

**August 22, 2024**

## **PLANNING AND ZONING COMMISSION (PZC)**

5200 Emerald Parkway, Dublin, OH 43017

Hello,

I am writing to you as the newly elected Wyandotte Woods II Homeowners Association President to request a change to the current setback requirements in the NE Quad Planned Unit Development (PUD) for section 2 of Wyandotte Woods, per the Sub-Area Map that is attached to this packet. To provide background on the request, the home developer in the community, Trinity Homes/Homewood Corporation developed Wyandotte Woods in many sections. The initial lots were materially larger, and as the community was being developed, the lots became progressively smaller, with the smallest lot being 0.22 acres, or 127' in depth. For each additional section that was developed, Trinity Homes/Homewood Corporation would copy the prior PUD that had the exact same development standards, despite the lot depths materially shrinking in the latter phases of development.

Toward the end of development for the entire neighborhood, the setback requirement of 25% consumed most of the backyard for more than 40 properties, which prevented homeowners from being able to build outdoor patios or decks of any size, thus eliminating their ability to improve their property value and/or enjoy their newly built homes.

After conversations with the Community, Planning, and Development department in Dublin, it became clear that the rear yard setback requirement of 25% of total lot depth, up to a maximum of 50', was not an appropriate amount given the lot sizes had substantially shrunk from their initial design.

To remedy this design flaw in the PUD for section 2 of Wyandotte Woods, we are requesting to modify the rear yard setback requirement to 20' to allow homeowners to build reasonably sized

patios. The HOA has worked with the City of Dublin on this distance to ensure that it is appropriate, which has been confirmed to be like other developments with similar sized lots, per the Community, Planning, and Development department.

It's important to note that any existing easements or "No Build Zones" outlined on each plat would continue to be enforced and would not be encroached upon, unless allowed by the City of Dublin. Additionally, the proposed change would still create a minimum distance of 20' to the nearest property line for the smallest lot but would average more than 25' for the average lot depth in the community.

I look forward to working with you to resolve this matter for the Wyandotte Woods community. If there are any additional questions, don't hesitate to contact me by phone at 304-982-1652, by email at [wywhoa2@gmail.com](mailto:wywhoa2@gmail.com), or by mail at 4134 Domnall Dr., Dublin, OH 43016

SINCERELY,

MICHAEL HUTCHINSON, CFA  
PRESIDENT  
WYANDOTTE WOODS HOMEOWNERS ASSOCIATION II

# Wyandotte Woods Homeowners Association II

4134 Domnall Drive  
Dublin, OH 43016

August 27<sup>th</sup>, 2024

**Project Title:** NE Quad PUD Sub-Area: **Section 2** Minimum Setback Change

**Project Representative:** Wyandotte Woods Homeowners Association II

## **Project Representative Contact Information**

Name: Michael Hutchinson, HOA President

Phone Number: 304-982-1652

Email: [WYWHOA2@gmail.com](mailto:WYWHOA2@gmail.com)

Address: 4134 Domnall Dr., Dublin OH 43016

## **Request:**

Modify the current setback requirements from:

1. Old: "Rear yard setback shall be 25% of lot depth or a maximum of 50'."
2. New: "Rear yard setback shall be a minimum of 20'."

## **Reason:**

The PUD text was copied over from the earlier development phases of Wyandotte Woods, which had materially larger lots and the smaller lots in the recent development phase of Wyandotte Woods were prohibited from building any form of outdoor patio to enjoy their yards. 20' is consistent with other neighborhoods and a normal setback amount from property lines for smaller lots.

# DUBLIN NORTHEAST MASTER PLAN

(West of Sawmill Road to SR 257 and from  
North of Bright Road to Summit View Road)

## **Revised** Sub Area Standards

Original Rezoning:	Ord. 76-89	June 11, 1990
Updated:	Ord. 102-94	March 20, 1995
Updated:	Ord. 52-03	May 17, 2004
Updated:	Ord. 57-05	October 17, 2005 (created Lifetime Fitness PUD from Subarea 5C)
Updated:	Ord. 09-14	February 10, 2014

## **VII. Subarea Standards**

The following subarea descriptions and development standards by subarea shall be made part of the concept plan and the preliminary development plan for the planned unit development requirements and are further discussed and illustrated in the subarea plan. (Figure 11)

### **Subarea Descriptions**

#### **Subarea 1 Large Lot Single Family, Riverside Drive Related: +81 Acres**

This area is characterized by its relationship to the quality residential area along State Route 257 and the Scioto River. Development within this subarea should be large lot single family with adequate open space to maintain the character of Riverside Drive.

#### **Subarea 2 Single Family Transition Grounds: 75.8 Acres**

Subarea 2 is bounded by the large lot wooded character of Subarea 1 on the west, Summitview Road on the north and the power line to the east. The character varies from wooded terrain on the west to open, agricultural field on the north, east and south. This area should be predominantly single family and transition from the large lot area to the west to the non-single family area east of the power line. Five one acre lots shall be developed along Summit View Road to preserve the estate character of the road.

#### **Subarea 3 Proposed Multi-Family: +14 Acres**

This area is heavily impacted by the existing board of education property to the west, proposed new high school site to the south and the high tension power line to the east with proposed multi-family east of that. The east side of this subarea is wooded and any multi-family development should try to preserve some of the existing woodland.

#### **Subarea 4 Multi-Family, Sawmill Road Related: +47 Acres**

This subarea is characterized by over 2,000 feet of frontage on Sawmill Road and proposed high activity park of 35 acres to the west. Special attention should be given to the Sawmill Road frontage to provide a uniform architectural and landscape treatment along the frontage. The multi-family form with a limited density allows more open space than traditional single-family form while still maintaining a density similar to the east side of Hard.

#### **Subarea 5A & 5B: 44.1 Acres: 22.5 Acres Retail, 21.6 Acres Office**

Subarea 5 will contain retail and office uses. Subarea 5 will be broken down into two sections. Subarea 5A will contain approximately ±22.5 acres of retail stores. Subarea 5B, approximately 21.6 acres on the south end of the retail center, will be developed in

office and restaurant as a conditional use. Special attention should be given to the Sawmill Road frontage to create a unified character both in architecture and the use of landscape materials. Subareas 5A and 5B will be bounded by the extension of Saltergate Drive on the north and west. Subarea 5B will be located on both sides of Hard Road to the south. The retail center in Subarea 5A will contain one major anchor and the balance will be made up in small retail shops.

**Subarea 6A & 6B Multi-Family Transitional Ground: 34.9 Acres**

This subarea is located between the more intensive retail commercial area and the power line. Subarea 6 will be composed of multi-family type uses and should act as a transition from the more intense retail commercial uses to the east and the less intense uses of high school and single family to the west.

**Subarea 7 Single Family Transition Ground: +14.5 Acres**

Subarea 7 will be located on the south side of the extended Hard Road and shall act as a transition between multi-family to the north, office to the west, open ground and larger residential lots to the south. Development of Subarea 7 shall be delayed to allow for appropriate R.O.W. to be dedicated, if requested by the City of Dublin, for a road to the south connecting potential bridge over the Scioto River.

**Subarea 8 Single Family Transition Ground: +36.5 Acres**

Subarea 8 will be located on the south side of extended Hard Road and shall act as a transition between the high school to the north and existing large lot single family to the south and, as well, multi-family to the east and proposed open, ground large lot residential to the west. Subarea 7 will have very similar characteristics to Subarea 2 and should be developed in all single family, making the transition from the more intense uses to the east to the open, large lot uses to the west. Special attention should be given to the large wooded ravine running through Subarea 7. This should be preserved and utilized as an amenity for any proposed residential development.

**Subarea 9 Large Lot Residential/Roadway Exits: +15 Acres**

Subarea 9 will be characterized by the extension of Hard Road through this property. The narrowness of the parcel mandate large lot single family, single loaded on the Hard Road extension. Due to the development of the Hard Road extension as major artery, all single family within Subarea 9 should be serviced by private service roads rather than providing numerous curb cuts on the Hard Road extension. Densities and housing types should be very similar to those found in Subarea 1.

**Subarea 10 School Site: +76 Acres**

Subarea 10 contains approximately 76 acres, 66 of which shall be used for a new high school and related activities.

Subarea 10 is bordered on the south by the Hard Road extension which will provide main access to the high school. An 80' power line and pedestrian easement is located along the eastern boundary, the pedestrian easement will provide access from the high school to the proposed 35 acre park. The northern boundary is bordered by proposed M.F. and property currently in Washington Local School District ownership. Existing R1 large lot residential borders Subarea 10 on the west.

## **Subarea Development Standards:**

### **Subarea 1: Large Lot Single Family**

#### **Permitted Uses:**

The following uses shall be permitted within Subarea 1:

1. Single Family Residential.

#### **Lot Size and Density:**

1. Maximum gross density shall be one dwelling unit per acre gross.
2. Minimum lot size at 20,000 square feet.
3. Minimum lot width of 100 feet at building setback line.

#### **Yard and Setback Requirements:**

1. The building setback from Riverside Drive shall be a minimum of 150' as shown on Figure 13.
2. Minimum front yard setback shall be 35' for buildings.
3. Side yard setback shall be 20' total with a minimum of 8' per side.
4. Rear yard setback shall be 25% of lot depth or a maximum of 50'.

#### **Height Requirements:**

1. Maximum height for structures within Subarea 1 shall be 35' as defined by Dublin Zoning Code.

#### **Open Space Requirements:**

1. Approximately 22.0 acres will be preserved in open space as indicated Figures 12 and 13.

#### **Circulation:**

1. Main east/west drive shall have a minimum right-of-way of 66' with a 40' back to back pavement width with a separate bike path in addition to the 40' pavement.



2. All other local public access streets shall have a 50' right-of-way and a 28' pavement width back to back.
3. R.O.W. dedication on Riverside Drive shall be 56' from center-line.
4. No private access shall be permitted on Summit View Road or Riverside Drive.
5. On corner lots, driveway should occur off secondary street and not collector.

**Landscaping:**

1. Street tree program shall be provided in accordance to Dublin Street Tree Program Standards.

**Development Standards:**

1. Development Standards shall be submitted with final plan (no build zones, fencing, etc.).

## **Subarea 2: Single Family**

### **Permitted Uses:**

The following uses shall be permitted within Subarea 2:

1. Single Family Residential

### **Lot Size and Density:**

1. Minimum lot width at building line shall be 80'.
2. All lots shall have a minimum size requirement of 10,000 square feet.
3. Gross density may not exceed 2.5 units per acre.
4. Five (5) one acre lots shall be located on Summit View Road with a minimum width of 150'.

### **Yard and Setback Requirements:**

1. Minimum front yard setback shall be 35'.
2. Minimum side yard setback shall be 18' total with a minimum of 8' per side.
- ~~3. Rear yard setback shall be 25% of lot depth or a maximum of 50'.~~
  - a. Replace with "Rear yard setback shall be 20' of lot depth."
4. Minimum front yard setback off Summit View shall be 50'.
5. Minimum side yard setback off Summit View shall not be less than 25'.

### **Height Requirements:**

1. Maximum height for structures in Subarea 2 shall be 35' as defined by Dublin Zoning Code.

### **Open Space Requirements:**

1. 3.6 acres within the ravines shall be preserved as natural areas as indicated on Figure 13 of the development plans.

**Circulation:**

1. The main east/west artery shall have a minimum right-of-way of 66' and 40' pavement back to back with a separate bike path in addition to the 40' pavement.
2. All other local public access streets shall have a 50' right-of-way and a 28' pavement back to back.
3. Minor collector shall have a 60' R.O.W. and 36' pavement back to back.
4. R.O.W. on Summit View Road shall be provided for at a distance of 30' from the centerline per side.

**Landscaping:**

1. Street trees shall be provided along all residential streets within Subarea 2 in accordance to City of Dublin Code. Street trees shall be located on 1' inside of public right-of-way.

**Development Standards:**

1. Development Standards shall be submitted with final plans (no build zones, fencing, etc.)

### **Subarea 3: Multi-Family**

#### **Permitted Uses:**

The following uses shall be permitted within Subarea 3:

1. Multi-family dwellings at a density of 8.6 units per acre and not to exceed 120 units.

#### **Yard and Setback Requirements:**

1. Front yard setback off the main/west collector shall be 35' for buildings and pavement.
2. Side and rear property line setbacks shall be 25' for pavement and building.

#### **Height Requirements:**

1. Maximum height for structures within Subarea 3 shall be 35' as defined by Dublin Zoning Code.

#### **Parking and Loading:**

1. Size, ratio and type of parking shall be regulated by Dublin Zoning Code, Chapter 1193.

#### **Circulation:**

1. The main east/west artery shall have a minimum right-of-way of 66' with 40' of pavement back to back with a separate bike path in addition to the 40' pavement.
2. All other internal streets shall be private.
3. Access shall be provided through Subarea 3 to the proposed ten acre elementary school to the west.

#### **Waste and Refuse:**

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence made of materials compatible with the buildings.

#### **Landscaping:**

1. Landscaping shall be according to Dublin Landscape Code, Chapter 1187. In addition, perimeter buffering shall be provided along north, west and south side

when abutting single family or school property containing a mixture of evergreen and deciduous plant material at a summer opacity of 75% taken 6' above ground level.

2. Landscape entry features shall be provided along the main east/west collector at the northeast corner of the site.

**Lighting:**

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.

**Architecture:**

1. The architectural style and materials will be consistent with those as indicated on Figure 18.
2. Colors of materials shall be coordinated with surrounding architecture.

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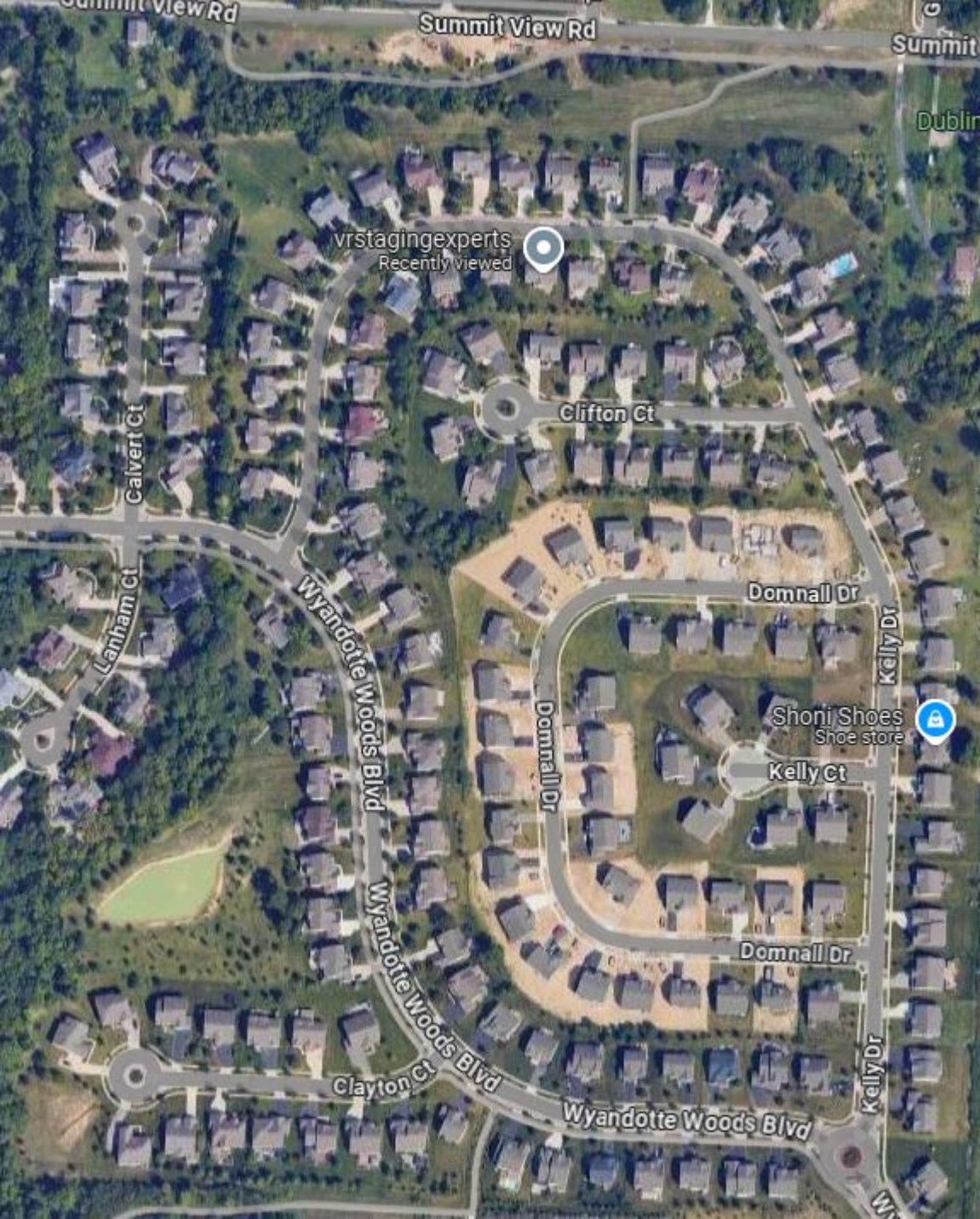
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**Architecture:**

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2. Colors of materials shall be coordinated with surrounding architecture.



Summit View Rd

Summit

Dublin

vrstagingexperts  
Recently viewed



Clifton Ct

Calvert Ct

Lanham Ct

Wyandotte Woods Blvd

Domnall Dr

Kelly Dr

Domnall Dr

Shoni Shoes  
Shoe store



Kelly Ct

Domnall Dr

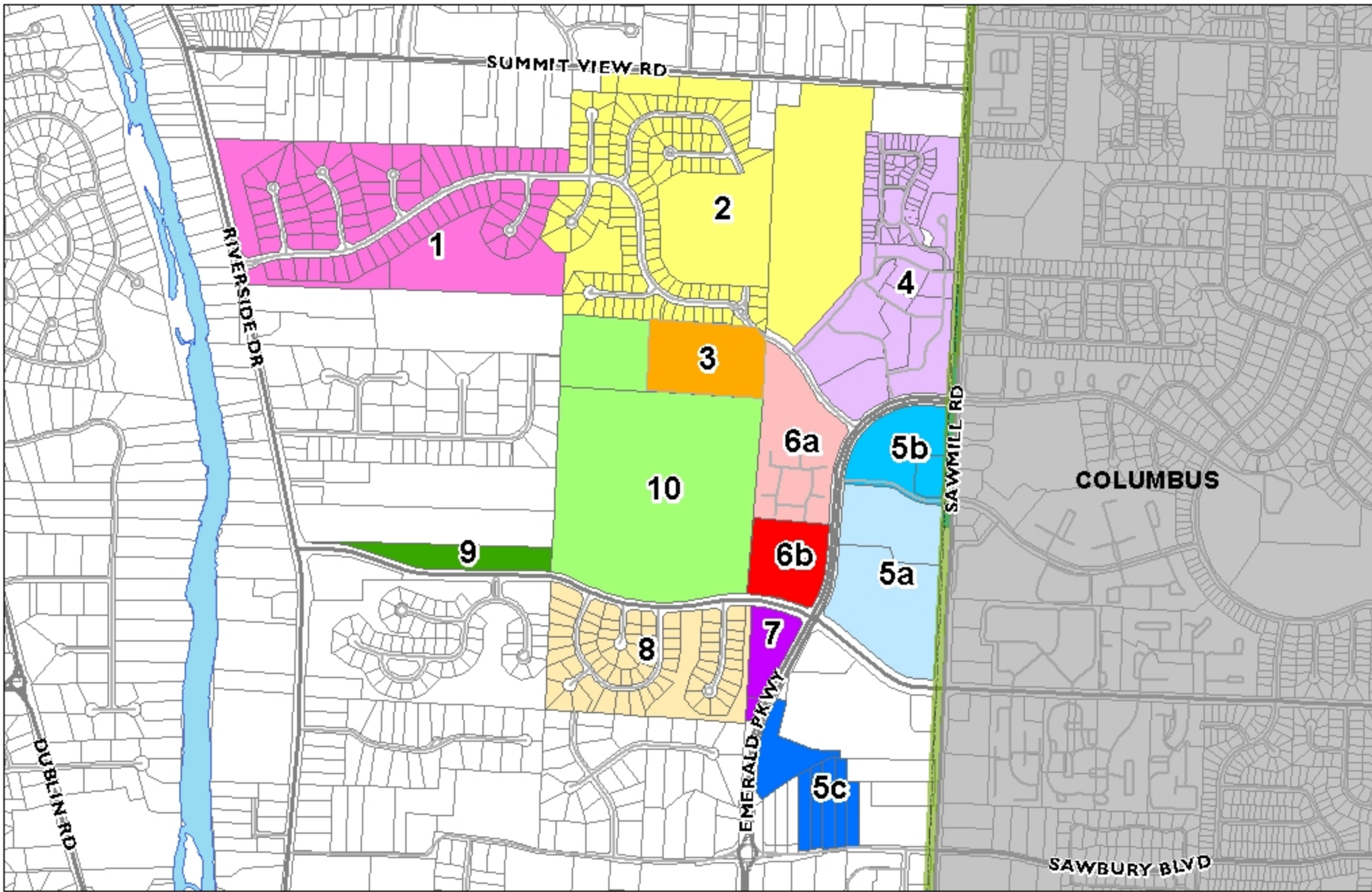
Clayton Ct

Wyandotte Woods Blvd

Wyandotte Woods Blvd

Kelly Dr





City of Dublin

## NE Quad PUD Sub-Area Map

Updated: March, 2015

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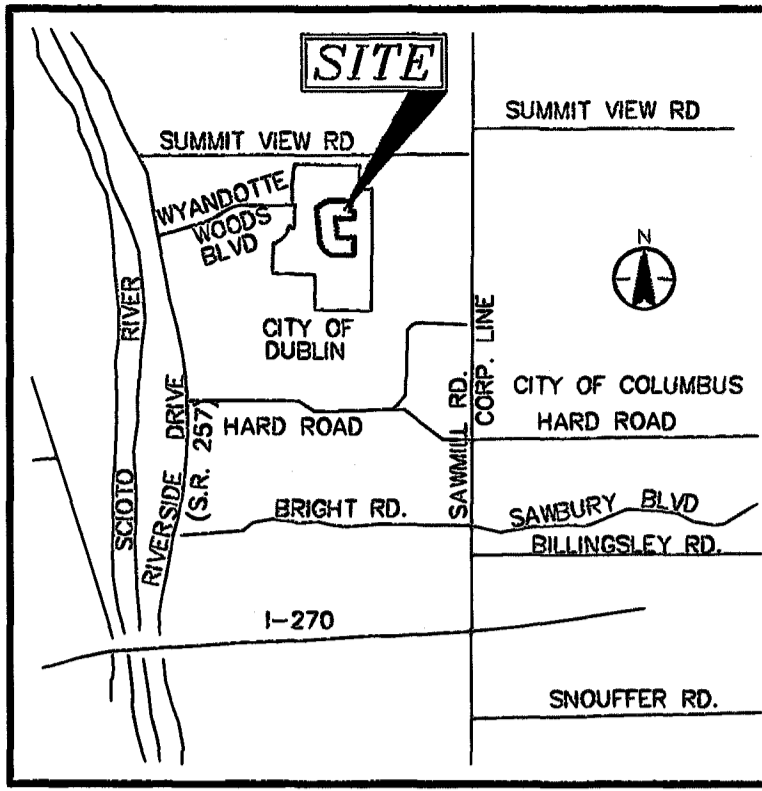


0 1,250 2,500  
Feet



# WYANDOTTE WOODS SECTION 10 FINAL PLAT

highlighted lots currently cannot build a 15' patio with the setback requirements at 25% of lot depth (Currently a minimum of 32' based on smallest lot depth of 127')



**NOTES:**

PROTECTIVE FENCING SHALL BE INSTALLED AS SHOWN ON THE TREE PRESERVATION PLAN DURING ALL PHASES OF CONSTRUCTION.

A FORCED AND FUNDED HOMEOWNER'S ASSOCIATION SHALL BE FORMED, AND SHALL MAINTAIN ALL RESERVES AND UNPAVED CENTER ISLANDS OF CUL-DE-SAC STREETS AND/OR ROUNDABOUT ISLAND, FOR THIS SECTION AND ALL PREVIOUS AND FUTURE SECTIONS OF THE DEVELOPMENT.

AT THE TIME THIS PLAT IS RECORDED, GAS, ELECTRIC AND LOCAL TELEPHONE SERVICES TO THE LOTS IN WYANDOTTE WOODS SECTION 10 ARE PROPOSED TO BE PROVIDED, RESPECTIVELY, BY COLUMBIA GAS OF OHIO, INC., AMERICAN ELECTRIC POWER AND AMERITECH.

THIS SITE LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 39049C0038 K AND 39049C0151 K WITH AN EFFECTIVE DATE OF JUNE 17, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**DEVELOPMENT STANDARDS:**

NUMBER OF LOTS	32
MINIMUM LOT SIZE	10,000 SF
FRONT YARD SETBACK	35'
SIDE YARD SETBACK	ONE SIDE = 8' MINIMUM TOTAL = MINIMUM 18'
REAR YARD SETBACK 25% OF LOT DEPTH (50' MAXIMUM)	

**AREA CALCULATIONS:**

LOT AREA	8,732 ACRES
RIGHT-OF-WAY AREA	1,821 ACRES
TOTAL AREA	10,353 ACRES

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THAT OF THE GRID BEARING OF N 21° 59' 12" E FROM OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, (1983 ADJUSTMENT), AS DETERMINED BY FIELD MEASUREMENTS BETWEEN FRANKLIN COUNTY ENGINEER MONUMENTS STATION "FRANK 189" AND STATION "FRANK 89" ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER.

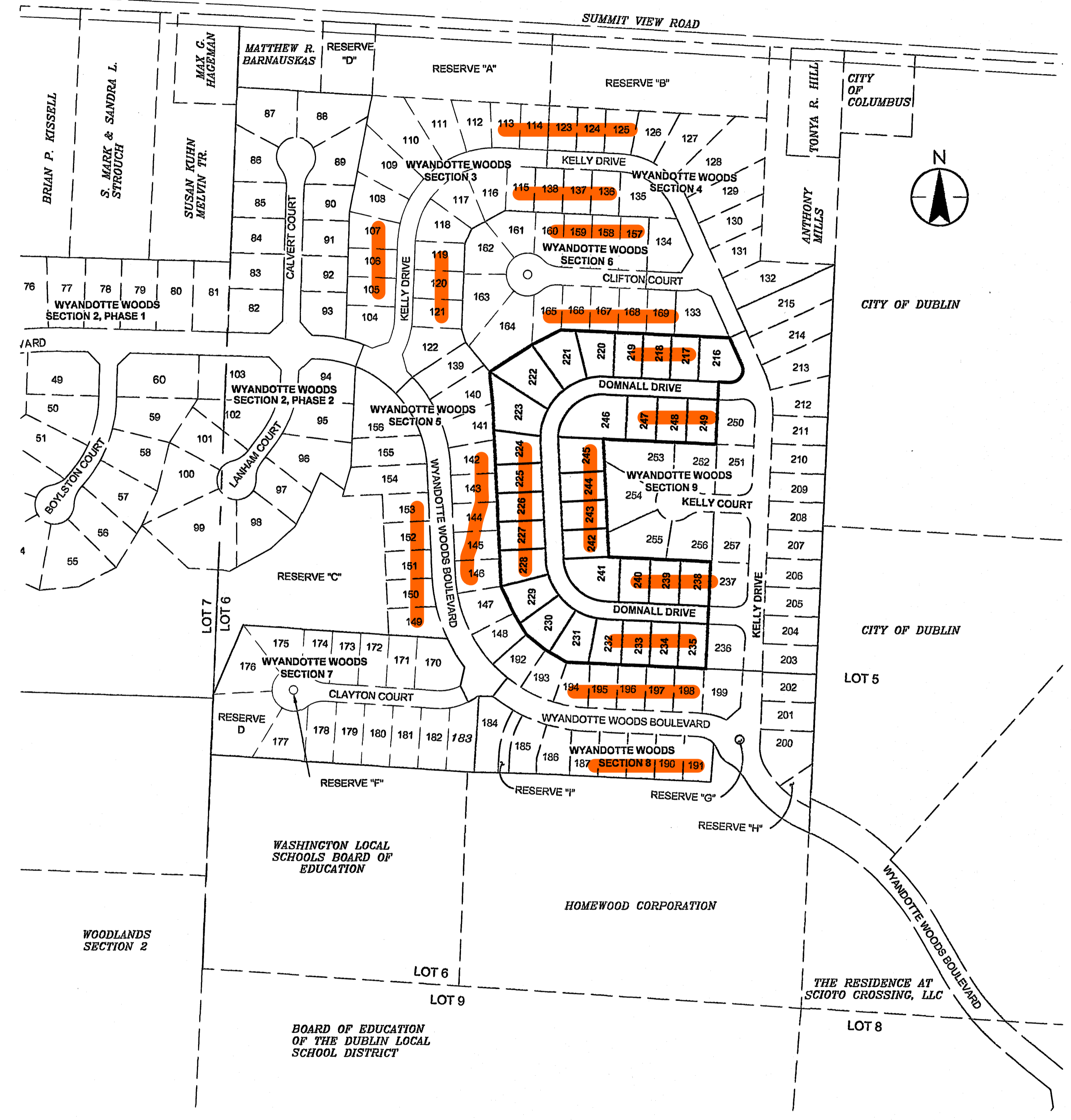
**ACREAGE BREAKDOWN**  
273-008389 -- 10.353 ACRES

**CERTIFICATION:**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN (RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- = IRON PIN FOUND-3/4 IRON PIPE WITH STANTEC CAP
- = MAG NAIL SET
- = COTTON GIN SPIKE FOUND (CGSF)
- = RAILROAD SPIKE FOUND

BY: Michael P. Peacock DATE: 8/2/19  
MICHAEL P. PEACOCK  
PROFESSIONAL SURVEYOR NO. S-8711



**BACKGROUND MAP**  
SCALE: 1" = 200'

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LYING IN LOT 6 OF QUARTER SECTION 2, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 10.353 ACRES, MORE OR LESS, IN LOTS 1 & 2 OF A 1.621 ACRE TRACT OF QUARTER SECTION 2, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 10.353 ACRES, MORE OR LESS, IN LOTS 1 & 2 OF A 1.621 ACRE TRACT CONVEYED TO HOMEWOOD CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 08142 B10, RECORDS OF THE RECORDER'S OFFICE FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED HOMEWOOD CORPORATION, AN OHIO CORPORATION, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "WYANDOTTE WOODS SECTION 10", A SUBDIVISION OF LOTS NUMBERED 216 THROUGH 235 AND 238 THROUGH 249, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVE, EASEMENTS AND SIDEWALK 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", "DRAINAGE 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 "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 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. 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.

IN WITNESS WHEREOF JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, HAS SET HIS HAND THIS 25 DAY OF August, 2019.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

PRINT: James L. Lipnos  
PRINT: Mark Davis

James L. Lipnos  
JAMES L. LIPNOS, PRESIDENT  
HOMEWOOD CORPORATION

STATE OF OHIO SS  
COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES L. LIPNOS, PRESIDENT FOR THE SAID HOMEWOOD CORPORATION, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26 DAY OF August, 2019.

MY COMMISSION EXPIRES 2/1/23

Kelli L. Breckenridge  
KELI L. BRECKENRIDGE  
NOTARY PUBLIC  
STATE OF OHIO  
COMMISSION EXPIRES  
2/1/23  
NOTARY PUBLIC, STATE OF OHIO  
Recorded in  
Delaware County

APPROVED THIS 5 DAY OF Dec, 2019

James L. Lipnos  
JAMES L. LIPNOS, PRESIDENT  
HOMEWOOD CORPORATION

APPROVED THIS 30 DAY OF Dec, 2019

Robert J. ...  
CITY ENGINEER, CITY OF DUBLIN, OHIO

BY RESOLUTION 40-19

APPROVED THIS 29 DAY OF July, 2019, BY VOTE OF COUNCIL, WHEREIN ALL OF THE DRIVE, EASEMENTS AND SIDEWALK EASEMENTS DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF DUBLIN, OHIO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14 DAY OF Dec, 2019.

Ann M. ...  
CLERK OF COUNCIL, CITY OF DUBLIN, OHIO

TRANSFERRED THIS 11 DAY OF Dec, 2019

Michael ...  
AUDITOR, FRANKLIN COUNTY, OHIO  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS 12 DAY OF Dec, 2019 AT 11:42 AM

FEE 172.80 FILE NO 201912120167208 Daniel J. O'Connor Jr.  
RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS 12 DAY OF Dec, 2019 PLAT BOOK 127 PAGES 77-79

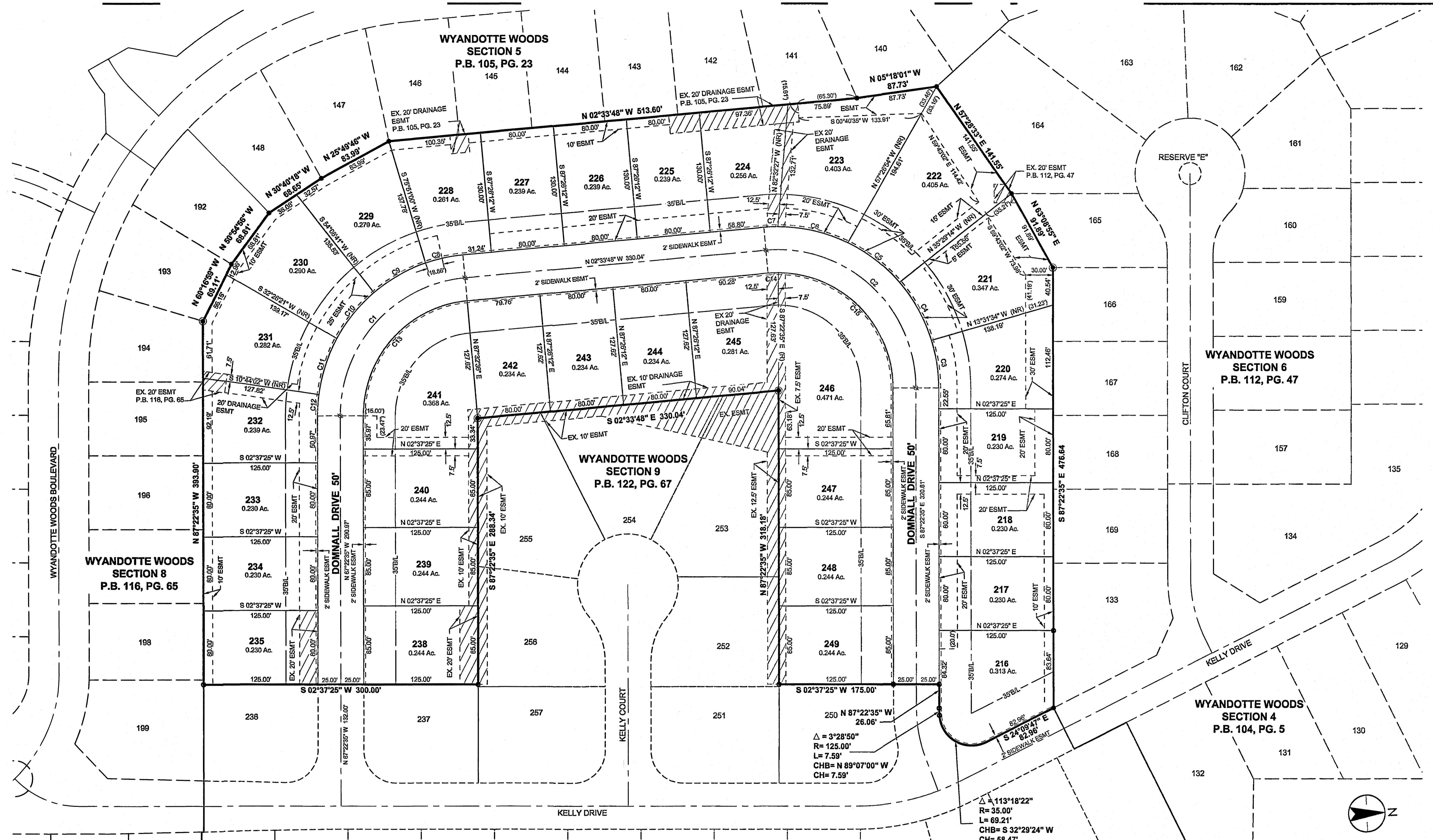
Margaret Cumberland  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4393 1-800-340-8743  
FAX (614) 486-4397



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CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	84°48'47"	150.00'	222.04'	N 44°58'12" W	202.32'
C2	95°11'13"	150.00'	249.20'	N 45°01'48" E	221.51'
C3	17°06'18"	175.00'	62.24'	S 84°04'16" W	52.05'
C4	23°44'15"	175.00'	72.50'	S 63°38'59" W	71.98'
C5	23°20'33"	175.00'	71.30'	S 40°06'35" W	70.80'
C6	25°55'58"	175.00'	79.21'	S 15°28'19" W	76.53'
C7	5°04'09"	175.00'	15.48'	S 00°01'44" E	15.48'
C8	13°41'48"	175.00'	41.83'	S 09°24'42" E	41.73'
C9	21°23'44"	175.00'	65.35'	S 26°57'29" E	64.97'
C10	21°08'25"	175.00'	64.57'	S 48°13'34" E	64.20'
C11	20°57'55"	175.00'	64.03'	S 69°16'44" E	63.68'
C12	7°36'55"	175.00'	23.26'	S 83°34'08" E	23.24'
C13	84°48'47"	125.00'	185.03'	N 44°58'12" W	168.60'
C14	5°11'13"	125.00'	11.32'	N 00°01'48" E	11.31'
C15	90°00'00"	125.00'	196.35'	N 47°37'25" E	176.78'

AREA CALCULATIONS:  
LOT AREA = 8.732 ACRES  
ROW AREA = 1.621 ACRE  
TOTAL AREA = 10.353 ACRES

- LEGEND**
- EXISTING EASEMENTS
  - PERMANENT MARKER SET (SOLID ONE INCH IRON PIN)
  - IRON PIPE SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "STANTEC"
  - SECTION BOUNDARY
  - MAG NAIL SET
  - 3/4 INCH IRON PIPE FOUND
  - (R) = RADIAL WITH CENTERLINE
  - (NR) = NON-RADIAL WITH CENTERLINE

