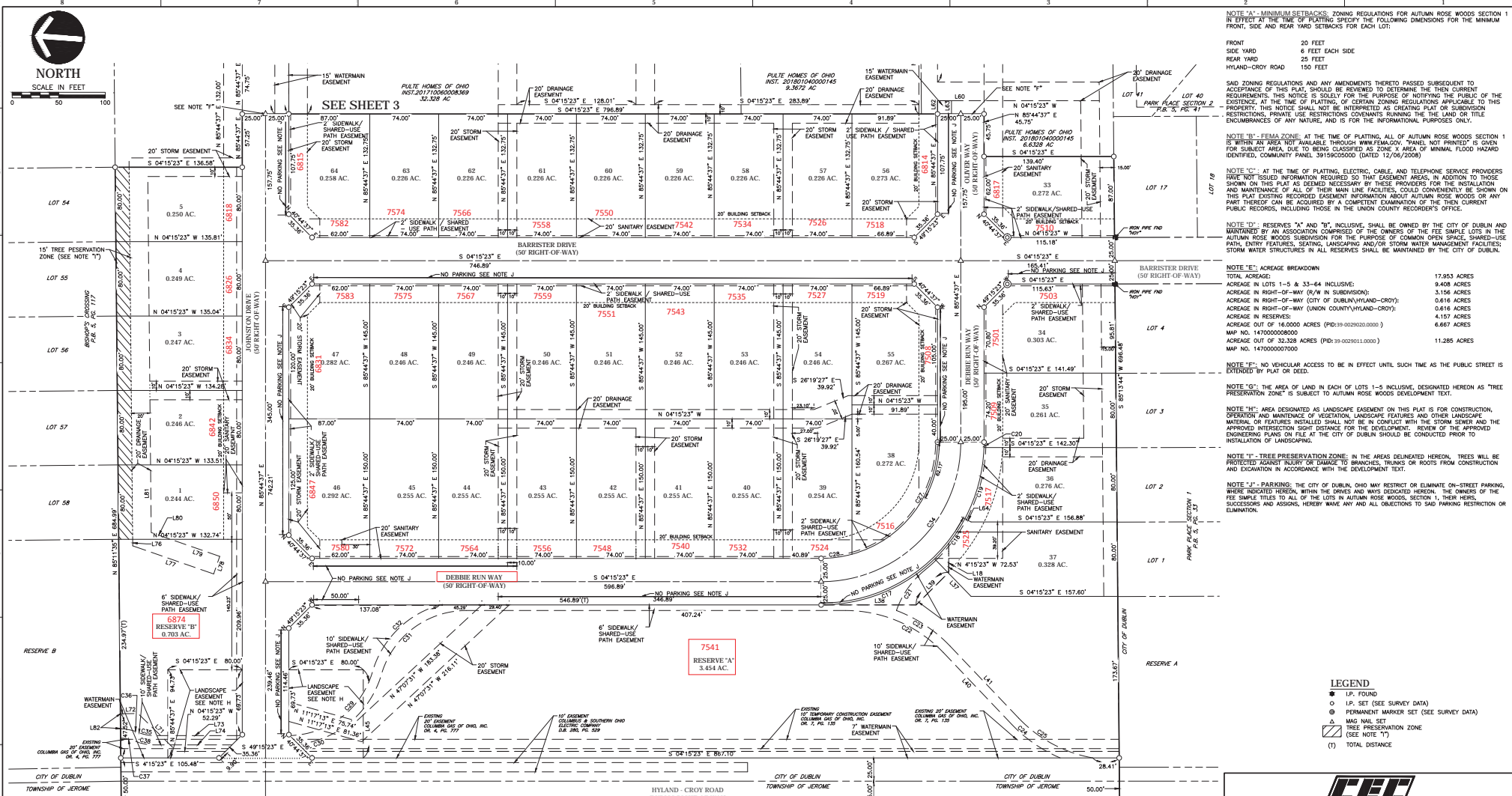




SCALE IN FEET
0 50 100



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

NOTE "B" - FEMA ZONE, IS AT THE TIME OF PLATTING, ALL OF AUTUMN ROSE WOODS SECTION 1 IS WITHIN AN AREA NOT AVAILABLE THROUGH MINIMIZATION. "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 PLAN AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAN 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 CITY 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
TOTAL ACREAGE 17.953 ACRES
ACREAGE IN LOTS 1-5 & 33-64 INCLUSIVE 9.408 ACRES
ACREAGE IN RIGHT-OF-WAY (R/W IN SUBDIVISION) 3.156 ACRES
ACREAGE IN RIGHT-OF-WAY (CITY OF DUBLIN/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 PLAN 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
 - (S) SET (SEE SURVEY DATA)
 - (P) PERMANENT MARKER SET (SEE SURVEY DATA)
 - (M) MAG NAIL SET
 - (T) TREE PRESERVATION ZONE (SEE NOTE "I")
 - (T) TOTAL DISTANCE

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AUTUMN ROSE WOODS SECTION 1

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

FINAL PLAT **PLAT**
SHEET 2 OF 3

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'	314°17'13"	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'	214°44'49"	17.09'	16.99'	S 06°37'32" W
C36	59.00'	194°40'23"	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'	214°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'

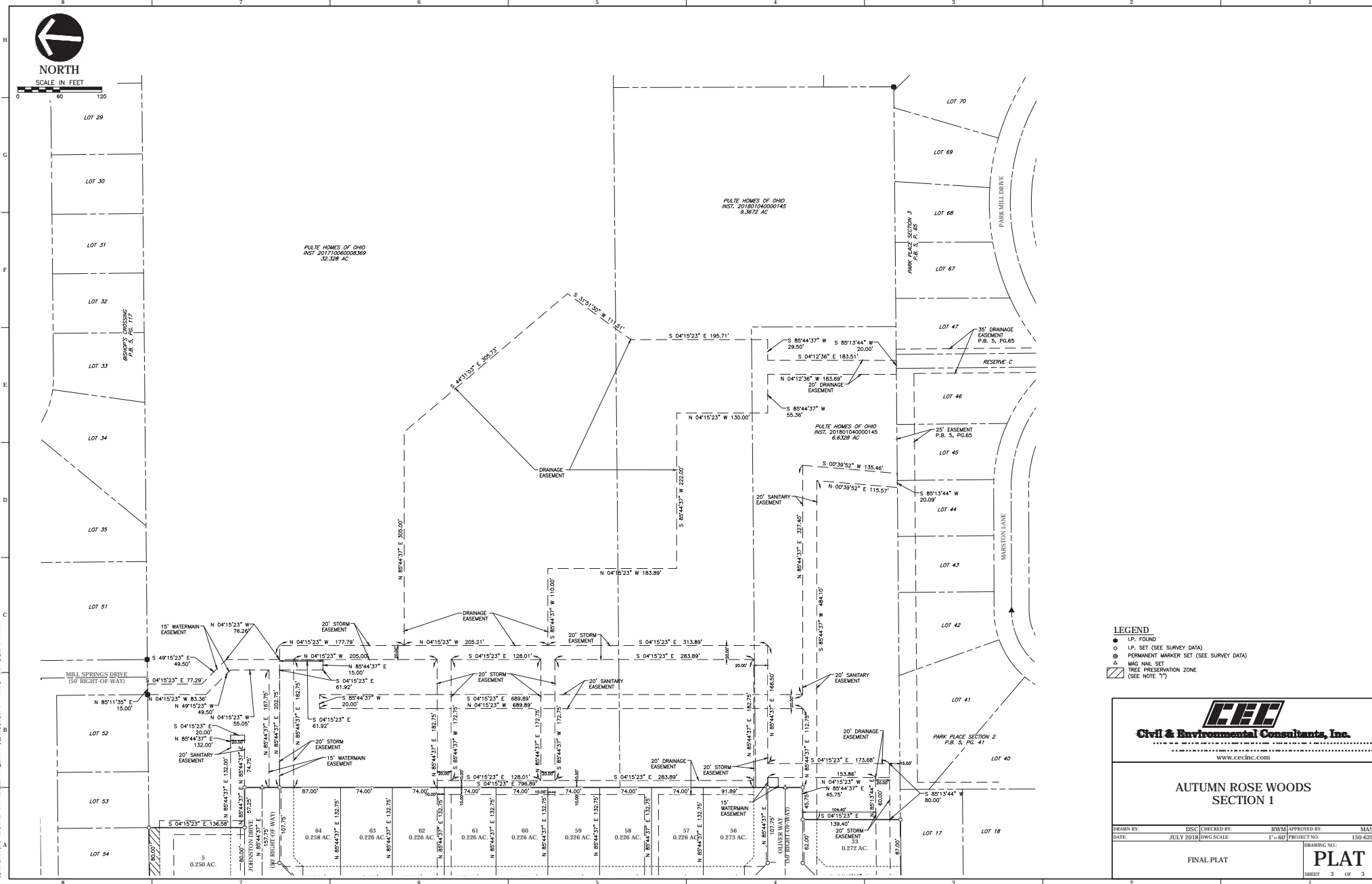
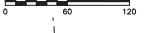
LINE TABLE		
LINE #	DIRECTION	LENGTH
L62	N 85°44'37" E	14.25'
L63	N 85°44'37" E	14.25'
L64	S 23°46'40" W	7.48'
L71	N 40°05'11" E	56.26'
L72	N 04°54'09" W	16.98'
L73	N 04°15'23" E	93.37'
L74	S 04°15'23" E	83.37'
L76	S 85°11'35" W	6.98'

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'



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)

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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

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