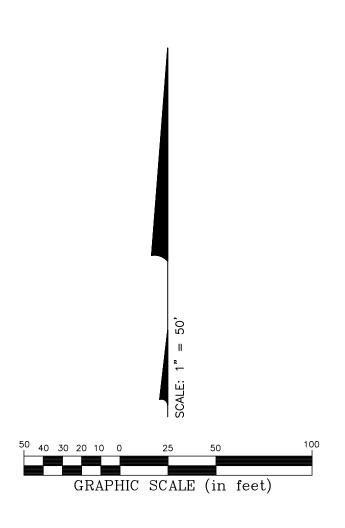
de: 3 feet

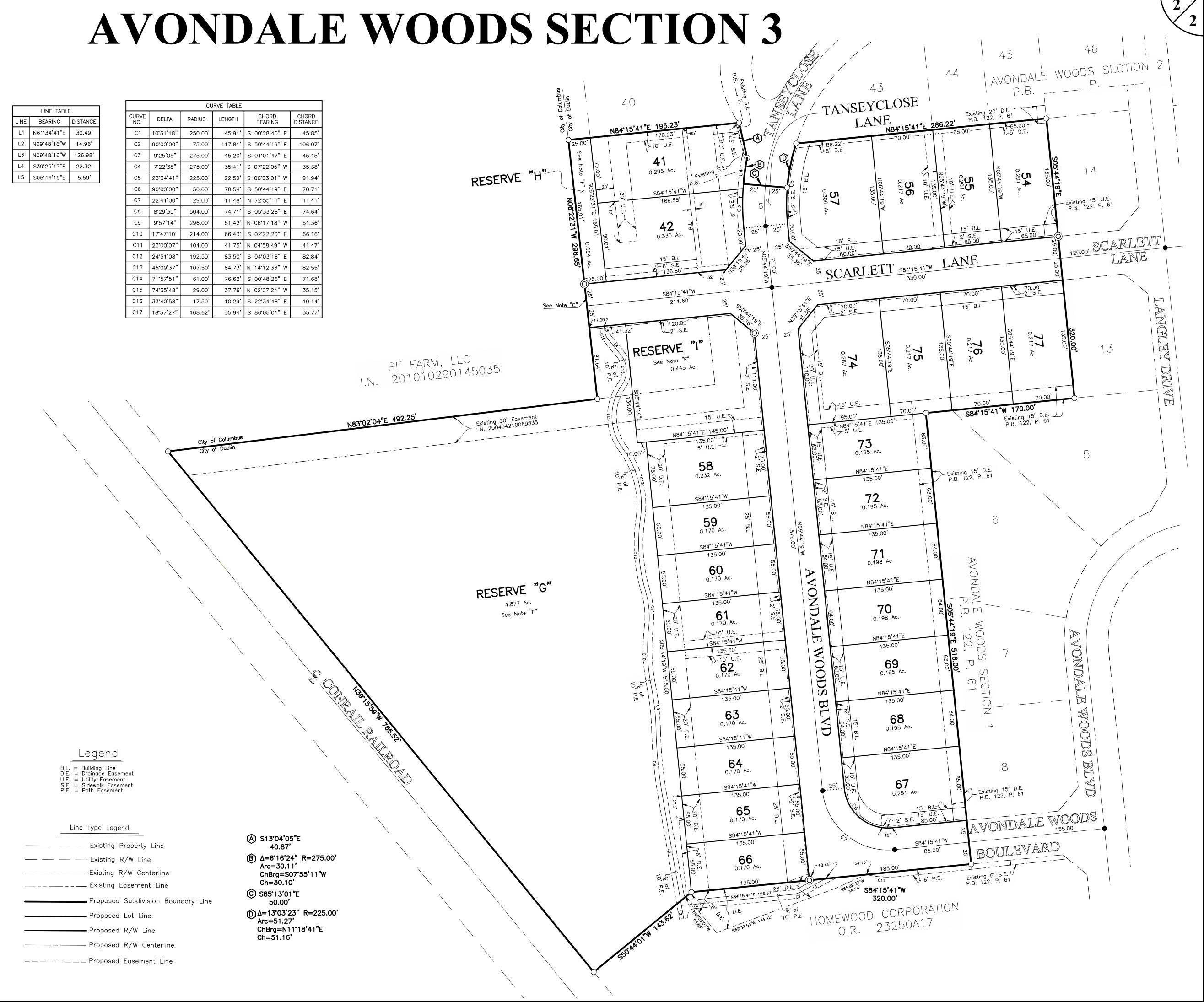
(not required where 2 lots share a common driveway)

**NOTE "H" - FENCES:** No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Avondale Woods Section 3 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin Zoning code.

**NOTE "I" - SCHOOL DISTRICT:** At the time of platting, all of Avondale Woods Section 3 is in the Dublin City School District.

NOTE "J": 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 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County





AVONDALE WOODS SECTION 3 2020-1174

