



NOTE "A" - MINIMUM SETBACKS: ZONING REGULATIONS FOR AUTUMN ROSE WOODS SECTION 2 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, 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 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 2 IS WITHIN AN AREA NOT AVAILABLE THROUGH WWW.FEMA.GOV. "PANEL NOT PRINTED" IS GIVEN FOR SUBJECT AREA, AS OF 5-22-17. NO DETERMINATION IS GIVEN FROM SIGNING SURVEYOR.

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 SUNBURY COVE 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 "D": RESERVES "C", "D", "E" AND "F" INCLUSIVE, SHALL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS IN THE AUTUMN ROSE WOODS SUBDIVISION FOR THE PURPOSE AS FOLLOWS:

RESERVE C: SOFT SURFACE SHARED USE PATH, PLAYGROUNDS, TRASH AND RECYCLING RECEPTACLES, BIKE RACKS, SEATING, LANDSCAPING AND/OR STORM WATER MANAGEMENT FACILITIES.

RESERVE D: SHARED-USE PATH

RESERVE F: LANDSCAPING

NOTE "E": ACREAGE BREAKDOWN

TOTAL ACREAGE:	30.390 ACRES
ACREAGE IN LOTS 6-32 & 65-73 INCLUSIVE:	10.696 ACRES
ACREAGE IN RIGHTS-OF-WAY:	2.460 ACRES
ACREAGE IN RESERVES:	17.234 ACRES
ACREAGE OUT OF 16 ACRES (PID:1700290200000)	9.332 ACRES
ACREAGE OUT OF 32.328 ACRES (PID:1700290110000)	21.058 ACRES

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 6-8 & 21-32, BOTH INCLUSIVE, DESIGNATED HEREON AS "TREE PRESERVATION ZONE" IS SUBJECT TO AUTUMN ROSE WOODS DEVELOPMENT TEXT.

NOTE "H": EASEMENT SHALL BE RELEASED AT SUCH TIME THE EXISTING UTILITY IS RE-ROUTED.

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 WAY DEDICATED HEREON. THE OWNERS OF THE FEE SIMPLE TITLES TO ALL OF THE LOTS IN AUTUMN ROSE WOODS, SECTION 1 & 2, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID PARKING RESTRICTION OR ELIMINATION.

7594
RESERVE "C"
(SEE NOTE "D")
16.533 AC.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 85°44'37" E	8.99'
L2	S 71°25'33" E	66.19'
L3	N 85°46'40" E	71.47'
L4	N 23°08'17" E	171.74'
L5	N 23°08'17" E	15.52'
L6	S 66°51'43" E	20.00'

LINE TABLE

LINE #	DIRECTION	LENGTH
L7	S 23°08'17" W	30.12'
L8	N 58°27'30" W	120.07'
L9	S 69°09'40" W	169.03'
L10	S 31°51'30" W	73.52'
L11	N 04°15'23" W	179.90'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	70°26'45"	122.95'	115.35'	S 50°31'14" W
C2	75.00'	70°26'40"	92.21'	86.51'	N 50°31'12" E
C3	63.50'	19°13'27"	21.31'	21.21'	S 05°41'08" W
C4	63.50'	25°42'13"	28.49'	28.25'	S 16°46'41" E
C5	61.50'	41°22'50"	44.42'	43.46'	N 08°56'23" W
C6	61.50'	63°27'45"	68.12'	64.69'	N 43°28'55" E
C7	61.50'	67°56'16"	72.92'	68.73'	S 70°49'05" E
C8	61.50'	61°44'48"	66.28'	63.12'	S 05°58'33" E
C9	61.50'	35°19'40"	37.92'	37.32'	S 42°33'41" W
C10	63.50'	44°55'39"	49.79'	48.53'	S 37°45'41" W
C11	125.00'	15°20'50"	33.48'	33.38'	S 22°58'17" W
C12	125.00'	27°39'36"	60.34'	59.76'	S 44°28'30" W
C13	125.00'	27°26'19"	59.86'	59.29'	S 72°01'28" W
C14	12.00'	180°00'00"	37.70'	24.00'	N 90°00'00" W
C15	61.50'	5°30'09"	5.91'	5.90'	N 39°36'01" W

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AUTUMN ROSE WOODS SECTION 2

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

FINAL PLAT

LEGEND:
● I.P. FOUND
○ I.P. SET (SEE SURVEY DATA)
⊙ PERMANENT MARKER SET (SEE SURVEY DATA)
△ MAG NAIL SET

DRAWING NO.: SHEET 2 OF 2