

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN BEING IN FARM LOT 13, SECTION 2, TOWNSHIP 2, RANGE 19 IN THE UNITED STATES MILITARY LANDS, AND BEING 14.146 ACRES OF ALL OF A 10.606 ACRE TRACT AND ALL OF A 3.568 ACRE TRACT AS CONVEYED TO CFH BR LAND ACQUISITION LLC IN INSTRUMENT NUMBER 202505300056420, FRANKLIN COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, CFH BR LAND ACQUISITION LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DAVID WARNER, MANAGING MEMBER AUTHORIZED SIGNATORY FOR THE LANDS PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS BRIGHT ROAD RESERVE, A SUBDIVISION CONTAINING LOTS NUMBERED 1 TO 20, INCLUSIVE, RESERVES "A", "B", "C" AND "D" AS DEDICATED TO PUBLIC USE, AS SUCH, ALL OF BRIGHT RESERVE WAY AND STILLWATER LOOP SHOWN HEREON AND NOT HERTOFORE 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", "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. 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.

KNOW ALL MEN BY THESE PRESENTS THAT DAVID WARNER, MANAGING MEMBER OF CFH BR LAND ACQUISITION LLC, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE ALL RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

IN WITNESS THEREOF, THE FOLLOWING HAVE SET THEIR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CFH BR LAND ACQUISITION LLC:  
BY: CFH BR LAND ACQUISITION LLC, ITS MANAGER

BY: \_\_\_\_\_  
DAVID WARNER, MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE: \_\_\_\_\_ WITNESS

PRINTED NAME: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF \_\_\_\_\_  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID WARNER, MANAGING MEMBER, AS MANAGER OF CFH BR LAND ACQUISITION LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNATURE: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_.  
NOTARY PUBLIC

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
AT \_\_\_\_\_, FEE \_\_\_\_\_

\_\_\_\_\_  
RECORDER, FRANKLIN COUNTY, OHIO

File No. \_\_\_\_\_

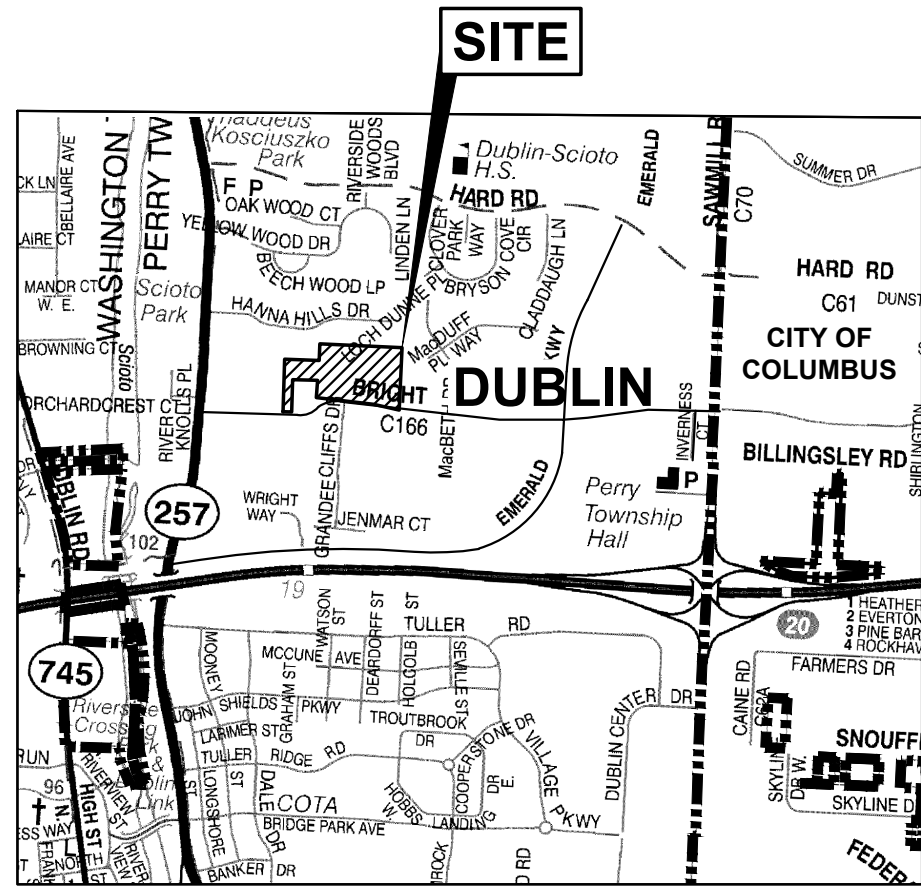
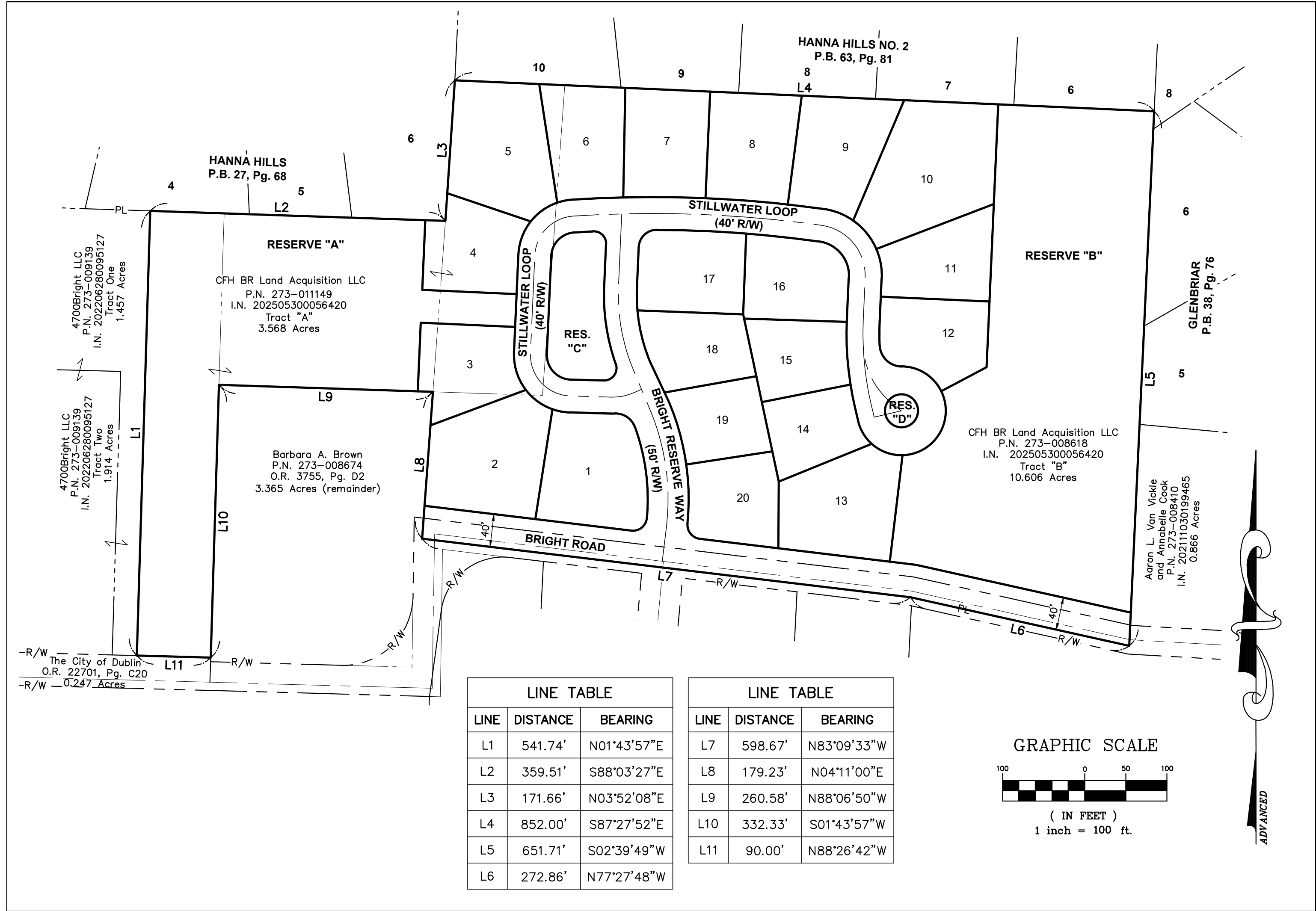
Recorded this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_

## BRIGHT ROAD RESERVE

Farm Lot 13, Section 2, Township 2, Range 19  
United States Military Lands  
City of Dublin, Franklin County, Ohio



### VICINITY MAP

SCALE: NTS

SURVEY DATA:  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS2011). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION AND DETERMINE A PORTION OF THE CENTERLINE OF BRIGHT ROAD TO HAVE A BEARING OF N 83°09'33" W.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

### SITE STATISTICS

TOTAL AREA:	14.146 ACRES
LOTS (20) AREA:	6.235 ACRES
TOTAL RW	2.180 ACRES
RESERVE AREA (4):	5.731 ACRES

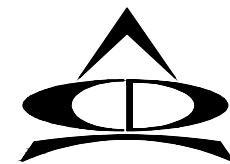
ACREAGE IN:	
PIN: 273-011149	3.551 ACRES
PIN: 273-008618	10.595 ACRES
TOTAL	14.146 ACRES

I DO HEREBY CERTIFY THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

JONATHAN E. PHELPS, P.S.  
REG. NO. 8241

DATE

### BRIGHT ROAD RESERVE FINAL PLAT



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

### LEGEND

○ = IRON PIN SET  
● = PERMANENT MARKER  
✕ = PK NAIL SET  
● = IRON PIN FOUND  
✕ = PK NAIL FOUND

PLAN PREPARED BY: JEP  
CHECKED BY: JEP

DATE: October 8, 2025

SHEET 1 / 2

JOB NO.: 25--0001--1562

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 Bright Road Reserve is in: Special Flood Hazard Areas (without Base Flood Elevation) (with Base Flood Elevation) (Regulatory Floodway), Zone "X" (Areas determined to be outside of the 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel Number 39049C0151K with an effective date of 6/17/2008 in Franklin County, Ohio.

**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:** Bright Road Reserve is out of the following Franklin County Parcel Numbers:

273-011149	3.551 ACRES
273-008618	10.585 ACRES
TOTAL	14.146 ACRES

**NOTE "E"**  
**RESERVES:** Reserves "A", "B", "C" & "D", 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 Bright Road Reserve subdivision 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:	15 feet (20 feet along Bright Road)
Side:	6 feet (15 feet along eastern boundary)
Rear:	15 feet (Interior Lots), 20 feet (Along northern boundary)

**Pavement Setbacks:**

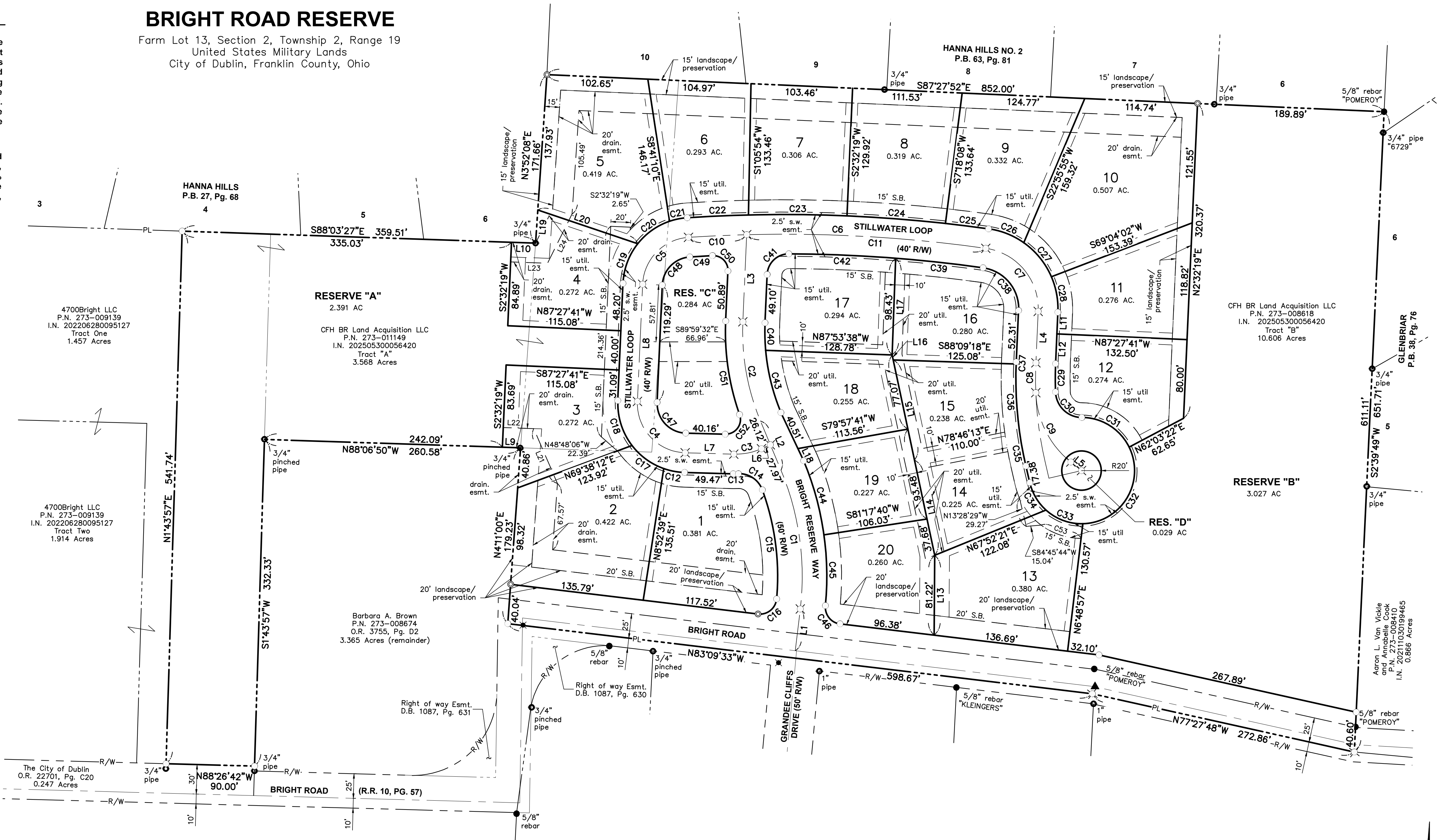
Side:	3 feet
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**NOTE "G"**  
At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Bright Road Reserve 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.

**NOTE "H"**  
No parking hydrant side of the streets.

BRIGHT ROAD RESERVE

Farm Lot 13, Section 2, Township 2, Range 19  
United States Military Lands  
City of Dublin, Franklin County, Ohio



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	29°28'45"	280.00'	144.06'	N07°55'25"W	142.48'
C2	25°11'56"	235.00'	103.35'	N10°03'40"W	102.52'
C3	25°27'36"	65.00'	28.88'	S78°53'54"W	28.65'
C4	90°54'37"	50.00'	79.33'	N42°55'00"W	71.27'
C5	83°40'21"	50.00'	73.02'	N44°22'30"E	66.70'
C6	11°48'33"	1470.00'	302.98'	S87°53'03"E	302.44'
C7	84°31'06"	62.00'	91.46'	S39°43'14"E	83.39'
C8	4°42'08"	370.00'	30.36'	S00°11'15"W	30.36'
C9	49°12'51"	94.88'	81.50'	S26°46'14"E	79.02'
C10	2°18'35"	1470.00'	59.26'	N87°21'58"E	59.25'
C11	9°29'58"	1470.00'	243.72'	S86°43'46"E	243.44'
C12	17°41'35"	70.00'	21.62'	S79°31'31"E	21.53'
C13	3°32'09"	85.00'	5.25'	N89°51'37"E	5.24'
C14	71°45'48"	25.00'	31.31'	S56°01'33"E	29.31'
C15	25°19'38"	255.00'	112.72'	S07°28'50"E	111.81'
C16	91°39'29"	17.00'	27.20'	S51°00'43"W	24.39'
C17	33°12'12"	70.00'	40.57'	S54°04'37"E	40.00'
C18	40°00'50"	70.00'	48.89'	S17°28'06"E	47.90'

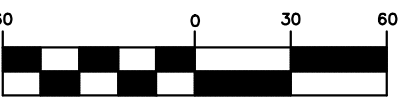
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C19	35°46'18"	70.00'	43.70'	S20°25'28"W	43.00'
C20	32°51'10"	70.00'	40.14'	S54°44'12"W	39.59'
C21	15°02'53"	70.00'	18.38'	S78°41'14"W	18.33'
C22	2°23'48"	1490.00'	62.33'	S87°24'34"W	62.32'
C23	3°51'08"	1490.00'	100.18'	N89°27'57"W	100.16'
C24	3°51'53"	1490.00'	100.50'	N85°36'27"W	100.48'
C25	1°41'43"	1490.00'	44.09'	N82°49'39"W	44.09'
C26	27°10'22"	82.00'	38.89'	N68°23'36"W	38.53'
C27	31°30'23"	82.00'	45.09'	N39°03'14"W	44.52'
C28	25°50'21"	82.00'	36.98'	N10°22'52"W	36.67'
C29	4°42'08"	350.00'	28.72'	N00°11'15"E	28.72'
C30	87°28'19"	27.00'	41.22'	N45°53'58"W	37.33'
C31	63°26'19"	54.00'	59.79'	N57°54'58"W	56.78'
C32	114°41'41"	54.00'	108.10'	N31°09'02"E	90.93'
C33	43°28'37"	54.00'	40.98'	S69°45'49"E	40.00'
C34	34°54'19"	54.00'	32.90'	S30°34'21"E	32.39'
C35	4°06'22"	390.00'	27.95'	S11°04'01"E	27.94'
C36	11°14'56"	390.00'	76.57'	S03°23'22"E	76.45'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C37	0°18'13"	390.00'	2.07'	S02°23'13"W	2.07'
C38	84°31'06"	42.00'	61.96'	S39°43'14"E	56.49'
C39	3°31'47"	1450.00'	89.33'	S83°44'41"E	89.32'
C40	7°33'15"	212.50'	28.02'	N01°14'20"W	28.00'
C41	87°39'10"	22.00'	33.66'	N46°21'52"E	30.47'
C42	4°17'59"	1450.00'	108.81'	S87°39'34"E	108.79'
C43	17°38'41"	212.50'	65.44'	N13°50'18"W	65.18'
C44	14°43'06"	305.00'	78.35'	N15°18'14"W	78.13'
C45	13°33'37"	305.00'	72.18'	N01°09'53"W	72.02'
C46	88°46'29"	17.00'	26.34'	N38°46'18"W	23.78'
C47	90°54'37"	30.00'	47.60'	N42°55'00"W	42.76'
C48	83°40'21"	30.00'	43.81'	N44°22'30"E	40.02'
C49	0°54'33"	1450.00'	23.01'	N86°39'57"E	23.01'
C50	95°25'04"	15.00'	24.98'	S45°10'14"E	22.19'
C51	21°57'07"	252.50'	96.74'	S08°26'16"E	96.15'
C52	111°02'31"	15.00'	29.07'	S36°06'26"W	24.73'
C53	36°16'12"	69.00'	43.68'	N71°33'00"W	42.95'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	42.74'	N06°48'57"E
L2	54.09'	N22°39'38"W
L3	88.69'	N02°32'18"E
L4	52.31'	S02°32'19"W
L5	13.90'	S51°22'40"E
L6	9.92'	S66°10'06"W
L7	49.47'	N88°22'18"W
L8	119.29'	N02°32'19"E
L9	18.49'	N88°06'50"W
L10	24.48'	S88°03'27"E
L11	21.99'	N02°32'19"E
L12	30.32'	N02°32'19"E

LINE TABLE		
LINE	DISTANCE	BEARING
L13	81.22'	S00°25'09"W
L14	98.96'	S12°00'21"E
L15	104.04'	S12°00'21"E
L16	5.23'	S12°00'21"E
L17	98.43'	S02°06'35"W
L18	13.63'	N25°18'26"W
L19	33.73'	N03°52'08"E
L20	107.23'	S71°21'20"E
L21	60.81'	N23°22'25"W
L22	31.17'	S88°06'50"W
L23	37.54'	S88°03'27"E
L24	55.83'	N26°30'05"E

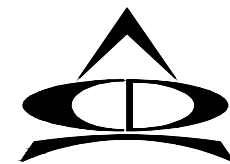
GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2011). Said bearings were derived from GPS observation and determine a portion of the centerline of Bright Road to have a bearing of N 83°09'33" W.

BRIGHT ROAD RESERVE  
FINAL PLAT



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

**LEGEND**  
○ = IRON PIN SET  
◎ = PERMANENT MARKER  
✱ = PK NAIL SET  
● = IRON PIN FOUND  
✱ = PK NAIL FOUND

"DRAIN. ESMT." = DRAINAGE EASEMENT  
"UTIL. ESMT." = UTILITY EASEMENT  
"S.W. ESMT." = SIDEWALK EASEMENT

PLAN PREPARED BY: JEP  
CHECKED BY: JEP

DATE: October 8, 2025

SHEET 2 / 2  
JOB NO.: 25--0001--1562