

# RESUBDIVISION OF RESERVE "A" AND RESERVE "D" OF OAK PARK

Situated in the State of Ohio, County of Union, Township of Washington (Franklin County), City of Dublin, and in Virginia Military Survey Number 6595, containing 3.468 acres of land, more or less, said 3.468 acres being a resubdivision of Reserve "A" and Reserve "D" of the subdivision entitled "Oak Park", of record in Plat Book 5, Page 260A - D, said Reserves being conveyed to **OAK PARK DUBLIN, LLC** by deed of record in Instrument Number 201906040004051, Recorder's Office, Union County, Ohio.

The undersigned, **OAK PARK DUBLIN, LLC**, a New Jersey limited liability company, by **JEREMY HALPERN**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**RESUBDIVISION OF RESERVE "A" AND RESERVE "D" OF OAK PARK**", a subdivision containing Lots 129 to 140, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Oaktree Drive North and Oaktree Drive South 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.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk Easement." Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities 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 swales and/or other above ground storm water drainage facilities. 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. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

In Witness Whereof, **JEREMY HALPERN**, Managing Member of **OAK PARK DUBLIN, LLC**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of: **OAK PARK DUBLIN, LLC**  
  
By **JEREMY HALPERN**,  
Managing Member

STATE OF NEW JERSEY  
COUNTY OF \_\_\_\_\_ ss:

Before me, a Notary Public in and for said State, personally appeared **JEREMY HALPERN**, Managing Member of **OAK PARK DUBLIN, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **OAK PARK DUBLIN, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, 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, wherein all of Oaktree Drive North and Oaktree Drive South dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

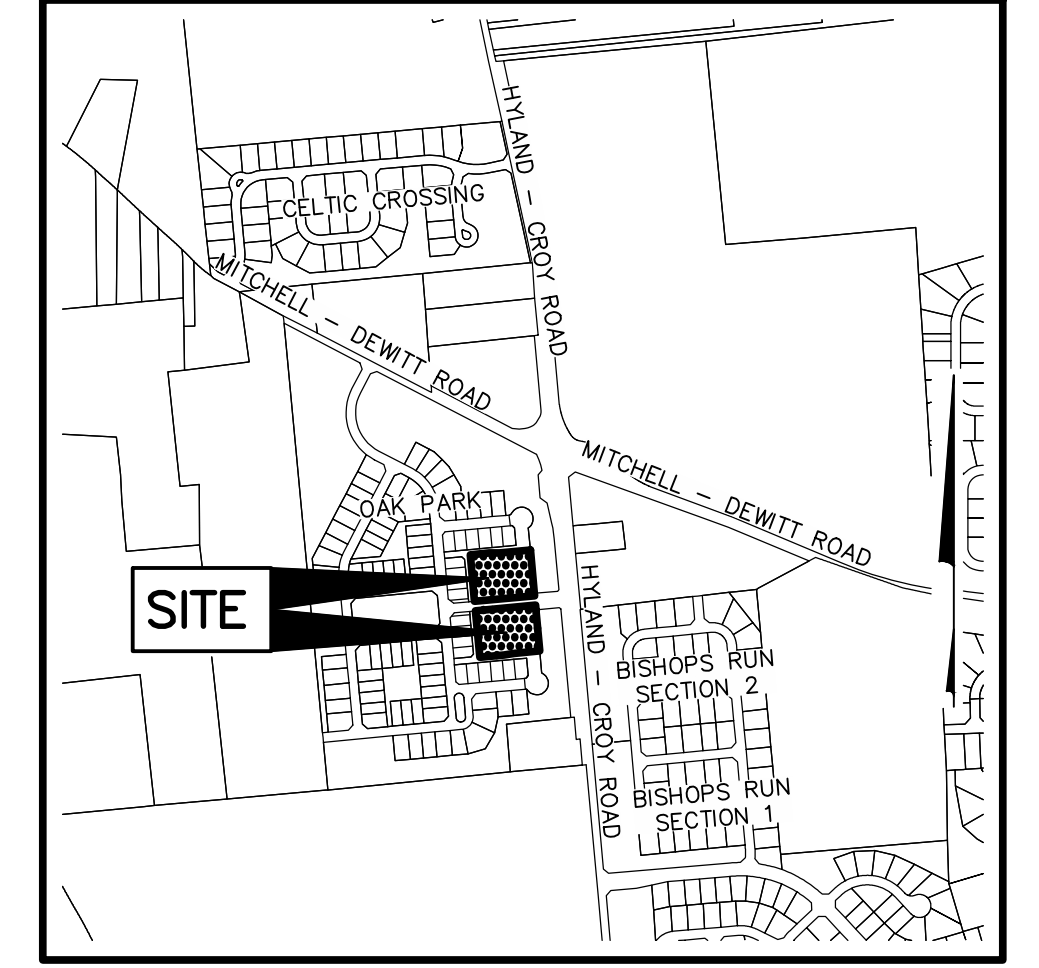
In Witness Thereof I have hereunto set my hand and affixed my seal this \_\_\_\_ day of \_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Clerk of Council,  
Dublin, Ohio

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

Filed for record this \_\_\_\_ day of \_\_\_\_, 20\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_.  
\_\_\_\_\_  
Recorder,  
Union County, Ohio

File No. \_\_\_\_\_

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey control monument 6648 and McNeal, having a bearing of South 15° 07' 53" East between said monuments, and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment).

**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, Union 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



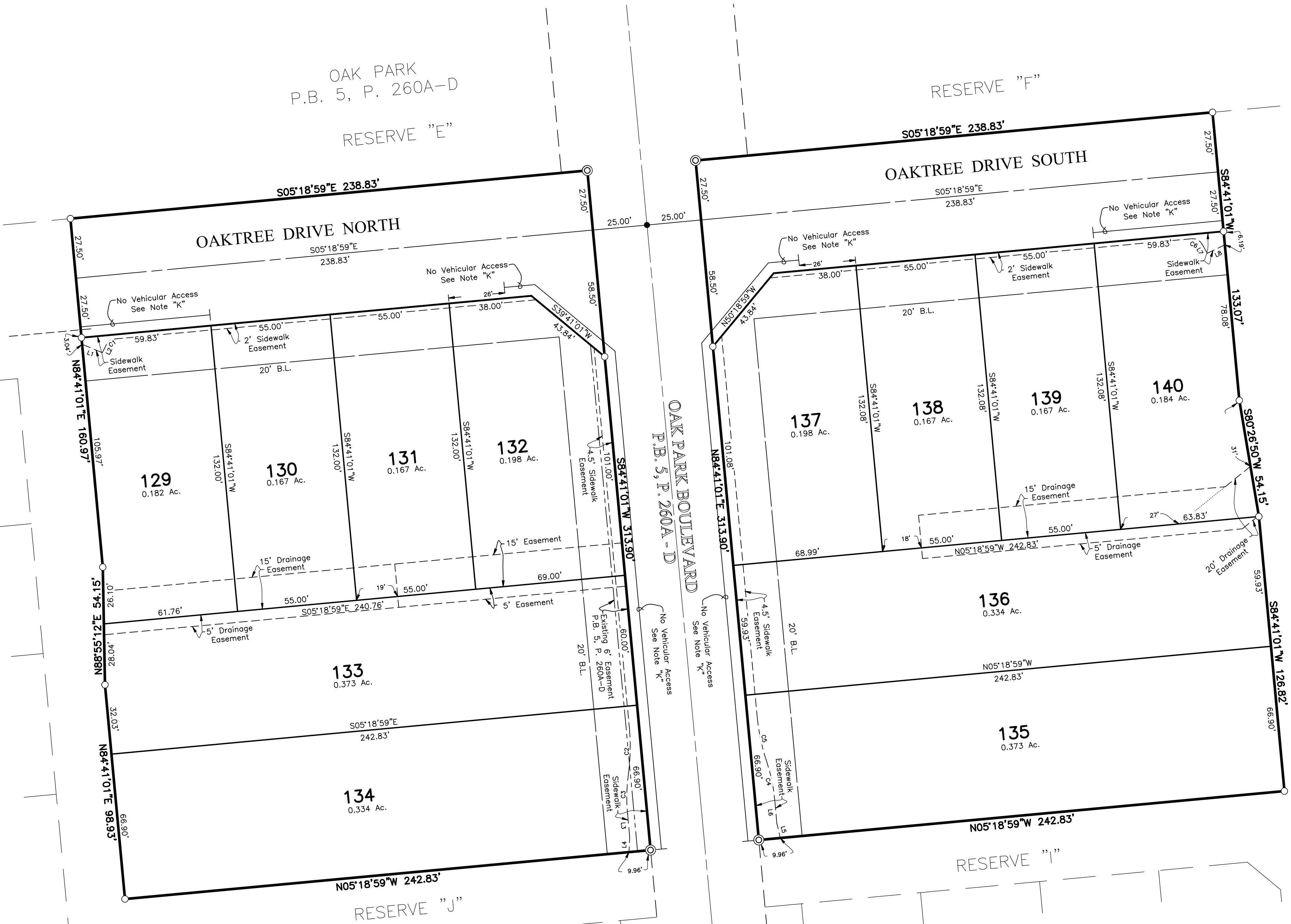
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

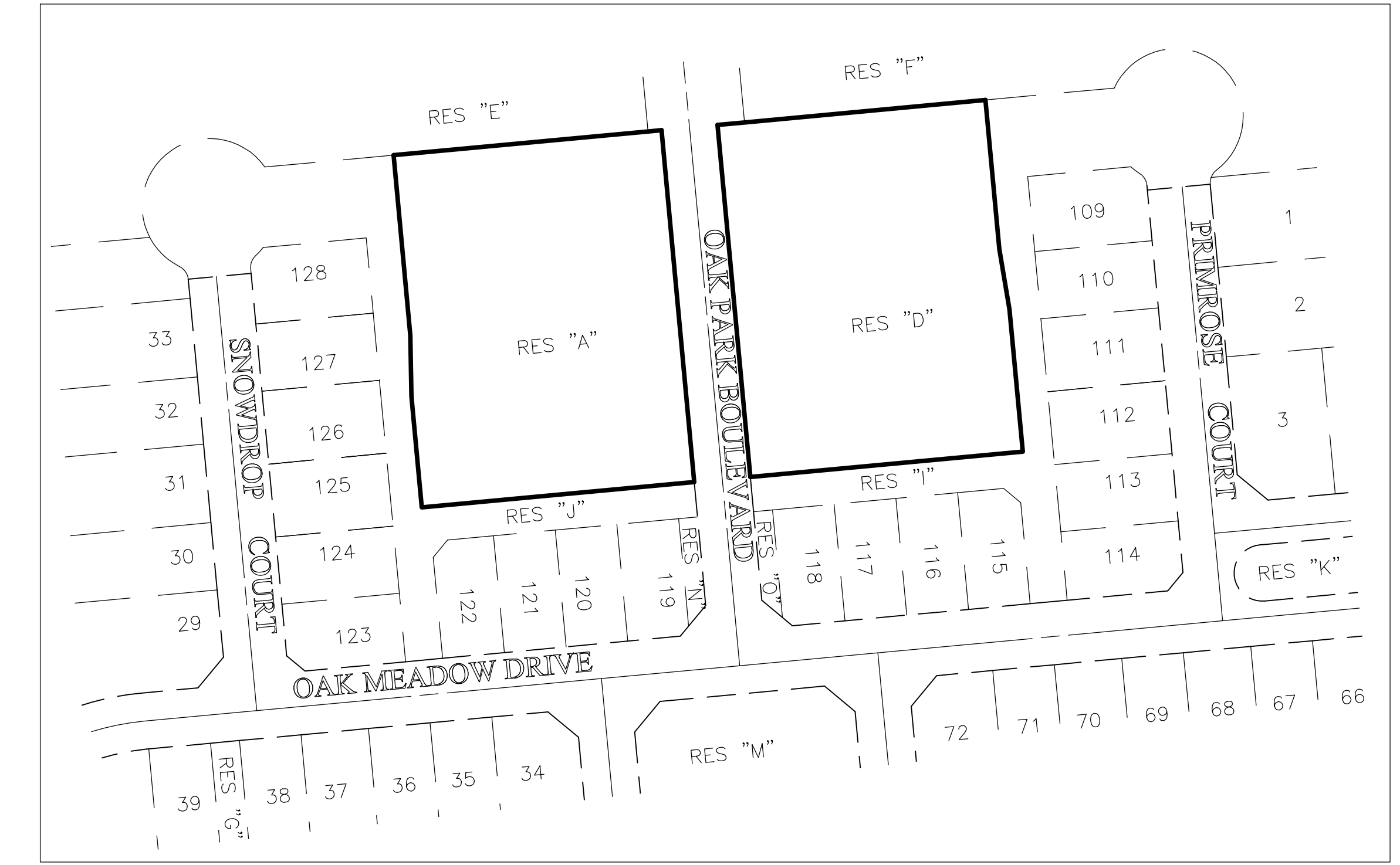
By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

U:\20190603\DWG\CASHSHEETS\PLAT\20190603-AS-PLAT-02.DWG plotted by MASTON, JOHN on 3/19/2021 12:12:13 PM last saved by JMASTON on 3/18/2021 2:29:23 PM

# RESUBDIVISION OF RESERVE "A" AND RESERVE "D" OF OAK PARK



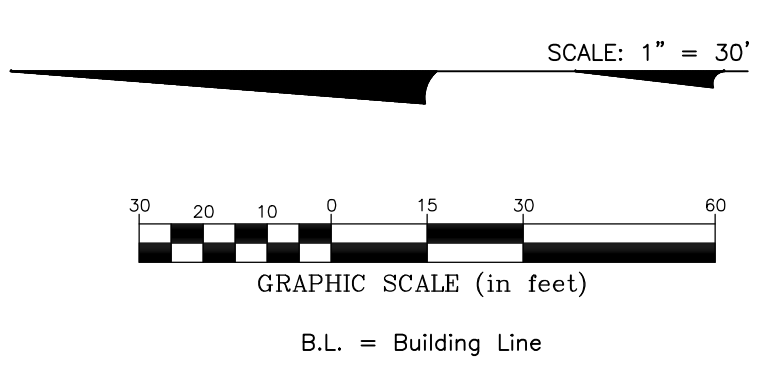
INDEX OF RESERVES IN OAK PARK (P.B. 5, P. 260A - D) TO BE RESUBDIVIDED



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	57°55'17"	5.00'	5.05'	N 34°16'37" W	4.84'
C2	13°13'12"	94.51'	21.81'	S 88°42'06" E	21.76'
C3	13°45'38"	75.18'	18.06'	N 88°58'49" W	18.01'
C4	13°45'37"	75.18'	18.06'	N 78°20'52" E	18.01'
C5	13°13'12"	94.51'	21.81'	S 78°04'09" W	21.76'
C6	64°47'08"	5.00'	5.65'	N 27°04'35" E	5.36'

LINE	BEARING	DISTANCE
L1	S22°31'48"W	10.10'
L2	S63°14'16"E	4.02'
L3	N84°37'49"E	11.12'
L4	N87°04'10"W	6.78'
L5	S76°26'12"W	6.78'
L6	N84°44'05"E	10.67'
L7	S60°17'13"W	5.00'
L8	N25°59'51"W	8.98'

- 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



**NOTE "A":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "B":** At the time of platting, all of the land hereby being platted as Resubdivision of Reserve "A" and Reserve "D" of Oak Park is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0018K with effective date of June 17, 2008.

**NOTE "C" - ACREAGE BREAKDOWN:** Resubdivision of Reserve "A" and Reserve "D" of Oak Park is comprised of the following Union County Parcel Numbers and Map Numbers:

Parcel Number	Map Number	Existing Acreage	Lot No.
3900280140400	1361602030000	1.733 Ac.	Res. A
3900280140950	1460404008000	1.735 Ac.	Res. D

**NOTE "D" - FENCES:** Fences, where permitted in the Oak Park subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

**NOTE "E" - UTILITY PROVIDERS:** Buyers of the lots in the Resubdivision of Reserve "A" and Reserve "D" of Oak Park are hereby notified that, at the time of platting, utility service for electric power is provided by AEP and Ohio Edison and telephone service is provided by AT&T and Frontier North.

**NOTE "F":** As per City of Dublin Zoning Code, all lots within Resubdivision of Reserve "A" and Reserve "D" of Oak Park are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Oak Park" and the development text.

**NOTE "G" - SCHOOL DISTRICT:** At the time of platting, all of Resubdivision of Reserve "A" and Reserve "D" of Oak Park is in the Dublin City School District.

**NOTE "H" - ACREAGE BREAKDOWN:**

Total acreage	3.468 Ac.
Acreage in lots	2.842 Ac.
Acreage in public rights-of-way	0.626 Ac.

**NOTE "I":** 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 Reserve "A" and Reserve "D" of Oak Park 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 "J":** The owners of the fee simple titles to Lots 129 to 140, both inclusive, shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over Reserve "I" and Reserve "J" of the subdivision entitled "Oak Park", of record in Plat Book 5, Pages 260A-D), to be shared with the owners of the fee simple titles to each other of said Lots 129 to 140, both inclusive.

**NOTE "K" - VEHICULAR ACCESS - OAK PARK BOULEVARD, OAKTREE DRIVE NORTH AND OAKTREE DRIVE SOUTH:** Within the limits shown and specified hereon, Oak Park Dublin, LLC hereby waives and releases all right or rights of direct vehicular driveway access or claims thereof to the present road improvements within public right of way as constructed, or to the ultimate road improvement within public right of way. The execution of this plat shall act as a waiver to the City of Dublin, Ohio, in the elimination of any direct vehicular driveway access to said Drives or Boulevard within public right of way.

**NOTE "L" - MINIMUM SETBACKS:** Zoning regulations for Resubdivision of Reserve "A" and Reserve "D" of Oak Park in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot as follows:

Front:	20 feet from public right-of-way
Side:	6 feet where adjacent to residential lot, 10 feet where adjacent to Reserves "I" and "J"
Rear:	15 feet Lots 129-132 & 137-140 20 feet Lots 133-136

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.