$\sqrt{\frac{1}{2}}$

THE CORNERS

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 2419 (4852), containing 23.695 acres of land, more or less, said 23.695 acres being all of that tract of land conveyed to **CITY OF DUBLIN, OHIO** by deed of record in Instrument Number 201604120044166, Recorder's Office, Franklin County, Ohio.

The undersigned, CITY OF DUBLIN, OHIO, an Ohio municipal corporation, by DANA L. McDANIEL, City Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE CORNERS", a subdivision containing Lots numbered 1 to 3, both inclusive, does hereby accept 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" or "Drainage 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.

| In Witness Whereof, DANA L. M o | cDANIEL, (| City Manager o | f CITY OF DUBLIN |
|----------------------------------------|------------|----------------|------------------|
| OHIO, has hereunto set his hand this | day of | , 20 | |
| | | | |

| In the presence of: | CITY OF DUBLIN, OHIO |
|---------------------|----------------------|
| | By |

STATE OF OHIO COUNTY OF FRANKLIN ss:

Signed and Acknowledged

Before me, a Notary Public in and for said State, personally appeared **DANA L. McDANIEL**, City Manager of said **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 said **CITY OF DUBLIN**, **OHIO** for the uses and purposes expressed herein.

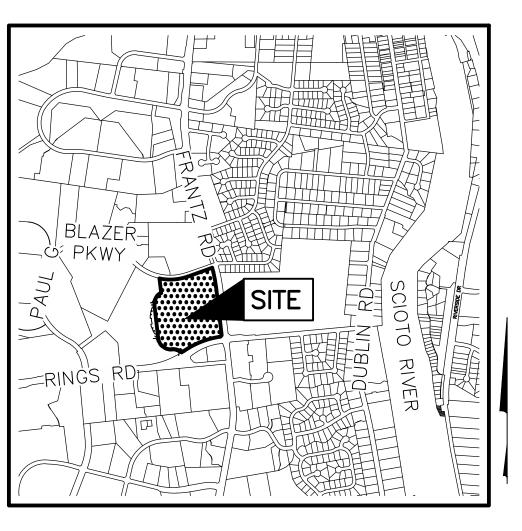
| In Witness | Thereof, | I have | hereunto | set 1 | my | hand | and | affixed | my | official | seal | thi |
|------------|----------|--------|----------|-------|----|------|-----|---------|----|----------|------|-----|
| day of | | _, 20 | • | | · | | | | · | | | |
| | | | | | | | | | | | | |

| My commission expires | | |
|-----------------------|----------------|---------------|
| - | Notary Public, | State of Ohio |

| 20 | Director of Land Use and Long | | | | |
|------------------------------------------------------------------------------------|-------------------------------------|-----------|--|--|--|
| | Range Planning, Dublin, Oh | iio | | | |
| Approved this Day of 20 | City Engineer, Dublin, Ohio | <u> </u> | | | |
| Approved this day of of Council. | , 20, by resolution, by v | vote | | | |
| In Witness Thereof I have hereunto set my hand and affixed my seal this day of, 20 | Clerk of Council, Dublin, C | —)hio | | | |
| Transferred this day of 20 | Auditor, Franklin County, Oh | iio. | | | |
| | Deputy Auditor, Franklin County, Oh | iio. | | | |
| Filed for record thisday of, 20 atM. Fee \$ | Recorder, Franklin County, C |)hio | | | |
| File No | | | | | |
| Recorded this day of, 20 | Deputy Recorder, Franklin County, C |)hio | | | |

Approved this ___ Day of _

Plat Book ______, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the centerline of Blazer Parkway at Frantz Road, bearing South 70° 24' 10 West as shown on the plat entitled "Dedication of Paul G. Blazer Memorial Parkway" of record in Plat Book 62, Page 1, Recorder's Office, Franklin County, Ohio

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 are to be 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

SURVEYED & PLATTED

BY



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)

= Iron Pin (See Survey I= MAG Nail to be set

© = Permanent Marker (See Survey Data)

■ = Monument Found with Chiseled "X"

▲ = Railroad Spike Found

Professional Surveyor No. 7865

Date

NOTE "A": At the time of platting, all of The Corners 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 Numbers 39049C0134K and 39049C0153K, both with effective date of June

_____ Proposed Easement Line

NOTE "B" - SCHOOL DISTRICT: At the time of platting, all of The Corners is in the Dublin City School District.

NOTE "C" - ACREAGE BREAKDOWN: The Corners is comprised of all the following Franklin County Parcel Number:

273-010749 23.695 Ac.

NOTE "D": 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 The Corners 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.

NOTE "E - MINIMUM SETBACKS: City of Dublin zoning regulations for The Corners in effect at the time of platting are established per chapter 153 of the City of Dublin Code of

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

THE CORNERS

| CURVE TABLE | | | | | | | |
|--------------|-----------|----------|---------|------------------|-------------------|--|--|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE | | |
| C1 | 22°06'48" | 823.00' | 317.64 | S 89°22'47" E | 315.67 | | |
| C2 | 9°09'40" | 823.00' | 131.59' | N 74°58'59" E | 131.45 | | |
| С3 | 17°25'04" | 1321.83' | 401.83 | S 73°13'52" W | 400.29 | | |
| C4 | 6°16'48" | 1321.83' | 144.88 | S 61°22'56" W | 144.81' | | |
| C5 | 3°17'18" | 1321.83' | 75.86' | S 56°35'53" W | 75.85 | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

