

LOCATION MAP NOT TO SCALE

PRELIMINARY 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

SURVEYOR NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

DATE OF FIELD WORK: 11-19-2020
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

LANDSCAPE /ENTRY SIGN EASEMENT:

THOSE AREAS DESIGNATED AS "LANDSCAPE/ENTRY SIGN EASEMENT" ARE RESERVED FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF VEGETATION, ENTRY SIGNS, LANDSCAPING FEATURES, AND OTHER LANDSCAPE MATERIAL OF FEATURES.

BASIS OF BEARINGS:

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

BENCHMARKS:

AS PER THE TOPOGRAPHIC SURVEY PREPARED BY JOBES HENDERSON & ASSOCIATES THE CONTRACTOR AND/OR HIS SURVEYOR SHALL BE RESPONSIBLE TO CROSS CHECK ALL CONTROL FOR DISTURBANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

BENCHMARK #1 - 5/8" REBAR 30" IN LENGTH WITH ID CAP "TRAV" LOCATED ON THE NORTH SIDE OF WRIGHT WAY SEE MAP FOR LOCATION
ELEVATION = 850.38

BENCHMARK #2 - 5/8" REBAR 30" IN LENGTH WITH ID CAP "TRAV" LOCATED IN THE MEDIAN OF EMERALD PARKWAY SEE MAP FOR LOCATION
ELEVATION = 817.14

CONTROL POINTS

BASIS OF BEARING: TRUE NORTH, BASED ON OBSERVATIONS, GPS DATA COLLECTED WITH TRIMBLE R8 UNIT VRS CORRECTION ON OHIO STATE PLANE SOUTH ZONE COORDINATE SYSTEM, NAD 1983, NAVD 1988, GEOID 12A.

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	769463.848	1798961.133	850.38	5/8" REBAR 30" IN LENGTH WITH ID CAP "TRAV" SEE MAP FOR LOCATION
2	769066.254	1798056.399	817.14	5/8" REBAR 30" IN LENGTH WITH ID CAP "TRAV" SEE MAP FOR LOCATION
3				
4				

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".

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.

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.

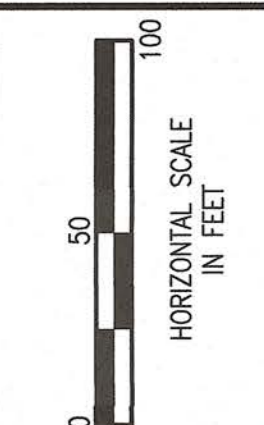
The undersigned further agrees that any use or improvements made to this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit 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.

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



DRAWN: KTB
CHECKED: JLV
DATE: 11/23/2020

DATE:

PLAN ISSUE/REVISION:

NO.:

HULL & Associates, Inc.
30 Stone Street
Dublin, OH 43017
Phone: (760) 344-4481
www.hullinc.com

HULL
Environment / Energy / Infrastructure

WRIGHT WAY CORPORATE PARK
DUBLIN, OHIO
PRELIMINARY PLAT

JOB NUMBER:
DUB027

1/4

Curve Table					
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'

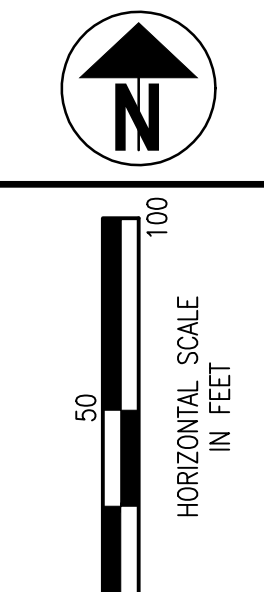
MATCH LINE

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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



NO.	DATE	PLAN ISSUE/REVISION

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59 Grant Street
Dublin, Ohio 43017
Phone: (740) 344-6451
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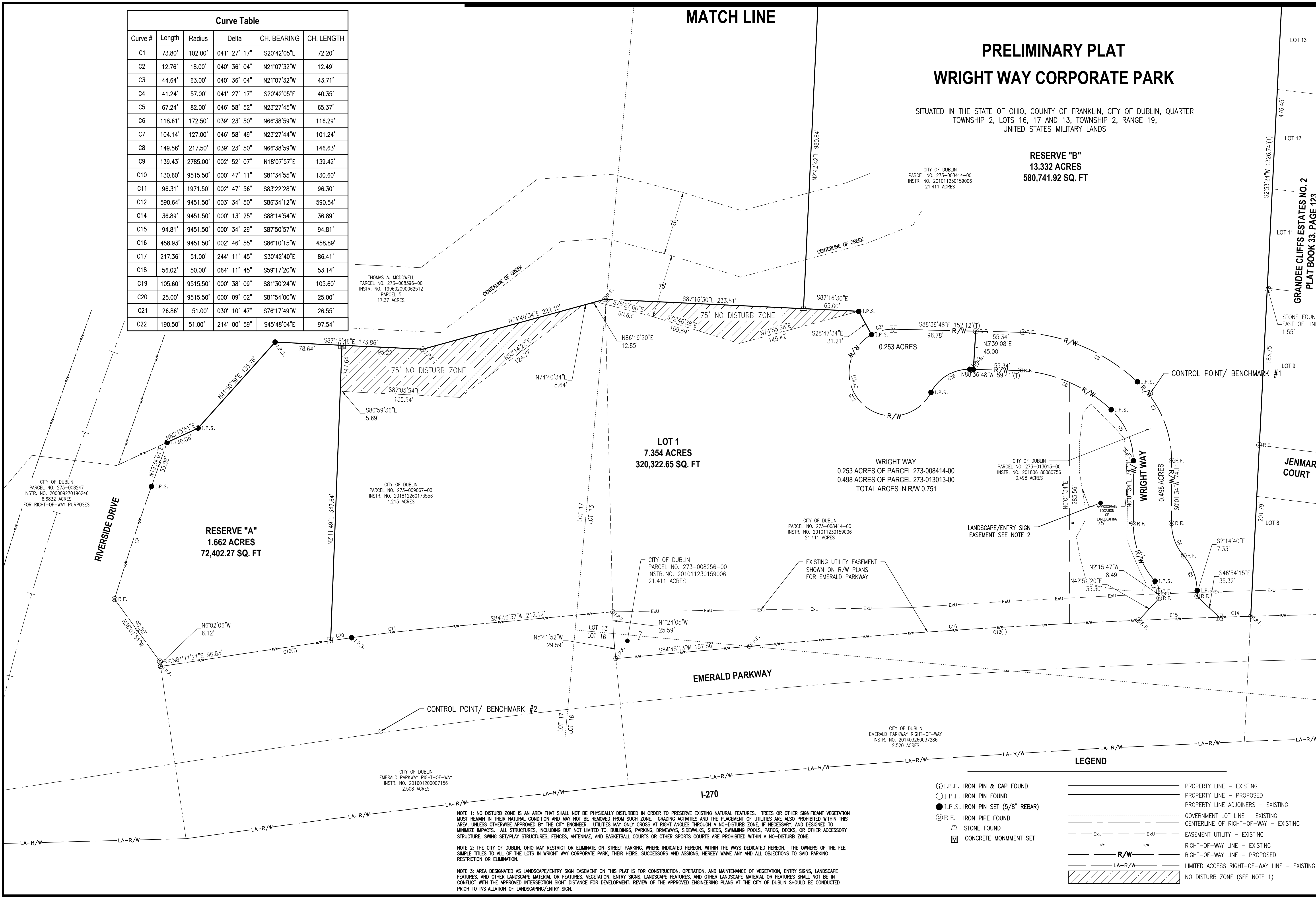
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WRIGHT WAY CORPORATE PARK
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2/4



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.

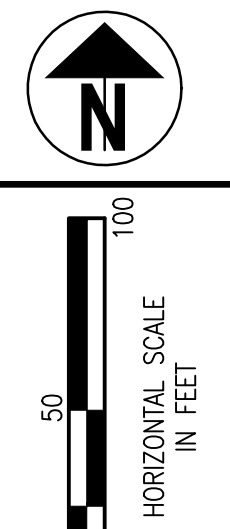
LEGEND	
⊙ I.P.F. IRON PIN & CAP FOUND	— — — — — PROPERTY LINE - EXISTING
○ I.P.F. IRON PIN FOUND	— — — — — PROPERTY LINE - PROPOSED
● I.P.S. IRON PIN SET (5/8" REBAR)	— — — — — PROPERTY LINE ADJOINERS - EXISTING
⊙ P.F. IRON PIPE FOUND	— — — — — GOVERNMENT LOT LINE - EXISTING
⊙ P.F. IRON PIPE FOUND	—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

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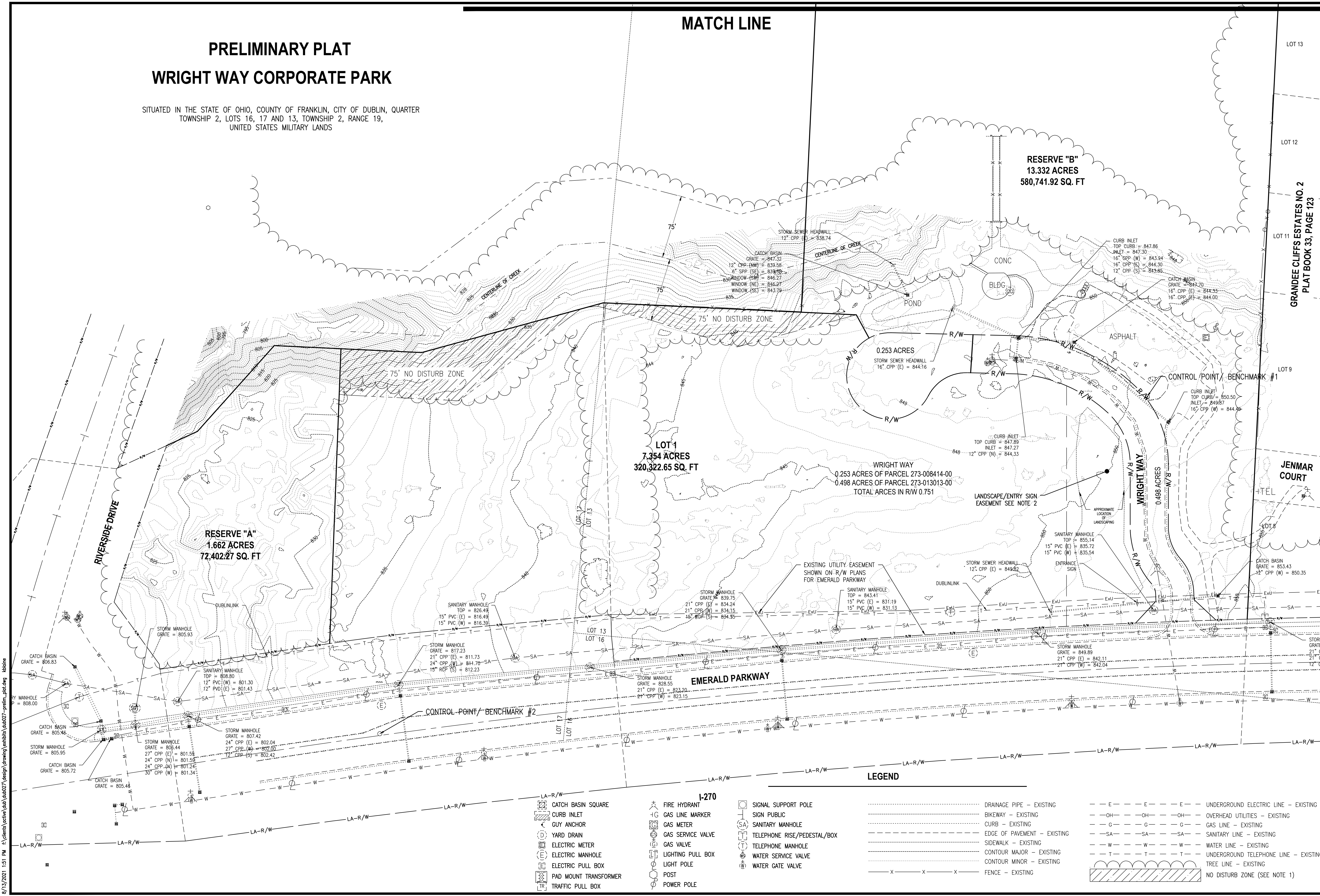
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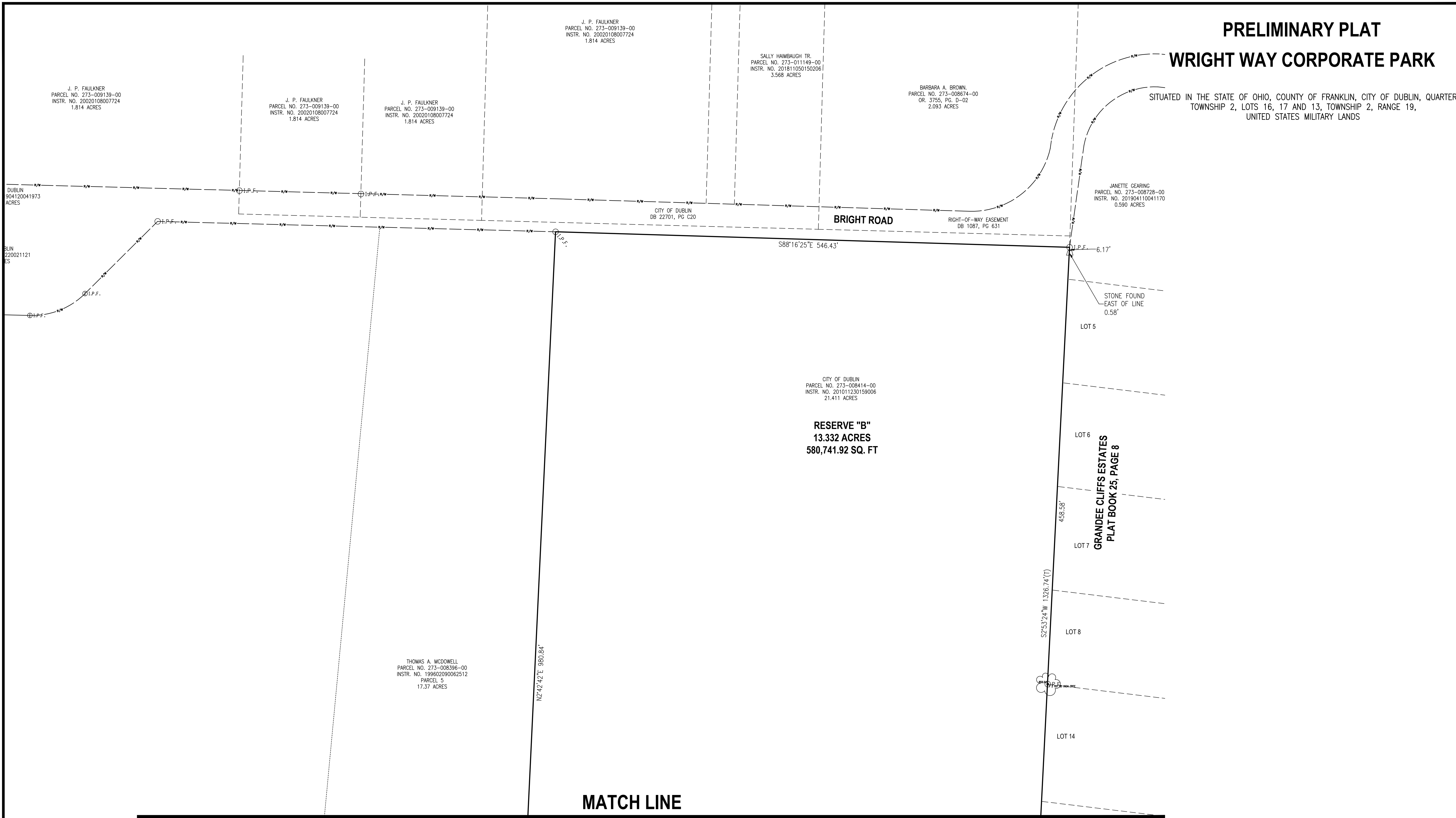
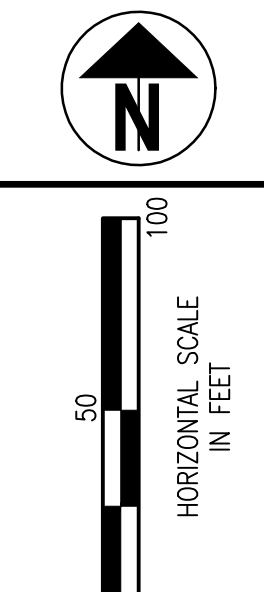
- LEGEND**
- CATCH BASIN SQUARE
 - CURB INLET
 - GUY ANCHOR
 - YARD DRAIN
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - ELECTRIC PULL BOX
 - PAD MOUNT TRANSFORMER
 - TRAFFIC PULL BOX
 - FIRE HYDRANT
 - GAS LINE MARKER
 - GAS METER
 - GAS SERVICE VALVE
 - GAS VALVE
 - LIGHTING PULL BOX
 - LIGHT POLE
 - POST
 - POWER POLE
 - SIGNAL SUPPORT POLE
 - SIGN PUBLIC
 - SANITARY MANHOLE
 - TELEPHONE RISE/PEDESTAL/BOX
 - TELEPHONE MANHOLE
 - WATER SERVICE VALVE
 - WATER GATE VALVE

- DRAINAGE PIPE - EXISTING
- BIKEWAY - EXISTING
- CURB - EXISTING
- EDGE OF PAVEMENT - EXISTING
- SIDEWALK - EXISTING
- CONTOUR MAJOR - EXISTING
- CONTOUR MINOR - EXISTING
- FENCE - EXISTING
- UNDERGROUND ELECTRIC LINE - EXISTING
- OVERHEAD UTILITIES - EXISTING
- GAS LINE - EXISTING
- SANITARY LINE - EXISTING
- WATER LINE - EXISTING
- UNDERGROUND TELEPHONE LINE - EXISTING
- TREE LINE - EXISTING
- NO DISTURB ZONE (SEE NOTE 1)

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4/4

LEGEND

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	I.P.F. IRON PIN FOUND		PROPERTY LINE - PROPOSED
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	P.F. IRON PIPE FOUND		GOVERNMENT LOT LINE - EXISTING
	STONE FOUND		CENTERLINE OF RIGHT-OF-WAY - EXISTING
	CONCRETE MONUMENT SET		EASEMENT UTILITY - EXISTING
			RIGHT-OF-WAY LINE - EXISTING
			RIGHT-OF-WAY LINE - PROPOSED
			LIMITED ACCESS RIGHT-OF-WAY LINE - EXISTING
			NO DISTURB ZONE (SEE NOTE 1)

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