

LOCATION MAP NOT TO SCALE

# FINAL PLAT WRIGHT WAY CORPORATE PARK

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, QUARTER TOWNSHIP 2, LOTS 16, 17 AND 13, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS

Situated in Lots 16, 17, and 13 in Quarter Township 2, Township 2, Range 19, United States Military Lands, City of Dublin, Franklin County, Ohio, being part (Parcels 273-009067-00, 273-008414-00) and all of (Parcel 273-073013-00) as conveyed to THE CITY OF DUBLIN, by Instrument Number 201812260173556, 201011230159006, and 201806180080756, of the Franklin County Recorder's Office.

The undersigned, THE CITY OF DUBLIN, OHIO, an Ohio municipal corporation, by DANA McDANIEL, City Manager, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents the "WRIGHT WAY CORPORATE PARK" a subdivision containing Lot 1 and Reserve "A", do hereby accept this plat of same and dedicate to public use, as such, all or parts of the Ways shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements made to this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the 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 "Landscape/Entry Sign Easements". The aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi 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 stormwater drainage within those areas designated "Landscape/entry Sign Easements" on this plat, and additional easements is hereby reserved for construction, operation, and maintenance of vegetation, entry signs, landscaping features, and other landscape materials or features.

In Witness thereof, DANA McDANIEL, City Manager of THE CITY OF DUBLIN, hereunto set his hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

THE CITY OF DUBLIN, OHIO:

Signed and acknowledged in the presence of:

SIGN: \_\_\_\_\_  
PRINT: \_\_\_\_\_

By: \_\_\_\_\_  
DANA McDANIEL, City Manager

SIGN: \_\_\_\_\_  
PRINT: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DANA McDANIEL, City Manager of THE CITY OF DUBLIN, OHIO, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of THE CITY OF DUBLIN, OHIO for the uses and purposes therein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

My commission expires: \_\_\_\_\_  
Notary Public State of Ohio

I do hereby certify that I have surveyed these premises, prepared the attached plat and that said plat is correct. All dimensions are shown in feet and decimal parts thereof and dimensions shown along curves are chord measurements.



\_\_\_\_\_  
Jeremy L. Van Ostran, P.S. #8283

### APPROVALS

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.  
\_\_\_\_\_  
Director of Planning  
City of Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.  
\_\_\_\_\_  
Director of Engineering/ City engineer  
City of Dublin, Ohio

Approved by Resolution \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by vote of Council, wherein all of Wright Way and easements 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 \_\_\_\_\_, 2021.  
\_\_\_\_\_  
Auditor, Franklin County, Ohio

Filed for record \_\_\_\_ day of \_\_\_\_\_, 2021,  
at \_\_\_\_ M.  
Fee \$ \_\_\_\_\_  
File No. \_\_\_\_\_  
\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

\_\_\_\_\_  
Recorder, Franklin County, Ohio

Recorded this \_\_\_\_ day of \_\_\_\_\_, 2021.

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_  
\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

### SURVEYOR DATA:

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM. SOUTH SYSTEM, NAD83(2011), GEOID12A.

### ZONING:

R-1.

### BUILDING SETBACKS:

RIVERSIDE DRIVE - 112'  
EMERALD PARKWAY - 100'  
WRIGHT WAY - 25.5'

### ACREAGE IN "WRIGHT WAY CORPORATE PARK":

7.354 ACRES IN LOTS  
1.662 ACRES IN RESERVE "A"  
13.332 ACRES IN RESERVE "B"  
0.751 ACRES IN RIGHT-OF-WAY (TOTAL)  
(0.253 ACRES OF NEW R/W FROM PARCEL 273-008414-00)  
(0.498 ACRES FROM EXISTING PARCEL 273013013-00 TO BE CONVERTED TO R/W)  
23.099 ACRES TOTAL

### SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER.

### IRON PINS:

IRON PINS, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" IRON REBAR, THIRTY INCHES IN LENGTH WITH A RED PLASTIC CAP "HULL 8283".

### PERMANENT MONUMENTS SET:

MONUMENTS, WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE 6" ROUND CONCRETE WITH 5/8" REBAR 30" IN LENGTH WITH RED ID CAP "HULL 8283".

FIRM COMMUNITY PANEL No.: 39049C0151K  
FLOOD ZONE: X  
EFFECTIVE DATE: 06/17/2008

### RESERVE "A":

Reserve "A" shall be owned and maintained by the City of Dublin for the purpose of common passive open space. Improvements are limited to shared use paths, entry features, seating, landscaping and/or stormwater management facilities. Trees in this area shall be protected against injury or damage to branches, trunks or roots from construction and excavation.

### RESERVE "B":

Reserve "B" shall be owned and maintained by the City of Dublin for the purpose of Ferris-Wright Park.

DRAWN  
KITB  
CHECKED  
JULY  
DATE  
03/08/2021

DATE

PLAN ISSUE/REVISION

NO.

Hull & Associates, Inc.  
Surveyors, Ohio License  
No. 44955  
Phone: (740) 344-5461  
www.hullinc.com

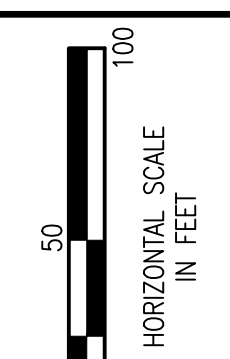
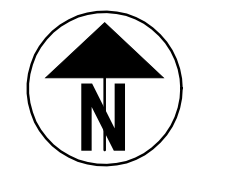


WRIGHT WAY CORPORATE PARK  
DUBLIN, OHIO  
FINAL PLAT

JOB NUMBER:  
DUB027

1/3





|       |                |         |     |      |            |
|-------|----------------|---------|-----|------|------------|
| DRAWN | KTB            | CHECKED | JUL | DATE | 03/08/2021 |
| PLAN  | ISSUE/REVISION | NO.     |     |      |            |

|      |                |
|------|----------------|
| NO.  |                |
| PLAN | ISSUE/REVISION |

**HULL**  
Environment / Energy / Infrastructure

**WRIGHT WAY CORPORATE PARK**  
DUBLIN, OHIO  
**FINAL PLAT**

JOB NUMBER:  
**DUB027**  
**2/3**

# FINAL PLAT WRIGHT WAY CORPORATE PARK

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, QUARTER TOWNSHIP 2, LOTS 16, 17 AND 13, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS

**RESERVE "B"**  
13.332 ACRES  
580,741.92 SQ. FT

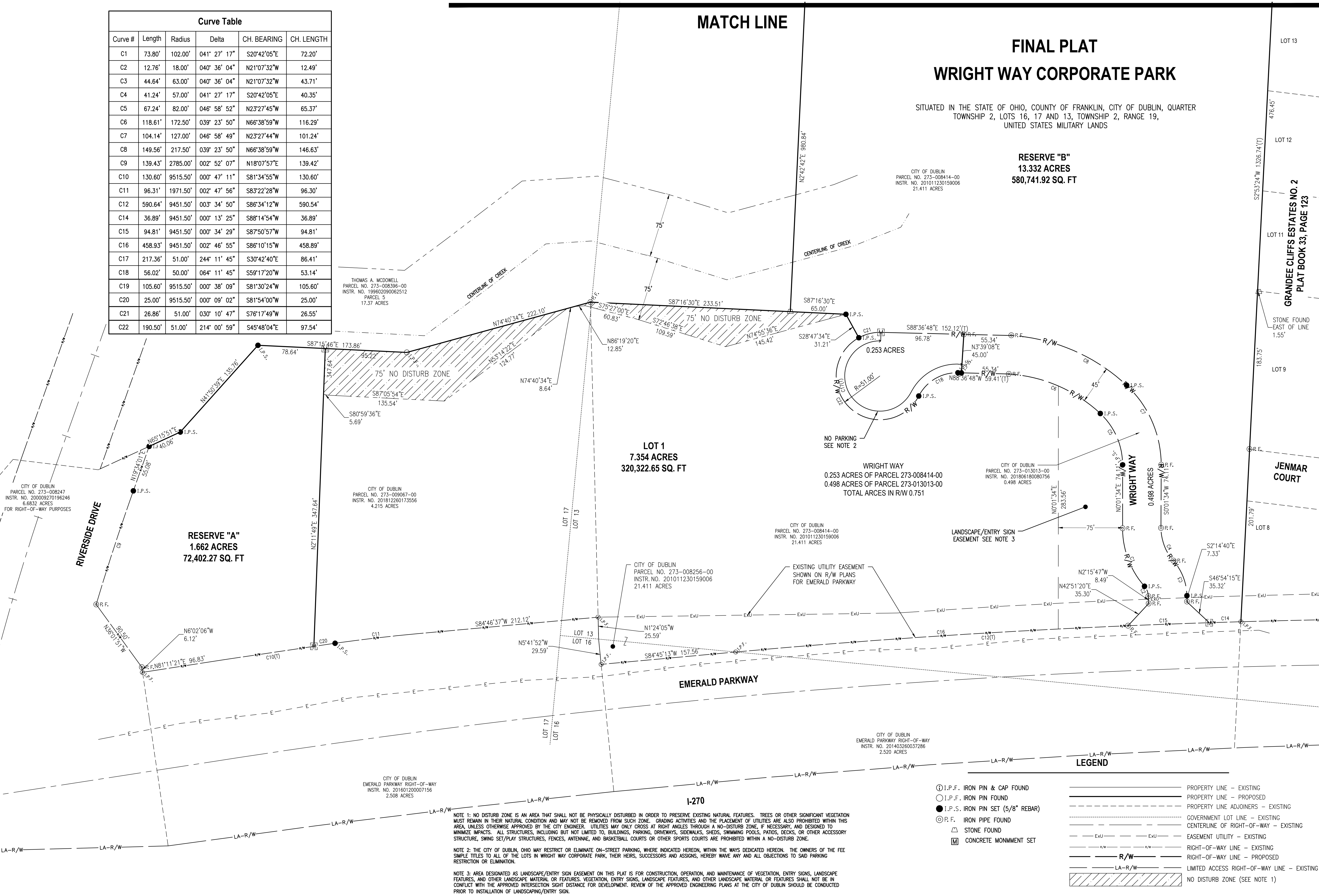
CITY OF DUBLIN  
PARCEL NO. 273-008414-00  
INSTR. NO. 201011230159006  
21.411 ACRES

**LOT 1**  
7.354 ACRES  
320,322.65 SQ. FT

**WRIGHT WAY**  
0.253 ACRES OF PARCEL 273-008414-00  
0.498 ACRES OF PARCEL 273-013013-00  
TOTAL ACRES IN R/W 0.751

**RESERVE "A"**  
1.662 ACRES  
72,402.27 SQ. FT

| Curve # | Length  | Radius   | Delta        | CH. BEARING | CH. LENGTH |
|---------|---------|----------|--------------|-------------|------------|
| C1      | 73.80'  | 102.00'  | 041° 27' 17" | S20°42'05"E | 72.20'     |
| C2      | 12.76'  | 18.00'   | 040° 36' 04" | N21°07'32"W | 12.49'     |
| C3      | 44.64'  | 63.00'   | 040° 36' 04" | N21°07'32"W | 43.71'     |
| C4      | 41.24'  | 57.00'   | 041° 27' 17" | S20°42'05"E | 40.35'     |
| C5      | 67.24'  | 82.00'   | 046° 58' 52" | N23°27'45"W | 65.37'     |
| C6      | 118.61' | 172.50'  | 039° 23' 50" | N66°38'59"W | 116.29'    |
| C7      | 104.14' | 127.00'  | 046° 58' 49" | N23°27'44"W | 101.24'    |
| C8      | 149.56' | 217.50'  | 039° 23' 50" | N66°38'59"W | 146.63'    |
| C9      | 139.43' | 2785.00' | 002° 52' 07" | N18°07'57"E | 139.42'    |
| C10     | 130.60' | 9515.50' | 000° 47' 11" | S81°34'55"W | 130.60'    |
| C11     | 96.31'  | 1971.50' | 002° 47' 56" | S83°22'28"W | 96.30'     |
| C12     | 590.64' | 9451.50' | 003° 34' 50" | S86°34'12"W | 590.54'    |
| C14     | 36.89'  | 9451.50' | 000° 13' 25" | S88°14'54"W | 36.89'     |
| C15     | 94.81'  | 9451.50' | 000° 34' 29" | S87°50'57"W | 94.81'     |
| C16     | 458.93' | 9451.50' | 002° 46' 55" | S86°10'15"W | 458.89'    |
| C17     | 217.36' | 51.00'   | 244° 11' 45" | S30°42'40"E | 86.41'     |
| C18     | 56.02'  | 50.00'   | 064° 11' 45" | S59°17'20"W | 53.14'     |
| C19     | 105.60' | 9515.50' | 000° 38' 09" | S81°30'24"W | 105.60'    |
| C20     | 25.00'  | 9515.50' | 000° 09' 02" | S81°54'00"W | 25.00'     |
| C21     | 26.86'  | 51.00'   | 030° 10' 47" | S76°17'49"W | 26.55'     |
| C22     | 190.50' | 51.00'   | 214° 00' 59" | S45°48'04"E | 97.54'     |



**LEGEND**

|                                    |           |   |
|------------------------------------|-----------|---|
| ⊙ I.P.F. IRON PIN & CAP FOUND      | — — — — — | PROPERTY LINE - EXISTING                    |
| ○ I.P.F. IRON PIN FOUND            | — — — — — | PROPERTY LINE - PROPOSED                    |
| ● I.P.S. IRON PIN SET (5/8" REBAR) | - - - - - | PROPERTY LINE ADJOINERS - EXISTING          |
| ⊙ P.F. IRON PIPE FOUND             | — — — — — | GOVERNMENT LOT LINE - EXISTING              |
| ⊠ STONE FOUND                      | - - - - - | CENTERLINE OF RIGHT-OF-WAY - EXISTING       |
| ▣ CONCRETE MONUMENT SET            | - - - - - | RIGHT-OF-WAY LINE - EXISTING                |
|                                    | - - - - - | RIGHT-OF-WAY LINE - PROPOSED                |
|                                    | - - - - - | LIMITED ACCESS RIGHT-OF-WAY LINE - EXISTING |
|                                    | - - - - - | NO DISTURB ZONE (SEE NOTE 1)                |
|                                    | - - - - - | EASEMENT UTILITY - EXISTING                 |
|                                    | - - - - - | EASEMENT UTILITY - PROPOSED                 |

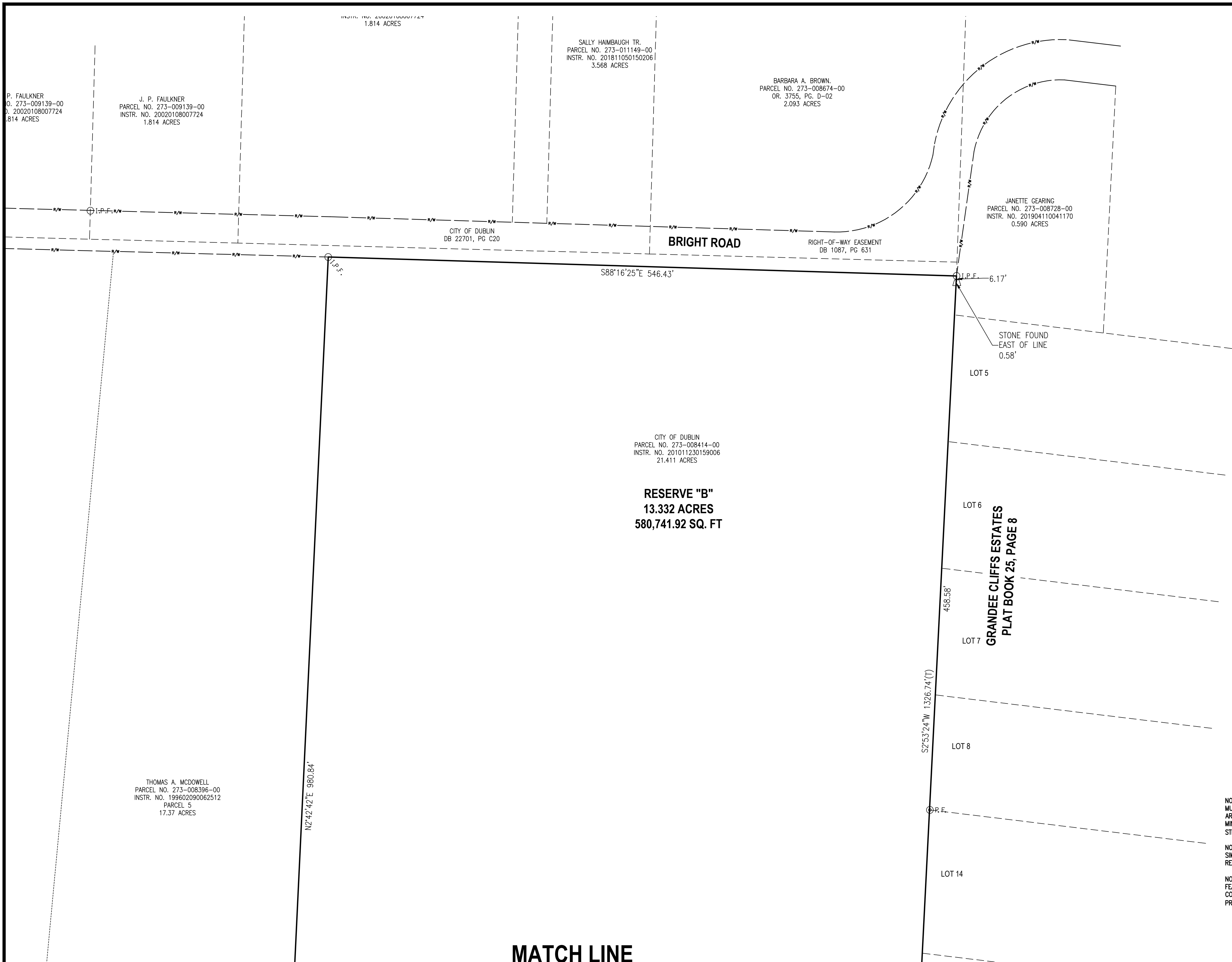
NOTE 1: NO DISTURB ZONE IS AN AREA THAT SHALL NOT BE PHYSICALLY DISTURBED IN ORDER TO PRESERVE EXISTING NATURAL FEATURES. TREES OR OTHER SIGNIFICANT VEGETATION MUST REMAIN IN THEIR NATURAL CONDITION AND MAY NOT BE REMOVED FROM SUCH ZONE. GRADING ACTIVITIES AND THE PLACEMENT OF UTILITIES ARE ALSO PROHIBITED WITHIN THIS AREA, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. UTILITIES MAY ONLY CROSS AT RIGHT ANGLES THROUGH A NO-DISTURB ZONE, IF NECESSARY, AND DESIGNED TO MINIMIZE IMPACTS. ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO, BUILDINGS, PARKING, DRIVEWAYS, SIDEWALKS, SHEDS, SWIMMING POOLS, PATIOS, DECKS, OR OTHER ACCESSORY STRUCTURE, SWING SET/PLAY STRUCTURES, FENCES, ANTENNAE, AND BASKETBALL COURTS OR OTHER SPORTS COURTS ARE PROHIBITED WITHIN A NO-DISTURB ZONE.

NOTE 2: THE CITY OF DUBLIN, OHIO MAY RESTRICT OR ELIMINATE ON-STREET PARKING, WHERE INDICATED HEREON, WITHIN THE WAYS DEDICATED HEREON. THE OWNERS OF THE FEE SIMPLE TITLES TO ALL OF THE LOTS IN WRIGHT WAY CORPORATE PARK, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID PARKING RESTRICTION OR ELIMINATION.

NOTE 3: AREA DESIGNATED AS LANDSCAPE/ENTRY SIGN EASEMENT ON THIS PLAT IS FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF VEGETATION, ENTRY SIGNS, LANDSCAPE FEATURES, AND OTHER LANDSCAPE MATERIAL OR FEATURES. VEGETATION, ENTRY SIGNS, LANDSCAPE FEATURES, AND OTHER LANDSCAPE MATERIAL OR FEATURES SHALL NOT BE IN CONFLICT WITH THE APPROVED INTERSECTION SIGHT DISTANCE FOR DEVELOPMENT. REVIEW OF THE APPROVED ENGINEERING PLANS AT THE CITY OF DUBLIN SHOULD BE CONDUCTED PRIOR TO INSTALLATION OF LANDSCAPING/ENTRY SIGN.

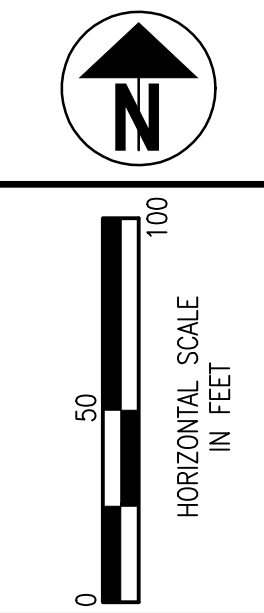
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# FINAL PLAT WRIGHT WAY CORPORATE PARK

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, QUARTER  
TOWNSHIP 2, LOTS 16, 17 AND 13, TOWNSHIP 2, RANGE 19,  
UNITED STATES MILITARY LANDS



|              |                |                    |
|--------------|----------------|--------------------|
| DRAWN<br>KTB | CHECKED<br>JLV | DATE<br>03/08/2021 |
|--------------|----------------|--------------------|

| NO. | PLAN ISSUE/REVISION | DATE |
|-----|---------------------|------|
|     |                     |      |
|     |                     |      |
|     |                     |      |

HULL & ASSOCIATES, Inc.  
59 Grant Street  
Dublin, Ohio 43017  
Phone: (740) 344-6651  
www.hullinc.com

# HULL

Environment / Energy / Infrastructure

**WRIGHT WAY CORPORATE PARK**  
DUBLIN, OHIO  
**FINAL PLAT**

JOB NUMBER:  
**DUB027**

**3/3**

NOTE 1: NO DISTURB ZONE IS AN AREA THAT SHALL NOT BE PHYSICALLY DISTURBED IN ORDER TO PRESERVE EXISTING NATURAL FEATURES. TREES OR OTHER SIGNIFICANT VEGETATION MUST REMAIN IN THEIR NATURAL CONDITION AND MAY NOT BE REMOVED FROM SUCH ZONE. GRADING ACTIVITIES AND THE PLACEMENT OF UTILITIES ARE ALSO PROHIBITED WITHIN THIS AREA, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. UTILITIES MAY ONLY CROSS AT RIGHT ANGLES THROUGH A NO-DISTURB ZONE, IF NECESSARY, AND DESIGNED TO MINIMIZE IMPACTS. ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO, BUILDINGS, PARKING, DRIVEWAYS, SIDEWALKS, SHEDS, SWIMMING POOLS, PATIOS, DECKS, OR OTHER ACCESSORY STRUCTURE, SWING SET/PLAY STRUCTURES, FENCES, ANTENNAE, AND BASKETBALL COURTS OR OTHER SPORTS COURTS ARE PROHIBITED WITHIN A NO-DISTURB ZONE.

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| LEGEND                             |   |
|------------------------------------|---|
| ⊙ I.P.F. IRON PIN & CAP FOUND      | — — — — — PROPERTY LINE - EXISTING                |
| ○ I.P.F. IRON PIN FOUND            | — — — — — PROPERTY LINE - PROPOSED                |
| ● I.P.S. IRON PIN SET (5/8" REBAR) | - - - - - PROPERTY LINE ADJOINERS - EXISTING      |
| ⊙ P.F. IRON PIPE FOUND             | ..... GOVERNMENT LOT LINE - EXISTING              |
| △ STONE FOUND                      | - - - - - CENTERLINE OF RIGHT-OF-WAY - EXISTING   |
| ⊠ CONCRETE MONUMENT SET            | - - - ExU - - - EASEMENT UTILITY - EXISTING       |
|                                    | - - - R/W - - - RIGHT-OF-WAY LINE - EXISTING      |
|                                    | - - - LA-R/W - - - RIGHT-OF-WAY LINE - PROPOSED   |
|                                    | - - - LIMITED ACCESS RIGHT-OF-WAY LINE - EXISTING |
|                                    | ▨ NO DISTURB ZONE (SEE NOTE 1)                    |