

STATE BANK DUBLIN PLAT

LOTS 1 & 2

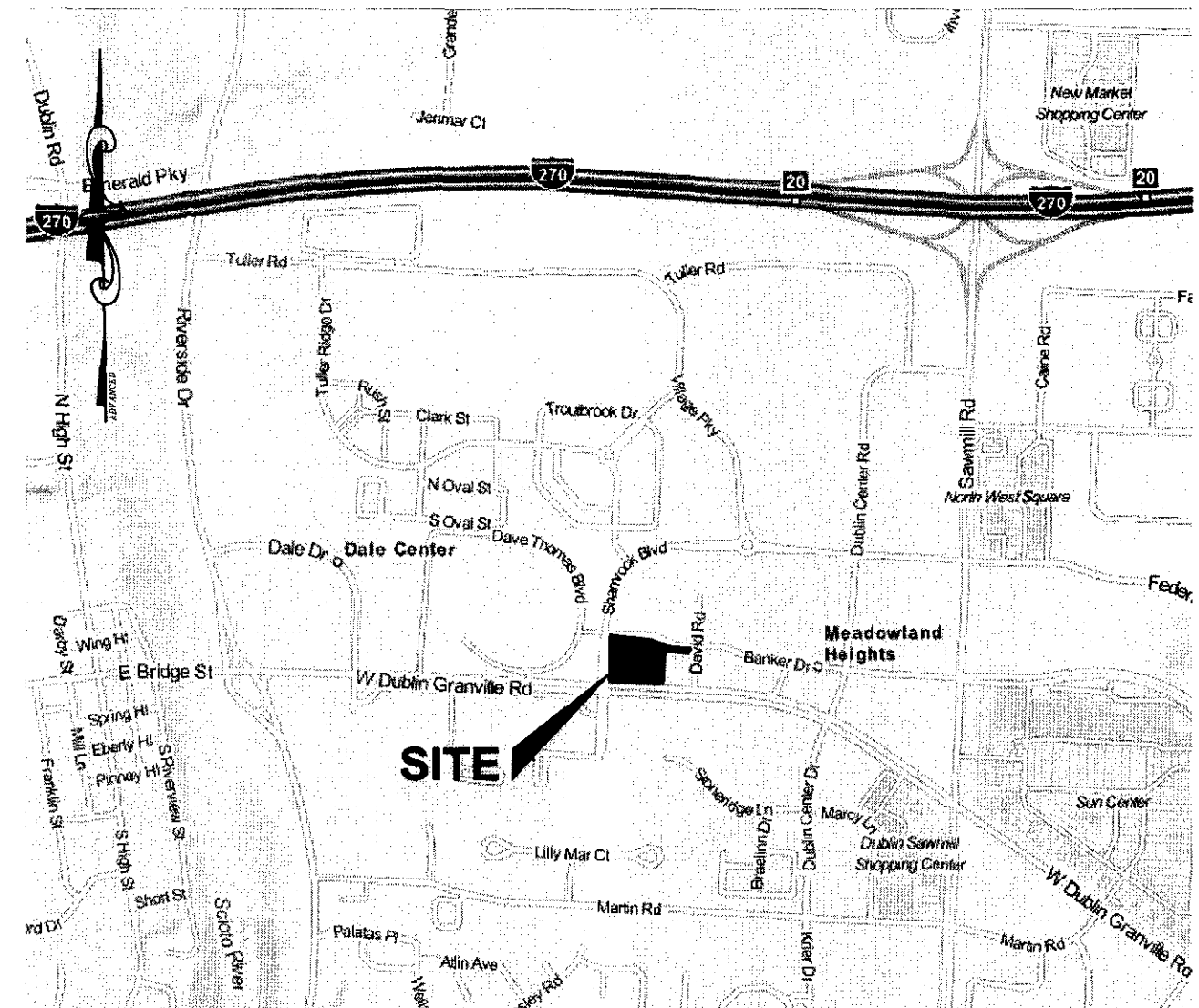
FINAL PLAT

201410300143805
Pg. 2 of 8148.00 T20140074296
10/20/2014 11:01AM HRC
Terry J. Brown
Franklin County Recorder

Situated in State of Ohio, County of Franklin, City of Dublin, Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 2.849 acres of land more or less, said 2.849 acres being all of that tract of land as conveyed to The State Bank and Trust Company of record in Instrument Number 201403110029469 in the Recorder's Office, Franklin County, Ohio.

The undersigned, The State Bank and Trust Company, being the owner of the land platted hereon, duly authorized in the premises, does hereby certify that this plat correctly represents its "STATE BANK DUBLIN PLAT", a subdivision containing Lot 1 and Lot 2 and does hereby accept this plat of the same.

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.



LOCATION MAP
No Scale

Approved this 22 day of October, 2014

Paul Shauger
Director of Land Use and Long Range Planning

Approved this 23rd day of October, 2014

Dea. [Signature]
City Engineer, Dublin, Ohio

Approved and Accepted this 1st day of October, 2014 wherein the plat of State Bank Dublin Plat is accepted as such by the Council of the City of Dublin, Ohio

Anne O. [Signature]
Clerk of Council, Dublin, Ohio

Transferred this 30th day of October, 2014

Caroline E. [Signature]
Auditor, Franklin County, Ohio

Filed for record this 30th day of October, 2014 at 11:01 a.m.

Michael [Signature]
Deputy Auditor, Franklin County, Ohio

Fee \$ 149.60 File No. 201410300143805

Terry J. Brown m.e.
Recorder, Franklin County, Ohio

Recorded this 30th day of October, 2014

Marci [Signature]
Deputy Recorder, Franklin County, Ohio

Plat Book 118, Page(s) 27-28

In witness whereof, David Homoelle, President, The State Bank and Trust Company set his hand this 22nd day of October, 2014, for and on behalf of said Company.

THE STATE BANK AND TRUST COMPANY

By: *[Signature]*
David Homoelle, President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 22nd day of October, 2014 by David Homoelle, President of The State Bank and Trust Company, for and on behalf of said company.

[Signature]
Notary Public, State of Ohio

My Commission expires 02/12/2019

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83, CORS96. A bearing of N86°41'23"W was held for the south line of that 2.849 acre tract recorded in Instrument Number 201403110029469.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

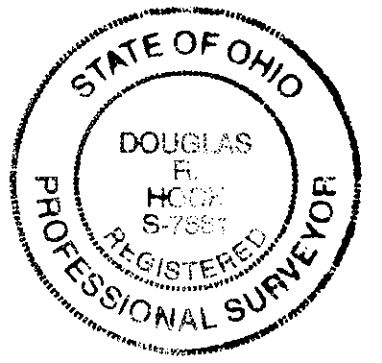
IRON PINS, where indicated, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

PERMANENT MARKERS, where indicated, are to be set and are one-inch diameter, thirty-inch long, solid iron pins, with the top and flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

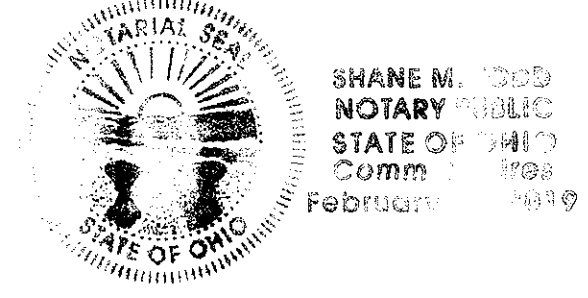
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin Set
- = Permanent Marker
- ⊠ = PK Nail Set
- = Iron Pin Found
- ⊠ = PK Nail Found
- ⊠ = Monument Found

By: *[Signature]* 10/21/14
Registered Surveyor Date



Z:\13-0006-132\SURVEY\0006-132 fp.dwg Final Plat pg 1 Oct 21, 2014 - 1:34:16pm dbickham

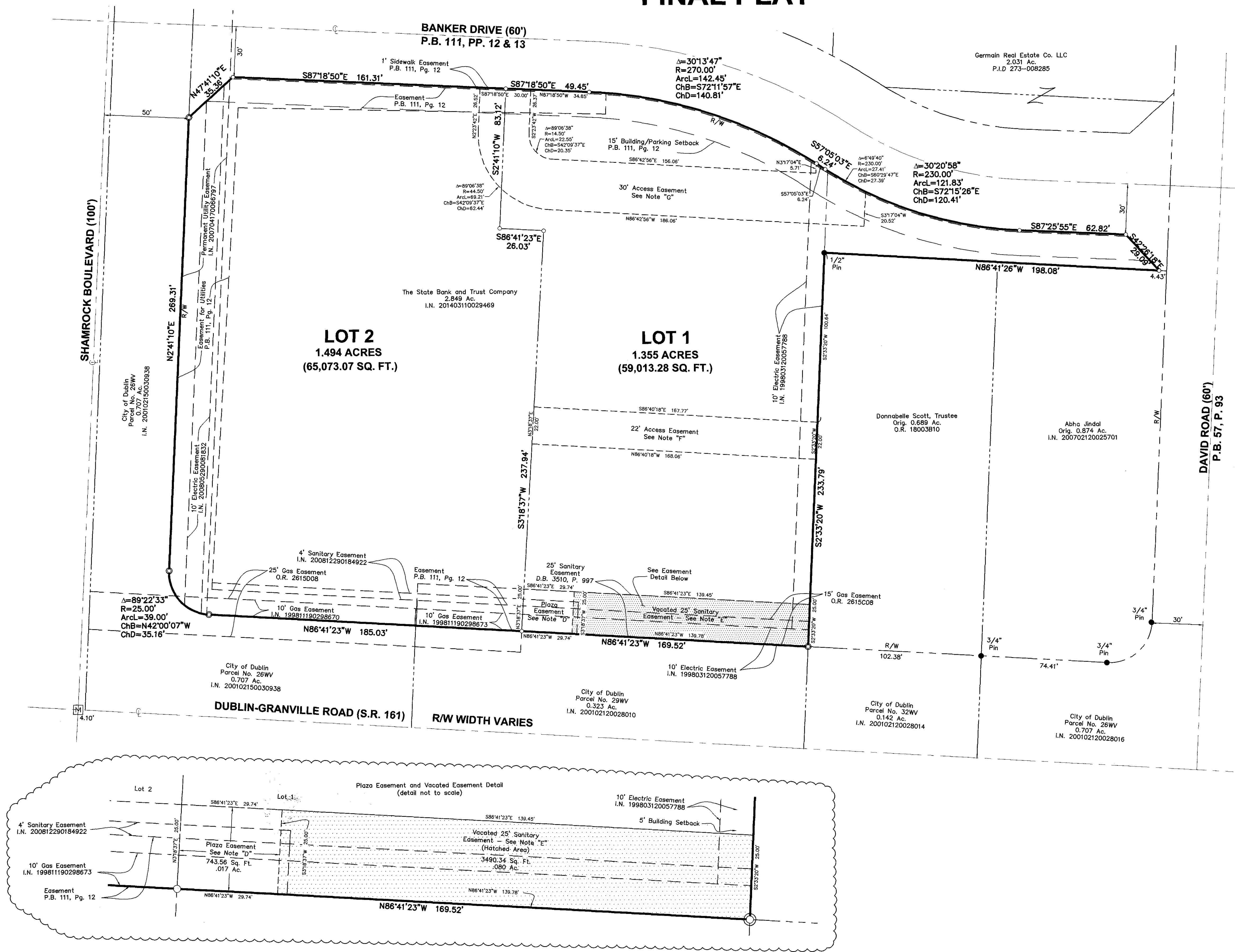


ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

STATE BANK DUBLIN PLAT

PLAT BOOK 118 PG 28

LOTS 1 & 2 FINAL PLAT



NOTE "A" - MINIMUM SETBACKS: Zoning regulations for State Bank Dublin Plat, Lots 1 & 2, in effect at the time of platting of State Bank Dublin Plat, Lots 1 & 2 specify the dimensions for the minimum front, side and rear yard setbacks for each lot. 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.

NOTE "B" - FEMA ZONE: At the time of platting, The State Bank Dublin Plat is in Zone X (Areas determined to be outside 500-year floodplain). Zone "X" (Areas of 500-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.) per FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0151K with effective date of June 17, 2008. No field surveying was performed to determine these zones.

NOTE "C" - SCHOOL DISTRICT: At the time of platting, all of the State Bank Dublin Plat is in the Dublin City School District.

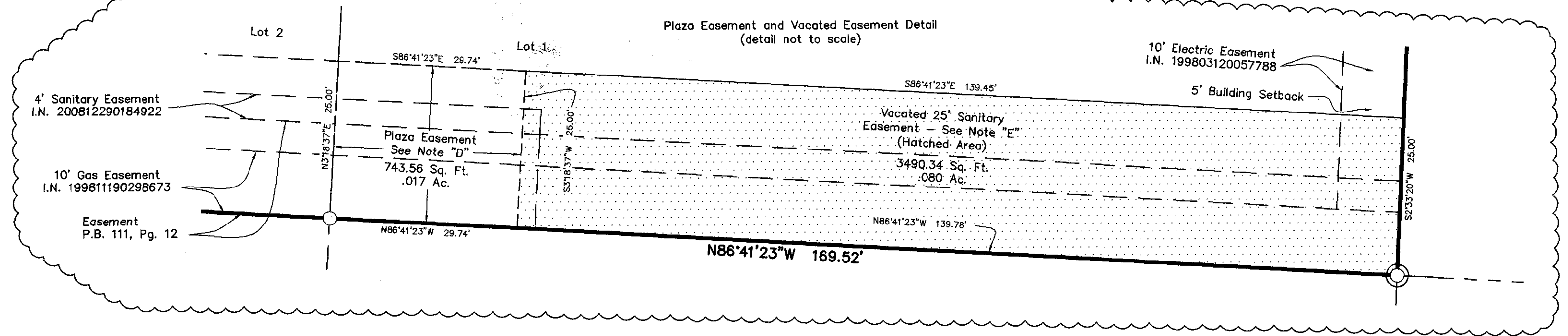
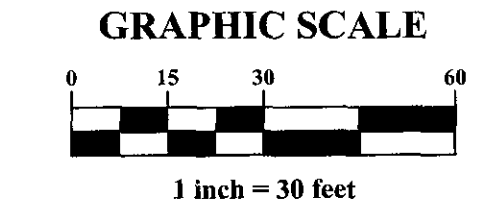
NOTE "D" - PLAZA EASEMENT is an easement hereby reserved for the purpose of constructing and maintaining a patio area and shall be maintained by the owner of land herein platted. Said easement will be accessible to the public.

NOTE "E" - SANITARY EASEMENT VACATION - part of the 25' Sanitary Sewer Easement as described in Deed Book 3510, Page 997 and part of the 4' Sanitary Sewer Easement as described in Instrument Number 200812290184922 shall be vacated for the purpose of constructing the proposed building and shall only be vacated in an area where no sanitary mainline exists. Said vacated area is shown hatched hereon and will be vacated by the recording of this plat.

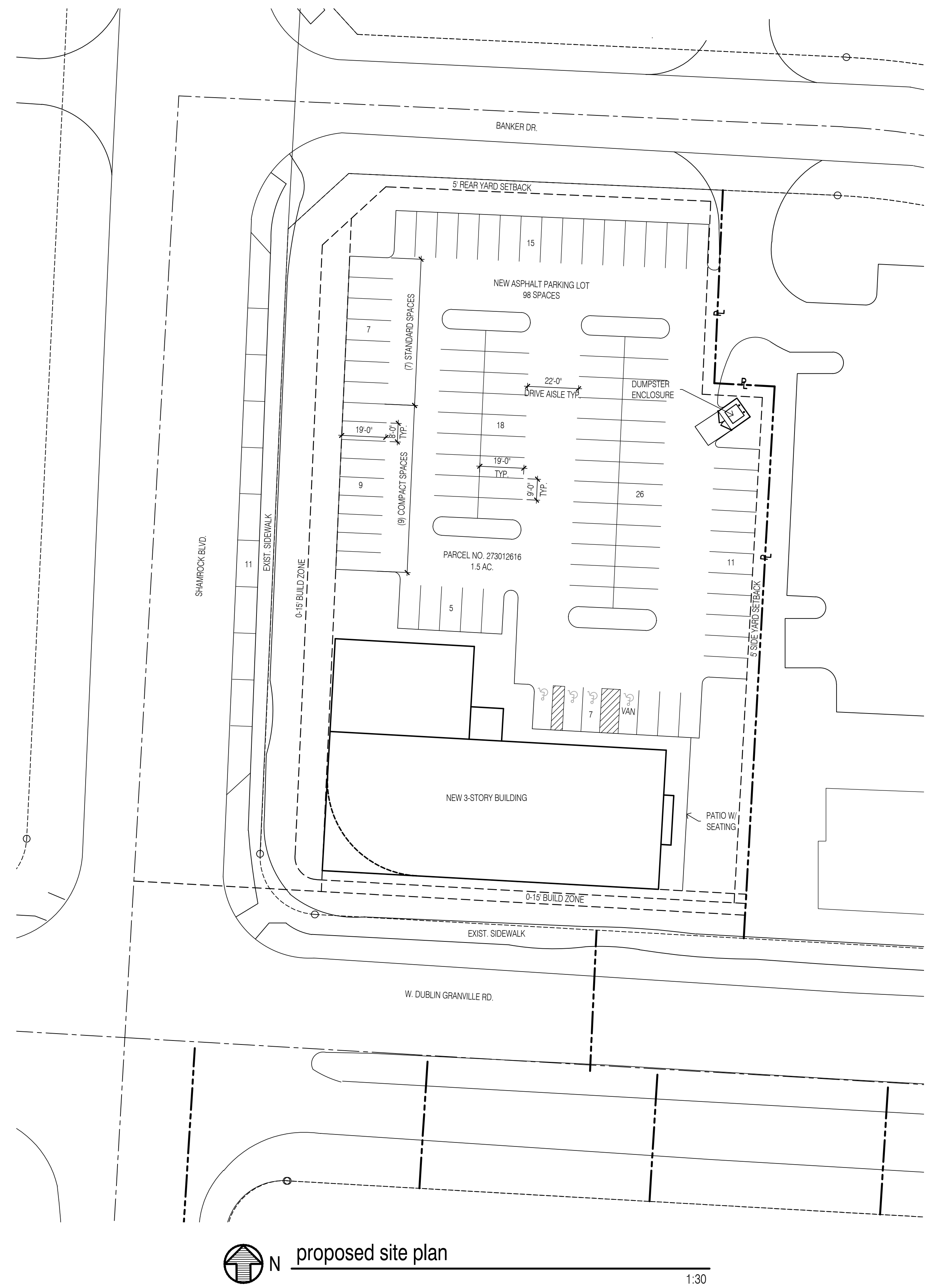
NOTE "F" - ACCESS EASEMENT is a 22' easement hereby reserved for the purpose of allowing access to the property to/from the parcels to the east and the west.

NOTE "G" - BANKER DRIVE ACCESS is a 30' easement hereby reserved for the purpose of allowing access to the property from Banker Drive. No other access shall be permitted with the exception of the 22' access drive to the east/west as shown hereon.

SUMMARY TABLE		
AREA	ACREAGE	SF
LOT 1	1.355	65,073
LOT 2	1.494	59,011
TOTAL	2.849	124,084



Z:\13-0006-132\SURVEY\0006-132.plt.dwg Final Plat pg 2 Oct 21, 2014 1:39:19pm abicham



N proposed site plan 1:30



N Site Vicinity Map N.T.S.

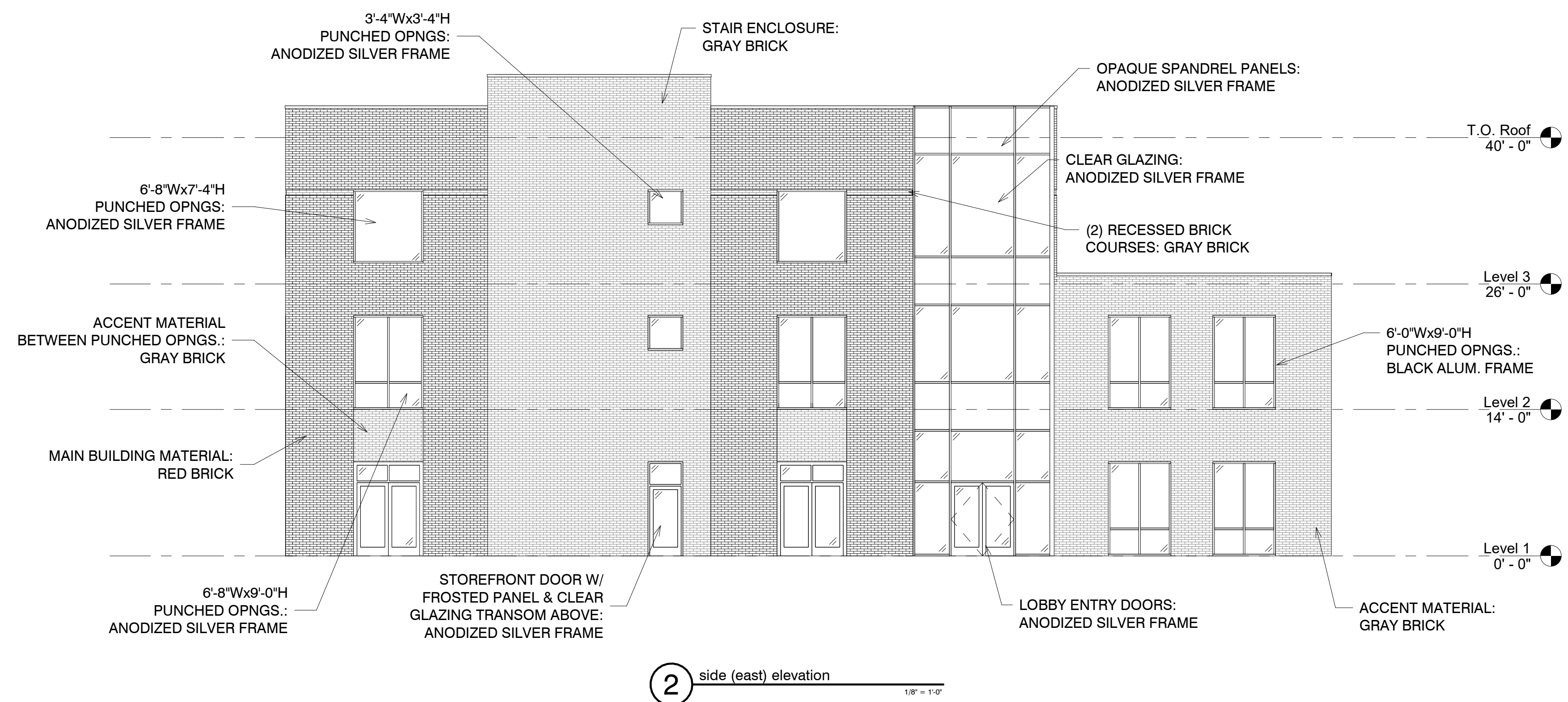
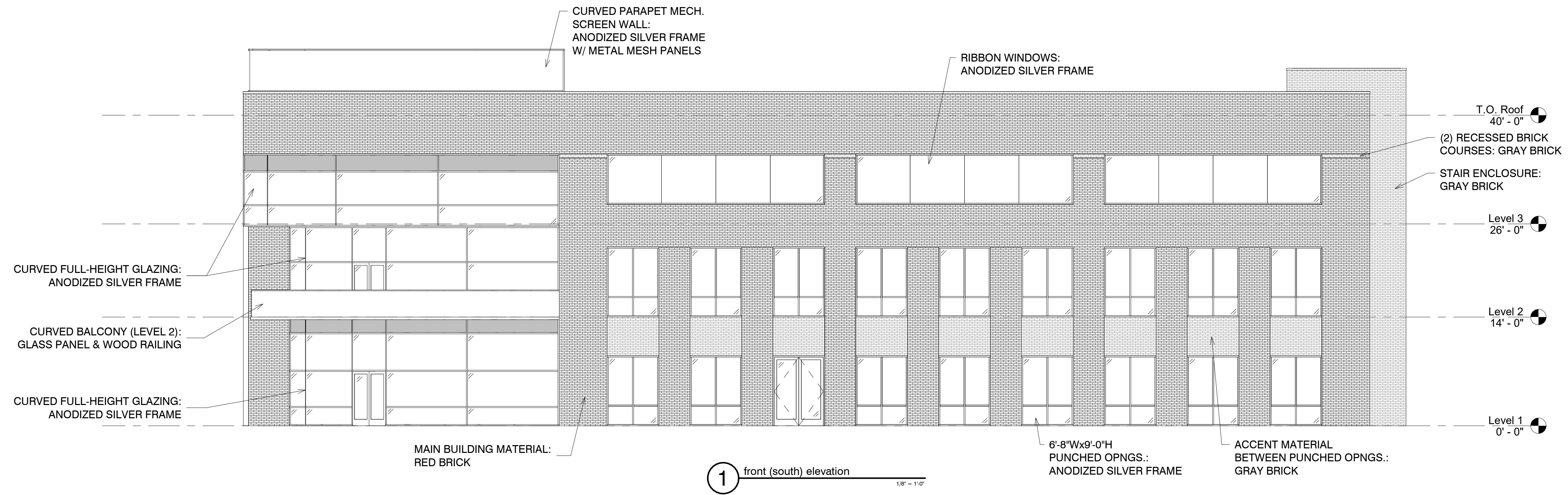
DARIN RANKER ARCHITECTS
 + INTERIOR DESIGNERS
 5925 Wilcox Place, Suite E Dublin, OH 43016
 Ph: 614-792-1002 Fax: 614-792-1001
 admin@darinranker.com

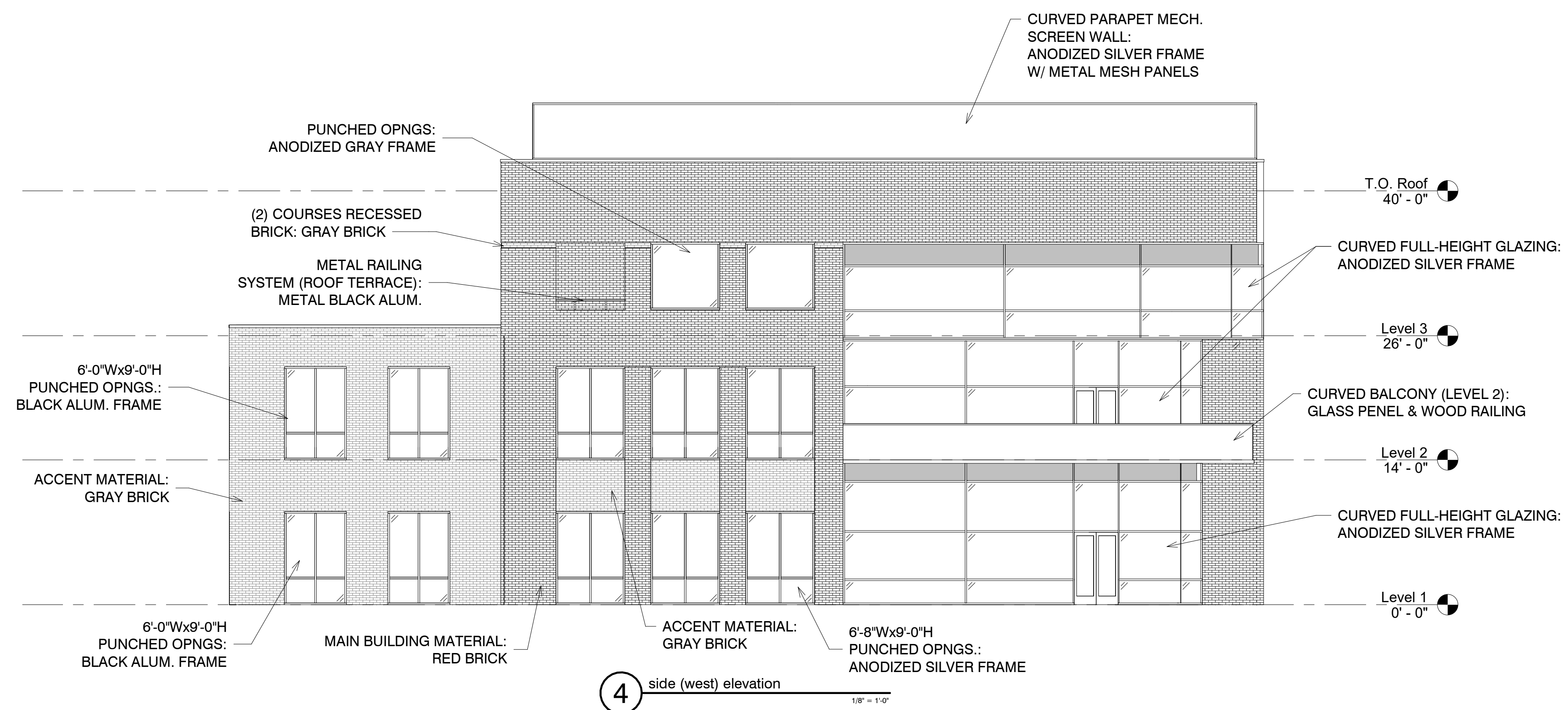
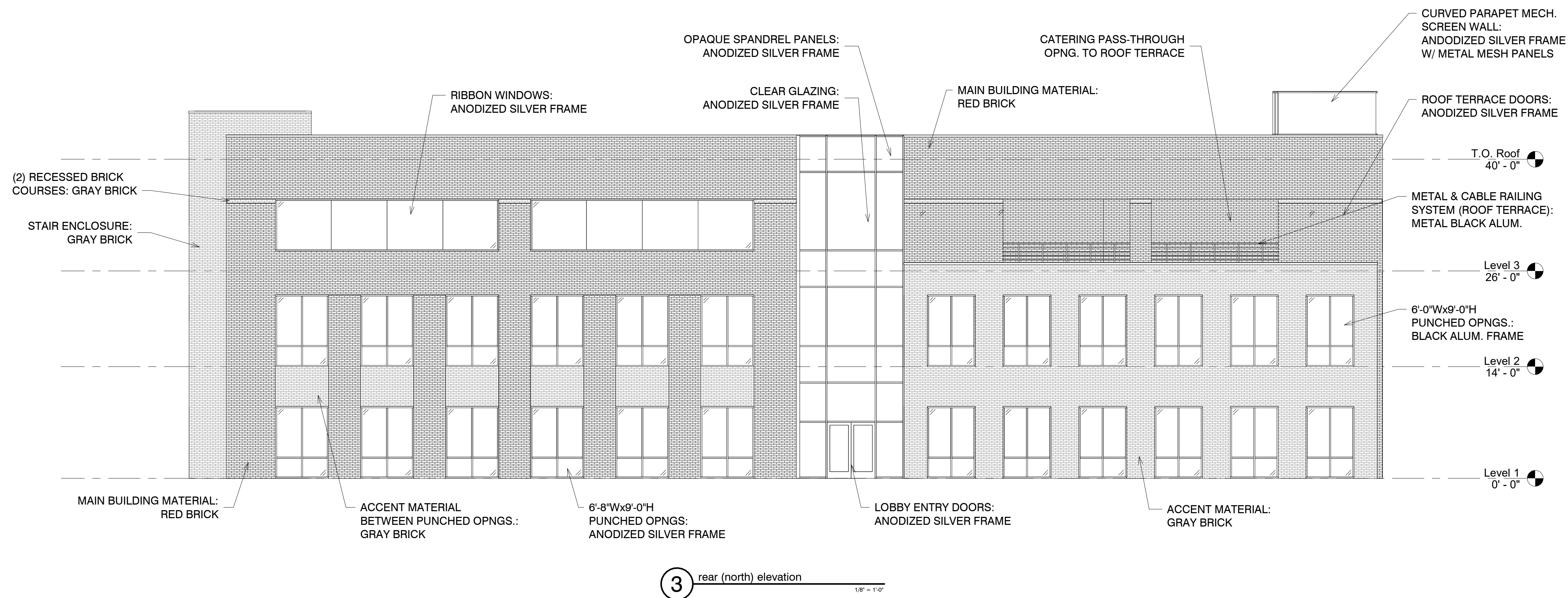


New Building For
Employers Health
 W. Dublin Granville Rd. & Shamrock Blvd. Dublin, Ohio

DRA Proj. No.: 21-356
 Drawn by: JAD
 Checked By: CSJ
 Date: 11-17-21
 Revisions

A1



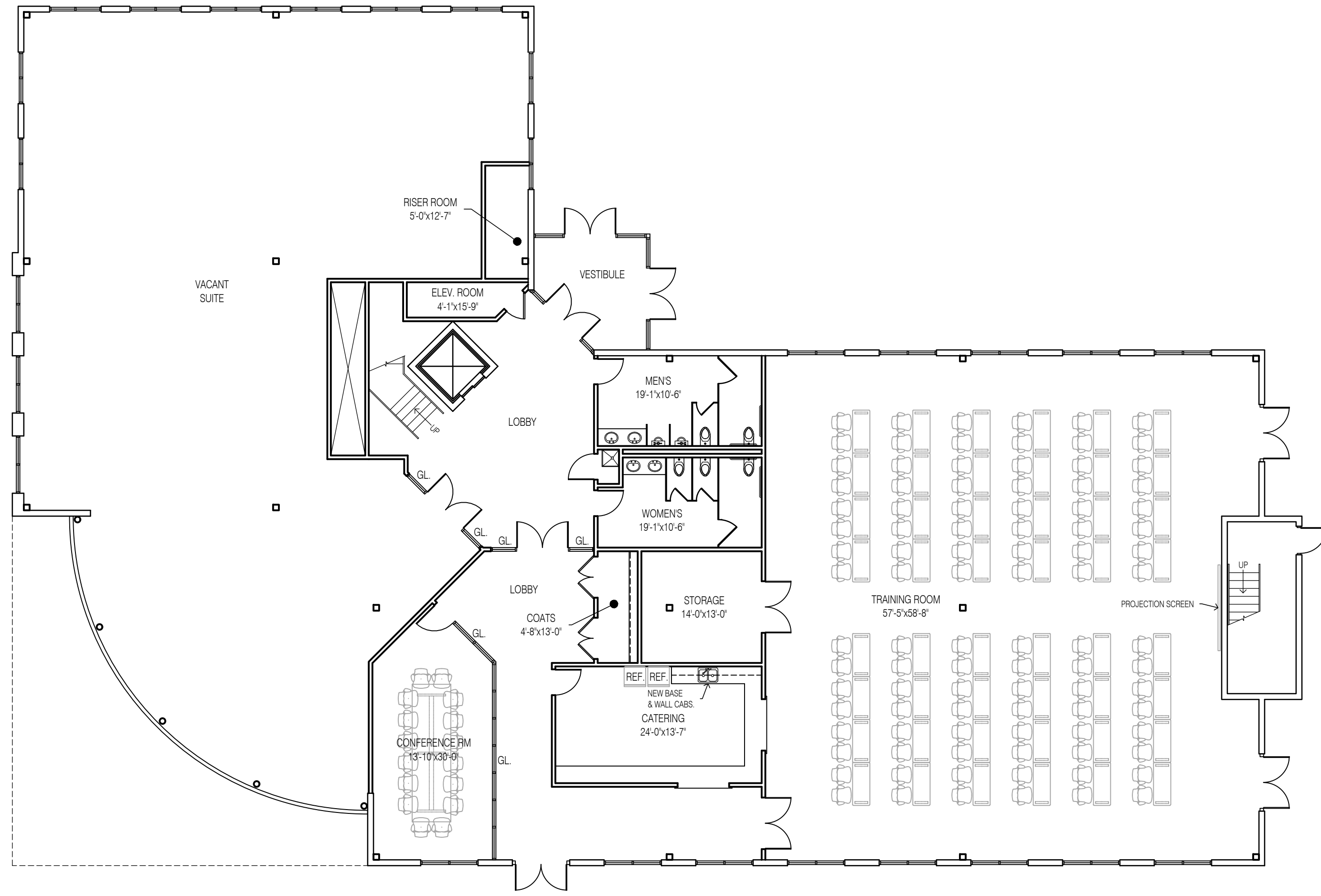



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 Dublin, Ohio

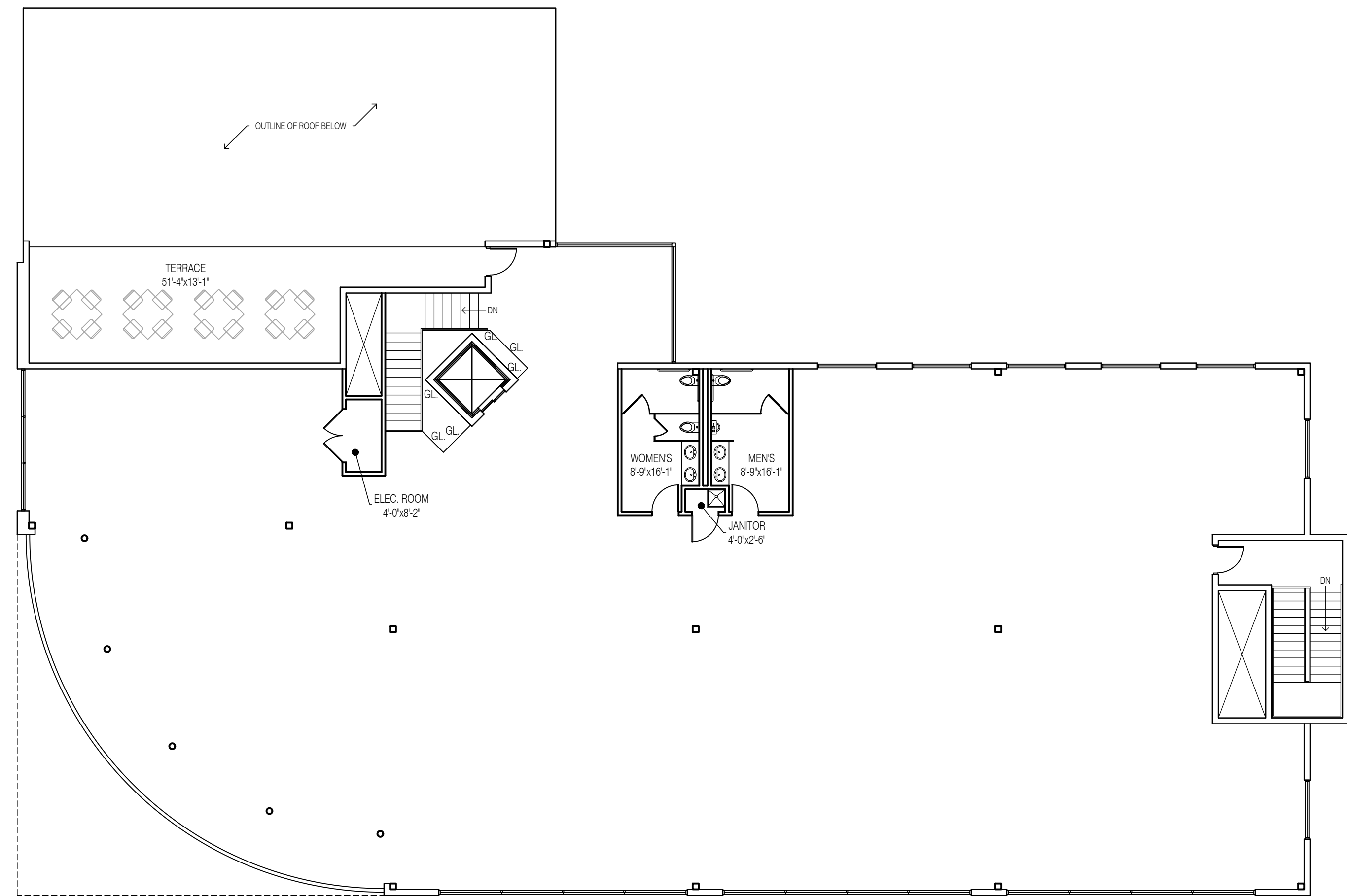
DRA Proj. No.: 21-356
 Drawn by: JAD
 Checked By: CSJ
 Date: 11-17-21
 Revisions:




 N proposed plan
FIRST FLOOR 3/32" = 1'-0"



 N proposed plan
SECOND FLOOR 3/32" = 1'-0"



 N proposed plan
THIRD FLOOR 3/32" = 1'-0"

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admin@darinranker.com



New Building For
Employers Health
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Revisions

A4

BANKER DR.

SHAMROCK BLVD.

W. DUBLIN GRANVILLE RD.





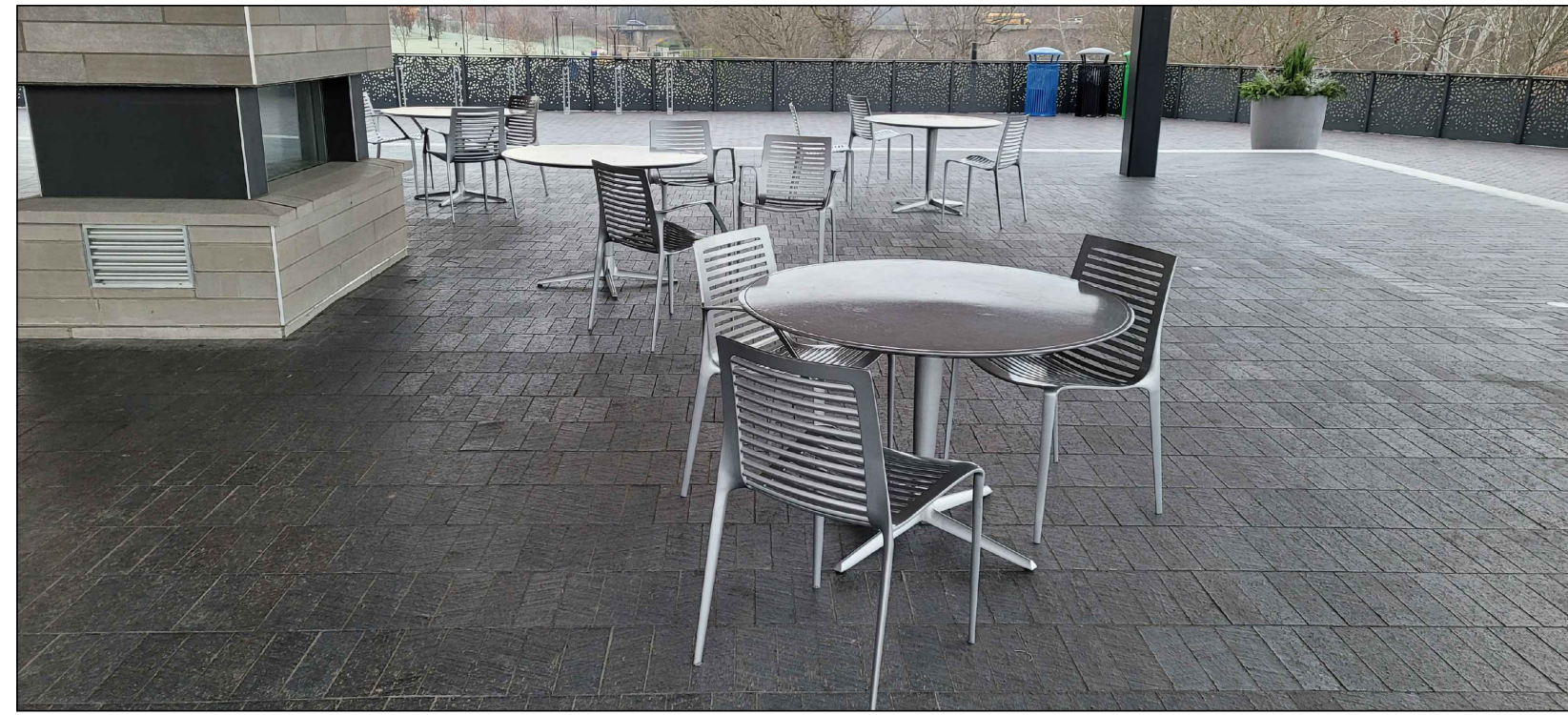




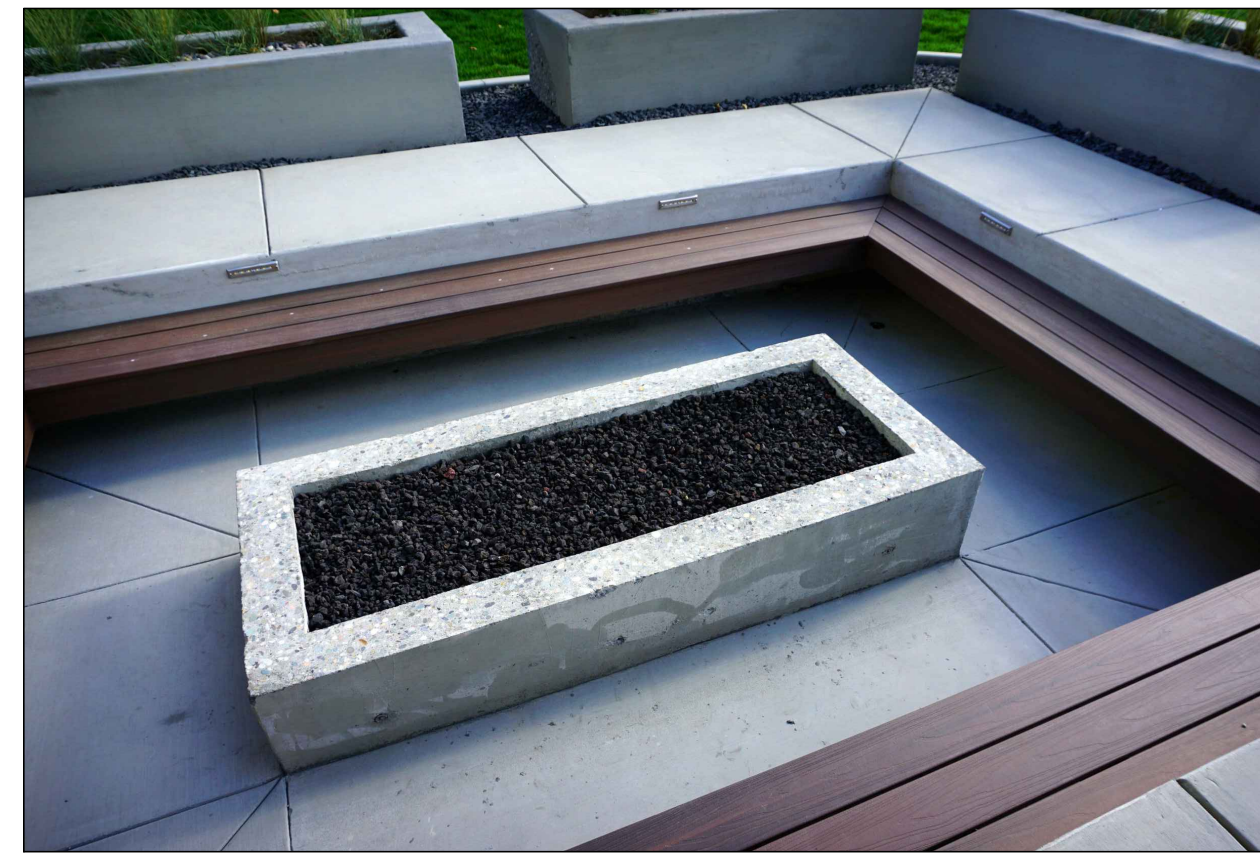








furnishings



furnishings



furnishings



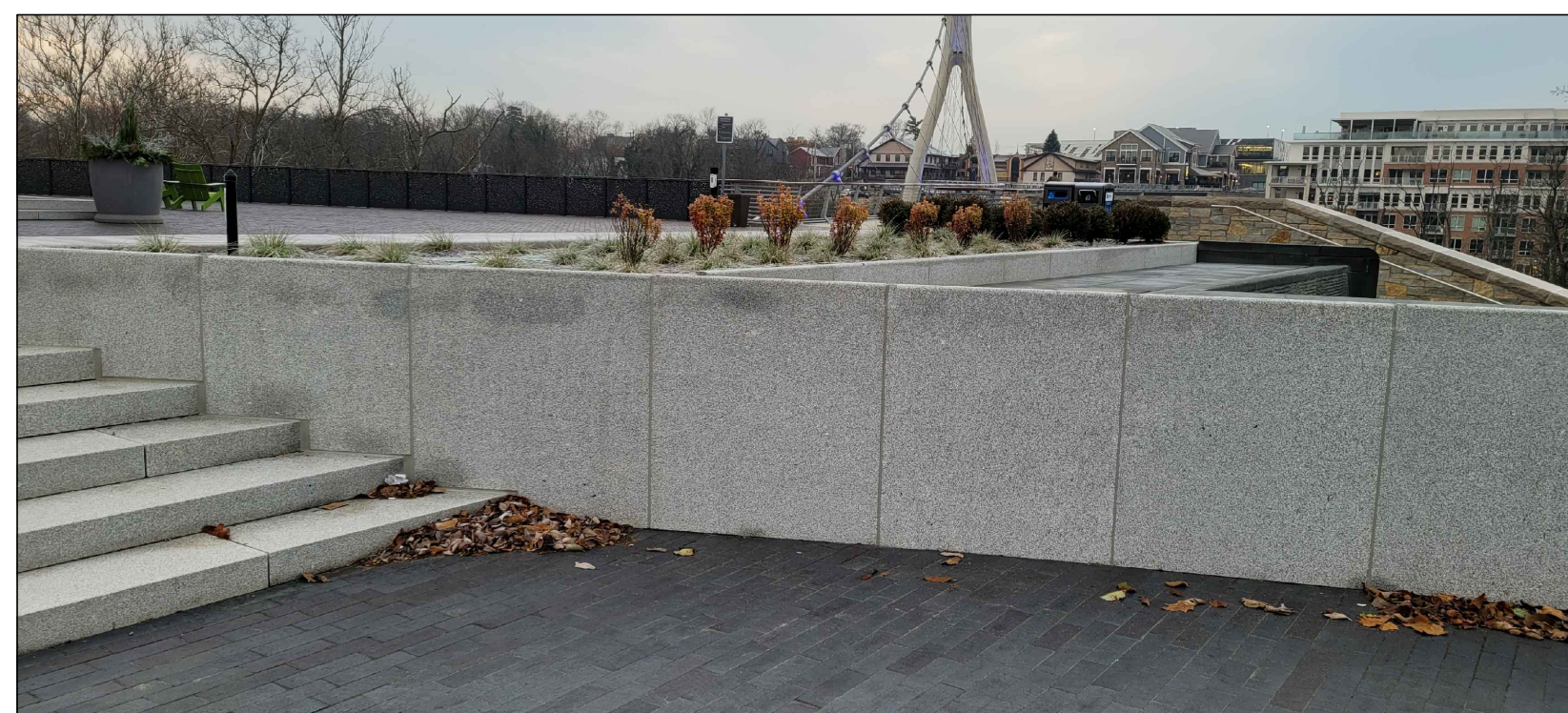
materiality



materiality



materiality



plantings



plantings



plantings