

THE HAMLET ON JEROME
City of Dublin, Washington Twp, Union County
Zip 43017

FINAL ADDRESSES

Address	Lot No.	Alternative Address
6743 HAMLET COURT	1	
6737 HAMLET COURT	2	
6731 HAMLET COURT	3	
6725 HAMLET COURT	4	
6719 HAMLET COURT	5	9366 ROMA DRIVE
9367 ROMA DRIVE	6	
9361 ROMA DRIVE	7	
9355 ROMA DRIVE	8	
9349 ROMA DRIVE	9	
9343 ROMA DRIVE	10	
6708 HAMLET COURT	11	9344 ROMA DRIVE
6714 HAMLET COURT	12	
6720 HAMLET COURT	13	
6726 HAMLET COURT	14	
6732 HAMLET COURT	15	
6738 HAMLET COURT	16	
6744 HAMLET COURT	17	
6755 HAMLET COURT	18	
6750 HAMLET COURT	RESERVE "A"	
9351 ROMA DRIVE	RESERVE "B"	

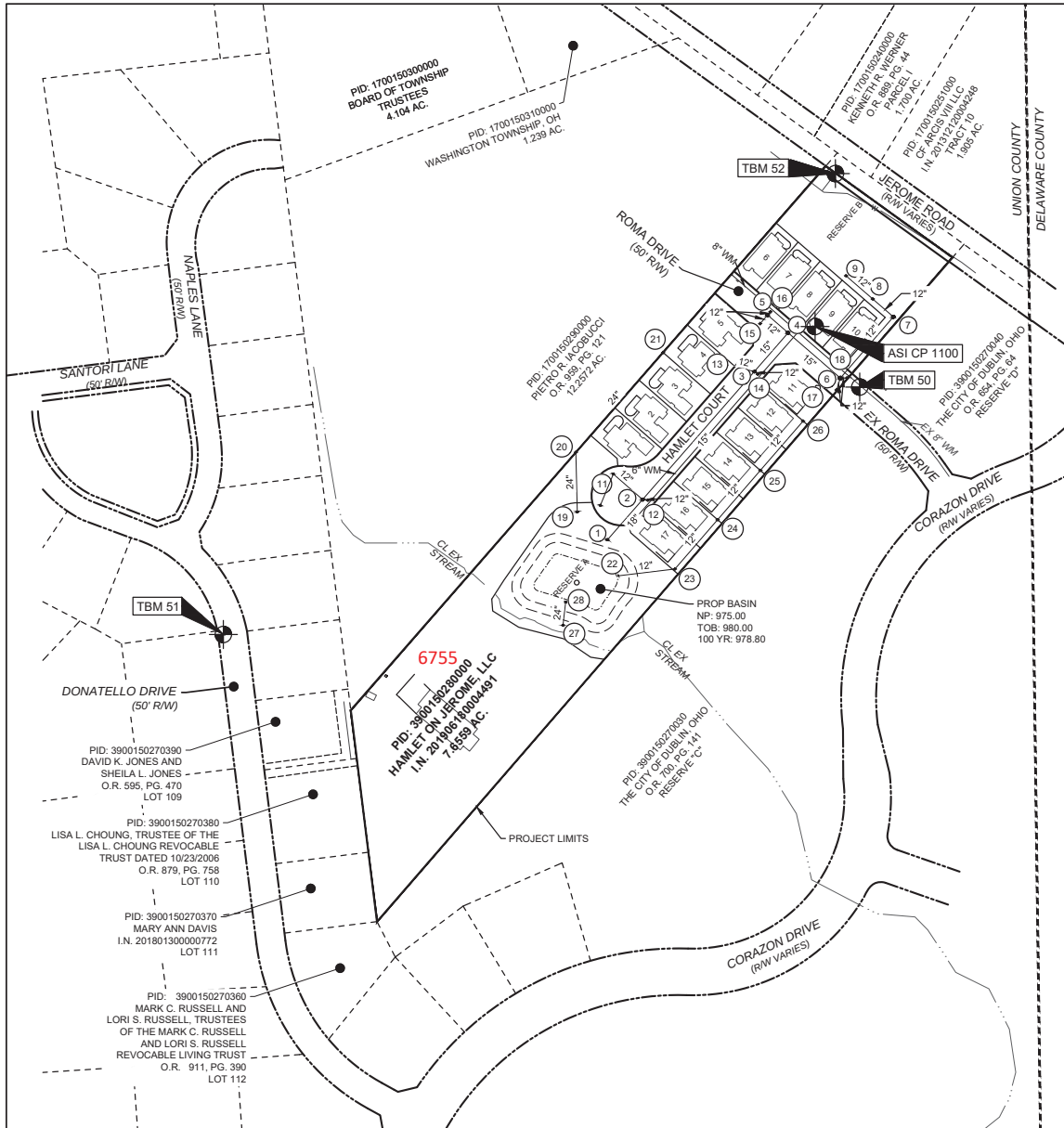
CERTIFY ADDRESSES

ISSUE BY **DATE**
CITY OF DUBLIN PUBLIC SERVICE

THE HAMLET ON JEROME

CITY OF DUBLIN, WASHINGTON TWP, UNION COUNTY, OHIO

2019



UTILITY CONTACTS

AMERITECH

408 CRITES ROAD
CIRCLEVILLE, OH 43113
PHONE: (740) 477-3658

AMERICAN ELECTRIC POWER

850 TECH CENTER DRIVE
GAHAN, OH 43230
PHONE: (614) 883-6831

CITY OF DUBLIN

DIVISION OF ENGINEERING
5800 SHIER-RINGS ROAD
DUBLIN, OH 43016
PHONE: (614) 410-4600

CITY OF COLUMBUS

DIVISION OF WATER
910 DUBLIN ROAD
COLUMBUS, OH 43215
PHONE: (614) 645-7788

COLUMBIA GAS OF OHIO

200 S CIVIC CENTER DR
COLUMBUS, OH 43215
PHONE: (614) 460-6000

TIME WARNER CABLE

1980 ALUM CREEK DR
COLUMBUS, OH 43207
PHONE: (614) 918-8439

INDEX MAP

1" = 150'



ENGINEER

AMERICAN STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OHIO 43231
CONTACT: BENJAMIN J MILLER
PHONE: 614-901-2235
EMAIL: BMILLER@STRUCTUREPOINT.COM

LANDSCAPE ARCHITECT

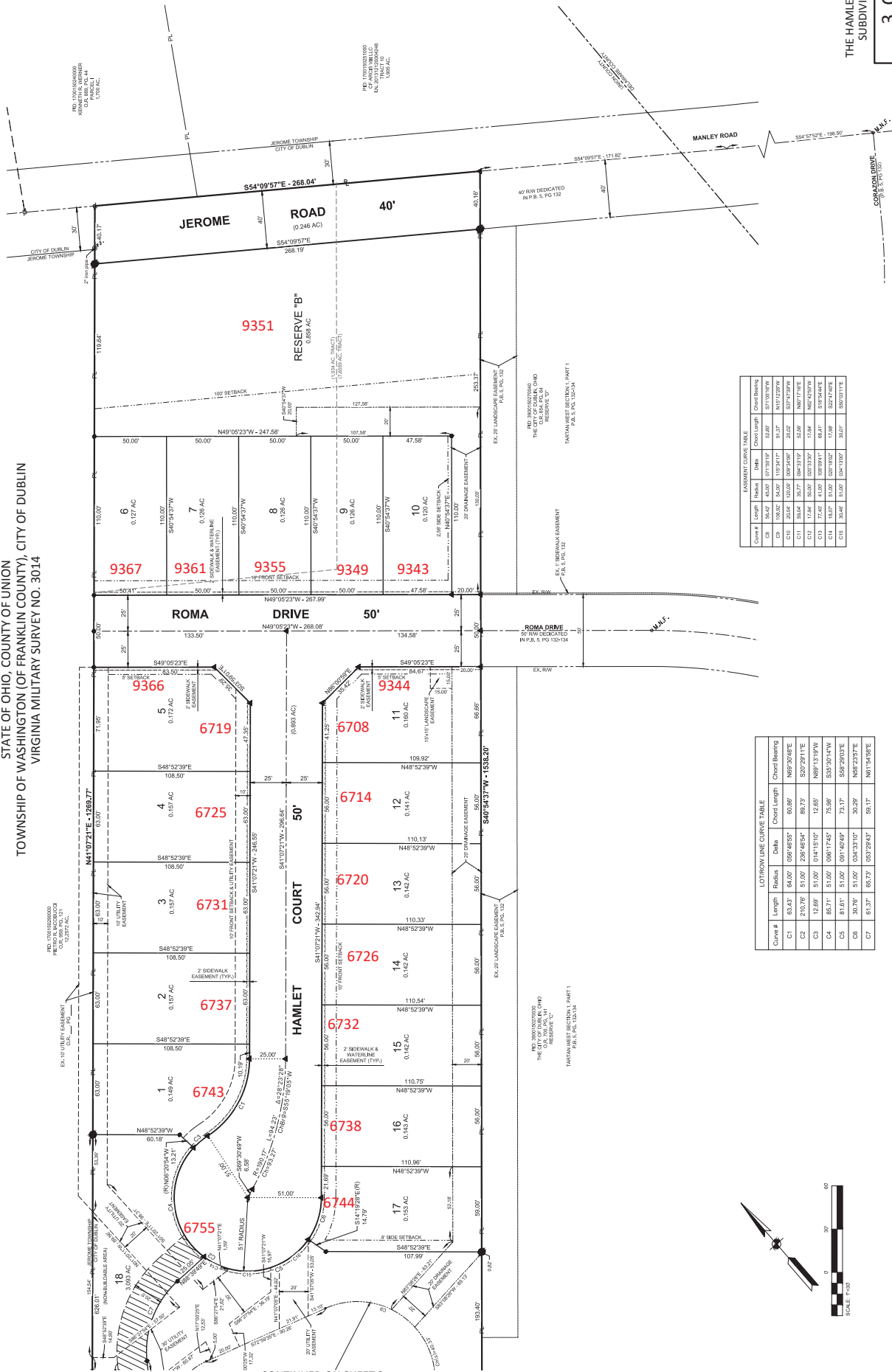
POD DESIGN
100 NORTHWOODS BLVD, SUITE A
COLUMBUS, OH 43235
CONTACT: TODD FOLEY
PHONE: (614) 360-3055
EMAIL: TFOLEY@PODDSIGN.NET

Ohio Utilities Protection Service

Call 811
before you dig

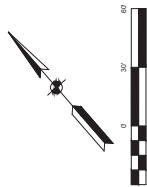
THE HAMLET ON JEROME
SUBDIVISION PLAT

STATE OF OHIO, COUNTY OF UNION
TOWNSHIP OF WASHINGTON (OF FRANKLIN COUNTY), CITY OF DUBLIN
VIRGINIA MILITARY SURVEY NO. 3014



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	56.42	45.00	87°12'10"	59.89	S71°03'10"W
C2	106.02	250.00	113°24'17"	213.27	N12°12'20"W
C3	106.02	250.00	113°24'17"	213.27	S12°12'20"W
C4	88.54	35.70	84°03'00"	52.00	N40°07'10"E
C5	115.84	66.00	100°23'00"	114.88	N46°42'00"W
C6	77.40	43.00	109°29'41"	66.41	S18°24'40"E
C7	18.07	53.00	100°18'02"	15.88	S22°14'00"E
C8	34.48	54.00	104°13'00"	30.00	S59°03'11"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	63.43	64.00	106°46'55"	60.86	N49°30'48"E
C2	210.78	51.00	238°46'54"	89.73	S20°29'11"E
C3	12.69	51.00	014°15'10"	12.65	N88°13'19"W
C4	85.71	51.00	086°17'45"	75.98	S30°30'14"W
C5	81.61	51.00	081°40'45"	73.17	S58°20'03"E
C6	30.79	51.00	034°33'10"	30.29	N58°23'57"E
C7	61.37	65.73	053°29'43"	59.17	N61°54'58"E



CONTINUED ON SHEET 2

THE HAMLET ON JEROME
SUBDIVISION PLAT

STATE OF OHIO, COUNTY OF UNION
TOWNSHIP OF WASHINGTON (OF FRANKLIN COUNTY), CITY OF DUBLIN
VIRGINIA MILITARY SURVEY NO. 3014

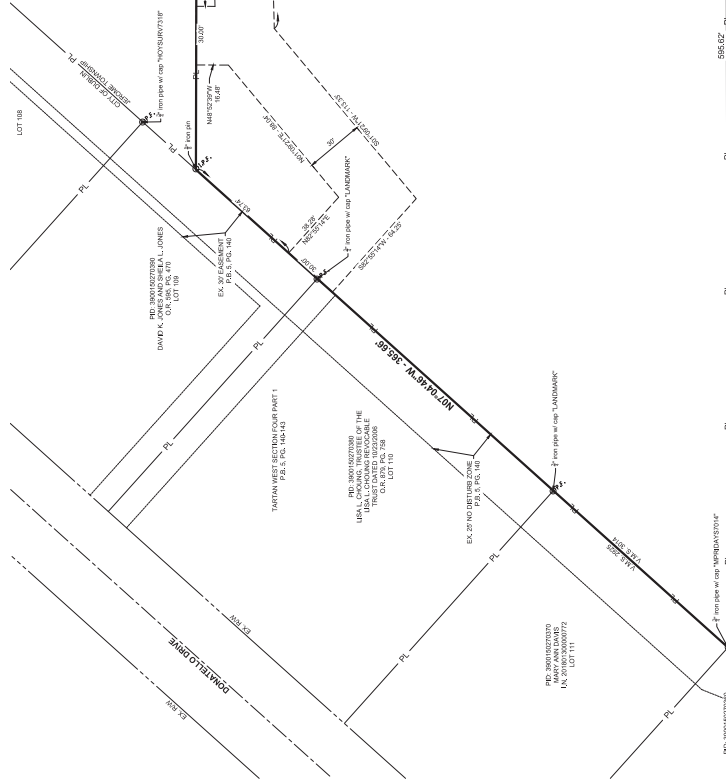
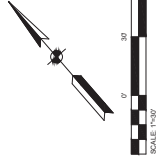
NOTE "A" - MINIMUM SET BACKS: ZONING REGULATIONS FOR THE HAMLET ON JEROME IN EFFECT AT THE TIME OF PLATTING SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:

- 30 FEET
- 5 FEET (UNLESS OTHERWISE SHOWN AND DIMENSIONED HEREON)
- 5 FEET (UNLESS OTHERWISE SHOWN AND DIMENSIONED HEREON)
- 5 FEET (UNLESS OTHERWISE SHOWN AND DIMENSIONED HEREON)
- 5 FEET (UNLESS OTHERWISE SHOWN AND DIMENSIONED HEREON)

NOTE "B" - AS PER THE CITY OF DUBLIN ZONING CODE, ALL LOTS WITHIN THE HAMLET ON JEROME ARE SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS (INCLUDING LIGHTING AND HOUSE SIZES) AND SPECIAL ASSESSMENT DISTRICTS AS OUTLINED IN THE PRELIMINARY PLAT ENTITLED "THE HAMLET ON JEROME" AND THE DEVELOPMENT TEXT.

NOTE "C" - SCHOOL DISTRICT: AT THE TIME OF PLATTING, ALL OF THE HAMLET ON JEROME IS IN THE DUBLIN CITY SCHOOL DISTRICT.

NOTE "D" - ACREAGE BREAKDOWN:
ACREAGE IN LOTS 5.533 ACRES
ACREAGE IN RESERVES 2.015 ACRES
ACREAGE IN DEDICATED RIGHT OF WAY 1.139 ACRES
TOTAL PLAT ACREAGE 8.687 ACRES



EASEMENT CURVE TABLE				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	18.42'	18.42'	N17°10'11"E	32.80'
C2	18.42'	18.42'	N17°10'11"E	32.80'
C3	18.42'	18.42'	N17°10'11"E	32.80'
C4	18.42'	18.42'	N17°10'11"E	32.80'
C5	18.42'	18.42'	N17°10'11"E	32.80'
C6	18.42'	18.42'	N17°10'11"E	32.80'
C7	18.42'	18.42'	N17°10'11"E	32.80'

LOT/ROW LINE CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Length
C1	63.43'	63.43'	90°49'55"	89.73'
C2	210.70'	51.00'	289°45'54"	89.73'
C3	12.69'	51.00'	014°15'11"	12.69'
C4	85.71'	51.00'	089°17'45"	75.98'
C5	81.61'	51.00'	081°46'49"	73.17'
C6	30.76'	51.00'	034°33'10"	30.29'
C7	61.37'	65.73'	053°29'43"	59.17'

PD: 390010202000
THE CITY OF DUBLIN, OHIO
RESERVE "C"
TAMPA WEST SECTION 1, PART 1
P.B. S. PLS. 130-134

NOTE "E" - TAX PARCEL ACREAGE BREAKDOWN: THE HAMLET ON JEROME IS OUT OF THE FOLLOWING UNION COUNTY PARCELS:
390010202000 - 7.6559 ACRES (MAP # 1370000200001)
390010202000 - 1.1334 ACRES (MAP # 1370000200000)

NOTE "F" - RESERVE "A" AND "B" ARE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE HAMLET ON JEROME HOMEOWNERS ASSOCIATION.

NOTE "G" - FLOOD ZONE INFORMATION: AT THE TIME OF PLATTING, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 390400018K (HAVING A MAP REVISION DATE OF JUNE 17, 2008), AND MAP NUMBER 39159C03950 (NAP REVISION DATE: DECEMBER 16, 2008), THE HAMLET ON JEROME PLAY AREA IS LOCATED ENTIRELY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN).

NOTE "H" - FENCES: NO FENCE MAY BE PLACED IN A "DRAINAGE EASEMENT" AREA, FENCES, WHERE PERMITTED IN THE HAMLET ON JEROME SUBDIVISION, ARE SUBJECT TO THE REQUIREMENTS OF THE APPROVED ZONING DEVELOPMENT TEXT AND THE CITY OF DUBLIN, OHIO ZONING CODE.

NOTE "I" - AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED PERMITS FOR THE INSTALLATION OF UTILITY EASEMENTS. THE CITY OF DUBLIN, OHIO, HAS THE RIGHT TO CONVEY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES. COULD BY CONVEYANCE BE SHOWN ON THE PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT THE HAMLET ON JEROME OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS OF UNION COUNTY, OHIO.

NOTE "J" - LANDSCAPE EASEMENT: WITHIN THAT AREA DESIGNATED "LANDSCAPE EASEMENT", AN EASEMENT IS HEREBY RESERVED TO THE HAMLET ON JEROME HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A MONUMENT SIGN AND APPURTENANT LANDSCAPING FEATURES.

CONTINUED ON SHEET 3

THE HAMLET ON JEROME
SUBDIVISION PLAT