

# RESUBDIVISION OF PART OF UNIVERSITY BOULEVARD PHASE 2

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey Number 3452, containing 64.276 acres of land, more or less, said 64.276 acres being a subdivision of all of Lots 1A, 1B, 2A, 2B and 3 of the subdivision entitled "University Boulevard Phase 2", of record in Plat Book 128, Page 69, said Lots 1A, 1B and 3 being conveyed to the CITY OF DUBLIN, OHIO by deeds of record in Instrument Numbers 201607070086744, 201607070086746 and 201812180170863 and said Lots 2C and 2D being conveyed to the THE STATE OF OHIO, FBO THE OHIO STATE UNIVERSITY by deed of record in Instrument Number \_\_\_\_\_, Recorder's Office, Franklin County, Ohio.

The undersigned, CITY OF DUBLIN, OHIO, an Ohio municipal corporation, by DANA McDANIEL, City Manager, and THE STATE OF OHIO, FBO THE OHIO STATE UNIVERSITY by MIKE PAPADAKIS, Signatory Designee, Statutory Agent, RC 123.01(A)(5), owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "RESUBDIVISION OF PART OF UNIVERSITY BOULEVARD PHASE 2", a subdivision containing Lots numbered 1C, 1D, 2C, 2D, 3A and 6, 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.

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

In Witness Whereof, MIKE PAPADAKIS, Signatory Designee, Statutory Agent, RC 123.01 (A)(5) of THE STATE OF OHIO, FBO THE OHIO STATE UNIVERSITY, has hereunto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of: By: THE OHIO STATE UNIVERSITY

By  
MIKE PAPADAKIS,  
Signatory Designee

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MIKE PAPADAKIS, Signatory Designee, Statutory Agent, RC 123.01 (A)(5) of THE STATE OF OHIO, FBO THE OHIO STATE UNIVERSITY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of THE STATE OF OHIO, FBO THE OHIO STATE UNIVERSITY 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 of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand this \_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Clerk of Council, Dublin, Ohio

Transferred this \_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Auditor, Franklin County, Ohio

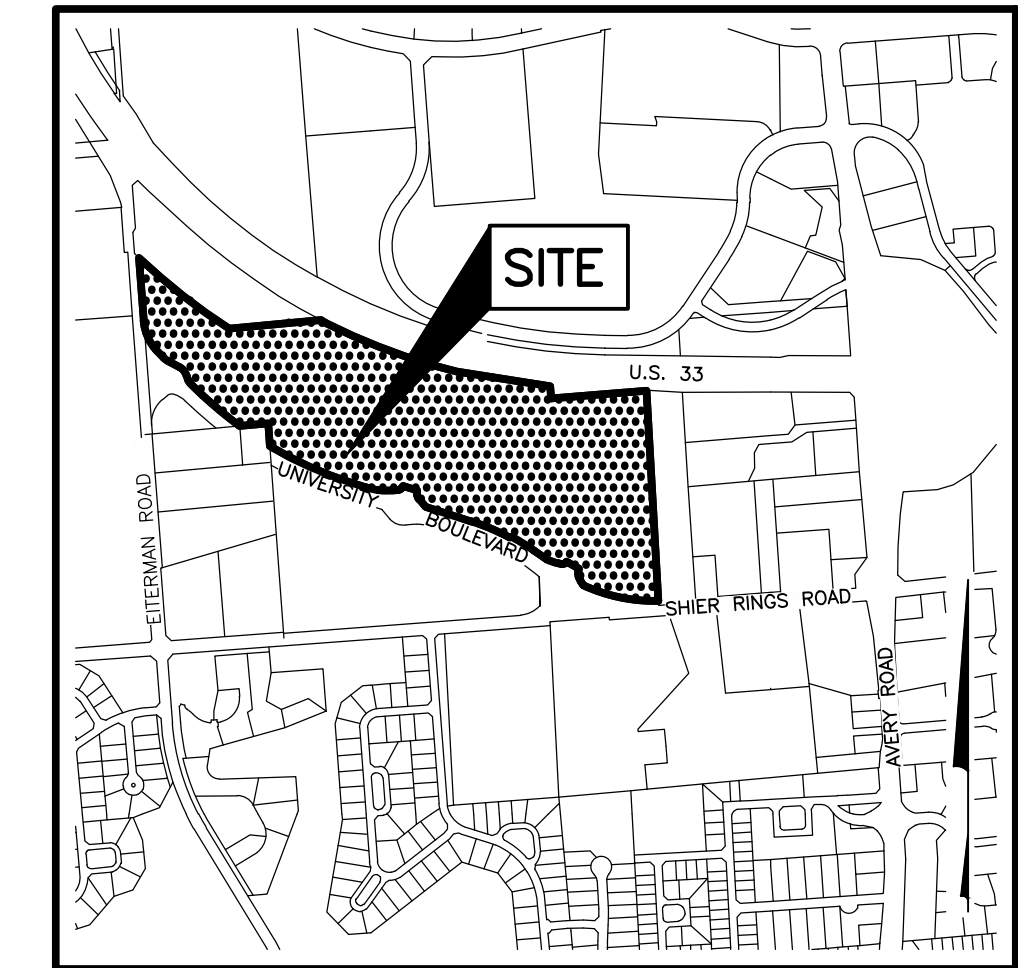
\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

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 5420 and FCGS 7752, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing of North 85° 41' 49" 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



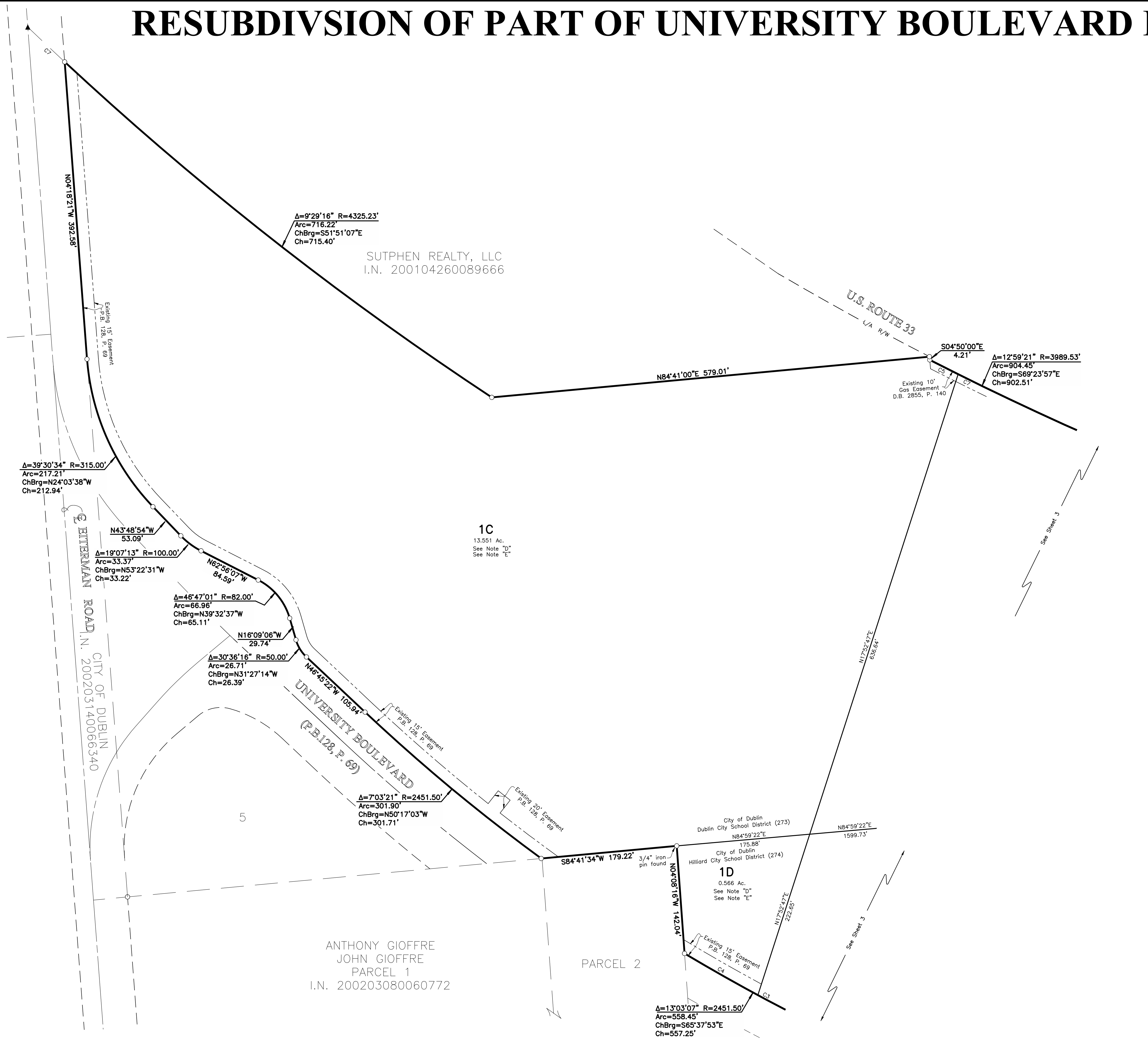
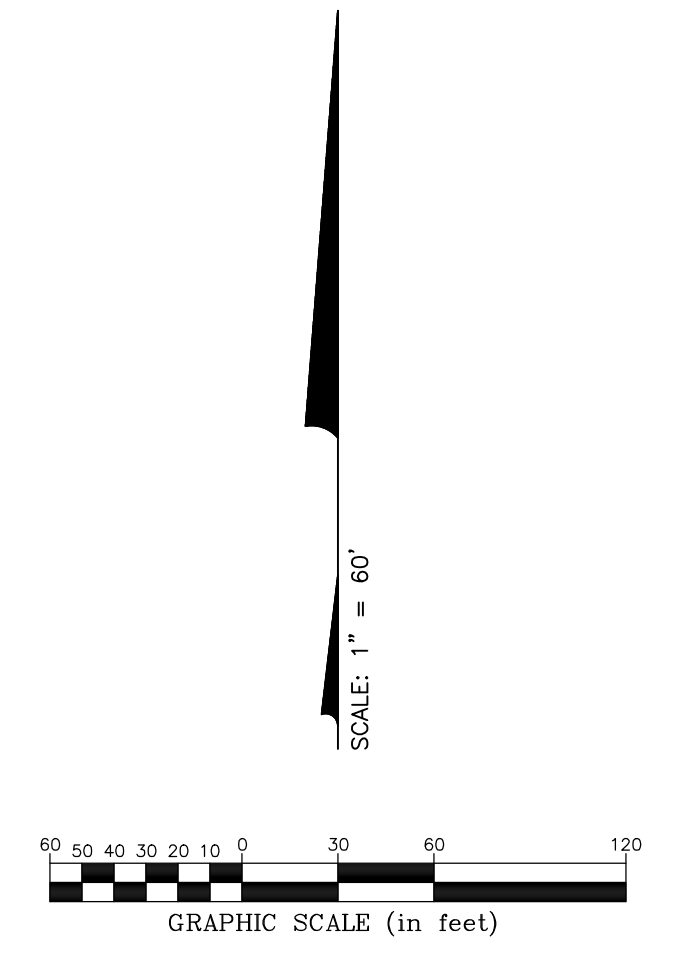
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

U:\2018\1446\DWG\CASHSHEETS\PLAT\20181446-AS-PLAT-01-LOTS-BUILDING.plotted by MURK, MATTHEW on 6/24/2020 1:34:23 PM last saved by MURK on 6/24/2020 1:20:23 PM Xref: 20181446.DWG

# RESUBDIVISION OF PART OF UNIVERSITY BOULEVARD PHASE 2

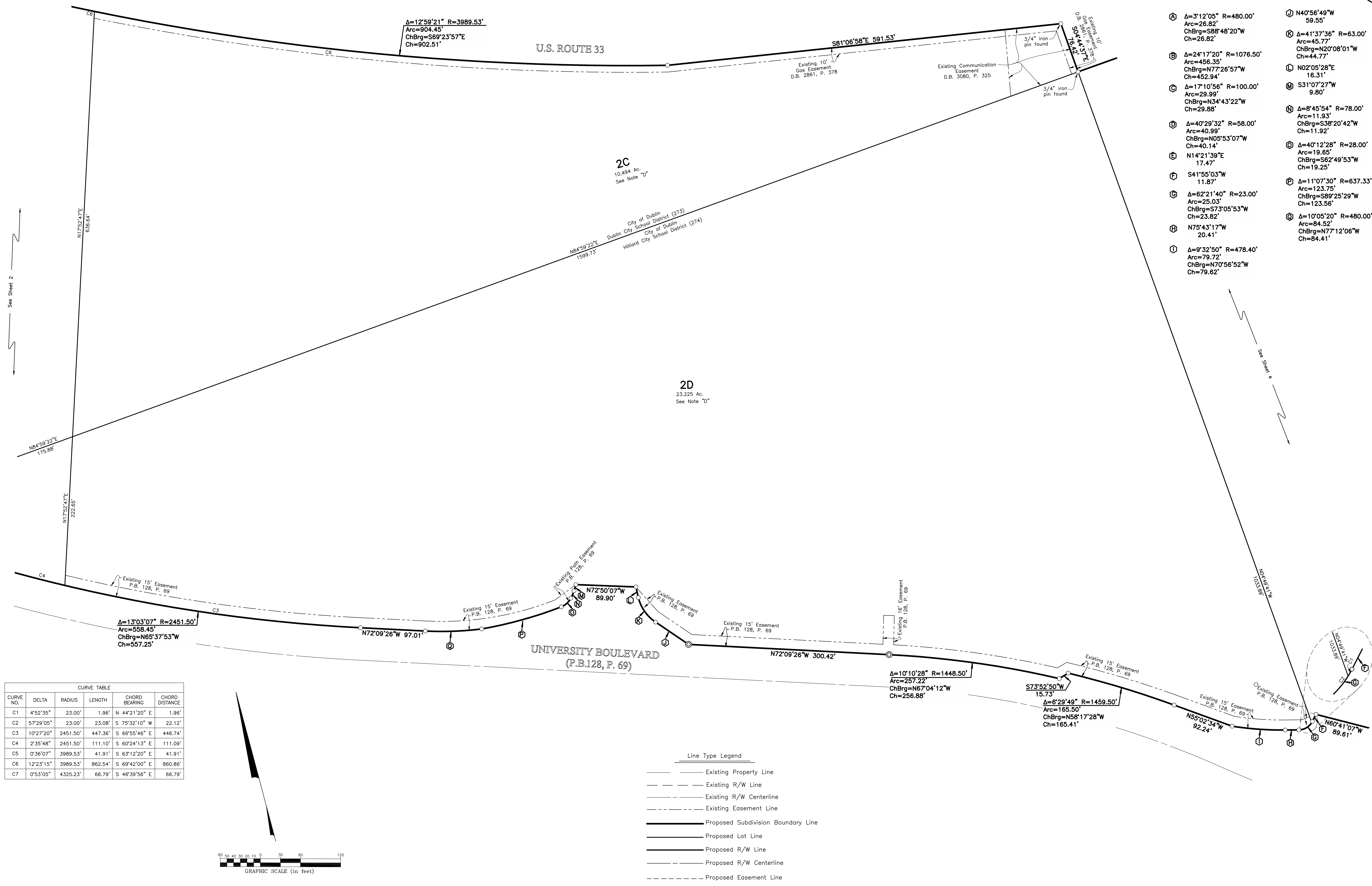


CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°52'35"	23.00'	1.96'	N 44°21'20" E	1.96'
C2	57°29'05"	23.00'	23.08'	S 75°32'10" W	22.12'
C3	10°27'20"	2451.50'	447.36'	S 66°55'46" E	446.74'
C4	2°35'48"	2451.50'	111.10'	S 60°24'13" E	111.09'
C5	0°36'07"	3989.53'	41.91'	S 63°12'20" E	41.91'
C6	12°23'15"	3989.53'	862.54'	S 69°42'00" E	860.86'
C7	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

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 Xref: 20181446.DWG

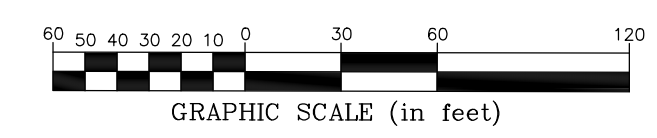
# RESUBDIVISION OF PART OF UNIVERSITY BOULEVARD PHASE 2



- Ⓐ Δ=3°12'05" R=480.00'  
Arc=26.82'  
ChBrg=S88°48'20"W  
Ch=26.82'
- Ⓑ Δ=24°17'20" R=1076.50'  
Arc=456.35'  
ChBrg=N77°26'57"W  
Ch=452.94'
- Ⓒ Δ=17°10'56" R=100.00'  
Arc=29.99'  
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Ch=40.14'
- Ⓔ N14°21'39"E  
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- Ⓕ S41°55'03"W  
11.87'
- Ⓖ Δ=62°21'40" R=23.00'  
Arc=25.03'  
ChBrg=S73°05'53"W  
Ch=23.82'
- Ⓗ N75°43'17"W  
20.41'
- Ⓘ Δ=9°32'50" R=478.40'  
Arc=79.72'  
ChBrg=N70°56'52"W  
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59.55'
- Ⓛ Δ=41°37'36" R=63.00'  
Arc=45.77'  
ChBrg=N20°08'01"W  
Ch=44.77'
- Ⓜ N02°05'28"E  
16.31'
- Ⓨ S31°07'27"W  
9.80'
- Ⓩ Δ=8°45'54" R=78.00'  
Arc=11.93'  
ChBrg=S38°20'42"W  
Ch=11.92'
- ⓐ Δ=40°12'28" R=28.00'  
Arc=19.65'  
ChBrg=S62°49'53"W  
Ch=19.25'
- ⓑ Δ=11°07'30" R=637.33'  
Arc=123.75'  
ChBrg=S89°25'29"W  
Ch=123.56'
- ⓓ Δ=10°05'20" R=480.00'  
Arc=84.52'  
ChBrg=N77°12'06"W  
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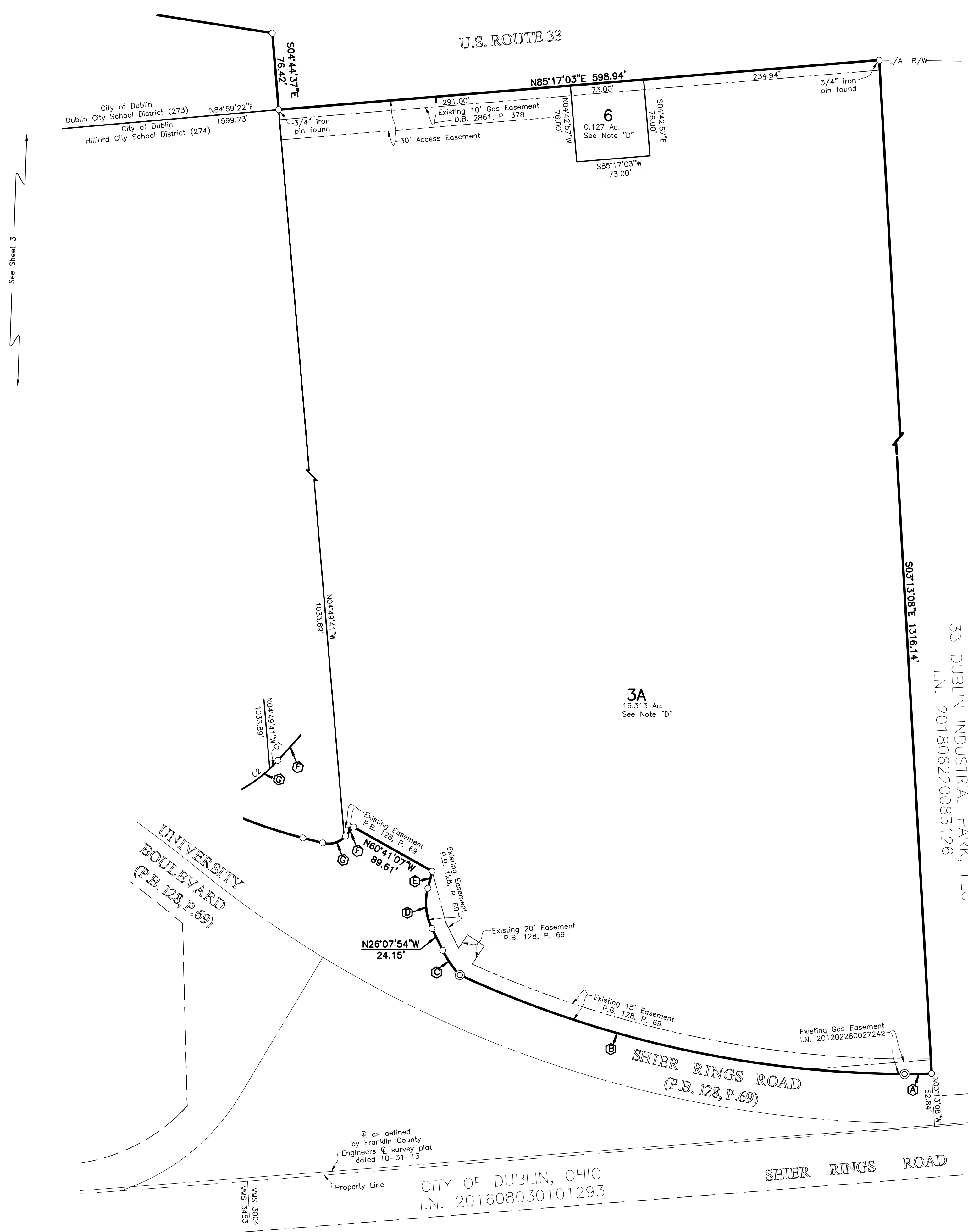
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 Xref: 20181446.DWG

# RESUBDIVISION OF PART OF UNIVERSITY BOULEVARD PHASE 2



**NOTE "A" - MINIMUM SETBACKS:** City of Dublin zoning regulations for Resubdivision of part of 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 Resubdivision of part 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:** Resubdivision of part of University Boulevard Phase 2 is comprised of the following Franklin County Parcel Numbers:

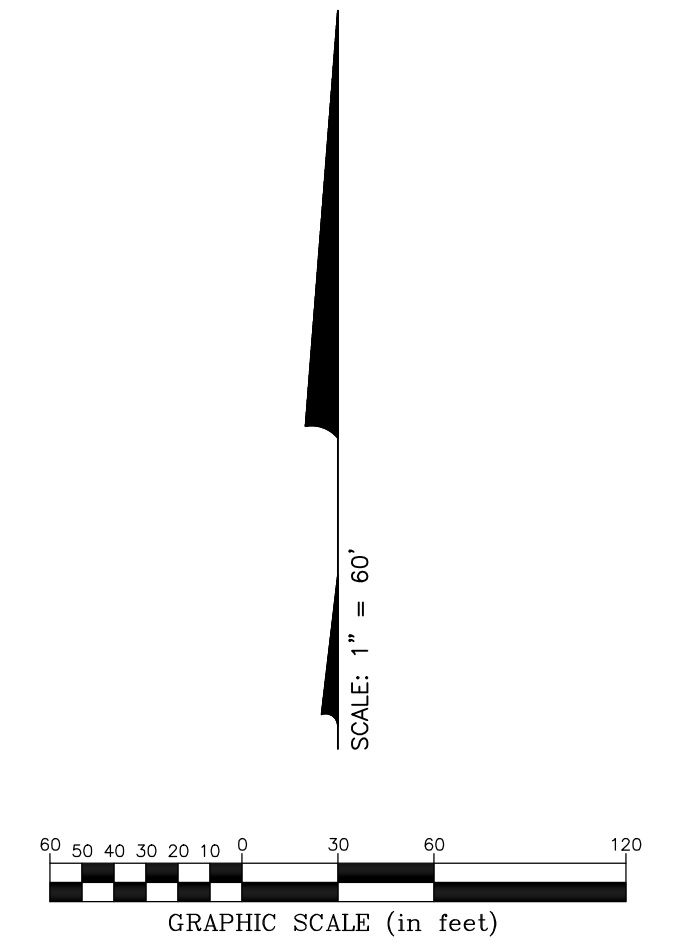
273-013138	13.551 Ac.
273-013139	10.494 Ac.
274-012314	0.566 Ac.
274-012315	23.225 Ac.
274-012316	16.440 Ac.

**NOTE "D":** Lots 1C, 1D, 2C, 2D, 3A and 6, as designated and delineated hereon, are subject to the terms and conditions described in the existing Declaration of Reciprocal Easements, of record in Instrument Number 202006120082401.

**NOTE "E":** Lots 1C and 1D, as designated and delineated hereon, shall be restricted to only be conveyed as a unified title in a single instrument of conveyance and may not be partitioned without the expressed approval by the City of Dublin.

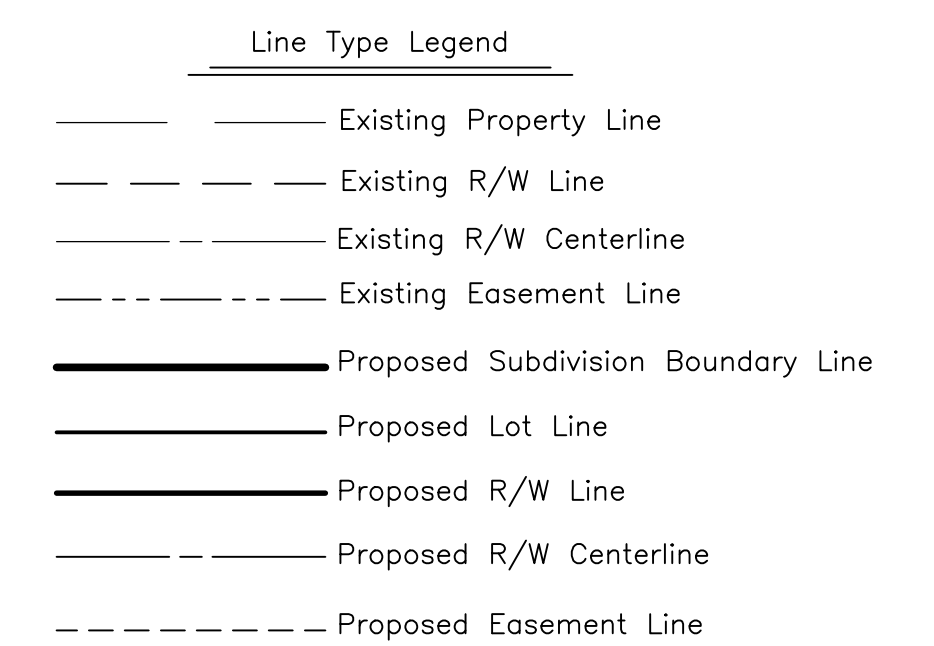
**NOTE "F" - ACCESS EASEMENT:** An "Access Easement" is herein created for the purpose of providing reasonable access, ingress, egress and passage over the areas depicted hereon to and from Lot 6.

**NOTE "G":** 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 Resubdivision of part of 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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