

AVONDALE WOODS SECTION 3

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 BREAKDOWN: Avondale Woods Section 3 is out of the following Franklin County Parcel Number:

274-000137	12.604 Ac.
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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:	
Front:	As shown hereon
Side:	6 feet
Rear:	25 feet (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)

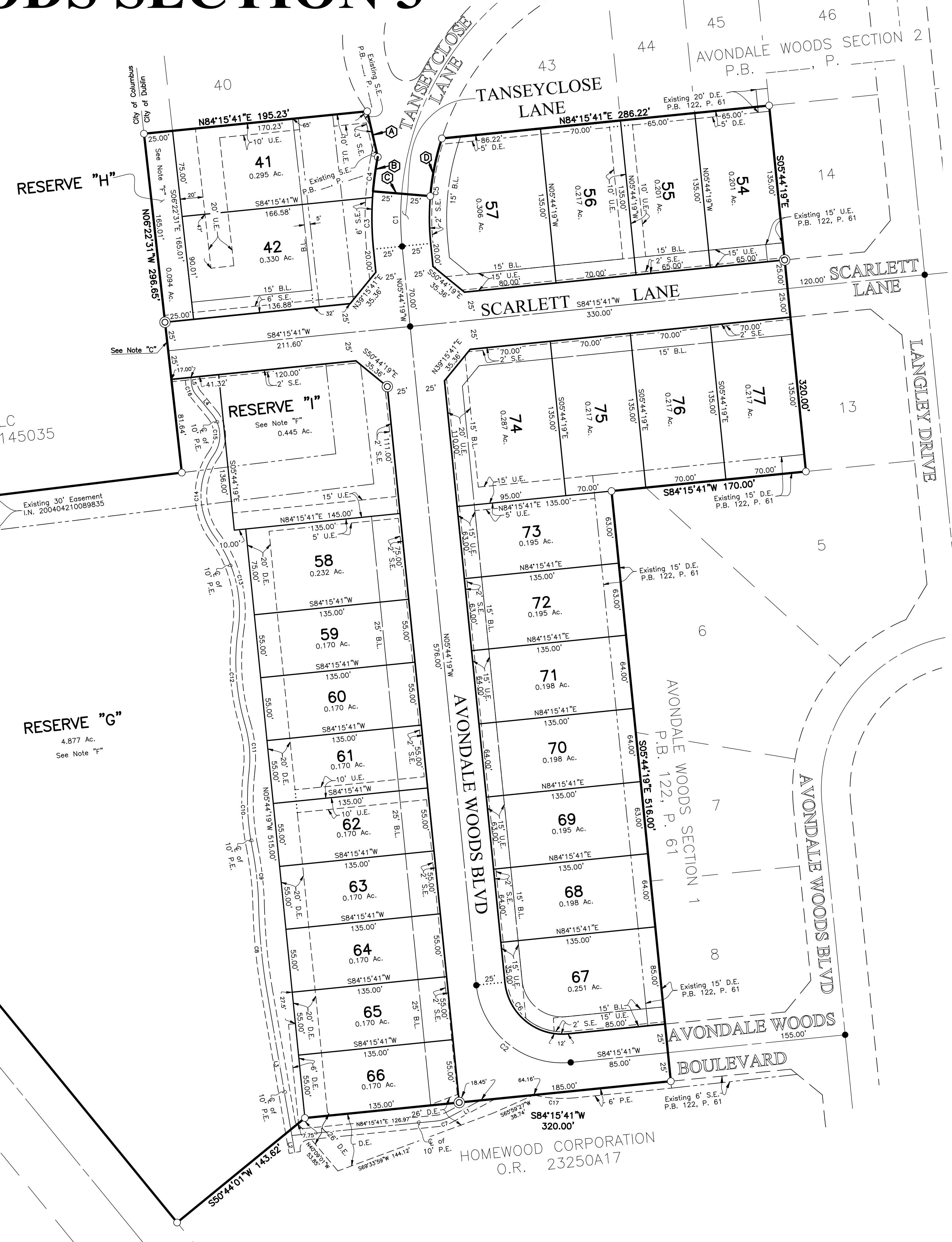
NOTE "H" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Avondale Woods Section 3 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin Zoning code.

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 Recorder's Office.

LINE	BEARING	DISTANCE
L1	N61°34'41"E	30.49'
L2	N09°48'16"W	14.96'
L3	N09°48'16"W	126.98'
L4	S39°25'17"E	22.32'
L5	S05°44'19"E	5.59'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°31'18"	250.00'	45.91'	S 00°28'40" E	45.85'
C2	90°00'00"	75.00'	117.81'	S 0°44'19" E	106.07'
C3	9°25'05"	275.00'	45.20'	S 01°01'47" E	45.15'
C4	7°22'38"	275.00'	35.41'	S 07°22'05" W	35.38'
C5	23°34'41"	225.00'	92.59'	S 06°03'01" W	91.94'
C6	90°00'00"	50.00'	78.54'	S 50°44'19" E	70.71'
C7	22°41'00"	29.00'	11.48'	N 72°55'11" E	11.41'
C8	8°29'35"	504.00'	74.71'	S 05°33'28" E	74.64'
C9	9°57'14"	296.00'	51.42'	N 06°17'18" W	51.36'
C10	17°47'10"	214.00'	66.43'	S 02°22'20" E	66.16'
C11	23°00'07"	104.00'	41.75'	N 04°58'49" W	41.47'
C12	24°51'08"	192.50'	83.50'	S 04°03'18" E	82.84'
C13	45°09'37"	107.50'	84.73'	N 14°12'33" W	82.55'
C14	71°57'51"	61.00'	76.62'	S 00°48'26" E	71.68'
C15	74°35'48"	29.00'	37.76'	N 02°07'24" W	35.15'
C16	33°40'58"	17.50'	10.29'	S 22°34'48" E	10.14'
C17	18°57'27"	108.62'	35.94'	S 86°05'01" E	35.77'



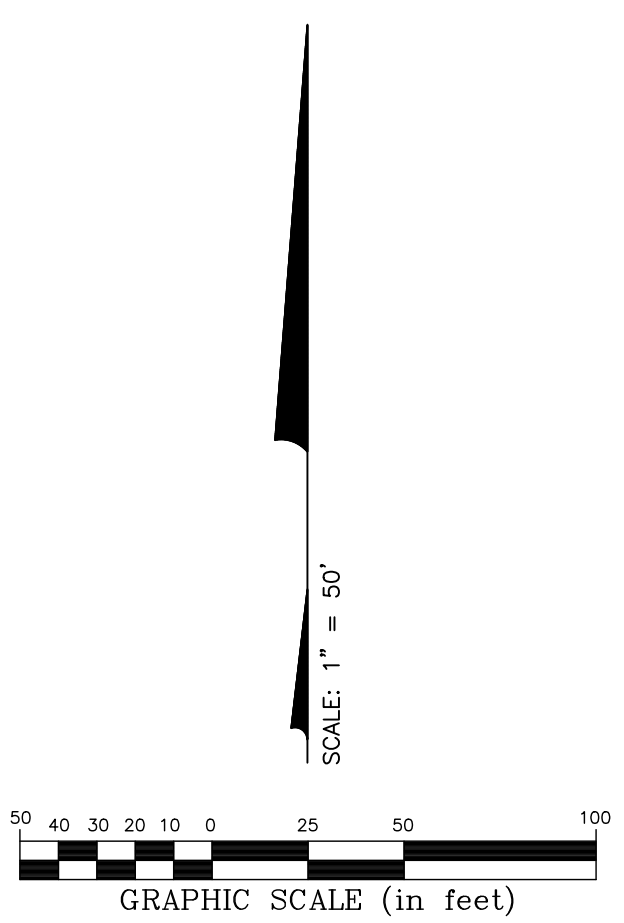
Legend

- B.L. = Building Line
- D.E. = Drainage Easement
- U.E. = Utility Easement
- S.E. = Sidewalk Easement
- P.E. = Path Easement

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- - - Proposed Easement Line

- Ⓐ S13°04'05"E 40.87'
- Ⓑ Δ=6°16'24" R=275.00'
Arc=30.11'
ChBrg=S07°55'11"W
Ch=30.10'
- Ⓒ S85°13'01"E 50.00'
- Ⓓ Δ=13°03'23" R=225.00'
Arc=51.27'
ChBrg=N11°18'41"E
Ch=51.16'



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