

This plat entitled Deer Run Section 1 is being re-recorded in Delaware County to show the division of the reserve areas along the Franklin County/ Delaware County line.

Situated in the State of Ohio, Counties of Franklin and Delaware, City of Dublin, and in Virginia Military Survey Numbers 2545 (17.544 Acres) and 2544 (0.116 Acre), containing 17.660 acres of land, more or less, said 17.660 acres being comprised of a part of each of those tracts of land conveyed to WASATCH PARTNERS, LLC by deeds of record in Instrument Number 200205150122379 (Franklin County), Instrument Number 200404230091671 (Franklin County), Official Record 203, Page 500 (Delaware County) and Official Record 494, Page 2604 (Delaware County), all references being to those of record in the Recorder's Office, Franklin and Delaware Counties, Ohio.

The undersigned, WASATCH PARTNERS, LLC, an Ohio limited liability company, by GEORGE H. BENNETT, JR., Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "DEER RUN SECTION 1", a subdivision containing Lots numbered 1 to 37, both inclusive, and areas designated as Reserves "A", "B1", "B2", "C1", "C2", "D1", "D2", "E1", "E2", "F", "G", "H1", "H2", "H3" and "H4", hereby accepts this plat of same.

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", Reserves "H1", "H2", "H3" or "H4". 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 said Reserves "H1", "H2", "H3" and "H4", a non-exclusive easement is hereby granted to the City of Dublin and other governmental employees for use in the course of providing police, fire, medical or other governmental services to lots and lands adjacent to said Reserves "H1", "H2", "H3" and "H4".

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Easement" (PUE) for the construction, operation and maintenance of storm water runoff drains, facilities and mainline waterline facilities. Such facilities shall be owned and maintained by a master association for the Deer Run development. Said facilities will not be dedicated to the City of Dublin and the City of Dublin will not be responsible for the maintenance of said facilities.

Wasatch Partners, LLC, in recording of this plat of Deer Run Section 1 has designated certain areas of land as Reserves, which may contain but not be limited to parking, walking, green areas, playgrounds, community facilities such as a community building, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in the Deer Run development. Reserves "H1", "H2", "H3" and "H4" are not hereby dedicated for use by the general public but are hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in the Deer Run development as more fully provided in the declaration of covenants, conditions and restrictions for the Deer Run development which will be recorded subsequent to the recordation of this plat. Said declaration of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots numbered 1 to 37, both inclusive, to said Reserves "A", "B1", "B2", "C1", "C2", "D1", "D2", "E1", "E2", "F", "G", and to lots, units and reserve areas in existing and future sections of the Deer Run development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserves "H1", "H2", "H3" and "H4", to be shared with the owners of the fee simple titles to each other of said Lots 1 to 37, both inclusive, to said Reserves "A", "B1", "B2", "C1", "C2", "D1", "D2", "E1", "E2", "F", "G" and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Deer Run development. Said owners of the fee simple titles to Lots numbered 1 to 37, both inclusive, said Reserves "A", "B1", "B2", "C1", "C2", "D1", "D2", "E1", "E2", "F" and "G" shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Deer Run development may provide.

In Witness Whereof, GEORGE H. BENNETT, JR., Vice President of WASATCH PARTNERS, LLC, has hereunto set his hand this 17th day of Sept, 2015.

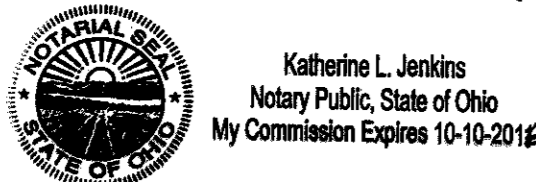
Signed and Acknowledged in the presence of: WASATCH PARTNERS, LLC. By George H. Bennett, Jr., Vice President.

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared GEORGE H. BENNETT, JR., Vice President of WASATCH PARTNERS, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of WASATCH PARTNERS, LLC for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 17th day of Sept, 2015.

My commission expires 10-10-16 Katherine L. Jenkins, Notary Public, State of Ohio.

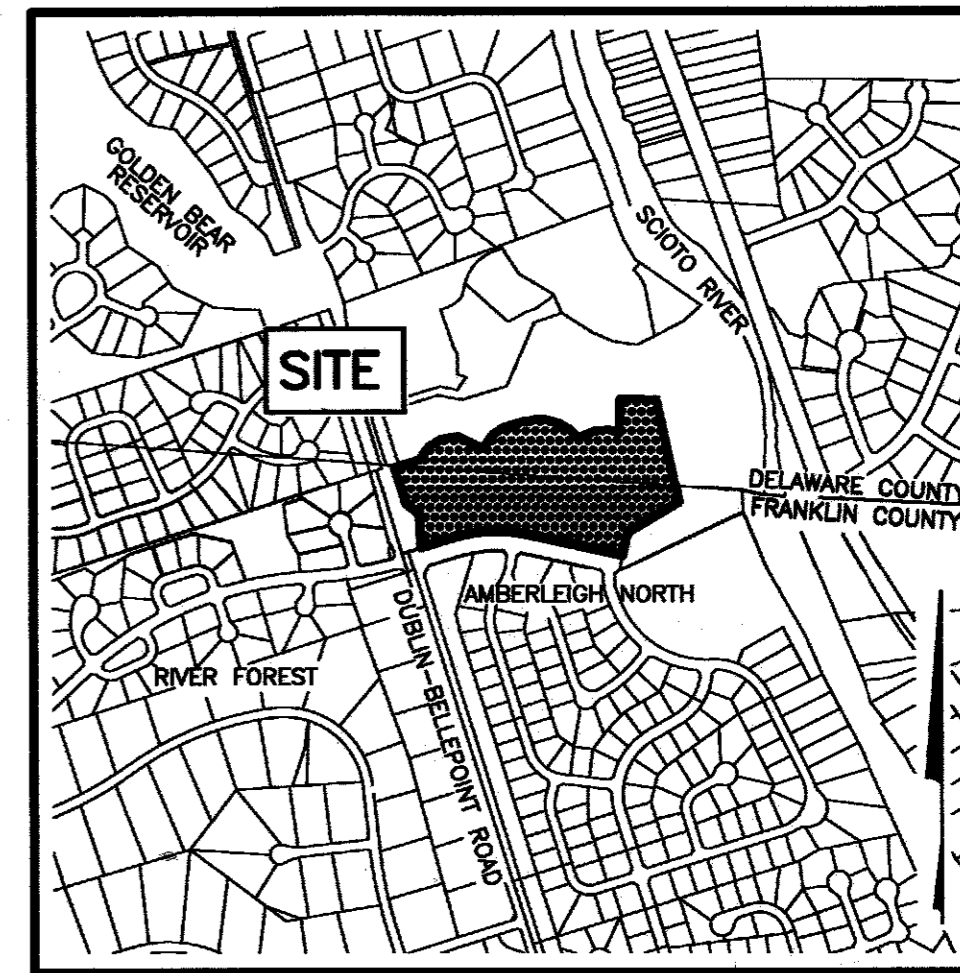


DEER RUN SECTION 1

PLAT BOOK 119 PG 45

201510160146627
Pg. 3 of 3
10/16/2015 10:01 AM
Terry J. Brown
Franklin County Recorder

1
3



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

Approved this 25 Day of Sept 2015

Director of Land Use and Long Range Planning, Dublin, Ohio

Approved this 22nd Day of Sept 2015

City Engineer, Dublin, Ohio

Approved this 5th day of January, 2015, by the Council of the City of Dublin, Ohio.

Clerk of Council, Dublin, Ohio

In Witness Whereof I have hereunto set my hand and affixed my seal this 1st day of October, 2015.

Transferred this 5 day of Oct 2015

Auditor, Delaware County, Ohio
Recorder, Delaware County, Ohio

Doc ID: 010850830003 Type: OFF
Kind: PLAT
Recorded: 10/05/2015 at 04:01:13 PM
Fee Amt: \$120.00 Page 1 of 3
Workflow: 000104538-001
Delaware County, OH
Melissa Jordan County Recorder
File# 2015-00028740
BK 1380 PG 1809-1811

PC 4 sl. 42-42B

Transferred this 15 day of Oct 2015

Auditor, Delaware County, Ohio

Filed for record this 15 day of 2015 at 1:05 PM. Fee \$ 120.00

Recorder, Delaware County, Ohio

File No. 2015 10029830

Official Record 1380, Pages 1614-1616

Copy of 42-42B

Transferred this 16 day of Oct 2015

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this 16th day of Oct 2015 at 10:01 AM. Fee \$ 259.20

Recorder, Franklin County, Ohio

File No. 2015 10160146627

Recorded this 16th day of Oct 2015

Deputy Recorder, Franklin County, Ohio

Plat Book 119, Pages 45-47

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (2011 adjustment). Control for bearings was from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Delaware County and Franklin County, Ohio, Recorders.

IRON PINS: Iron pins, where indicated, hereon, unless otherwise noted, are to be set and are iron pins, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

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 BY



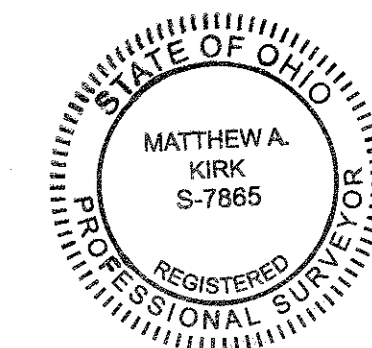
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4020 Toll Free: 888.775.5448
emht.com

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
- ⊙ = Permanent Marker (See Survey Data)

By Matthew A. Kirk Professional Surveyor No. 7865

16 SEP 15 Date



DEER RUN SECTION 1

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for Deer Run Section 1 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: 0' to 10' Required Build Zone
Side: 5 feet, 10 feet total
Rear: 30 feet, 10 feet encroachment into rear yard setback for patios, decks and fences.

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" - FEMA FLOOD ZONE: At the time of platting, all of Deer Run Section 1 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0019K and Map Number 39049C0038K, with effective date of June 17, 2008.

NOTE "C" - FENCES: No fence may be placed in a Drainage Easement or Tree Preservation Zone. Fences, where permitted in the Deer Run Section 1 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in the Deer Run Section 1 subdivision are hereby notified that, at the time of platting, utility service to Deer Run Section 1 for electric power is provided by AEP and telephone service is provided by Frontier and Time Warner.

NOTE "E": As per City of Dublin Zoning Code, all lots within Deer Run Section 1 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Deer Run Section 1" and the development text.

NOTE "F" - TREE PRESERVATION ZONE: As required by the City of Dublin Zoning Code, no building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under, the area designated hereon as a Tree Preservation Zone, nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein; provided however that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities, mounding, landscaping and subdivision entrance features. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Any healthy vegetation or trees removed shall be replaced with like number and variety, no other tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes or in keeping with good forest management practices.

NOTE "G" - SCHOOL DISTRICT: At the time of platting, all of Deer Run Section 1 is in the Dublin City School District.

NOTE "H" - ACREAGE BREAKDOWN:

Total acreage:	17.660 Ac.
Acreage in Reserves "H1", "H2", "H3" and "H4" (Private Right-of-way):	2.143 Ac.
Acreage in Reserves "A", "B1", "B2", "C1", "C2", "D1", "D2", "E1", "E2", "F" and "G":	7.310 Ac.
Acreage in remaining lots:	8.216 Ac.

NOTE "I" - RESERVES "A", "B1", "B2", "C1", "C2", "D1", "D2", "E1", "E2", "F" AND "G": Reserves "A", "B1", "B2", "C1", "C2", "D1", "D2", "E1", "E2", "F" and "G", as designated and delineated hereon, will be owned and maintained by an association comprised of the owners of the fee simple titles to the Lots in the Deer Run subdivisions, for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

NOTE "J" - RESERVES "H1", "H2", "H3" and "H4": Reserves "H1", "H2", "H3" and "H4", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Deer Run subdivisions. The street and lanes constructed within said Reserves "H1", "H2", "H3" and "H4" will be private streets and lanes which will not be dedicated to the City of Dublin and the City of Dublin will not be responsible for the maintenance of said streets.

NOTE "K" - BUILDING AND PAVEMENT SETBACKS: The Building and Pavement Setbacks delineated hereon are related to buildings and pavement on the lots as designated hereon. The Building and Pavement Setbacks do not preclude improvements in the open space reserves.

NOTE "L" - ACREAGE BREAKDOWN: Deer Run Section 1 is out of the following County Parcel Numbers:

273-001054 (Franklin)	9.904 Ac.
60043307017000 (Delaware)	7.756 Ac.

NOTE "M" - BUILD ZONE: A part of the facade of buildings will be located in the zone created by the minimum and maximum front yard setback lines.

NOTE "N": 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 Deer Run Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin and Delaware County Recorder's Offices.

NOTE "O": Driveway access for Lots 1 and 37 shall be prohibited from Sapri Boulevard. Driveway access shall be from Pesaro Way only.

NOTE "P": As per agreement between the Auditor's Offices of Delaware County and Franklin County, the lots of Deer Run Section 1 shall reside in the individual County's taxing authority as follows:

<u>Franklin County</u> Lots 1 through 7 Lot 12 Lots 27 through 32 Lots 34 through 37	<u>Delaware County</u> Lots 8 through 11 Lots 13 through 26 Lot 33
--	---

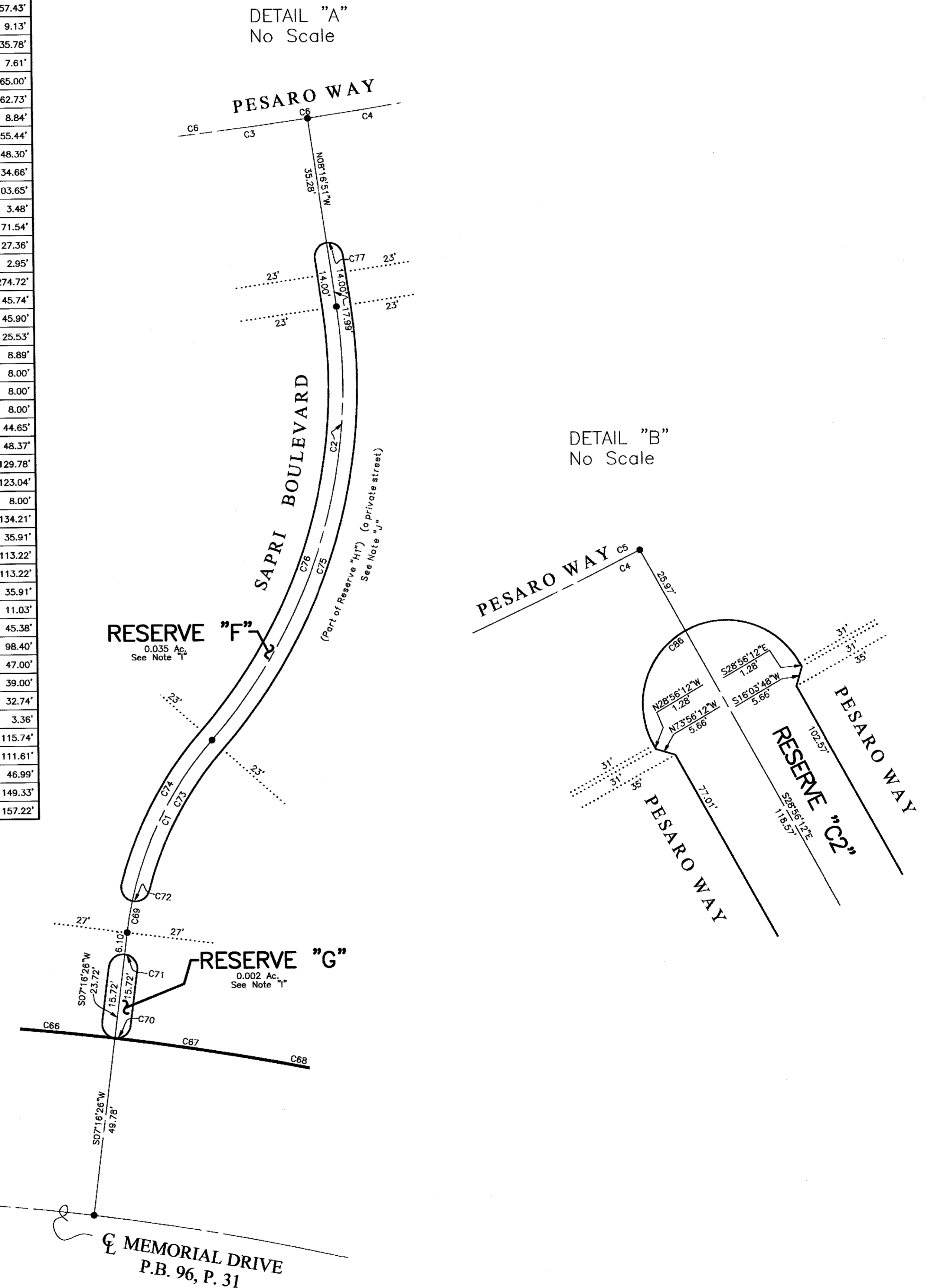
CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	29°11'18"	100.00'	50.94'	S 26°57'58" W
C2	49°50'28"	150.00'	130.48'	N 16°38'23" E
C3	6°43'07"	1300.00'	152.44'	N 85°04'58" E
C4	18°51'44"	1300.00'	427.97'	N 72°17'32" E
C5	10°02'19"	1300.00'	227.77'	N 67°52'49" E
C6	12°58'02"	1300.00'	294.22'	N 79°23'00" E
C7	2°34'30"	1300.00'	58.43'	N 87°09'16" E
C8	83°30'59"	100.00'	145.76'	S 37°37'31" W
C9	83°30'59"	100.00'	145.76'	N 58°51'30" W
C10	86°48'45"	20.00'	30.30'	N 36°07'56" W
C11	34°17'10"	73.00'	43.68'	N 24°25'01" E
C12	17°29'34"	177.00'	54.04'	N 32°48'49" E
C13	32°20'53"	177.00'	99.93'	N 07°53'36" E
C14	87°47'18"	25.00'	38.30'	N 35°36'48" E
C15	1°57'44"	1320.00'	45.21'	N 78°31'55" E
C16	2°35'04"	1320.00'	59.54'	N 76°15'11" E
C17	2°35'04"	1320.00'	59.54'	N 73°40'07" E
C18	2°35'51"	1320.00'	59.84'	N 71°04'40" E
C19	3°35'05"	1320.00'	82.59'	N 67°59'11" E
C20	84°52'09"	25.00'	37.03'	S 71°22'17" E
C21	55°37'27"	54.50'	52.91'	S 59°50'47" E
C22	62°33'22"	54.50'	59.50'	N 61°03'48" E
C23	50°20'21"	54.50'	47.88'	N 04°36'56" E
C24	8°22'58"	54.50'	7.97'	N 24°44'43" W
C25	35°08'13"	70.00'	42.93'	N 46°30'18" W
C26	44°23'48"	70.00'	54.24'	N 88°16'19" W
C27	8°04'37"	70.00'	9.87'	S 67°29'28" W
C28	2°13'59"	1280.00'	49.89'	S 64°34'09" W
C29	2°54'35"	1280.00'	65.00'	S 67°08'27" W
C30	2°14'57"	1280.00'	50.25'	S 69°43'13" W
C31	92°03'18"	25.00'	40.17'	N 63°07'40" W
C32	22°41'19"	120.00'	47.52'	N 28°26'41" W
C33	28°04'21"	120.00'	58.79'	N 53°49'31" W
C34	28°04'21"	120.00'	58.79'	N 81°53'51" W
C35	4°40'58"	120.00'	9.81'	S 81°43'29" W
C36	17°32'04"	120.00'	36.72'	S 70°36'58" W
C37	28°05'46"	120.00'	58.84'	S 47°48'03" W
C38	28°04'21"	120.00'	58.79'	S 19°42'59" W
C39	9°48'48"	120.00'	20.55'	S 00°46'25" W
C40	92°03'18"	25.00'	40.17'	S 41°53'40" W
C41	0°31'13"	1280.00'	11.62'	S 88°10'55" W
C42	22°45'56"	280.00'	111.25'	N 80°10'31" W
C43	3°05'09"	280.00'	15.08'	N 67°14'58" W
C44	53°07'48"	40.00'	37.09'	N 39°08'30" W
C45	7°58'11"	60.00'	8.35'	N 16°33'41" W
C46	62°56'51"	60.00'	65.92'	N 52°01'12" W
C47	49°48'34"	60.00'	52.16'	S 71°36'06" W

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C48	49°48'34"	60.00'	52.16'	S 21°47'32" W
C49	49°48'34"	60.00'	52.16'	S 28°01'02" E
C50	57°11'14"	60.00'	59.89'	S 81°30'56" E
C51	8°43'39"	60.00'	9.14'	N 65°31'37" E
C52	53°07'48"	40.00'	37.09'	N 87°43'42" E
C53	1°21'43"	320.00'	7.61'	S 66°23'15" E
C54	11°39'28"	320.00'	65.11'	S 72°53'51" E
C55	11°14'57"	320.00'	62.83'	S 84°21'04" E
C56	1°34'57"	320.00'	8.84'	N 89°14'00" E
C57	2°24'24"	1320.00'	55.44'	N 87°14'19" E
C58	2°05'47"	1320.00'	48.30'	N 84°59'14" E
C59	87°46'49"	25.00'	38.30'	S 52°10'16" E
C60	49°50'28"	123.00'	107.00'	S 16°38'23" W
C61	1°34'06"	127.00'	3.48'	S 40°46'34" W
C62	32°43'05"	127.00'	72.52'	S 23°37'59" W
C63	86°19'21"	20.00'	30.13'	S 50°26'07" W
C64	3°05'52"	54.50'	2.95'	S 30°29'08" W
C65	20°41'17"	765.00'	276.22'	S 83°15'09" W
C66	3°25'36"	765.00'	45.75'	N 84°41'25" W
C67	3°26'19"	765.00'	45.91'	N 81°15'28" W
C68	1°54'43"	765.00'	25.53'	N 78°34'57" W
C69	5°05'53"	100.00'	8.90'	S 09°49'22" W
C70	180°00'00"	4.00'	12.57'	N 82°43'14" W
C71	180°00'00"	4.00'	12.57'	S 82°43'34" E
C72	180°00'00"	4.00'	12.57'	N 75°20'10" W
C73	26°53'47"	96.00'	45.07'	S 28°06'43" W
C74	26°53'47"	104.00'	48.82'	N 28°06'43" E
C75	49°50'28"	154.00'	133.96'	S 16°38'23" W
C76	49°50'27"	146.00'	127.00'	N 16°38'23" E
C77	180°00'00"	4.00'	12.57'	N 81°43'09" E
C78	25°51'05"	300.00'	135.36'	S 78°37'56" W
C79	91°48'48"	25.00'	40.06'	N 50°02'23" W
C80	83°30'59"	85.00'	123.90'	N 37°37'31" E
C81	83°30'59"	85.00'	123.90'	S 58°51'30" E
C82	91°48'48"	25.00'	40.06'	S 28°48'23" W
C83	0°29'25"	1289.00'	11.03'	S 74°57'30" W
C84	2°01'25"	1285.00'	45.39'	S 78°29'21" W
C85	4°22'30"	1289.00'	98.43'	S 81°51'58" W
C86	180°00'01"	23.50'	73.83'	S 61°03'49" W
C87	180°00'00"	19.50'	61.26'	S 61°03'48" W
C88	48°18'56"	40.00'	33.73'	S 41°32'56" E
C89	4°48'52"	40.00'	3.36'	S 14°59'02" E
C90	149°22'36"	60.00'	156.43'	N 87°15'53" W
C91	136°53'01"	60.00'	143.34'	S 50°23'42" E
C92	2°05'43"	1285.00'	46.99'	N 78°25'47" E
C93	6°29'07"	1320.00'	149.41'	N 78°15'54" E
C94	6°49'41"	1320.00'	157.31'	N 69°36'29" E

Line Table		
Line Number	Direction	Length
L1	S86°46'51"E	13.47'
L2	S49°52'18"W	23.59'
L3	S57°13'05"W	52.60'
L4	S44°00'28"W	8.23'
L5	S70°40'14"W	38.48'
L6	S45°58'06"W	36.16'
L7	S58°57'27"W	7.02'
L8	S78°43'33"W	4.31'
L9	S59°13'27"W	14.01'
L10	S30°43'42"E	19.82'
L11	N30°31'12"W	20.20'
L12	S64°29'53"W	17.35'
L13	S71°22'54"W	57.73'
L17	N36°58'03"W	116.79'

Line Table		
Line Number	Direction	Length
L18	N28°39'37"W	47.00'
L19	N24°47'16"W	58.07'
L20	S89°52'02"W	16.75'
L21	S65°05'17"W	27.82'
L22	S33°51'54"W	42.62'
L23	S33°50'24"W	40.50'
L24	S10°39'59"E	45.84'
L25	S32°01'18"W	16.28'
L26	S55°11'39"E	9.12'
L27	N55°47'15"E	10.24'

Line Table		
Line Number	Direction	Length
L35	S85°41'41"E	35.38'
L36	S04°07'59"E	13.73'
L37	S04°07'59"E	17.71'
L38	S04°07'59"E	15.66'
L39	S04°07'59"E	10.47'
L40	S85°41'41"E	41.85'
L41	S85°41'41"E	46.63'
L42	S85°41'41"E	41.85'
L43	N77°25'25"E	46.00'



15/03/2015 10:15:20 AM 10/15/2015 8:21:16 AM Unit Area by JMS/DW on 10/15/2015 8:20:05 AM
 15/03/2015 10:15:20 AM 10/15/2015 8:21:16 AM Unit Area by JMS/DW on 10/15/2015 8:20:05 AM
 15/03/2015 10:15:20 AM 10/15/2015 8:21:16 AM Unit Area by JMS/DW on 10/15/2015 8:20:05 AM

