

VICINITY MAP N.T.S

Surveyor:

RVP Surveying, LLC 6230 Centre Park Drive, Suite C West Chester, OH 45069 (513)-823-2175

Certification:

I hereby certify that this plat is the result of an actual field survey made on the ground under my direct supervision and that all distances are correct. All curves distances are measured on the arc. Iron pins be set as shown. This plat complies with the regulations and the subdivision laws of the State of Ohio governing surveying, dividing and mapping of the land.

RE-PLAT OF LOT 4 UPPER METRO PLACE

PROJECT DATA

TOTAL AREA LOT 4 LOT 4A

2.398 ACRES 0.713 ACRES 1.685 ACRES

NOTES

1.) OCCUPATION IN GENERAL FITS SURVEY.

- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-NSRS 2007), WITH A PORTION OF THE SOUTHTERLY RIGHT OF WAY LINE OF UPPER METRO PLACE BEING S82°19'51"E, AS DETERMINED BY A VRS-GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "3E". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000228059 APPLIED AT BASE POINT N: 764.900.00 E: 1.793.500.00 . GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

5.) VERTICAL DATUM IS NAVD88 BASED ON SOURCE BENCHMARK "3E".

6.) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AND LOCATIONS OF ABOVE-GROUND APPURTENANCES, AND PLAN INFORMATION PROVIDED BY UTILITY OWNERS. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON APRIL 3, 2017; OUPS TICKET NUMBER A709-302-617 & A709-302-631.

Situated in Virginia Military Survey No. 2542, Franklin County, Dublin, Ohio, containing 2.39 acres and being the same tract conveyed to Upper Metro Place final plat and described in the deed recorded in Instrument No.199808280219366, Franklin County, Ohio.

The undersigned_ hereby clarify that the attached re-plat correctly represents their LOT SUBDIVISION, a subdivision of lots 4 and 4A inclusive, do hereby accept this plat of same dedication to public(private) use such as all parts of the roads, boulevards, cul-de-sacs, parks, planting strips, ect., shown herein and not heretofore dedicated.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the Municipality of Dublin, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

day of 20____ In Witness Thereof

STATE OF OHIO

Before me a Notary Public in and for the Municipality personally came_ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes

in witness whereof i have hereunto set my hand and affixed my official seal this_

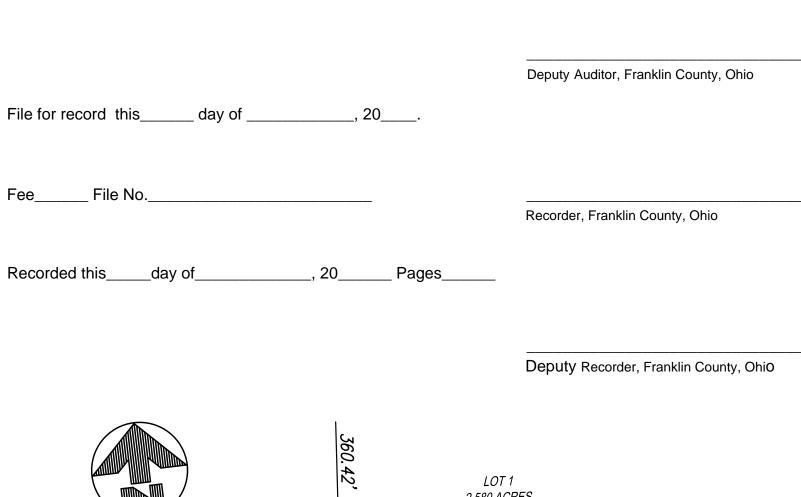
Wherein all of the roads and easements or parts of the same shown hereon and dedicated to public use as such, are accepted such for the City of Dublin, Ohio.					N N
Approved this	day of	, 20	Auditor, Franklin County, Ohio	>	
			Deputy Auditor, Franklin County, Ohio	~	D Z

REVISIONS

Secretary of Planning and Zoning Commission

City Engineer, City of Dublin, Ohio

City of Dublin, Ohio



MUNICIPALITY OF DUBLIN, OHIO

day of

day of

Approved by motion, passed by City Council, City of Dublin, Ohio on this _____ day of

Approved this

Approved this__

