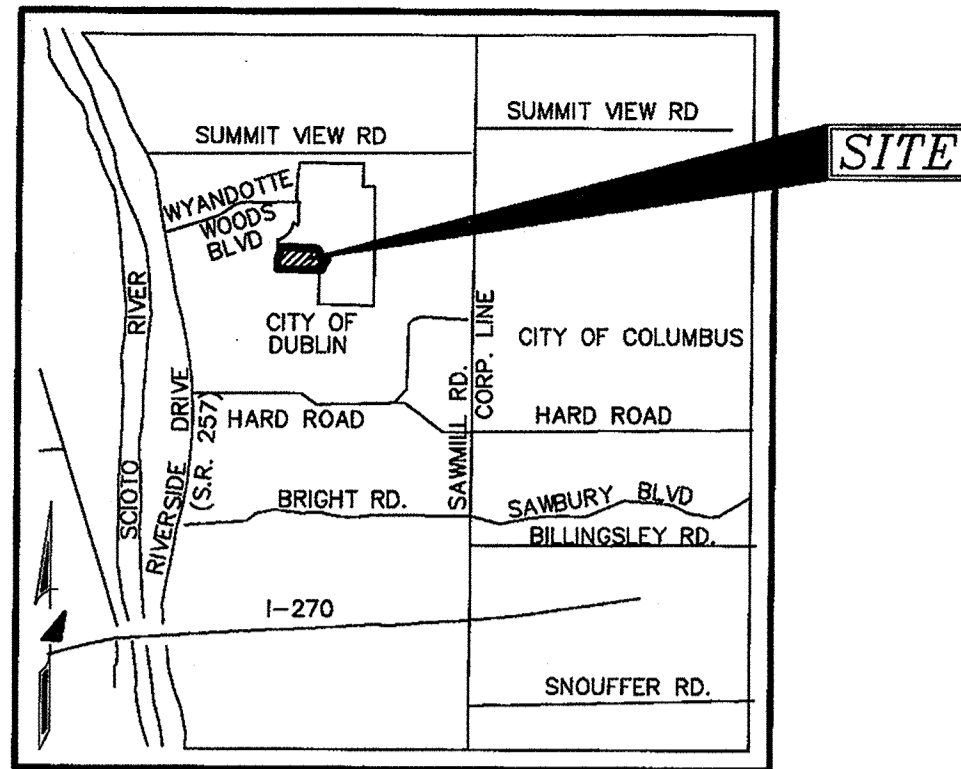


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Page 2 of 2 \$172.00 12018010085  
11/18/2013 10:28AM HIC  
Terry J. Brown  
Franklin County Recorder

# WYANDOTTE WOODS SECTION 7



VICINITY MAP  
NOT TO SCALE

**NOTES:**

NO BUILD ZONE (NBZ)  
A DEFINITION IS CONTAINED WITHIN THE CITY OF DUBLIN CODIFIED ORDINANCES SECTION 152.002. NOTHING HEREON SHALL PROHIBIT OVER LOT GRADING, DRAINAGE, FACILITIES, UTILITY LINES AND UTILITY STRUCTURES, INCLUDING ABOVE GRADE UTILITY STRUCTURES WITHIN THE THE "NO BUILD ZONE".  
"RESERVES "D" AND "F" AS DESIGNATED AND DELINEATED HEREON SHALL BE ULTIMATELY OWNED BY THE CITY OF DUBLIN AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION."

NO DISTURB ZONE  
A NO-DISTURB ZONE IS AN AREA THAT WILL NOT BE PHYSICALLY DISTURBED IN ORDER TO PRESERVE EXISTING NATURAL OR NEW LANDSCAPE FEATURES. TREES OR OTHER SIGNIFICANT VEGETATION MUST REMAIN IN THEIR NATURAL CONDITION AND MAY NOT BE REMOVED FROM SUCH A ZONE. GRADING ACTIVITIES AND THE PLACEMENT OF UTILITIES ARE ALSO PROHIBITED WITHIN THIS AREA. UTILITIES MAY CROSS AT RIGHT ANGLES THROUGH AS A NO-DISTURB ZONE, IF NECESSARY AND DESIGNED TO MINIMIZE IMPACTS. ALL STRUCTURES, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PARKING, DRIVEWAYS, SIDEWALKS, SHEDS, SWIMMING POOLS, PATIOS, DECKS OR OTHER ACCESSORY STRUCTURES, SWING SETS/PLAY STRUCTURES, FENCES, ANTENNAE AND BASKETBALL COURTS OR OTHER SPORTS COURTS ARE PROHIBITED WITHIN A NO-DISTURB ZONE.

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, 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 7 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 .....14  
NUMBER OF RESERVES .....2  
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 ..... 4.517 ACRES  
RIGHT-OF-WAY AREA ..... 0.745 ACRES  
RESERVE AREAS ..... 0.672 ACRES  
TOTAL AREA ..... 5.934 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 (1986 ADJUSTMENT), AS DETERMINED BY FIELD MEASUREMENTS BETWEEN FRANKLIN COUNTY ENGINEER MONUMENTS STATION "FRANK 189" AND STATION "FRANK 89" ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER.

**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

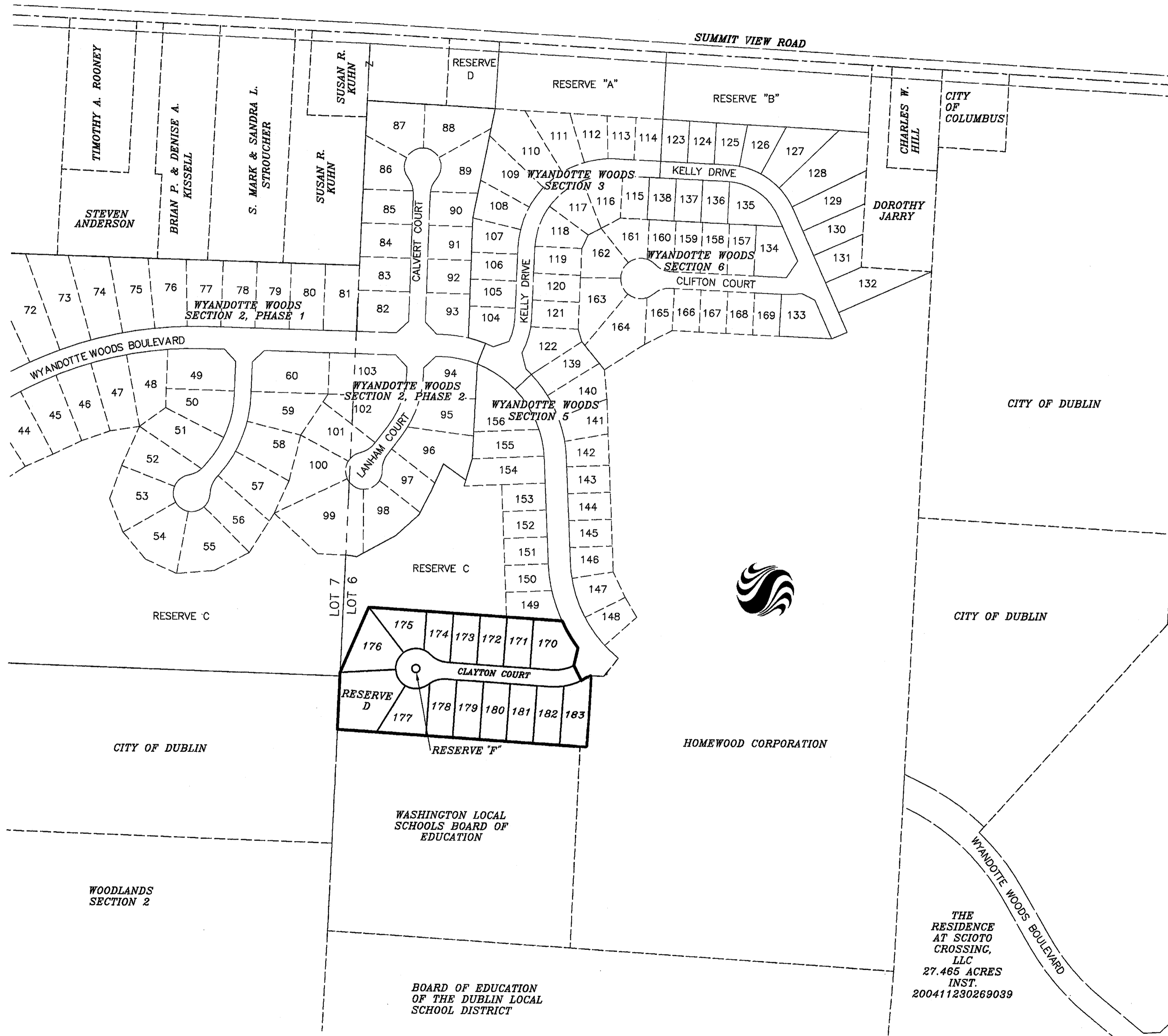
BY: Robert J. Sands 10/20/13 DATE  
ROBERT J. SANDS  
PROFESSIONAL SURVEYOR NO. S-8053

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4388 1-800-340-2743  
FAX (614) 486-4387



**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 5.934 ACRES, MORE OR LESS, INCLUDING 0.755 ACRES OF RIGHT-OF-WAY AREA, SAID 5.934 ACRES BEING OUT OF THE 92.558 ACRE TRACT CONVEYED TO HOMEWOOD CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 08142 B10, RECORDS OF THE RECORDERS 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 7", A SUBDIVISION OF LOTS NUMBERED 170 THROUGH 183, INCLUSIVE, AND RESERVES "D" AND "F" AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE COURT SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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.

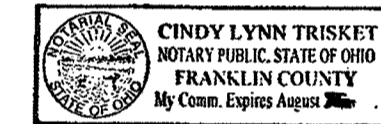
IN WITNESS WHEREOF JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, HAS SET HIS HAND THIS 10th DAY OF October, 2013.

WITNESSES:  
Michelle A. Kolan  
JAMES L. LIPNOS, PRESIDENT  
HOMEWOOD CORPORATION

**STATE OF OHIO SS**

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 BY OFFICIAL SEAL THIS 10th DAY OF October, 2013.  
MY COMMISSION EXPIRES Aug. 23, 2017  
Wendy J. Lipnos  
NOTARY PUBLIC, STATE OF OHIO



APPROVED THIS 20th DAY OF October, 2013  
Paul Shroyer  
DIRECTOR OF PLANNING  
CITY OF DUBLIN, OHIO  
APPROVED THIS 16th DAY OF October, 2013  
Paul Hamrick  
CITY ENGINEER, CITY OF DUBLIN

APPROVED BY MOTION, PASSED BY CITY COUNCIL, CITY OF DUBLIN, OHIO ON THIS 11th DAY OF March, 2013 WHEREIN THE COURT AND EASEMENTS OR PARTS OF THE SAME SHOWN HEREON AND DEDICATED TO PUBLIC USE AS SUCH, ARE HEREBY ACCEPTED AS SUCH FOR THE CITY OF DUBLIN, OHIO.  
Judith K. Deal  
Deputy CLERK OF COUNCIL, CITY OF DUBLIN, OHIO

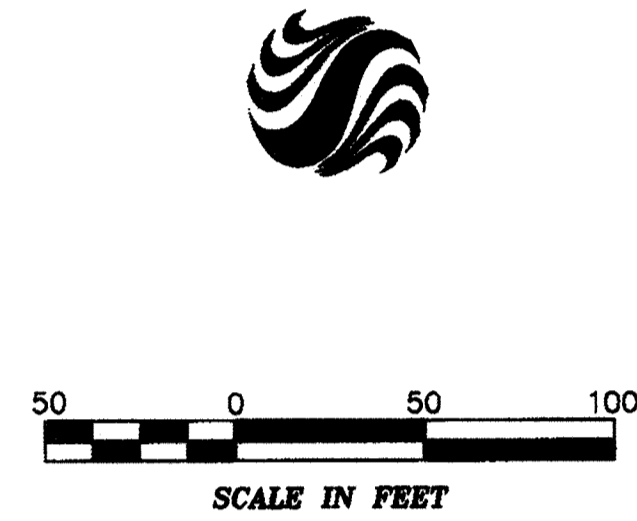
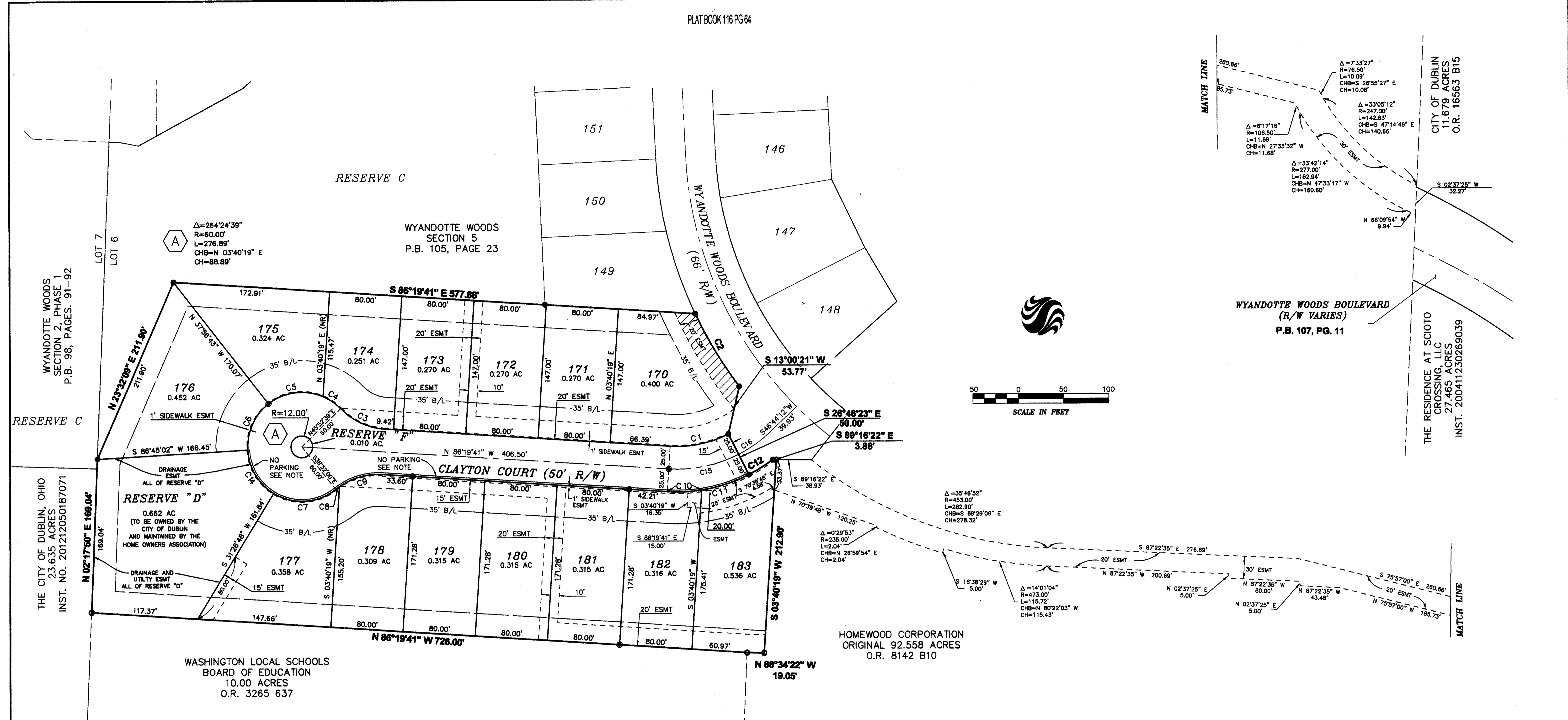
TRANSFERRED THIS 18 DAY OF November, 2013  
Clarence E. Minger II  
AUDITOR, FRANKLIN COUNTY, OHIO  
Michael Doran  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS 18th DAY OF November, 2013 AT 10:29 AM  
FEE 172.80 FILE NO 201311180192218  
Jerry G. Brown  
RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS 18th DAY OF November, 2013 PLAT BOOK 116 PAGES 63-64

Monica Egan  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO





WYANDOTTE WOODS SECTION 2, PHASE 1 P.B. 98, PAGES. 91-92

LOT 7

LOT 6

RESERVE C

THE CITY OF DUBLIN, OHIO 23.635 ACRES INST. NO. 201212050187071

WYANDOTTE WOODS SECTION 5 P.B. 105, PAGE 23

WYANDOTTE WOODS BOULEVARD (66' R/W)

CLAYTON COURT (50' R/W)

RESERVE "D" 0.662 AC (TO BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE HOME OWNERS ASSOCIATION)

RESERVE "F" 0.010 AC

RESERVE "G" 0.010 AC

WASHINGTON LOCAL SCHOOLS BOARD OF EDUCATION 10.00 ACRES O.R. 3265 637

WYANDOTTE WOODS BOULEVARD (R/W VARIES) P.B. 107, PG. 11

THE RESIDENCE AT SCIOTO CROSSING, LLC 27.465 ACRES INST. 200411230269039

HOMEWOOD CORPORATION ORIGINAL 92.558 ACRES O.R. 8142 B10

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30°28'42"	125.00'	66.49'	S 78°25'58" W	65.71'
C2	11°50'56"	453.00'	93.68'	S 31°15'27" E	93.52'
C3	42°12'20"	75.00'	55.25'	N 65°13'31" W	54.01'
C4	22°37'13"	60.00'	23.69'	N 55°25'58" W	23.53'
C5	61°12'08"	60.00'	64.09'	S 82°39'21" W	61.09'
C6	55°18'15"	60.00'	57.91'	S 24°24'10" W	55.69'
C7	69°58'48"	60.00'	73.28'	N 86°27'24" E	68.81'
C8	03°58'57"	75.00'	5.21'	N 53°27'28" E	5.21'
C9	38°13'23"	75.00'	50.03'	N 74°33'38" E	49.11'
C10	12°28'13"	175.00'	38.09'	N 87°26'13" E	38.01'
C11	18°00'29"	175.00'	55.00'	N 72°11'52" E	54.78'
C12	10°08'38"	175.00'	30.98'	N 58°07'18" E	30.94'
C14	55°18'15"	60.00'	57.91'	S 30°54'05" E	55.69'
C15	30°28'42"	150.00'	79.79'	N 78°25'58" E	78.85'
C16	16°27'25"	150.00'	43.08'	S 54°57'55" W	42.94'

EXISTING EASEMENTS P.B. 105, PAGE 23

PARKING RESTRICTION NOTE:

THE CITY OF DUBLIN, OHIO MAY RESTRICT OR ELIMINATE ON-STREET PARKING ALONG THE SIDE OF THE PAVEMENT WITHIN CLAYTON COURT WHERE INDICATED BY THE "NO PARKING" DESIGNATION HEREON. THE DEVELOPER, THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID RESTRICTION OR ELIMINATION.

RESERVE NOTE:  
RESERVE "F" CONTAINS 0.010 ACRE AND IS TO BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE HOME OWNERS ASSOCIATION