FINAL PLAT

REPLAT OF LOT 3 ~ JALL INVESTMENTS PROPERTIES
PLAT BOOK 80, PAGE 1
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin and the City of Dublin, Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands, being all of Lot Number Three (3) of JALL INVESTMENT PROPERTIES as conveyed to Education Development Group, LLC, of record in Instrument No. 201906110069291, as the same is numbered and delineated upon the recorded plat thereof, of record, in Plat Book 80, pages 1 and 2, Recorder's Office, Franklin County, Ohio.

The Undersigned, Education Development Group, LLC, an Ohio limited liability company, By Ehab Eskander, Authorized Member, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents his "Replat of Lot 3 ~ Jall Investment Properties", a subdivision containing Lots 1 and 2, do hereby accept this plat of same and dedicate to public use, as such, all of Innovation Street" 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, 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, Ehab Eskander, Authirized Member of Education Development Group, LLC, has hereunto set his hand this day of , 2021.

Signed and Acknowledged In the presence of:

EDUCATION DEVELOPMENT GROUP, LLC

By _____
Ehab Eskander
Authorized Member

_____

_____

STATE OF OHIO
COUNTY OF FRANKLIN
SS:

Before me, a notary in and for said State, personally appeared Ehab Eskander, Authorized Member of EDUCATION DEVELOPMENT GROUP, LLC, who achknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of EDDUCATION DEVELOPMENT GROUP, LLC for the uses and purposes expressed herein.

In Whitness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2021.

My commission expires _____

_____
Notary Public State of Ohio

Approved this _____ Day of _____, 2021

_____
Director of Landscape and Long Range Planning, Dublin, Ohio

Approved this _____ Day of _____, 2021

_____
City Engineer, Dublin, Ohio

Approved this _____ Day of _____, 2021

_____
Clerk of Council, Dublin, Ohio

Transferred this _____ Day of _____, 2021

_____
Auditor, Franklin County, Ohio

_____
Deputy Auditor, Franklin County, Ohio

Filed for record this____ day of _____,2021 at ____M. Fee $_____

_____
Recorder, Franklin County, Ohio

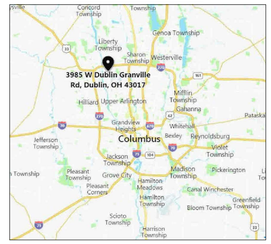
File No. _____

_____
Deputy Recorder, Franklin County, Ohio

Recorded This____ day of _____,2021 at ____M. Fee $_____

Plat Book___, Pages _____

VICINITY MAP



SURVEY DATA:

BASIS OF BEARINGS
Bearings shown hereon are based on GPS observations, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

SOURCE OF DATA
Sources of survey data are as shown hereon and are to the records of of the Franklin County, Ohio, Recorder.

IRON PINS
All iron pins shown as set consists of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock, S-8461".

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 "Jon Adcock, S-8461. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

I do hereby certify that I 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 PIPE FOUND (AS NOTED)*
◉ *IRON SET*
● *PERMANENT MARKER SET*

STATE OF OHIO
JON B. ADCOCK
8461
REGISTERED SURVEYOR

JON B. ADCOCK, P.S. 8461 JANUARY 29, 2021
Ohio P.S. No. Date:

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
www.americanlandsurveyors.com

AMERICAN LAND SURVEYORS — Focused on Excellence

8461 JANUARY 4, 2021

1/2

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-069	
DATE:	JANUARY 29, 2021	
SCALE:	N/A	

FINAL PLAT

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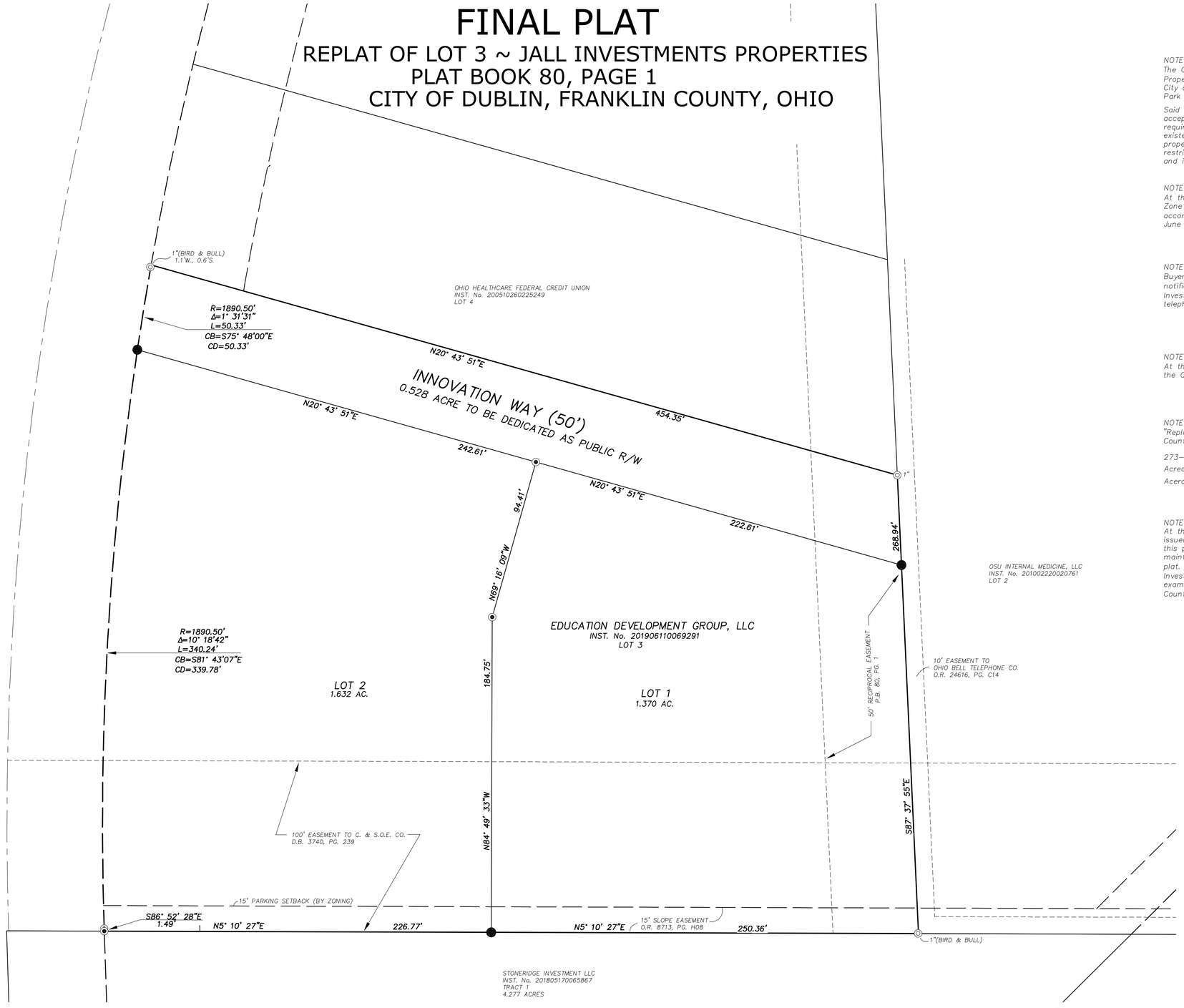
PLAT BOOK 80, PAGE 1
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

GRAPHIC SCALE
30 15 0
(IN FEET)
1 inch = 30 ft.



NOTE "A" – MINIMUM SETBACKS:
The City of Dublin zoning regulations for "Replat of Lot 3 ~ Jall Investments Properties" in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances. The site shown hereon is a part of the Bridge Park Overlay District.

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, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" – FLOOD NOTE:
At the time of platting, all of "Replat of Lot 3 ~ Jall Investments Properties" is in Zone X, being areas determined to be outside of the 0.2% annual chance floodplain according to FEMA Flood Insurance Rate Map (FIRM) Panel No. 39049C015K, dated June 16, 2008.

NOTE "C" – UTILITY PROVIDERS:
Buyers of the lots in "Replat of Lot 3 ~ Jall Investment Properties" are hereby notified that, at the time of platting, utility service to "Replat of Lot 3 ~ Jall Investment Properies" for electric power is provided by American Electric Power and telephone service is provided by AT&T.

NOTE "D" – SCHOOL DISTRICT:
At the time of platting, all of "Replat of Lot 3 ~ Jall Investment Properties" is in the City of Dublin School District.

NOTE "E" – ACREAGE BREAKDOWN:
"Replat of Lot 3 ~ Jall Investment Properties" is out of the following Franklin County Parcel Numbers:

273–009147–00	*3.530 Acres (Total)*
Acreage in right–of–way	*0.528 Acre*
Acerage in Lots	*3.002 Acres*

NOTE "F" – EASEMENT NOTE:
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 "Replat of Lot 3 ~ Jall Investment Properties" 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.

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
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Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-069	
DATE:	JANUARY 29, 2021	
SCALE:	1"=30'	