UNIVERSITY BOULEVARD PHASE 2

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey Number 3452, containing 101.440 acres of land, more or less, said 101.440 acres being comprised of all of those tracts of land conveyed to **CITY OF DUBLIN, OHIO** by deeds of record in Instrument Numbers 201607070086744, 201607070086746 and 201812180170863, Recorder's Office, Franklin County, Ohio.

The undersigned, **CITY OF DUBLIN, OHIO,** an Ohio muncipal corporation, by **DANA McDANIEL,** City Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"UNIVERSITY BOULEVARD PHASE 2",** a subdivision containing Lots numbered 1 thru 5, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Shier Rings Road and University Boulevard shown hereon and not heretofore dedicated.

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" or "Path 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 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 those areas designated "Path Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a path for use by the public.

In Witness Whereof, **DANA McDANIEL,** City Manager of **CITY OF DUBLIN, OHIO,** has hereunto set his hand this ___ day of _____, 20___.

Signed and Acknowledged In the presence of:

CITY OF DUBLIN, OHIO

_____

By _____
DANA McDANIEL,
City Manager

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL,** City Manager of **CITY OF DUBLIN, OHIO,** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **CITY OF DUBLIN, OHIO** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

Approved this _____ Day of _____ 20___

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

Approved this _____ Day of _____ 20___

_____
City Engineer, Dublin, Ohio

Approved this _____ day of _____, 20___, by resolution _____, by vote of Council, wherein all of Shier Rings Road and University Boulevard are accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this _____ day of _____, 20___.

_____
Clerk of Council, Dublin, Ohio

Transferred this ____ day of _____, 20___.

_____
Auditor, Franklin County, Ohio

_____
Deputy Auditor, Franklin County, Ohio

Filed for record this ___day of _____, 20___ at _____M. Fee $_____

_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20___.

_____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5536 and FCGS 7752, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing of North 85° 37' 06" East for a portion of the centerline of Shier Rings Road.

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

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, 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

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
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.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)
▲ = Railroad Spike found

By _____ _____
Professional Surveyor No. 7865 Date

J:\20181446\DWG\SHEETS\PLAT\20181446-VS-PLAT-01-LOTS.DWG plotted by MASTON, JOHN on 1/30/2020 8:36:54 AM last saved by JMASTON on 1/28/2020 3:15:04 PM
Xrefs: 20181446-CP-REFR-WEST-PLAT-N.DWG & 20181446-VS-BDRD.DWG & 20181446-VS-BDRD-ESMT-E.DWG

UNIVERSITY BOULEVARD PHASE 2

ANTHONY GIOFFRE
JOHN GIOFFRE
PARCEL 2
I.N. 200203080060772

I.N. 200301310031944

TOWNSHIP OF
WASHINGTON, OHIO
I.N. 200402030024250

FELLOWSHIP BAPTIST CHURCH OF DUBLIN
O.R. 18349B18

CITY OF DUBLIN
I.N. 200106050124309

CITY OF DUBLIN
I.N. 200108090184340

CITY OF DUBLIN
I.N. 200108150188923

See Sheet 3
See Sheet 4
See Sheet 5

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
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CURVE TABLE					
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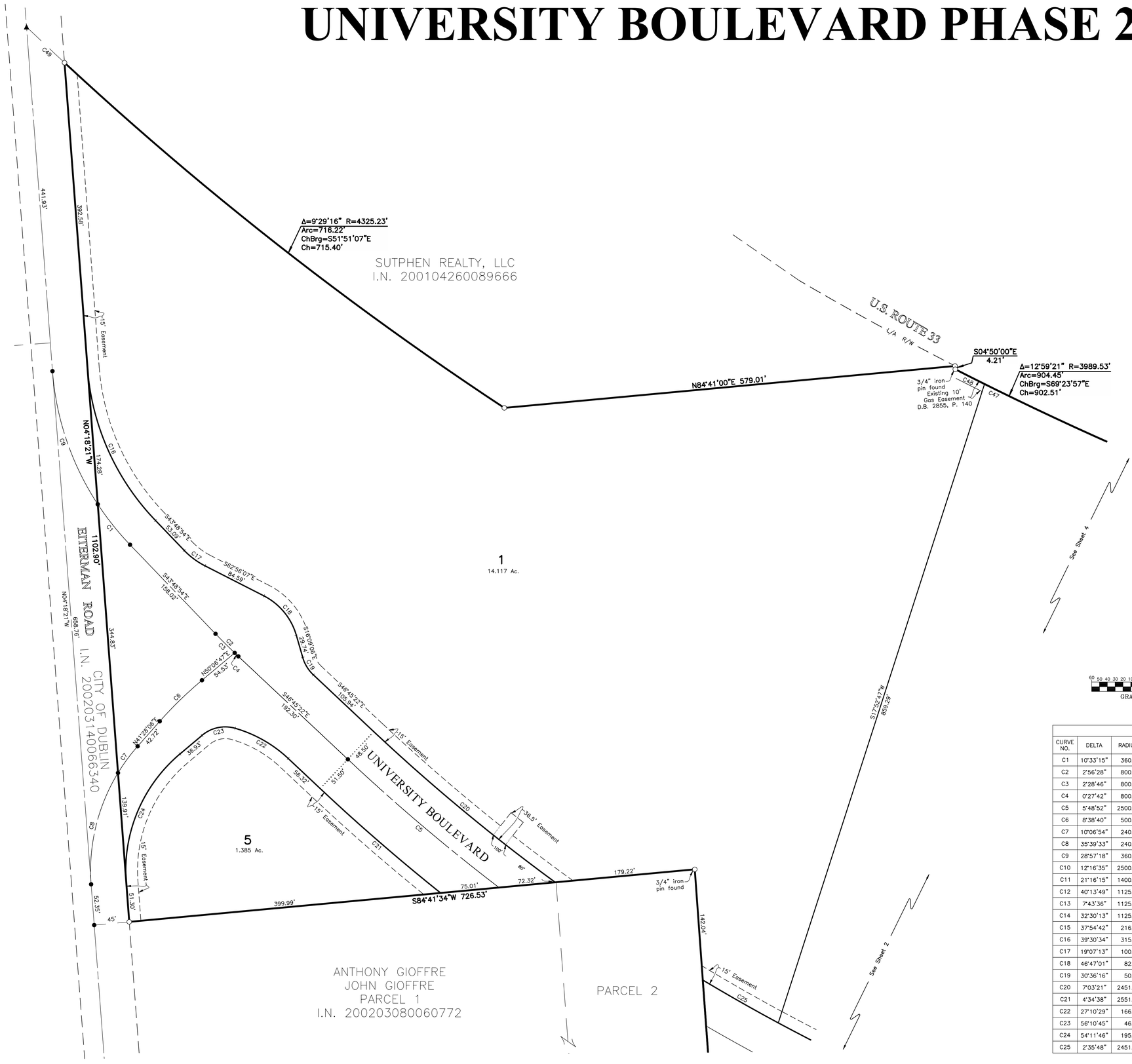
4
24.377 Ac.

SCALE: 1" = 60'

GRAPHIC SCALE (in feet)

J:\20181446\DWG\DASHEETS\PLAT\20181446-VS-PLAT-01-LOTS.DWG plotted by MASTON, JOHN on 1/30/2020 8:36:59 AM last saved by JMASTON on 1/28/2020 3:15:04 PM
Xrefs: 20181446-CP-REFR-WEST-PLAT-N.DWG & 20181446-VS-BDRD.DWG & 20181446-VS-BDRD-ESMT-E.DWG

UNIVERSITY BOULEVARD PHASE 2



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NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for University Boulevard Phase 2 in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances.

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" : At the time of platting, all of University Boulevard Phase 2 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0131K, with effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN: University Boulevard Phase 2 is comprised of the following Franklin County Parcel Numbers:

273-008174	15.567 Ac.
273-008175	9.329 Ac.
273-008176	2.820 Ac.
274-001114	55.522 Ac.
274-001115	18.202 Ac.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage	101.440 Ac.
Acreage in right-of-way	11.402 Ac.
Acreage in remaining Lots	90.038 Ac.

NOTE "E": 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 University Boulevard Phase 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

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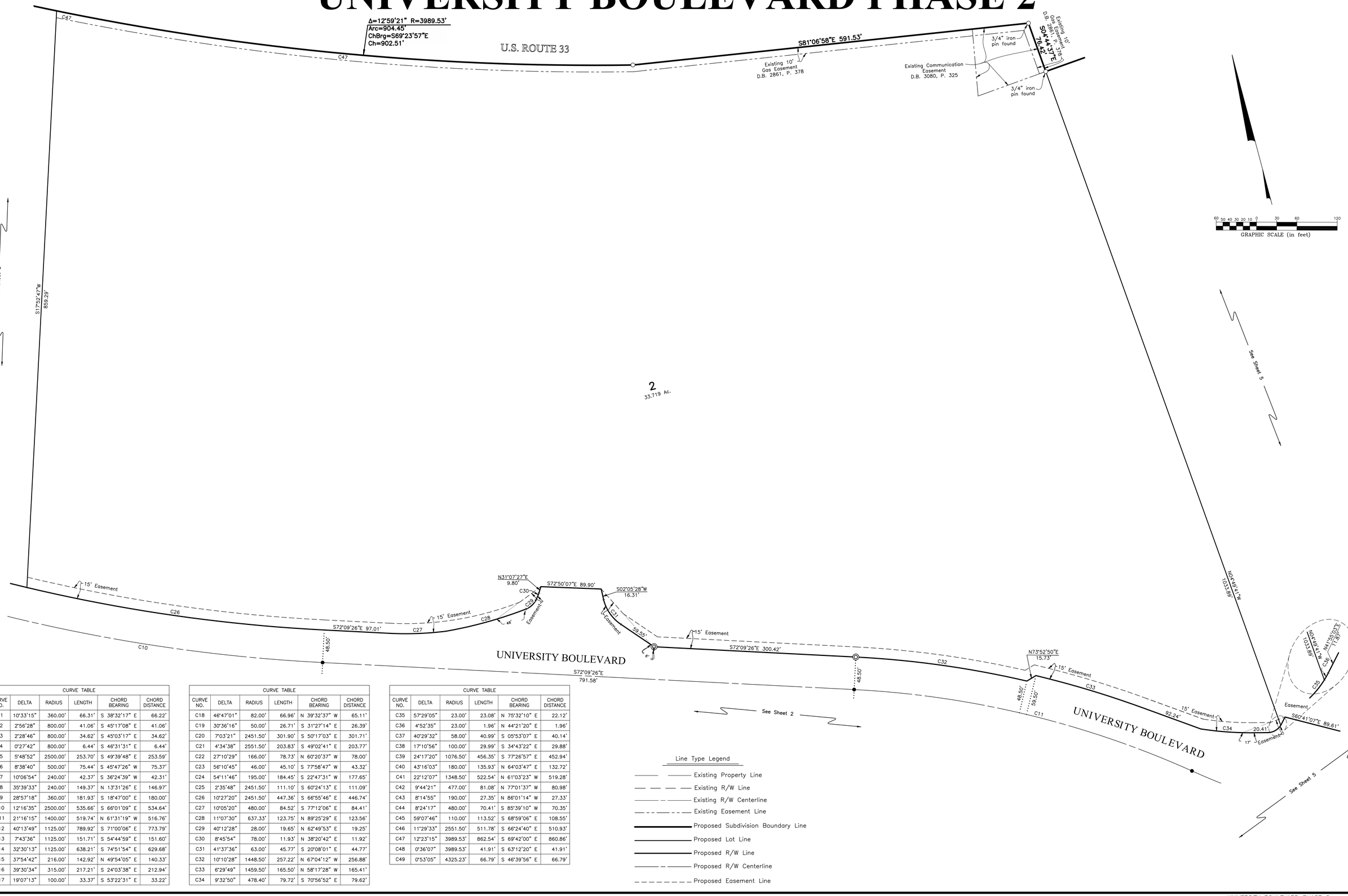
UNIVERSITY BOULEVARD PHASE 2



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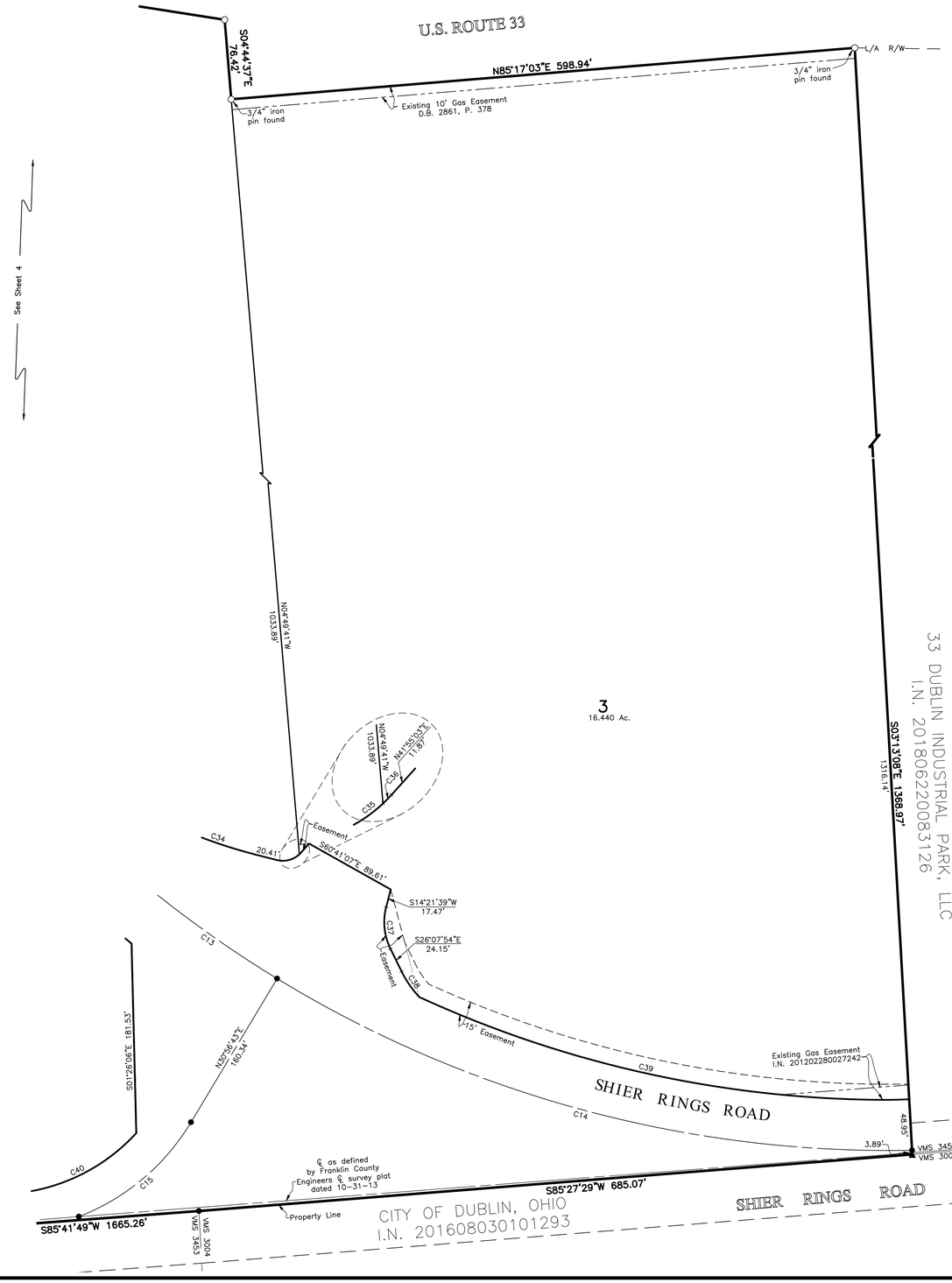
C38	17°10'56"	100.00'	29.99'	S 34°43'22" E	29.88'
C39	24°17'20"	1076.50'	456.35'	S 77°26'57" E	452.94'
C40	43°16'03"	180.00'	135.93'	N 64°03'47" E	132.72'
C41	22°12'07"	1348.50'	522.54'	N 61°03'23" W	519.28'
C42	9°44'21"	477.00'	81.08'	N 77°01'37" W	80.98'
C43	8°14'55"	190.00'	27.35'	N 86°01'14" W	27.33'
C44	8°24'17"	480.00'	70.41'	S 85°39'10" W	70.35'
C45	59°07'46"	110.00'	113.52'	S 68°59'06" E	108.55'
C46	11°29'33"	2551.50'	511.78'	S 66°24'40" E	510.93'
C47	12°23'15"	3989.53'	862.54'	S 69°42'00" E	860.86'
C48	0°36'07"	3989.53'	41.91'	S 63°12'20" E	41.91'
C49	0°53'05"	4325.23'	66.79'	S 46°39'56" E	66.79'

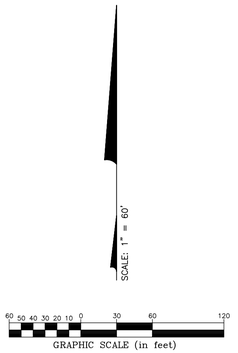
Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

J:\20181446\DWG\04SHEETS\PLAT\20181446-VS-PLAT-01-LOTS.DWG plotted by MASTON, JOHN on 1/30/2020 8:37:06 AM last saved by JMASTON on 1/28/2020 3:15:04 PM
Xrefs: 20181446-CP-REFR-WEST-PLAT-N.DWG & 20181446-VS-BDRD.DWG & 20181446-VS-BDRD-ESMT-E.DWG

UNIVERSITY BOULEVARD PHASE 2





Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°33'15"	360.00'	66.31'	S 38°32'17" E	66.22'
C2	2°56'28"	800.00'	41.06'	S 45°17'08" E	41.06'
C3	2°28'46"	800.00'	34.62'	S 45°03'17" E	34.62'
C4	0°27'42"	800.00'	6.44'	S 46°31'31" E	6.44'
C5	5°48'52"	2500.00'	253.70'	S 49°39'48" E	253.59'
C6	8°38'40"	500.00'	75.44'	S 45°47'26" W	75.37'
C7	10°06'54"	240.00'	42.37'	S 36°24'39" W	42.31'
C8	35°39'33"	240.00'	149.37'	N 13°31'26" E	146.97'
C9	28°57'18"	360.00'	181.93'	S 18°47'00" E	180.00'
C10	12°16'35"	2500.00'	535.66'	S 66°01'09" E	534.64'
C11	21°16'15"	1400.00'	519.74'	N 61°31'19" W	516.76'
C12	40°13'49"	1125.00'	789.92'	S 71°00'06" E	773.79'
C13	7°43'36"	1125.00'	151.71'	S 54°44'59" E	151.60'
C14	32°30'13"	1125.00'	638.21'	S 74°51'54" E	629.68'
C15	37°54'42"	216.00'	142.92'	N 49°54'05" E	140.33'
C16	39°30'34"	315.00'	217.21'	S 24°03'38" E	212.94'
C17	19°07'13"	100.00'	33.37'	S 53°22'31" E	33.22'
C18	46°47'01"	82.00'	66.96'	N 39°32'37" W	65.11'
C19	30°36'16"	50.00'	26.71'	S 31°27'14" E	26.39'
C20	7°03'21"	2451.50'	301.90'	S 50°17'03" E	301.71'
C21	4°34'38"	2551.50'	203.83'	S 49°02'41" E	203.77'
C22	27°10'29"	166.00'	78.73'	N 60°20'37" W	78.00'
C23	56°10'45"	46.00'	45.10'	S 77°58'47" W	43.32'
C24	54°11'46"	195.00'	184.45'	S 22°47'31" W	177.65'
C25	2°35'48"	2451.50'	111.10'	S 60°24'13" E	111.09'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C26	10°27'20"	2451.50'	447.36'	S 66°55'46" E	446.74'
C27	10°05'20"	480.00'	84.52'	S 77°12'06" E	84.41'
C28	11°07'30"	637.33'	123.75'	N 89°25'29" E	123.56'
C29	40°12'28"	28.00'	19.65'	N 62°49'53" E	19.25'
C30	8°45'54"	78.00'	11.93'	N 38°20'42" E	11.92'
C31	41°37'36"	63.00'	45.77'	S 20°08'01" E	44.77'
C32	10°10'28"	1448.50'	257.22'	N 67°04'12" W	256.88'
C33	6°29'49"	1459.50'	165.50'	N 58°17'28" W	165.41'
C34	9°32'50"	478.40'	79.72'	S 70°56'52" E	79.62'
C35	57°29'05"	23.00'	23.08'	N 75°32'10" E	22.12'
C36	4°52'35"	23.00'	1.96'	N 44°21'20" E	1.96'
C37	40°29'32"	58.00'	40.99'	S 05°53'07" E	40.14'
C38	17°10'56"	100.00'	29.99'	S 34°43'22" E	29.88'
C39	24°17'20"	1076.50'	456.35'	S 77°26'57" E	452.94'
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C43	8°14'55"	190.00'	27.35'	N 86°01'14" W	27.33'
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C45	59°07'46"	110.00'	113.52'	S 68°59'06" E	108.55'
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C47	12°23'15"	3989.53'	862.54'	S 69°42'00" E	860.86'
C48	0°36'07"	3989.53'	41.91'	S 63°12'20" E	41.91'
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J:\20181446\VWD\04SHEETS\PLAT\20181446-VS-PLAT-01-LOTS.DWG plotted by MASTON, JOHN on 1/30/2020 8:37:12 AM last saved by JMASTON on 1/28/2020 3:15:04 PM
Xrefs: 20181446-CP-HDTR-WEST-PLAT-N.DWG & 20181446-VS-BDRY.DWG & 20181446-VS-BDRY-ESMT-E.DWG

A Cross Access shall be provided on Lots 1, 2, & 3 to allow for ingress and egress to/from University Boulevard.

LEGEND

- Right-of-Way By Plat
- General Utility Easement
- Stormwater Easement for Roadway BMPs
- Path Easement
- Environmental Covenant Easement
- Easement for WMC Path
- Cross Access Easement

Not Shown: * Drainage Easement for Lot 1 across Lot 2
* Temp. Const. Easements or Work Agreement (if required)

1 inch = 150 feet (0, 75, 150, 300)

LOT 1
±14.12 Ac.
614,931.90 Sq Ft

LOT 2
±33.72 Ac.
1,468,941.15 Sq Ft

LOT 3
±16.44 Ac.
716,138.02 Sq Ft

LOT 4
±24.37 Ac.
1,061,343.82 Sq Ft

LOT 5
±1.39 Ac.
60,334.89 Sq Ft

UNIVERSITY BOULEVARD (PROP R/W ±2.29 Acres) 99,553.35 Sq Ft

UNIVERSITY BOULEVARD (PROP R/W ±7.51 Acres) 326,964.32 Sq Ft

SHIER RINGS ROAD

ETERMAN ROAD

BARRONSCOURT WAY

SUTPHEN REALTY LLC 9.162 AC. PN 270-000629

Bates Property Management LTD 13.249 Ac. PN 270-000759

CITY OF DUBLIN 15.869 AC. PN 273-008174

CITY OF DUBLIN, OHIO 9.293 AC. PN 273-008175

CITY OF DUBLIN, OHIO 59.410 AC. PN 274-001114

GIOFFRE, ANTHONY GIOFFRE, JOHN 4.074 AC. PN 274-001113

GIOFFRE, ANTHONY GIOFFRE, JOHN 4.070 AC. PN 274-001112

BATES PROPERTY MANAGEMENT LTD 62.818 AC. PN 272-000130

TOWNSHIP OF WASHINGTON, OHIO 4.640 AC. PN 274-001312

FELLOWSHIP BAPTIST CHURCH OF DUBLIN 4.823 AC. PN 272-000120

VOYNOVICH VENTURES LTD 4.182 AC. PN 274-001353

CITY OF DUBLIN, OHIO 3.834 AC. PN 274-001088

CITY OF DUBLIN, OHIO 45.881 AC. PN 274-000293

CITY OF DUBLIN, OHIO 10.904 AC. PN 274-001115

AMERCO REAL ESTATE CO 4.622 AC. PN 273-005598

ANDERSON CONCRETE CORP 3.373 AC. PN 273-005597

33 DUBLIN INDUSTRIAL PARK LLC 6.885 AC. PN 274-000130

BAKER, WILLIAM BAKER, NANCY A 5.876 AC. PN 273-000317

SH 725 LLC 1.942 Ac. PN 273-009727

MONSKA, MORMAN L TR 0.887 AC. PN 273-000304

THE CITY OF DUBLIN, OHIO 16.11 AC. (DEED) I.N. 199709170095761

THE BOARD OF EDUCATION, DUBLIN CITY SCHOOL DISTRICT 17.82 AC. (DEED) I.N. 199709170095760

CITY OF DUBLIN, OHIO 17.014 AC. (DEED) 200001060004762

THE CONDIMIUMS AT THE LAKES OF BALLANTRAE TWELFTH AMENDMENT 3.798 AC. (DEED) I.N. 200506280125888

TENTH AMENDMENT 1.988 AC. (DEED) I.N. 200503010037178

SEVENTH AMENDMENT 1.694 AC. (DEED) I.N. 200404200088061

ELEVENTH AMENDMENT 0.604 AC. (DEED) I.N. 200504120068236

EIGHTH AMENDMENT 0.596 AC. (DEED) I.N. 200408160190092

NINTH AMENDMENT 1.718 AC. (DEED) I.N. 200410120236850

THE CONDIMIUMS AT THE LAKES OF BALLANTRAE SIXTH AMENDMENT 1.482 AC. (DEED) I.N. 200307070204964

BALLANTRAE SECTION 3

Ex 10' Gas Easement 2855, P. 140

Ex 10' Gas Easement D.B. 3080, P. 325

Ex 10' Gas Easement D.B. 2861, P. 378

Ex 30' TELEPHONE EASEMENT D.B. 3094, P. 660

Ex 40' GAS EASEMENT I.N. 201202280027242

Ex 50' GAS EASEMENT AGREEMENT 25-18-208 O.R. 13651008

Ex 50' GAS EASEMENT I.N. 198905110096945 O.R. 13404G15

Ex 30' DRAINAGE EASEMENT

Ex 25' Drainage/Utility Esmt

Ex 20' Drainage/Utility Esmt

Ex R/W

Prop R/W

15' Easement

15' Path Easement

100' R/W

135' Environmental Covenant

Stm Esmt

Stm Wat Esmt

210'

135'

22.33'

City of Dublin
Washington Township

US-33

±9.80 Acres to be dedicated to Public R/W.

PRELIMINARY PLAT
PRELIMINARY PLAT DETAIL

UNIVERSITY BLVD PHASE 2

PP3
PP12

PRELIMINARY PLAT– OCTOBER 23, 2019 – NOT FOR CONSTRUCTION

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11 Xref: 20181446-05-BOND; 20181446-CS-REFR-E; 20181446-CP-REFR-ROAD-WEST-NOT-N; 20181446-CU-REFR-WEST-NO; 20181446-CU-REFR-E; 20181446-XS-REFR-E; 20181446-05-BOND-ESMT-E; 20181446-CS-REFR-SITE-O, OSU Dublin - 20190710, 20190207-CS-REFR-N, 20181446-CP-REFR-ROAD-WEST-NOT-N, 20181446-CS-REFR-SITE-O, OSU Dublin - 20190710, 20190207-CS-REFR-N, 20181446-CP-REFR-ROAD-WEST-NOT-N

LEGEND

- Right-of-Way By Plat
- General Utility Easement
- Stormwater Easement for Roadway BMPs
- Path Easement
- Environmental Covenant Easement
- Easement for WMC Path
- Cross Access Easement

1 inch = 15 feet

PRELIMINARY PLAT
UTILITY PLAN

UNIVERSITY BLVD PHASE 2

PP4
PP12

PRELIMINARY PLAT– OCTOBER 23, 2019 – NOT FOR CONSTRUCTION

PN 273-008176

City of Dublin
Washington Township

Washington Township
City of Dublin

EITERMAN ROAD

UNIVERSITY BOULEVARD

SHIER RINGS ROAD

SR

15' Easement
Prop R/W
Ex R/W
Ex 25' Drainage/Utility Esmt
Ex 20' Drainage/Utility Esmt
Ex Ditch
Prop Basin
Stm Wat Esmt
15' Path Easement
Proposed Stream Relocation
135' Environmental Covenant
Ex 40' GAS EASEMENT I.N. 201202280027242
Ex 10' Gas Easement 2855, P. 140
Ex 10' Gas Easement D.B. 3080, P. 325
Ex 10' Gas Easement D.B. 2861, P. 378
Ex 30' TELEPHONE EASEMENT D.B. 3094, P. 660
Prop Culvert
Ex 50' GAS EASEMENT AGREEMENT 25-18-208 O.R. 13651D08
Ex 30' DRAINAGE EASEMENT
Ex 50' GAS EASEMENT I.N. 198905110096945 O.R. 13404G15

LEGEND

- Proposed Storm Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Water Main
- Existing Water Service
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Gas Main
- Existing Underground Fiber Optic

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9 Xrefs: 2018144-YS-BOB, 2018144-CS-REFR-E, 2018144-CP-REFR-ROAD-WEST-HOLT-N, 2018144-CU-REFR-WEST-N2, 2018144-XS-REFR-E, 2018144-CS-REFR-SITE-O, OSU Dublin - 20190710, 20181446-YS-BOB0-ESMT-E