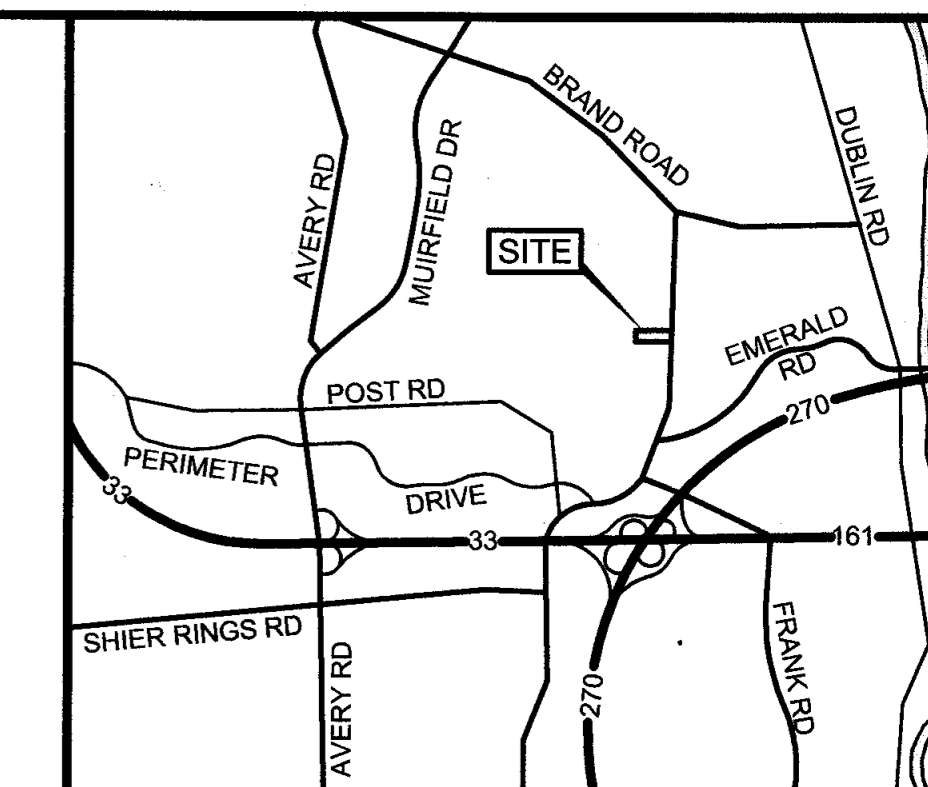


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# COFFMAN RESERVE FINAL PLAT

PLAT BOOK 120 PG 56



LOCATION MAP  
NO SCALE

**NOTES:**

**EASEMENTS:** Easements where designated on this plat, are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. In addition, Within the area designated "Stormwater Management Easement" on this plat, an additional easement is hereby granted to the City its successors and assigns, for the purpose of constructing, operating and maintaining public stormwater drainage facilities. Except as provided for in the developer's overall scheme for the development of Coffman Reserve, no above grade structure, dams, grading activities, or other actions resulting or contributing to the obstructions of the flow of stormwater runoff are permitted within the "Stormwater Management Easement" as delineated in this plat and the approved development construction plans.

In addition, at the time of platting, electric, gas, cable and communication service providers have not issued information required for easement areas, in addition to those shown hereon and deemed necessary by these providers for the installation and maintenance of their main line facilities, to be shown on this plat.

**RESERVES:** RESERVE "A" and RESERVE "B", as designated and delineated hereon, shall be owned by The City of Dublin and maintained by an association of the owners of the Fee Simple titles to the lots in the Coffman Reserve subdivision for the purpose of permanent green space and general utility and walkway easement (RESERVE "B") and storm water management and general utility and walkway easement (RESERVE "A").

**MINIMUM SETBACKS:** City of Dublin zoning regulations for COFFMAN RESERVE in effect at the time of platting of COFFMAN RESERVE specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: 20 feet from right of way  
Side: 6 feet one side; 12 feet total  
Rear: 25 feet

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.

**FENCES:** No fences may be placed in a drainage easement area. Fences, where permitted in COFFMAN RESERVE, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

**STREET ACCEPTANCE:** Brennan Court, following its successful completion and acceptance of construction, shall be opened as a public street.

**PARCEL ACREAGE BREAKDOWN:** COFFMAN RESERVE is comprised of the following Franklin County Parcel Numbers:

Parcel No. 273-000914 2.599 Ac.  
Parcel No. 273-000432 0.418 Ac. (Parcel 273-000432 shall fully comprise all of Lot 1, as defined by this plat)  
Parcel No. 273-001074 0.006 Ac.

**SCHOOL DISTRICT:** At the time of platting, all of COFFMAN RESERVE is in the Dublin City School District.

**DEED RESTRICTIONS:** Deed restrictions relating to this subdivision are recorded in Instrument \_\_\_\_\_ Recorder's Office, Franklin County, Ohio.

**LOT 1:** Direct vehicular access is allowed to/from Coffman Road.

**FLOOD ZONE:**

Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 132 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0132 K (Effective Date: June 17, 2008).

Surveyed and Platted By  
**C.F. BIRD & R.J. BULL, INC.**  
Consulting Engineers & Surveyors  
2875 W. Dublin-Granville Road  
Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless other-wise indicated. Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: . P.K. nails set in the centerline of Brennan Road are indicated by the following symbol: . Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol:

**BASIS OF BEARINGS:** Basis of bearings is the centerline of Coffman Road, being S 03° 19' 05" W, derived from VRS observations referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (CORS 96), and all other bearings are based upon this meridian.

By Kevin L. Baxter - Ohio Surveyor No. 7697 Date: \_\_\_\_\_



Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2543 and being a subdivision of 3.023 acres and being all of that 1.532 acre tract of land (1.537 acres by recent survey) conveyed to The Paragon Building Group, Ltd., by deed of record in Instrument No. 201405270065111, a 1.484 acre tract of land (1.480 acres by recent survey) conveyed to The Paragon Building Group, Ltd., by deed of record in Instrument No. 201405270065111, and a resubdivision of a 0.006 acre portion of Lot No. 1 of Hemingway Village Section 1, of record in Plat Book 53, Page 12, said Lot No. 1 having been conveyed to The Paragon Building Group, Ltd., by deed of record in Instrument No. 201405270065111 and a 0.418 acre tract of land, out of said 1.480 acre tract, conveyed to The Ruma Group, LLC, by deed of record in Instrument 201409030115324, all records referenced to the Recorder's Office, Franklin County, Ohio:

The undersigned, THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company, and THE RUMA GROUP, LLC, owners of the land platted herein, being duly authorized in the premises, does hereby certify that this plat correctly represents its "COFFMAN RESERVE", a subdivision of Lots 1 through 6, inclusive, Reserve "A" and Reserve "B" and does hereby accept this plat of same and dedicates to the City of Dublin as such all of the Court shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made 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 themselves, and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness Whereof, THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company, by CHARLES E. RUMA, its President, has hereunto set his hand this day of March, 2016.

THE PARAGON BUILDING GROUP, LTD.,  
an Ohio limited liability company  
10104 Brewster Lane,  
Suite 100  
Powell, Ohio 43065

By \_\_\_\_\_  
CHARLES E. RUMA, President

In Witness Whereof, THE RUMA GROUP, LLC, an Ohio limited liability company, by CHARLES E. RUMA, its President, has hereunto set his hand this day of March, 2016.

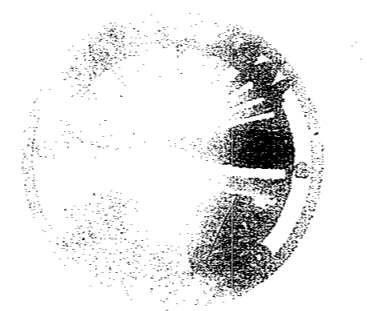
THE RUMA GROUP, LLC,  
an Ohio limited liability company  
10104 Brewster Lane,  
Suite 100  
Powell, Ohio 43065

By \_\_\_\_\_  
CHARLES E. RUMA, President

Before me, a Notary Public in and for said State, personally appeared CHARLES E. RUMA, President of THE PARAGON BUILDING GROUP, LTD., an Ohio limited liability company Owner, and President of THE RUMA GROUP, LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of THE PARAGON BUILDING GROUP, LTD., and THE RUMA GROUP, LLC, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 6th day of March, 2016.

Notary Public, State of Ohio  
County of Franklin



Approved this \_\_\_ day of \_\_\_\_\_, 2016

Approved this 2nd day of April, 2016

Secretary of Planning Commission,  
City of Dublin, Ohio  
[Signature]  
City Engineer,  
City of Dublin, Ohio

The attached plat was approved and accepted by motion of Council, passed the 22nd day of February, 2016, wherein subject to this plat being properly recorded, all of Brennan Court is accepted for the City of Dublin, Ohio.

[Signature]  
Clerk of Council, Dublin, Ohio

Transferred this 6 day of May, 2016

[Signature]  
Auditor, Franklin County, Ohio

Filed for record this 6 day of May, 2016, at 10:57 A.M.

Fee \$ 149.00 File No. 201605200056624

Recorder, Franklin County, Ohio

Recorded this 4 day of May, 2016, in Plat Book 120, Pages 55, & \_\_\_\_\_

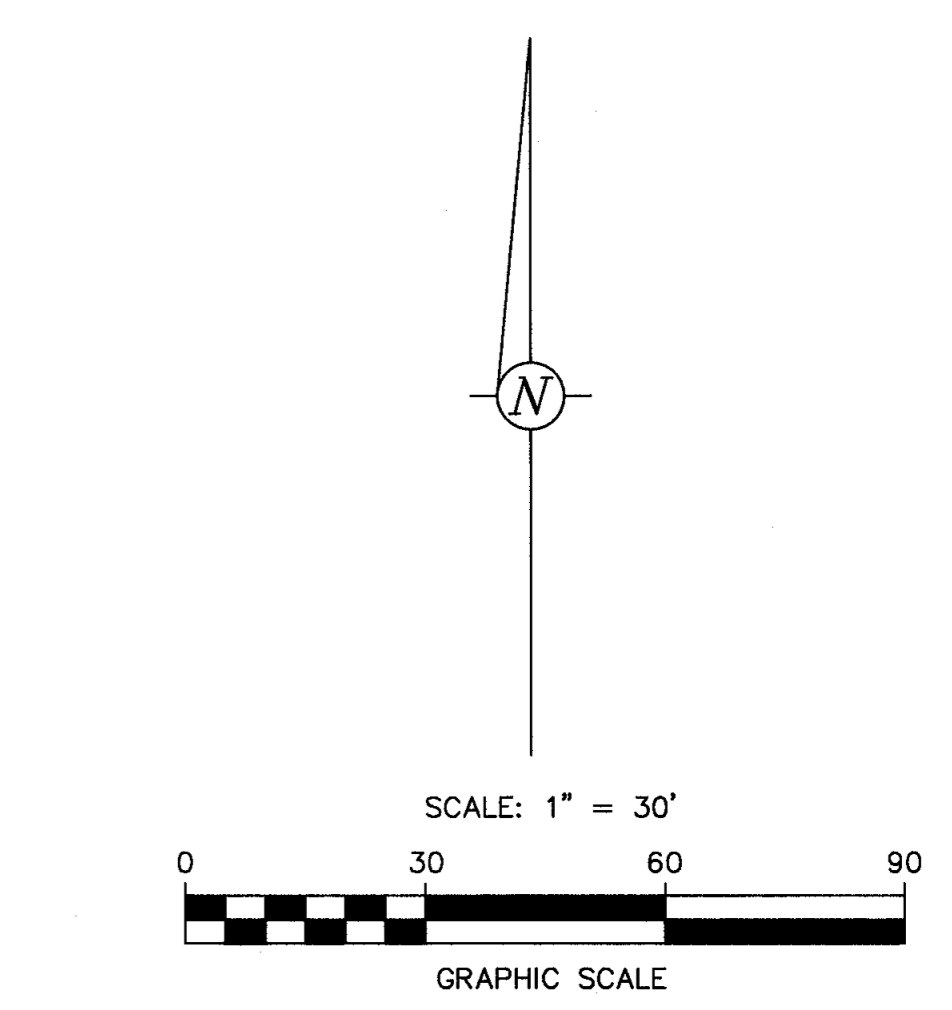
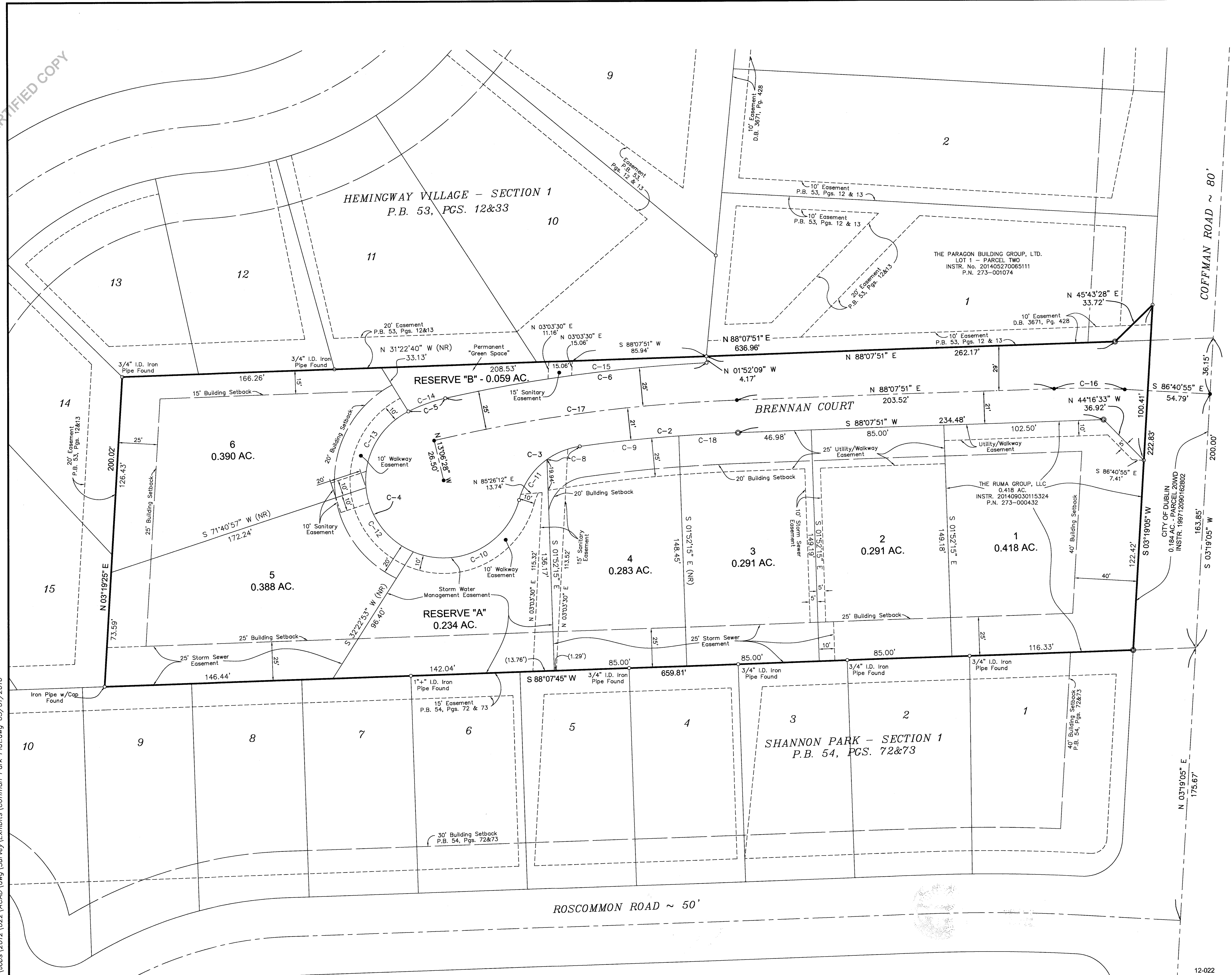
[Signature]  
Deputy Recorder, Franklin County, Ohio

**ACREAGE BREAKDOWN**

Lot Area	2.061 Ac. - (6 Lots)
Reserves	0.293 Ac. - (2 Reserves)
R.O.W. Dedication	0.000 Acre for Coffman Road 0.669 Acres for Brennan Court
Total	0.669 Acres for R/W Dedication
Total Site Area	3.023 Acres

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**CURVE TABLE - RIGHT-OF-WAY**

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-1			INTENTIONALLY OMITTED		
C-2	979.00'	5°57'46"	101.89'	101.84'	S 85°08'58" W
C-3	47.00'	67°20'11"	55.24'	52.11'	S 48°29'59" W
C-4	50.00'	228°21'11"	199.28'	91.23'	S 50°59'31" E
C-5	100.00'	14°26'29"	25.21'	25.14'	S 70°24'20" W
C-6	1025.00'	9°27'52"	169.32'	169.12'	S 82°21'30" W

**CURVE TABLE - CENTERLINE OF BRENNAN COURT**

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-16	500.00'	5°11'14"	45.27'	45.25'	N 89°16'32" W
C-17	1000.00'	1°11'41"	196.15'	195.83'	S 82°30'41" W

**CURVE TABLE - LOTS**

CURVE	RAD	DELTA	LEN	CH	CH. BRG.
C-7			INTENTIONALLY OMITTED		
C-8	47.00'	27°54'42"	22.80'	22.67'	S 68°12'43" W
C-9	979.00'	3°44'15"	63.86'	63.85'	S 84°02'12" W
C-10	50.00'	98°13'14"	85.71'	75.60'	N 63°56'31" E
C-11	47.00'	39°25'28"	32.34'	31.71'	S 34°32'38" W
C-12	50.00'	61°40'19"	53.82'	51.26'	S 36°06'43" E
C-13	50.00'	68°27'39"	59.74'	56.25'	S 28°57'16" W
C-14	100.00'	14°26'29"	25.21'	25.14'	S 70°24'20" W
C-15	1025.00'	9°27'52"	169.32'	169.12'	S 82°21'30" W
C-18	979.00'	2°13'32"	38.03'	38.02'	S 87°01'05" W

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