

# FINAL PLAT OF AUTUMN ROSE WOODS SECTION 1

STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN  
VIRGINIA MILITARY SURVEY NO. 3452

2018092200007441 3:12 PM  
Page: 3 of 12 of 44 3:12 PM  
Teresa M. Markham 22018092200007441  
Union County Recorder DDC/PLAT



SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN AND IN VIRGINIA MILITARY SURVEY NO. 3452, CONTAINING 17,953 ACRES OF LAND, MORE OR LESS, 17,953 ACRES OF SAID 17,953 ACRES BEING PART OF THAT 32.328 ACRES TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, L.L.C., BY DEED OF RECORD IN INST. 201710060008369, AND 6,687 ACRES OF SAID 17,953 ACRES BEING PART OF THAT 8,3672 ACRES AND 6,6328 ACRES TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, L.L.C., BY DEED OF RECORD IN INST. 201801040000145, ALL REFERENCES BEING TO THOSE OF RECORD IN THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

THE UNDERSIGNED, PULTE HOMES OF OHIO, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED BY THE PROXIES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS AUTUMN ROSE WOODS SECTION 1, A SUBDIVISION CONTAINING LOTS 1 TO 5, INCLUSIVE, 33 TO 64, INCLUSIVE AND AREAS DESIGNATED AS RESERVES "A" AND "B", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF BARRISTER DRIVE, JOHNSTON DRIVE, DEBBIE RUN WAY & OLIVER WAY, 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, PLATING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS, INCLUDING APPLICABLE CITY-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 "STORM EASEMENT", "SIDEWALK/SHARED-USE PATH EASEMENT", "WATERMAIN EASEMENT", "SANITARY EASEMENT", OR "DRAINAGE EASEMENT". EACH OF THE AFORESAID DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUAS PUBLIC UTILITIES AND THE CABLE TELEVISION INDUSTRY 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 SIMILES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. THOSE AREAS DESIGNATED AS "STORM EASEMENT" ON THIS PLAT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING STORM SEWER AND STRUCTURES, 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. THOSE AREAS DESIGNATED AS "WATERMAIN EASEMENT" ON THIS PLAT IS HEREBY RESERVED A NONEXCLUSIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING WATERLINE AND ITS APPURTENANCES. THOSE AREAS DESIGNATED AS "SANITARY EASEMENT" ON THIS PLAT IS HEREBY RESERVED A NONEXCLUSIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING SIDEWALK AND SHARED USE PATH, ALONG WITH PEDESTRIAN INGRESS/EGRESS. THOSE AREAS DESIGNATED AS "LANDSCAPE EASEMENT" ARE RESERVED FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF VEGETATION, LANDSCAPE FEATURES AND OTHER LANDSCAPE MATERIAL OR FEATURES.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID TRACTS OF AND OWNED BY PULTE HOMES OF OHIO, L.L.C. ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING PARAGRAPH.

IN WITNESS WHEREOF, Stefan Pelt OF PULTE HOMES OF OHIO, L.L.C. A MICHIGAN LIMITED LIABILITY COMPANY, HAS HERELUNTO SET HIS HAND THIS 20<sup>th</sup> DAY OF August, 2018.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

[Signature]  
PRINT: Stefan Pelt  
PRINT: John E. BERT

PULTE HOMES OF OHIO, L.L.C.  
A MICHIGAN LIMITED LIABILITY COMPANY

[Signature]

STATE OF OHIO  
COUNTY OF UNION:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID PULTE HOMES OF OHIO, L.L.C., PERSONALLY APPEARED Stefan Pelt, who acknowledged the signing of the foregoing instrument to be his VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HERELUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF August, 2018.

MY COMMISSION EXPIRES \_\_\_\_\_

Alicia B. Damm  
NOTARY PUBLIC STATE OF OHIO



APPROVED THIS 12<sup>th</sup> DAY OF September, 2018

[Signature]  
DIRECTOR, LAND USE AND LONG RANGE PLANNING, DUBLIN, OHIO

APPROVED THIS 11<sup>th</sup> DAY OF September, 2018

[Signature]  
CITY ENGINEER, DUBLIN, OHIO

APPROVED THIS 13<sup>th</sup> DAY OF August, 2018, BY VOTE OF COUNCIL WHEREIN ALL OF BARRISTER DRIVE, DEBBIE RUN WAY, JOHNSTON DRIVE, OLIVER WAY, AND EASEMENTS DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF DUBLIN, OHIO.

IN WITNESS WHEREOF I HAVE HERELUNTO SET MY HAND AND AFFIXED MY SEAL THIS 13<sup>th</sup> DAY OF September, 2018

[Signature]  
Alday  
CLERK OF COUNCIL, DUBLIN, OHIO

APPROVED THIS 23<sup>RD</sup> DAY OF August, 2018

[Signature]  
UNION COUNTY ENGINEER

APPROVED THIS 27<sup>TH</sup> DAY OF August, 2018

[Signature]  
UNION COUNTY COMMISSIONER

[Signature]  
UNION COUNTY COMMISSIONER

[Signature]  
UNION COUNTY COMMISSIONER

[Signature]  
UNION COUNTY COMMISSIONER

TRANSFERRED THIS 20<sup>th</sup> DAY OF September, 2018

[Signature]  
UNION COUNTY AUDITOR

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF September, AT 3:16 AM/PM

RECORDED THIS 25<sup>th</sup> DAY OF September, AT 3:16 AM/PM IN

PLAT BOOK 66, PAGE 45 REC.

[Signature]  
UNION COUNTY RECORDER

**SURVEY DATA:**

**BEARINGS:**  
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF NORTH 04°15'23" WEST FOR THE CENTERLINE OF HIGHLAND-CROY ROAD, AS DETERMINED BY STATIC OBSERVATIONS AND POST PROCESSED BY NGS GPS SOLUTION. OHIO STATE PLANE, NORTH ZONE (2011 ADJUSTMENT)

**SOURCE DATA:**

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAT AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

**IRON PINS:**

ALL IRON PINS SET ARE 3/8" SOLID REBAR, THIRTY (30) INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC -17".

**PERMANENT MARKERS:**

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED: ARE TO BE 3/4" AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**CERTIFICATION:**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PLAT, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.



[Signature]  
MARK ALAN SMITH  
PROFESSIONAL LAND SURVEYOR NO. 8232

**CEC**  
Civil & Environmental Consultants, Inc.  
200 Old Wilson Bridge Road • Suite 200 • Worthington, OH 43085  
Ph: 614.540.6533 • 888.288.6536 • Fax: 614.540.6532  
www.cecinc.com

**AUTUMN ROSE WOODS  
SECTION 1**

DRAWN BY: DSC CHECKED BY: BWM APPROVED BY: MAS  
DATE: JULY 2018 (ING SCALE: N/A) PLAT NO: 150-650

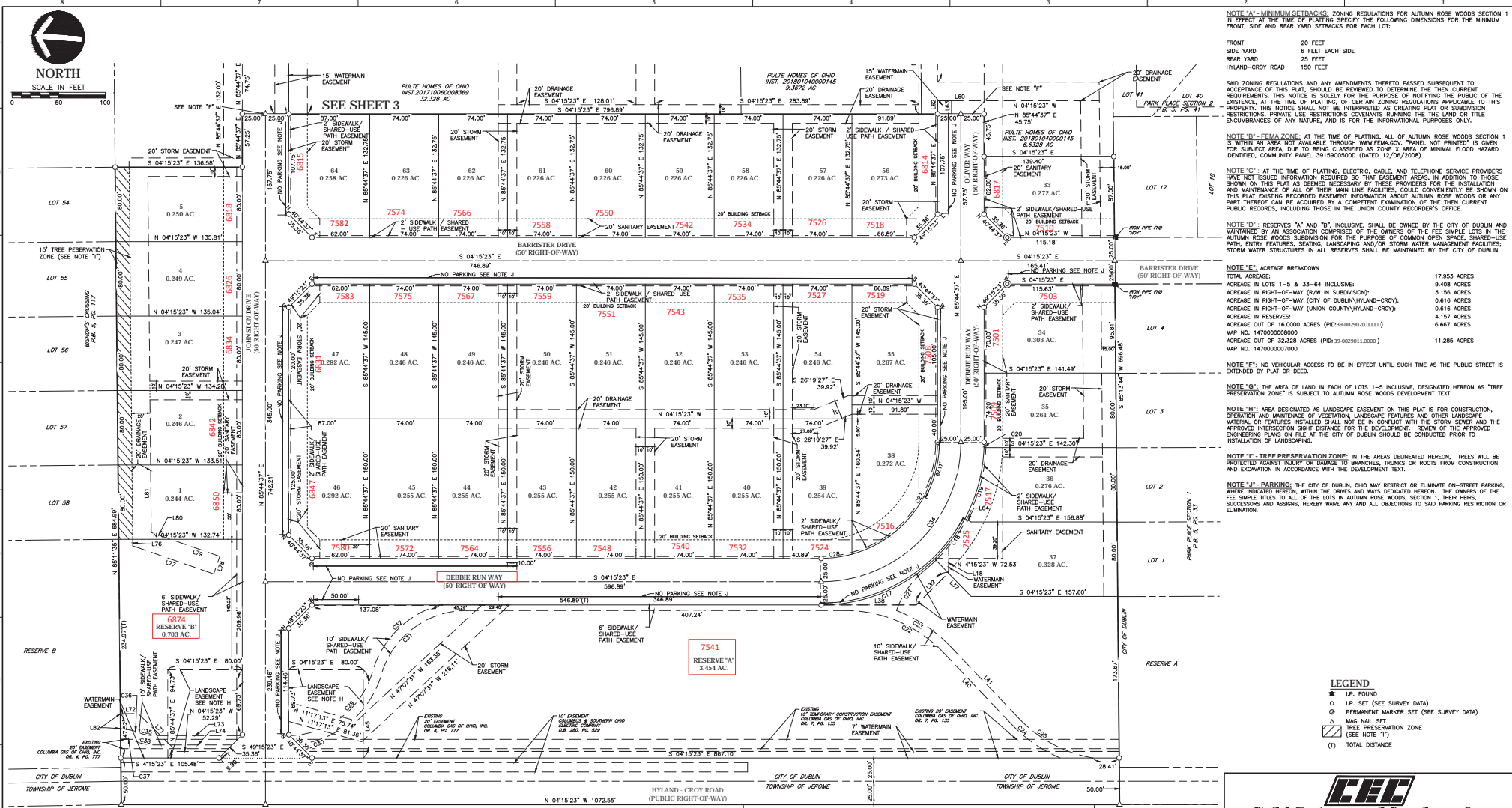
FINAL PLAT

**PLAT**  
SHEET 1 OF 3

PLAT BOOK 66, PAGE 45 REC.



NORTH  
SCALE IN FEET



**NOTE "A" - MINIMUM SETBACKS:** ZONING REGULATIONS FOR AUTUMN ROSE WOODS SECTION 1 IN EFFECT AT THE TIME OF PLATTING SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:

FRONT	20 FEET
SIDE YARD	6 FEET EACH SIDE
REAR YARD	25 FEET
HYLAND-CROY ROAD	150 FEET

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, shall be reviewed to determine the then current requirements for setbacks for the purposes of this plat. The purpose of the existence of this plat, at the time of plating, of certain zoning regulations applicable to this property, this notice shall not be interpreted as creating a plat or subdivision restriction, private use restrictions, covenants, running of the land or title encumbrances of any nature, and is for the informational purposes only.

**NOTE "B" - FEMA ZONE:** AT THE TIME OF PLATTING, ALL OF AUTUMN ROSE WOODS SECTION 1 IS WITHIN AN AREA NOT AVAILABLE THROUGH MINIMALIZATION. PANEL NOT PRINTED IS GIVEN FOR SUBJECT AREA, DUE TO BEING CLASSIFIED AS ZONE X AREA OF MANUAL FLOOD HAZARD IDENTIFIED, COMMUNITY PANEL 39159605000 (DATED 12/06/2008)

**NOTE "C" -** 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 AUTUMN ROSE WOODS OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE UNION COUNTY RECORDER'S OFFICE.

**NOTE "D" -** RESERVES "A" AND "B", INCLUSIVE, SHALL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY AN ASSOCIATION COMPOSED OF THE OWNERS OF THE FEE SIMPLE LOTS IN THE AUTUMN ROSE WOODS SUBDIVISION FOR THE PURPOSE OF COMMON OPEN SPACE, SHARED-USE PATH, ENTRY FEATURES, SEATING, LANDSCAPING AND/OR STORM WATER MANAGEMENT FACILITIES; STORM WATER STRUCTURES IN ALL RESERVES SHALL BE MAINTAINED BY THE CITY OF DUBLIN.

**NOTE "E" - ACREAGE BREAKDOWN**

ACREAGE IN LOTS 1-5 & 33-64 INCLUSIVE:	17.953 ACRES
ACREAGE IN RIGHT-OF-WAY (R/W IN SUBDIVISION):	9.408 ACRES
ACREAGE IN RIGHT-OF-WAY (CITY OF DUBLIN/HYLAND-CROY):	3.156 ACRES
ACREAGE IN RIGHT-OF-WAY (UNION COUNTY/HYLAND-CROY):	0.616 ACRES
ACREAGE IN RESERVES:	4.157 ACRES
ACREAGE OUT OF 16,000 ACRES (PDS-39-002002.0000):	6.667 ACRES
MAP NO. 147000000000	
ACREAGE OUT OF 32,328 ACRES (PDS-39-002001.10000):	11.285 ACRES
MAP NO. 147000007000	

**NOTE "F" -** NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

**NOTE "G" -** THE AREA OF LAND IN EACH OF LOTS 1-5 INCLUSIVE, DESIGNATED HEREON AS "TREE PRESERVATION ZONE" IS SUBJECT TO AUTUMN ROSE WOODS DEVELOPMENT TEXT.

**NOTE "H" -** AREA DESIGNATED AS LANDSCAPE EASEMENT ON THIS PLAT IS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF VEGETATION, LANDSCAPE FEATURES AND OTHER LANDSCAPE MATERIAL OR FEATURES INSTALLED SHALL NOT BE IN CONFLICT WITH THE STORM SEWER AND THE APPROVED INTERSECTION SIGHT DISTANCE FOR THE DEVELOPMENT. REVIEW OF THE APPROVED ENGINEERING PLANS ON FILE AT THE CITY OF DUBLIN SHOULD BE CONDUCTED PRIOR TO INSTALLATION OF LANDSCAPING.

**NOTE "I" - TREE PRESERVATION ZONE:** IN THE AREAS DELINEATED HEREON, TREES WILL BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS OR ROOTS FROM CONSTRUCTION AND EXCAVATION IN ACCORDANCE WITH THE DEVELOPMENT TEXT.

**NOTE "J" - PARKING:** THE CITY OF DUBLIN, OHIO MAY RESTRICT OR ELIMINATE ON-STREET PARKING, WHERE INDICATED HEREON, WITHIN THE DRIVES AND WAYS DESIGNATED HEREON. THE OWNERS OF THE FEE SIMPLE TITLES TO ALL OF THE LOTS IN AUTUMN ROSE WOODS, SECTION 1, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID PARKING RESTRICTION OR ELIMINATION.

- LEGEND**
- 1" FOUND
  - LP: SET (SEE SURVEY DATA)
  - PERMANENT MARKER SET (SEE SURVEY DATA)
  - △ MAG NAIL SET
  - ▭ TREE PRESERVATION ZONE (SEE NOTE "I")
  - (T) TOTAL DISTANCE

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**AUTUMN ROSE WOODS SECTION 1**

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C17	175.00'	44°09'57"	134.90'	131.58'	S 26°20'22" E
C18	175.00'	174°17'13"	54.33'	54.11'	S 57°18'57" E
C19	175.00'	26°08'53"	79.86'	79.17'	S 79°17'06" E
C20	175.00'	153°56'58"	5.80'	5.80'	N 86°41'35" E
C21	97.00'	31°47'13"	53.81'	53.13'	N 59°09'58" W
C22	145.00'	46°25'07"	117.47'	114.29'	N 18°57'11" E
C23	185.00'	29°45'56"	69.61'	69.03'	N 29°17'47" E
C24	185.00'	23°29'20"	63.54'	63.10'	S 30°26'04" W

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C25	145.00'	36°19'03"	91.91'	90.30'	S 24°00'13" W
C27	125.00'	174°38'52"	162.84'	151.57'	S 56°56'07" E
C28	125.00'	19°21'38"	33.51'	33.41'	S 11°56'07" E
C29	95.00'	72°28'43"	120.17'	112.32'	S 41°53'36" E
C30	105.00'	67°28'58"	123.67'	116.64'	S 44°23'29" E
C31	95.00'	73°52'35"	122.49'	114.18'	N 41°11'40" W
C32	105.00'	58°00'58"	106.31'	101.83'	N 49°07'39" W
C34	150.00'	90°00'00"	236.62'	212.13'	S 49°15'23" E

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C35	45.00'	21°44'49"	17.09'	16.99'	S 06°37'32" W
C36	59.00'	19°46'23"	20.26'	20.16'	N 07°40'14" E
C37	49.00'	19°08'01"	16.36'	16.29'	N 07°56'26" E
C38	55.00'	21°44'49"	20.89'	20.77'	S 06°37'32" W

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L18	N 85°44'37" E	31.24'
L37	S 41°34'28" W	56.14'
L38	S 04°15'23" E	102.12'
L39	S 49°15'23" E	49.32'
L40	S 42°09'44" W	107.01'
L41	S 42°09'44" W	107.01'
L45	N 85°44'37" W	94.73'
L60	N 04°15'23" E	153.86'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L62	N 85°44'37" E	14.25'
L63	N 85°44'37" E	14.25'
L64	S 23°46'40" W	7.48'
L71	N 40°05'11" E	56.26'
L72	N 04°54'09" W	16.98'
L73	N 04°15'23" E	93.37'
L74	S 04°15'23" E	83.37'
L76	S 85°11'35" W	6.98'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L77	S 14°54'26" W	92.04'
L78	S 75°05'34" E	20.00'
L79	N 14°54'26" E	55.75'
L80	N 14°54'26" E	22.21'
L81	N 85°11'35" E	72.71'
L82	S 85°10'07" W	16.14'

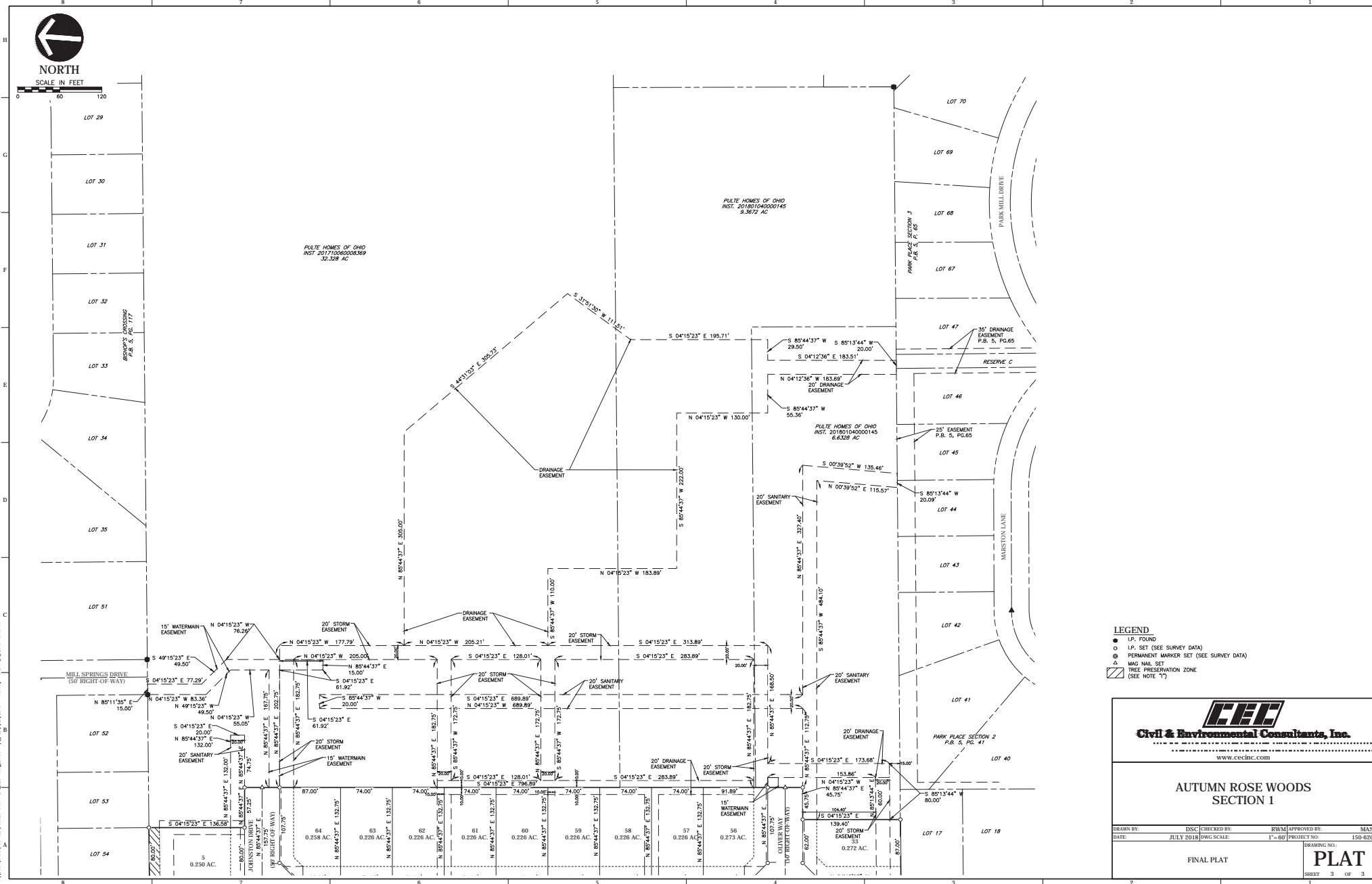
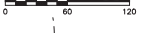
DATE: JULY 2018  
DRAWN BY: MAS  
CHECKED BY: RWM  
APPROVED BY: MAS  
SCALE: 1"=50'  
PROJECT NO: 15D-620

FINAL PLAT  
**PLAT**  
SHEET 2 OF 3



NORTH

SCALE IN FEET



- LEGEND**
- I.P. FOUND
  - I.P. SET (SEE SURVEY DATA)
  - ⊙ PERMANENT MARKER SET (SEE SURVEY DATA)
  - △ MAG NAIL SET
  - ▭ TREE PRESERVATION ZONE (SEE NOTE 1)

  
**Civil & Environmental Consultants, Inc.**  
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**AUTUMN ROSE WOODS SECTION 1**

DRAWN BY: DSC    CHECKED BY: RWM    APPROVED BY: MAS  
 DATE: JULY 2018    DWG SCALE: 1"=60'    PROJECT NO: 150-620

FINAL PLAT

**PLAT**  
 SHEET 3 OF 3

I:\2018\150-620\150-620-001\150-620-001-PLAT.DWG - AutoCAD 2017 (15/07/2018 10:58 AM) - LP: 02/2018 02:08