

HYLAND GLEN SECTION 1

Virginia Military Survey No. 3452
City of Dublin, Union County, Ohio

Situated in the State of Ohio, County of Union, Township of Jerome, City of Dublin, being in Virginia Military Survey District 3452, containing 17.032 acres of land, more or less, said 17.032 acres being part of a 24.36 acre tract (Parcel I) as conveyed to Roger Warren Gorden, Trustee of the Roger Warren Gorden Living Trust dated may 9th, 2008 in Official Record 783, Page 376 and Denise Ann Gorden, Trustee of the Denise Ann Gorden Living Trust dated May 9th, 2008 in Official Record 783, Page 368 (Union County Parcel Numbers 39-0029014.0000 / Map Number 147-00-00-010.000 & 39-0029013.0010 / Map Number 147-00-00-011.001), being of record in the Recorder's Office, Union County, Ohio.

The undersigned, Virginia Homes, by Charles Ruma, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HYLAND GLEN SECTION 1", a subdivision containing Lots 22 to 44, 57-73, both inclusive, and areas designated as Reserve "B2", Reserve "C" and Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all of Springview Lane, Stillhouse Lane, Moorland Drive and Gorden Drive 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", "Sidewalk Easement" or "Drainage 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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Know all men by these presents that Charles Ruma, President of Virgina Homes, owner of a portion of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 20__.

Virginia Homes:
By: Virginia Homes, its manager

By: _____
Charles Ruma, President

Signed and acknowledged in the presence of:

Signature: _____ Witness Signature: _____ Witness

Printed Name: _____ Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Charles Ruma, President, as Manager of Virginia Homes, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20__.

Signature: _____ My commission expires: _____.
Notary Public

Reviewed 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 vote of Council, wherein all of Springview Lane, Stillhouse Lane, Moorland Drive and Gorden Drive dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

In Witness Whereof 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

Deputy Auditor, Union County, Ohio

Filed for record this ____ day of _____, 20__ at _____ M. Fee \$_____

Recorder, Union County, Ohio

File No. _____

Recorded this ____ day of _____, 20__

Deputy Recorder, Union County, Ohio

Plat Book _____, Pages _____

Z:\22-0003-836 DWG\PRODUCTION DRAWINGS\SURVEY\plat\Sec 1\0003-836 Hyland Croy Sec 1_TITL SHEET.dwg Layout1 May 26, 2022 -- 4:32:13pm jphdga



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	030°38'02"	85.00'	45.45'	S53°29'41"W	44.91'
C2	035°30'12"	125.00'	77.46'	S55°55'46"W	76.22'

SURVEY DATA

BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1986).

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE UNION 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 END 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.

NOTES

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 Hyland Glen Section 1 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 39159C0500D (Not Printed) with effective date of December 16, 2008.

NOTE "C":
No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "D":
ACREAGE BREAKDOWN: Hyland Glen Section 1 is out of the following Union County Parcel Number:
39-0029013.0010 1.636 Ac.
39-0029014.0000 15.396 Ac.
Total 17.032 Ac.

NOTE "E":
RESERVES: Reserves, as designated and delineated hereon, shall be owned by the City of Dublin and maintained by an association comprised of the owners of the fee simple titles to the lots in Hyland Glen subdivisions for the purpose allowed by the then current zoning.

The City Shall Maintain Functionality of Storm Water Management Basins and Appurtenances thereto which Serve Storm Water Functionality

NOTE "F":
MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Building Setbacks:
Front: 20 feet
Side: 5 feet (10 feet along eastern boundary)
Rear: 10 feet (Interior Lots), 30 feet (Along eastern boundary)
(A 5 foot encroachment shall be permitted in rear yard for patios and decks)

Pavement Setbacks:
Side: 3 feet
(not required where 2 lots share a common driveway)

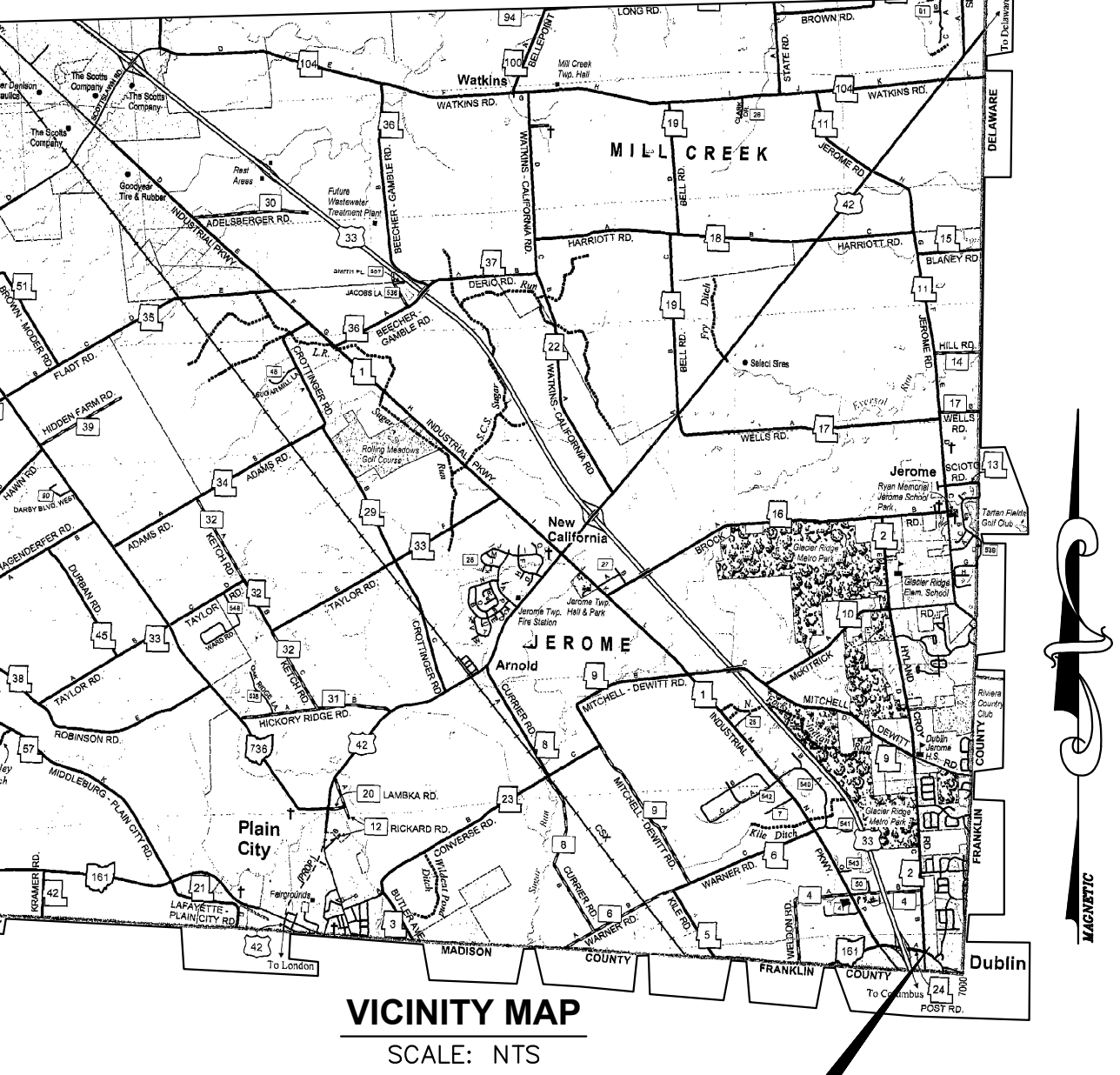
NOTE "G":
At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hyland Glen Section 1 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.

SURVEYOR CERTIFICATION

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. Both Chord and Arc distances are shown on all curve measurements. Monumentation, to be set, will be set when the subdivision is completed and prior to the sale of its lots.

We further certify that the accompanying plat is a correct representation of Hyland Glen Section 3 Final Plat.

Jonathan E. Phelps date
Reg. No. 8241



SITE

SITE DATA SECTION 1

TOTAL AREA (BY RECENT SURVEY): 17.032 ACRES
TOTAL R/W AREA: 3.531 ACRES
SITE AREA LESS R/W: 13.501 ACRES
OPEN SPACE: 5.390 ACRES
BUILDABLE LOTS (40) AREA: 8.111 ACRES

ADVANCED

CIVIL DESIGN

ENGINEERS SURVEYORS

PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

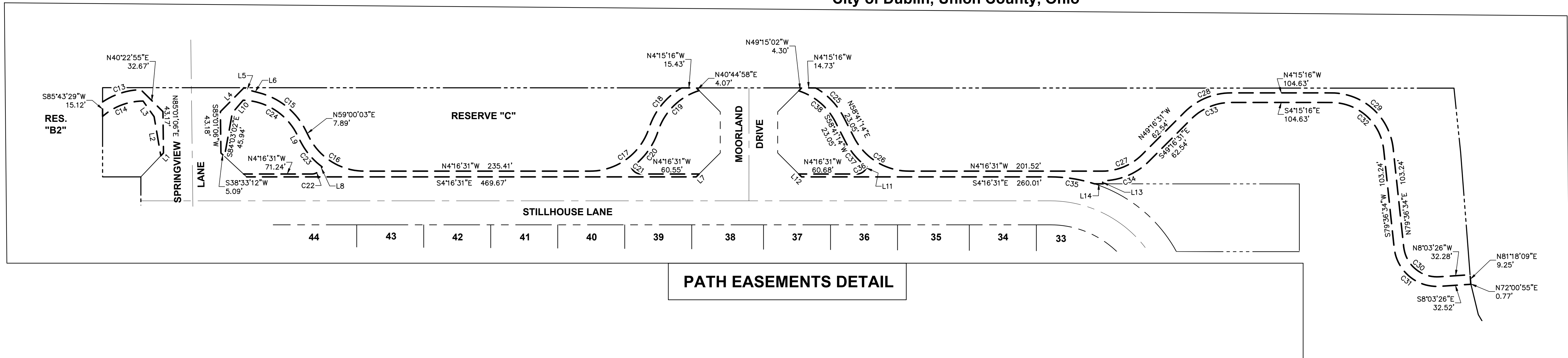
DATE: May 26, 2022

SHEET 1 / 2
JOB NO.: 22-0003-836

HYLAND GLEN SECTION 1

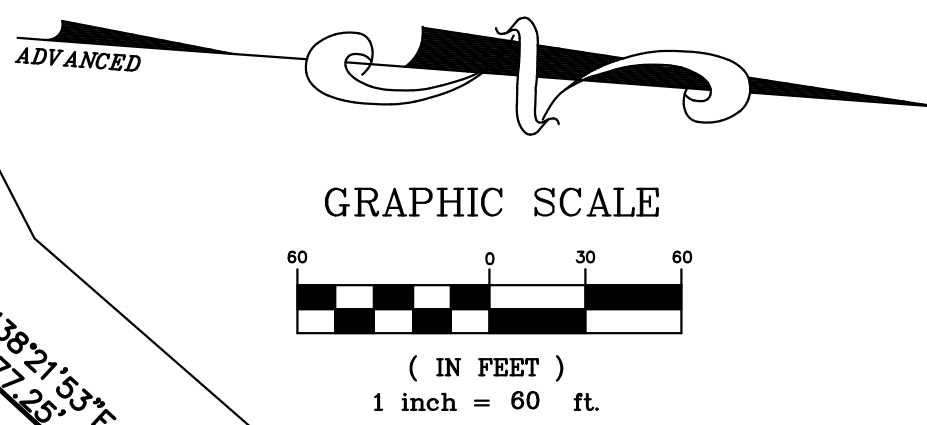
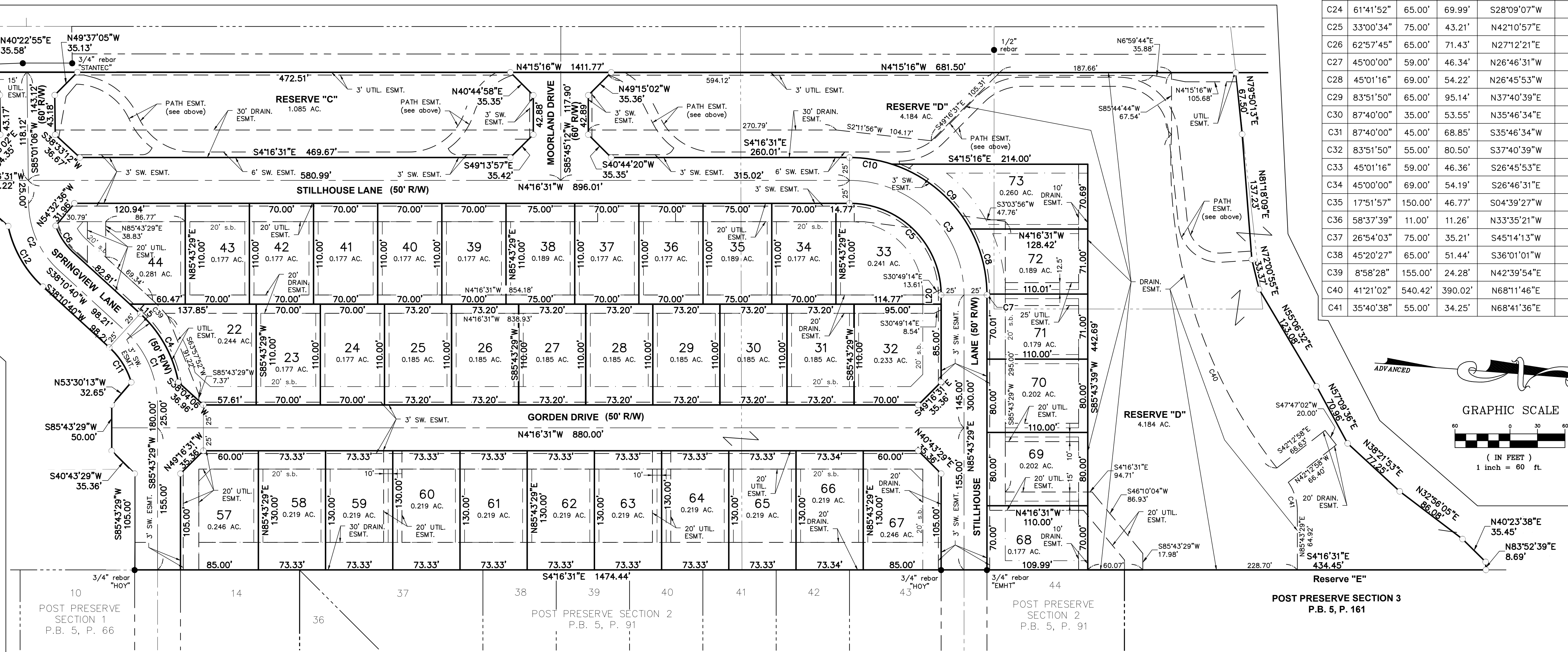
Virginia Military Survey No. 3452

City of Dublin, Union County, Ohio



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	47°32'49"	110.00'	91.28'	S61°57'04"W	88.69'
C2	46°50'26"	100.00'	81.75'	S61°35'53"W	79.49'
C3	90°00'00"	125.00'	196.35'	N40°43'29"E	176.78'
C4	36°55'17"	135.00'	86.99'	S56°38'18"W	85.50'
C5	89°59'38"	100.00'	157.07'	N40°43'18"E	141.41'
C6	27°25'01"	75.00'	35.89'	S51°53'11"W	35.55'
C7	0°22'37"	150.00'	0.99'	S85°31'52"W	0.99'
C8	28°18'12"	150.00'	74.10'	S71°11'27"W	73.35'
C9	43°26'55"	150.00'	113.75'	S35°18'54"W	111.04'
C10	17°51'57"	150.00'	46.77'	S04°39'28"W	46.58'
C11	30°38'02"	85.00'	45.45'	S53°29'41"W	44.91'
C12	35°30'12"	125.00'	77.46'	S55°55'46"W	76.22'
C13	31°57'24"	76.00'	42.39'	N22°08'25"W	41.84'
C14	41°25'25"	64.00'	46.27'	S24°57'58"E	45.27'
C15	48°26'44"	75.00'	63.42'	N34°46'41"E	61.54'
C16	63°16'34"	65.00'	71.78'	N27°21'46"E	68.19'
C17	72°04'29"	65.00'	81.77'	N40°18'46"W	76.48'
C18	42°10'09"	75.00'	55.20'	N55°15'55"W	53.96'
C19	54°59'30"	65.00'	62.39'	S48°51'15"E	60.02'
C20	36°49'09"	75.00'	48.20'	S57°56'26"E	47.37'
C21	65°33'52"	11.37'	13.01'	N28°59'48"E	12.31'
C22	57°13'53"	11.00'	10.99'	N32°53'28"W	10.54'
C23	27°04'03"	75.00'	35.43'	S45°28'01"W	35.10'
C24	61°41'52"	65.00'	69.99'	S28°09'07"W	66.66'
C25	33°00'34"	75.00'	43.21'	N42°10'57"E	42.61'
C26	62°57'45"	65.00'	71.43'	N27°12'21"E	67.89'
C27	45°00'00"	59.00'	46.34'	N26°46'31"W	45.16'
C28	45°01'16"	69.00'	54.22'	N26°45'53"W	52.83'
C29	83°51'50"	65.00'	95.14'	N37°40'39"E	86.87'
C30	87°40'00"	35.00'	53.55'	N35°46'34"E	48.48'
C31	87°40'00"	45.00'	68.85'	S35°46'34"W	62.33'
C32	83°51'50"	55.00'	80.50'	S37°40'39"W	73.51'
C33	45°01'16"	59.00'	46.36'	S26°45'53"E	45.18'
C34	45°00'00"	69.00'	54.19'	S26°46'31"E	52.81'
C35	17°51'57"	150.00'	46.77'	S04°39'27"W	46.58'
C36	58°37'39"	11.00'	11.26'	N33°35'21"W	10.77'
C37	26°54'03"	75.00'	35.21'	S45°14'13"W	34.89'
C38	45°20'27"	65.00'	51.44'	S36°01'01"W	50.11'
C39	8°58'28"	155.00'	24.28'	N42°39'54"E	24.25'
C40	41°21'02"	540.42'	390.02'	N68°11'46"E	381.61'
C41	35°40'38"	55.00'	34.25'	N68°41'36"E	33.70'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	4.04'	S50°53'02"E
L2	41.41'	S75°58'38"W
L3	19.92'	S50°36'15"W
L4	35.13'	N49°37'05"W
L5	7.65'	N18°49'57"E
L6	9.75'	N10°33'19"E
L7	4.25'	S49°13'57"E
L8	2.90'	N61°30'24"W
L9	7.89'	S59°00'03"W
L10	17.54'	S54°03'02"E
L11	2.46'	N62°54'10"W
L12	4.24'	S40°44'20"W
L13	3.39'	N68°31'46"E
L14	9.01'	S04°15'16"E
L15	15.40'	S38°10'40"W
L16	61.72'	N06°32'15"W
L17	17.10'	S49°15'16"E
L18	25.37'	N84°16'31"W
L19	26.67'	S13°17'45"W
L20	10.01'	N85°43'29"E



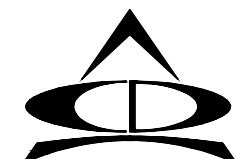
LEGEND

"DRAIN. ESMT." = DRAINAGE EASEMENT
"UTIL. ESMT." = UTILITY EASEMENT
"SW. ESMT." = SIDEWALK EASEMENT

LEGEND

○ = IRON PIN SET
⊙ = PERMANENT MARKER
x = PK NAIL SET
● = IRON PIN FOUND
x = PK NAIL FOUND

FINAL PLAT



PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd., Suite 100
Cahoon, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: May 26, 2022

SHEET 2 / 2
JOB NO.: 22-0003-836

Z:\22-0003-836\DWG\PRODUCTION DRAWINGS\SURVEY\plat\Sec 2_TITLE SHEET.dwg Layout1 May 26, 2022 4:32:28pm jphelps

Situated in the State of Ohio, County of Union, Township of Jerome, City of Dublin, being in Virginia Military Survey District 3452, containing 11.054 acres of land, more or less, said 11.054 acres being part of a 24.36 acre tract (Parcel I) as conveyed to Roger Warren Gorden, Trustee of the Roger Warren Gorden Living Trust dated may 9th, 2008 in Official Record 783, Page 376 and Denise Ann Gorden, Trustee of the Denise Ann Gorden Living Trust dated May 9th, 2008 in Official Record 783, Page 368 (Union County Parcel Number 39-0029013.0010 / Map Number 147-00-00-011.001), being of record in the Recorder's Office, Union County, Ohio.

The undersigned, Virginia Homes, by Charles Ruma, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HYLAND GLEN SECTION 2", a subdivision containing Lots 1 to 21 & 45 to 56, both inclusive, and areas designated as Reserve "A" and Reserve "B1", does hereby accept this plat of same and dedicates to public use, as such, all of Barksdale Drive and Banshee Drive 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", "Sidewalk Easement" or "Drainage 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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Know all men by these presents that Charles Ruma, President of Virgina Homes, owner of a portion of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 20__.

Virginia Homes:
By: Virginia Homes, its manager

By: _____
Charles Ruma, President

Signed and acknowledged in the presence of:

Signature: _____ Witness Signature: _____ Witness

Printed Name: _____ Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Charles Ruma, President, as Manager of Virginia Homes, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20__.

Signature: _____ My commission expires: _____.
Notary Public

Reviewed 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 vote of Council, wherein all of Barksdale Drive and Banshee Drive dedicated hereon are accepted as such by the Council of the City
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

Deputy Auditor, Union County, Ohio

Filed for record this ____ day of _____,
20__ at _____ M. Fee \$_____

Recorder, Union County, Ohio

File No. _____

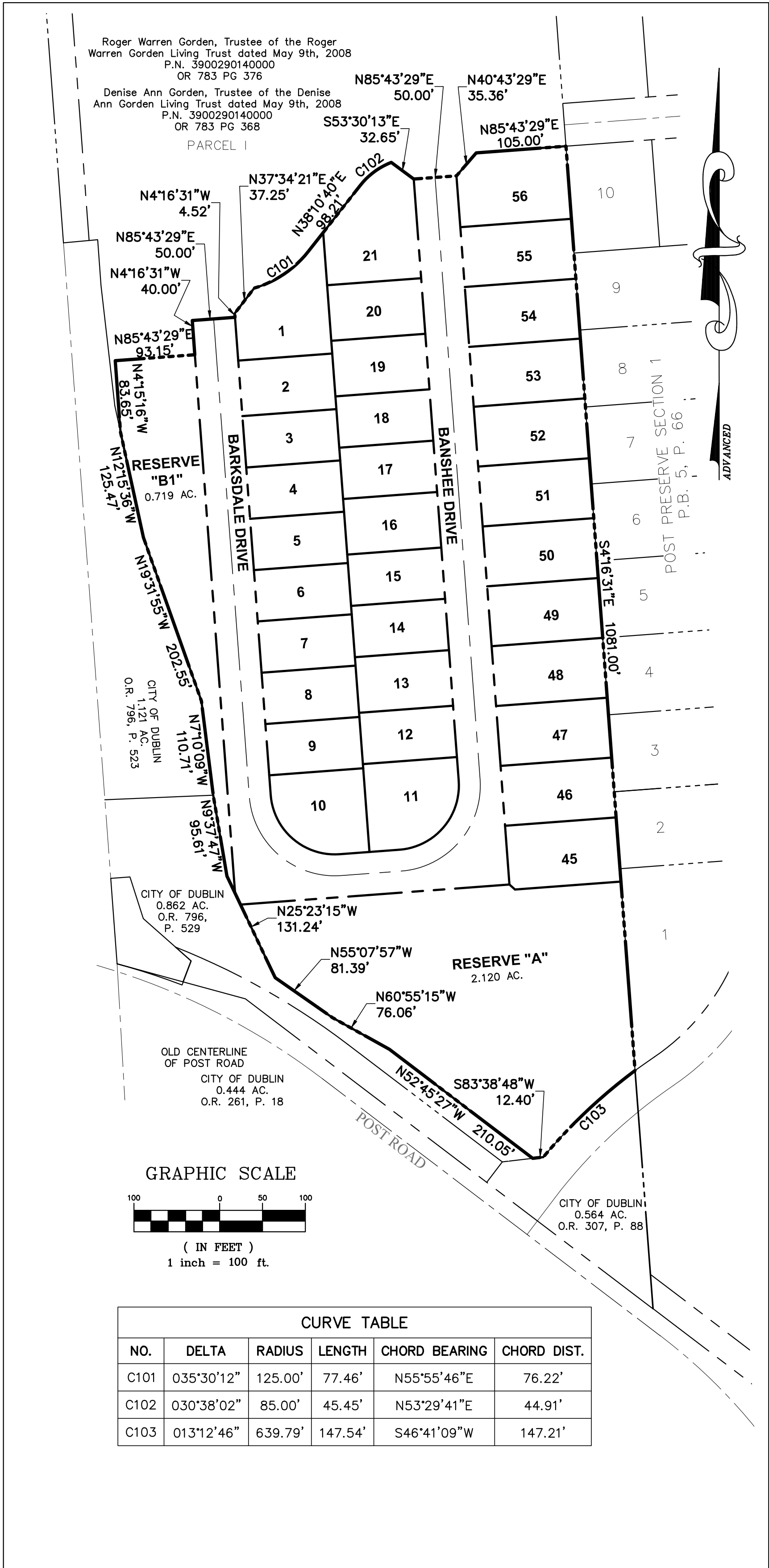
Recorded this ____ day of _____, 20__

Deputy Recorder, Union County, Ohio

Plat Book _____, Pages _____

HYLAND GLEN SECTION 2

Virginia Military Survey No. 3452
City of Dublin, Union County, Ohio



SURVEY DATA

BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1986).

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE UNION 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 END 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.

NOTES

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 Hyland Glen Section 2 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 39159C0500D (Not Printed) with effective date of December 16, 2008.

NOTE "C":

No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "D"

ACREAGE BREAKDOWN: Hyland Glen Section 2 is out of the following Union County Parcel
Number: 39-0029013.0010 11.054 Ac.

NOTE "E"

RESERVES: Reserve "A", as designated and delineated hereon, shall be owned and maintained by the City of Dublin, Reserve "B1", as designated and delineated hereon, shall be owned by the City of Dublin and maintained by an association comprised of the owners of the fee simple titles to the lots in Hyland Glen subdivisions for the purpose allowed by the then current zoning.

The City Shall Maintain Functionality of Storm Water Management Basins and Appurtenances thereto which Serve Storm Water Functionality

NOTE "F"

MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Building Setbacks:

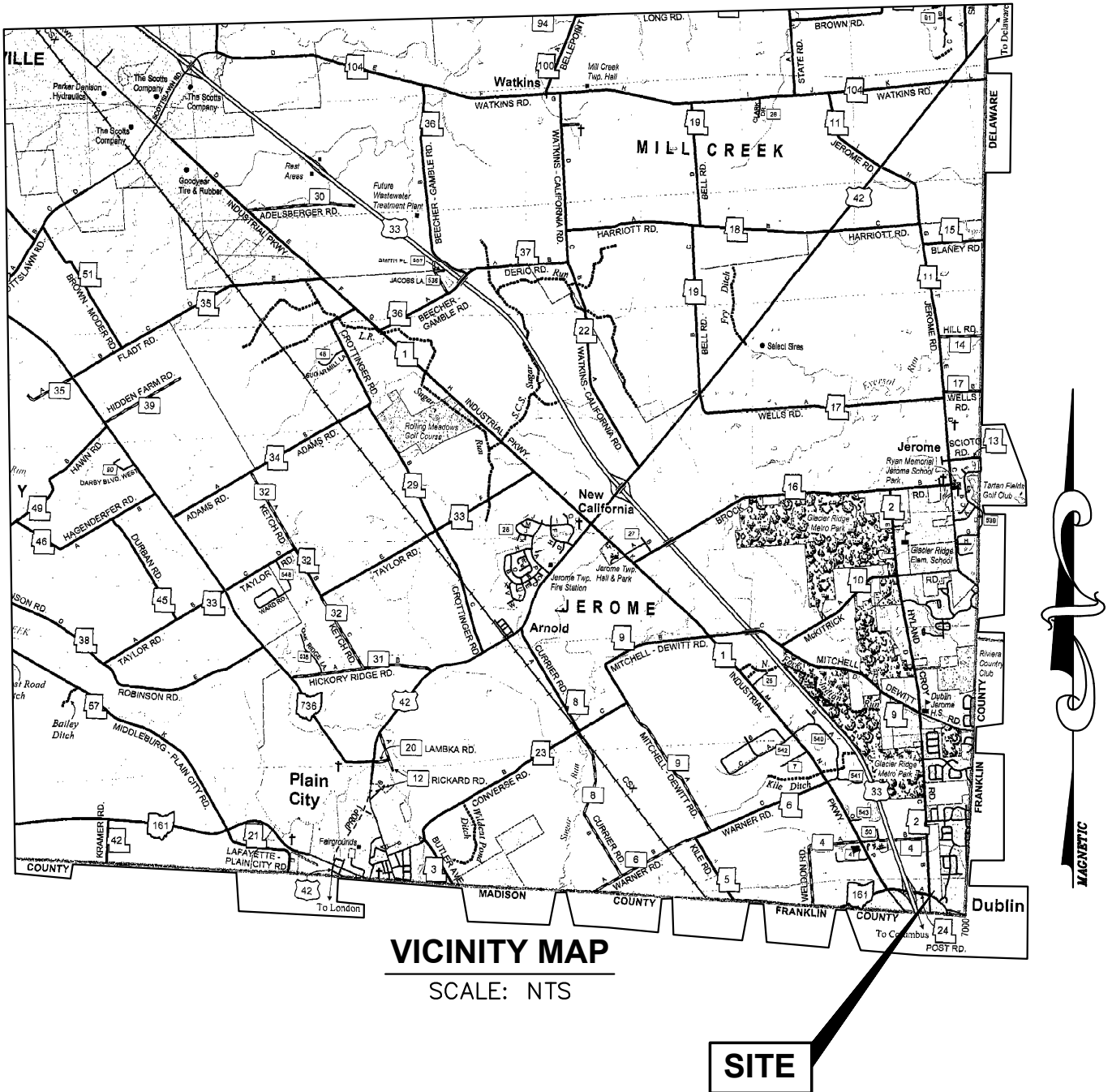
Front: 20 feet
Side: 5 feet
Rear: 10 feet (Interior Lots), 30 feet (Along eastern boundary)
(A 5 foot encroachment shall be permitted in rear yard for patios and decks)
As shown - varies from 100 feet to 0 feet
50' (Post Road)

Pavement Setbacks:

Side: 3 feet (building and pavement)
(not required where 2 lots share a common driveway)

NOTE "G"

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 Hyland Glen Section 2 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.

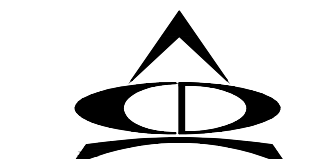


VICINITY MAP
SCALE: NTS

SITE DATA SECTION 2

TOTAL AREA (BY RECENT SURVEY): 11.054 ACRES
TOTAL RW AREA: 2.043 ACRES
SITE AREA LESS R/W: 9.011 ACRES
OPEN SPACE: 2.839 ACRES
BUILDABLE LOTS (33) AREA: 6.172 ACRES

FINAL PLAT



PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ENGINEERS SURVEYORS

SHEET 1 / 2

DATE: May 26, 2022 JOB NO.: 22-0003-836

SURVEYOR CERTIFICATION

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. Both Chord and Arc distances are shown on all curve measurements. Monumentation, to be set, will be set when the subdivision is completed and prior to the sale of its lots.

We further certify that the accompanying plat is a correct representation of Hyland Glen Section 3 Final Plat.

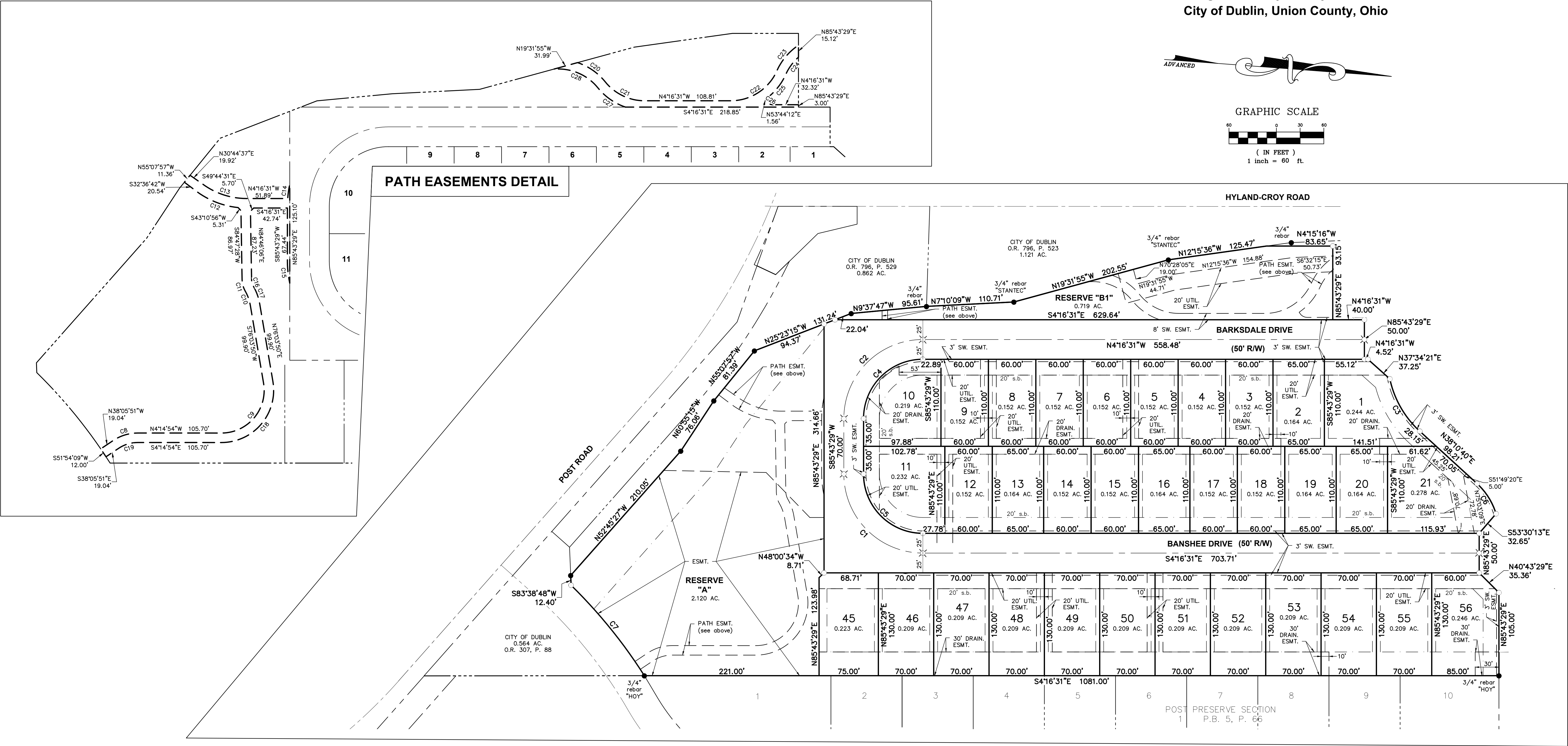
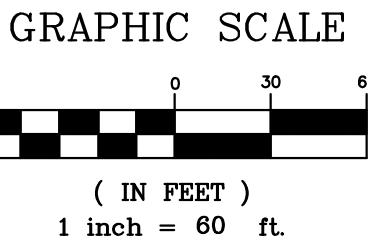
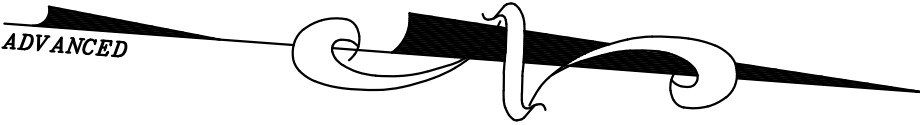
LEGEND

○ = IRON PIN SET
⊙ = PERMANENT MARKER
⊠ = PK NAIL SET
● = IRON PIN FOUND
✱ = PK NAIL FOUND

Jonathan E. Phelps date
Reg. No. 8241

HYLAND GLEN SECTION 2

Virginia Military Survey No. 3452
City of Dublin, Union County, Ohio



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°00'00"	100.00'	157.08'	S40°43'29"W	141.42'
C2	090°00'00"	100.00'	157.08'	N49°16'31"W	141.42'
C3	035°30'12"	125.00'	77.46'	N55°55'46"E	76.22'
C4	089°59'48"	75.00'	117.81'	N49°16'37"W	106.06'
C5	090°00'00"	75.00'	117.81'	S40°43'29"W	106.07'
C6	030°38'02"	85.00'	45.45'	N53°29'41"E	44.91'
C7	013°12'46"	639.79'	147.54'	S46°41'09"W	147.21'
C8	033°50'56"	56.00'	33.08'	N21°10'22"W	32.60'
C9	099°41'16"	54.00'	93.95'	N54°05'32"W	82.54'
C10	020°04'11"	54.00'	18.92'	S66°01'44"W	18.82'
C11	028°47'50"	31.00'	15.58'	S70°23'33"W	15.42'
C12	030°10'29"	106.00'	55.82'	S16°39'39"W	55.18'
C13	036°01'29"	94.00'	59.10'	N13°44'13"E	58.13'
C14	008°11'56"	128.00'	18.32'	N85°56'44"W	18.30'
C15	012°25'45"	128.00'	27.77'	S79°30'36"W	27.71'

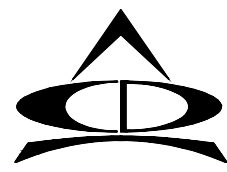
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C16	025°19'33"	19.00'	8.40'	N68°39'25"E	8.33'
C17	020°04'11"	66.00'	23.12'	N66°01'44"E	23.00'
C18	099°41'16"	66.00'	114.83'	S54°05'32"E	100.89'
C19	033°50'56"	44.00'	25.99'	S21°10'22"E	25.62'
C20	032°37'51"	76.00'	43.28'	N30°33'37"E	42.70'
C21	051°09'04"	64.00'	57.14'	N21°18'01"E	55.26'
C22	063°58'34"	64.00'	71.46'	N36°15'48"W	67.81'
C23	033°45'37"	76.50'	45.08'	N54°53'14"W	44.43'
C24	022°34'25"	64.00'	25.21'	S56°57'53"E	25.05'
C25	032°20'25"	77.87'	43.96'	S55°17'34"E	43.37'
C26	058°00'43"	11.00'	11.14'	N24°43'50"E	10.67'
C27	032°28'46"	76.00'	43.08'	S30°38'10"W	42.51'
C28	057°10'51"	64.00'	63.87'	S18°17'07"W	61.25'

LEGEND

"DRAIN. ESMT." = DRAINAGE EASEMENT
"UTIL. ESMT." = UTILITY EASEMENT
"SW. ESMT." = SIDEWALK EASEMENT

LEGEND
○ = IRON PIN SET
⊙ = PERMANENT MARKER
⊠ = PK NAIL SET
● = IRON PIN FOUND
⊠ = PK NAIL FOUND

FINAL PLAT



PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd., Suite 100
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: May 26, 2022

SHEET 2 / 2
JOB NO.: 22-0003-836

Z:\22-0003-836\DWG\PRODUCTION DRAWINGS\SURVEY\plat\Sec 3\0003-836 Hyland Groy Sec 3_TITLE SHEET.dwg Layout1 May 26, 2022 4:33:37pm jhelps

Situated in the State of Ohio, County of Union, Township of Jerome, City of Dublin, being in Virginia Military Survey District 3452, containing 14.473 acres of land, more or less, said 14.473 acres being part of a 24.36 acre tract (Parcel I) as conveyed to Roger Warren Gorden, Trustee of the Roger Warren Gorden Living Trust dated may 9th, 2008 in Official Record 783, Page 376 and Denise Ann Gorden, Trustee of the Denise Ann Gorden Living Trust dated May 9th, 2008 in Official Record 783, Page 368 (Union County Parcel Numbers 39-0029014.0000 / Map Number 147-00-00-010.000 & 39-0029013.0010 / Map Number 147-00-00-011.001), being of record in the Recorder's Office, Union County, Ohio.

The undersigned, Virginia Homes, by Charles Ruma, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HYLAND GLEN SECTION 3", a subdivision containing Lots 74 to 102, both inclusive, and areas designated as Reserve "E" and Reserve "F", does hereby accept this plat of same and dedicates to public use, as such, all of Wilde Drive, Wooley Drive and Holbein Road 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", "Sidewalk Easement" or "Drainage 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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Know all men by these presents that Virginia Homes, by Charles Ruma, President, owner of a portion of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 20__.

Virginia Homes:
By: Virginia Homes, its manager

By: _____
Charles Ruma, President

Signed and acknowledged in the presence of:

Signature: _____ Witness Signature: _____ Witness

Printed Name: _____ Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Charles Ruma, President, as Manager of Virginia Homes, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20__.

Signature: _____ My commission expires: _____.
Notary Public

Reviewed 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 vote of Council, wherein all of Wilde Drive, Wooley Drive and Holbein Road dedicated hereon are accepted as such by the Council of the City Dublin, Ohio.

In Wttness 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

Deputy Auditor, Union County, Ohio

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

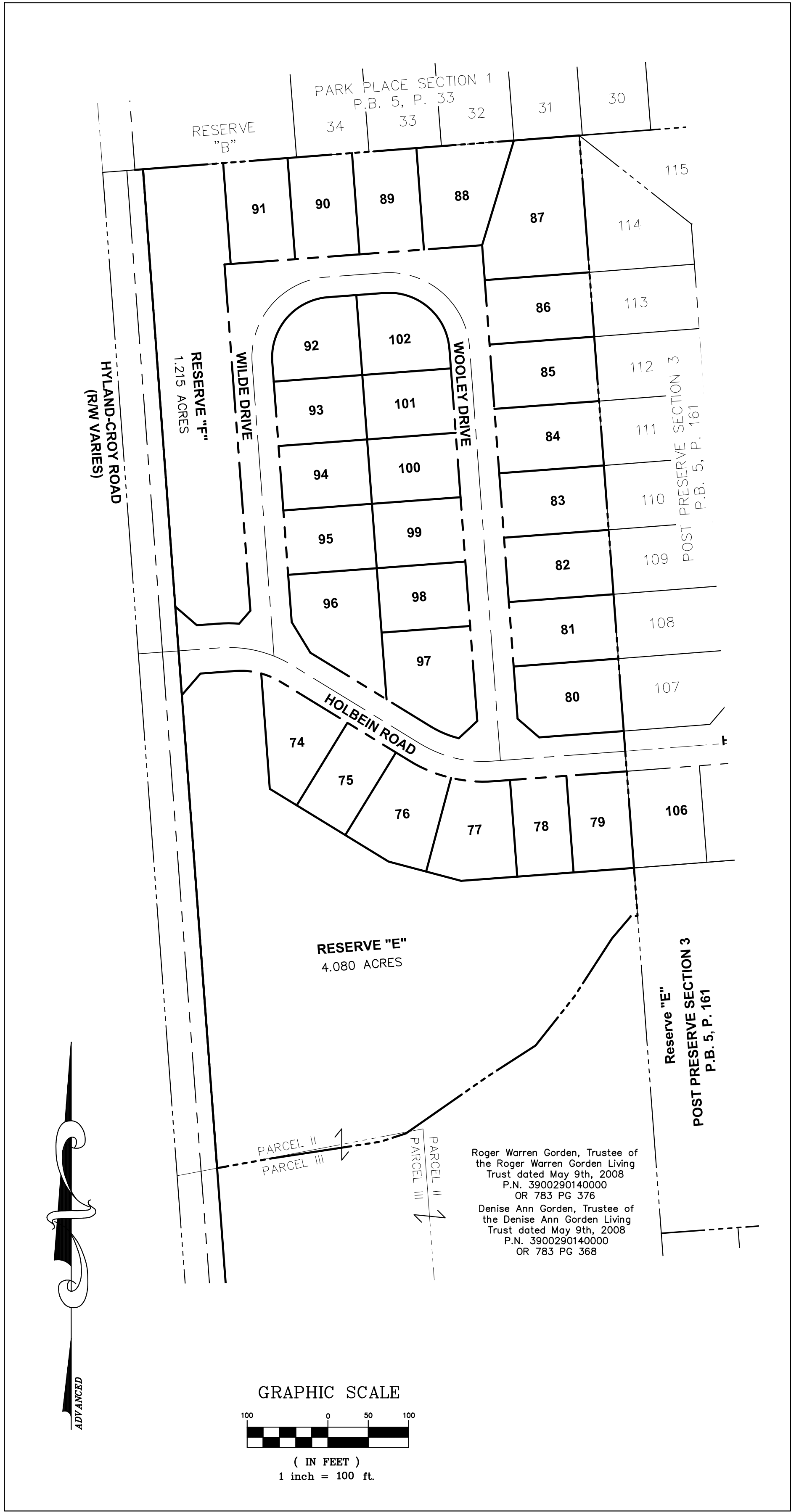
File No. _____

Recorded this ____ day of _____, 20__ _____
Deputy Recorder, Union County, Ohio

Plat Book _____, Pages _____

HYLAND GLEN SECTION 3

Virginia Military Survey No. 3452
City of Dublin, Union County, Ohio



Roger Warren Gorden, Trustee of the Roger Warren Gorden Living Trust dated May 9th, 2008
P.N. 3900290140000
OR 783 PG 376
Denise Ann Gorden, Trustee of the Denise Ann Gorden Living Trust dated May 9th, 2008
P.N. 3900290140000
OR 783 PG 368

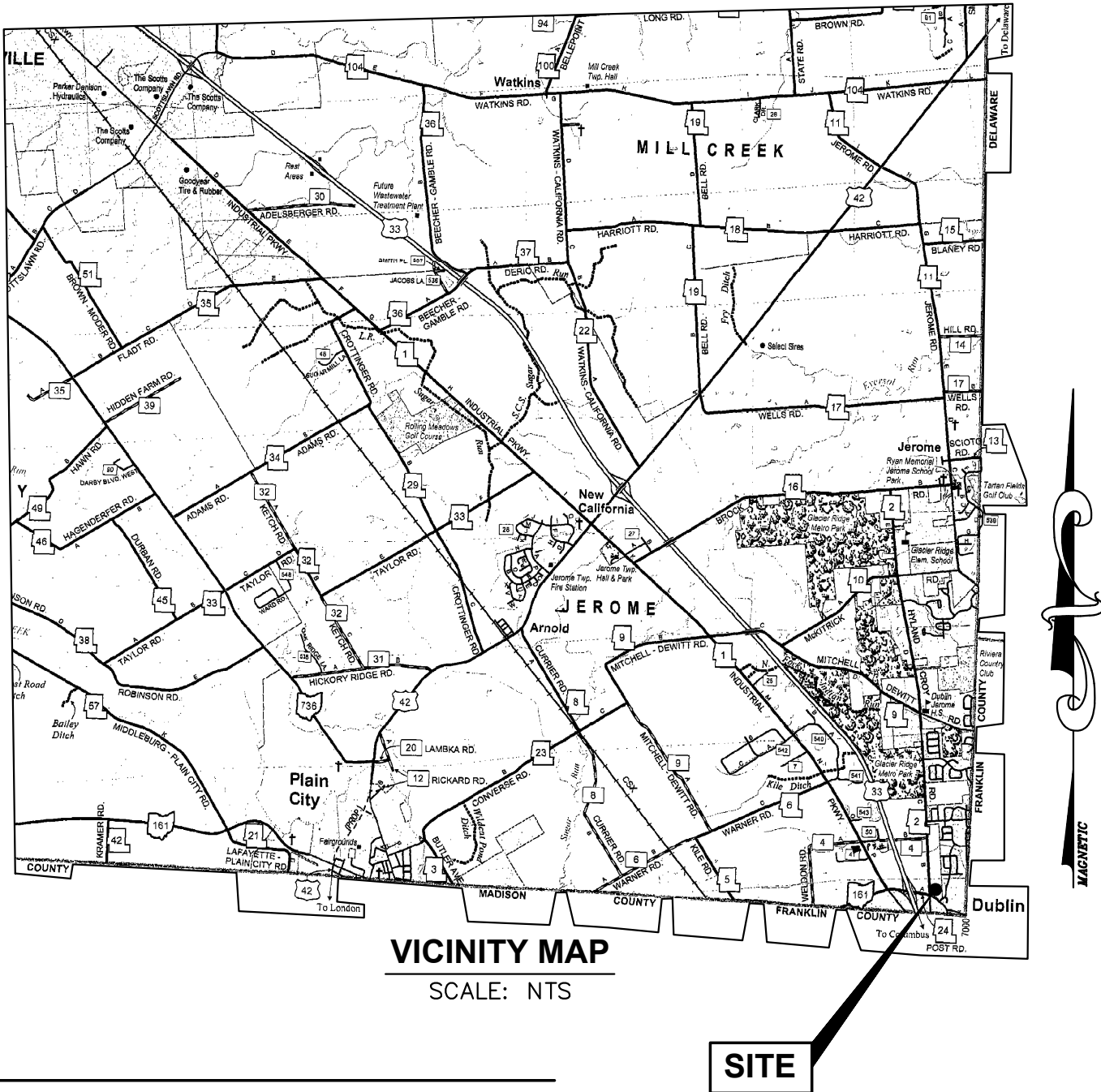
SURVEY DATA

BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1986).

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE UNION 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 END 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.



NOTES

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 Hyland Glen Section 3 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 39159C0500D (Not Printed) with effective date of December 16, 2008.

NOTE "C":
No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "D":
ACREAGE BREAKDOWN: Hyland Glen Section 3 is out of the following Union County Parcel Number:

39-0029014.0000	0.014 Ac.
39-0029013.0010	14.459 Ac.
Total	14.473 Ac.

NOTE "E":
RESERVES: Reserves, as designated and delineated hereon, shall be owned by the City of Dublin and maintained by an association comprised of the owners of the fee simple titles to the lots in Hyland Glen subdivisions for the purpose allowed by the then current zoning.

The City Shall Maintain Functionality of Storm Water Management Basins and Appurtenances thereto which Serve Storm Water Functionality

NOTE "F":
MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Building Setbacks:

Front:	20 feet
Side:	5 feet (10 feet along eastern boundary)
Rear:	30 feet (along eastern boundary) 25 feet (along northern boundary) 10 feet (along interior lots) (A 5 foot encroachment shall be permitted in rear yard for patios and decks)

Pavement Setbacks:

Side:	3 feet (not required where 2 lots share a common driveway)
-------	---

NOTE "G":
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 Hyland Glen Section 3 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.

SURVEYOR CERTIFICATION

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. Both Chord and Arc distances are shown on all curve measurements. Monumentation, to be set, will be set when the subdivision is completed and prior to the sale of its lots.

We further certify that the accompanying plat is a correct representation of Hyland Glen Section 3 Final Plat.

Jonathan E. Phelps date
Reg. No. 8241

LEGEND
○ = IRON PIN SET
⊙ = PERMANENT MARKER
⊠ = PK NAIL SET
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SITE DATA SECTION 3

TOTAL AREA (BY RECENT SURVEY):	14.473 ACRES
TOTAL R/W AREA:	2.276 ACRES
SITE AREA LESS R/W:	12.197 ACRES
OPEN SPACE:	5.295 ACRES
BUILDABLE LOTS (29) AREA:	6.902 ACRES

FINAL PLAT

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

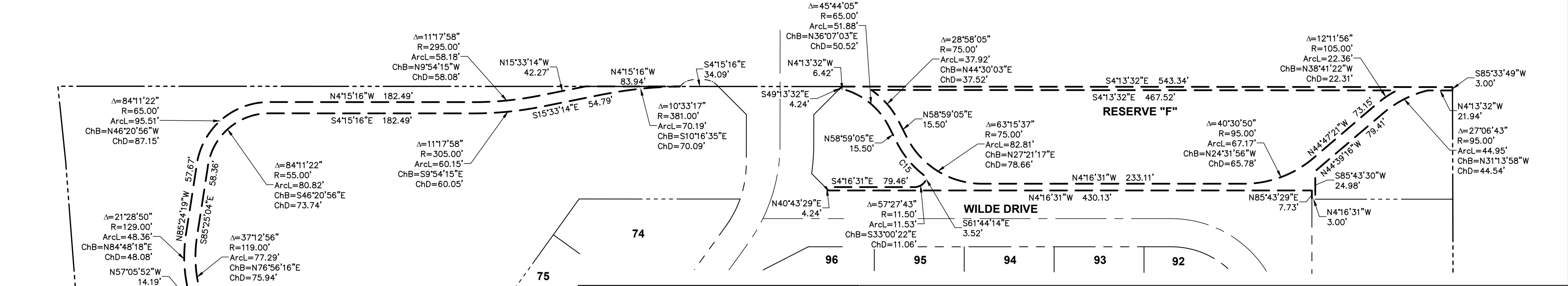
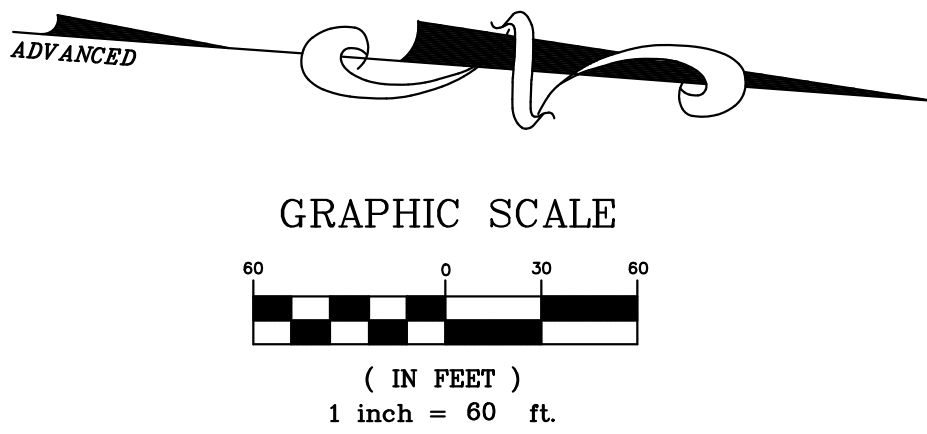
PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

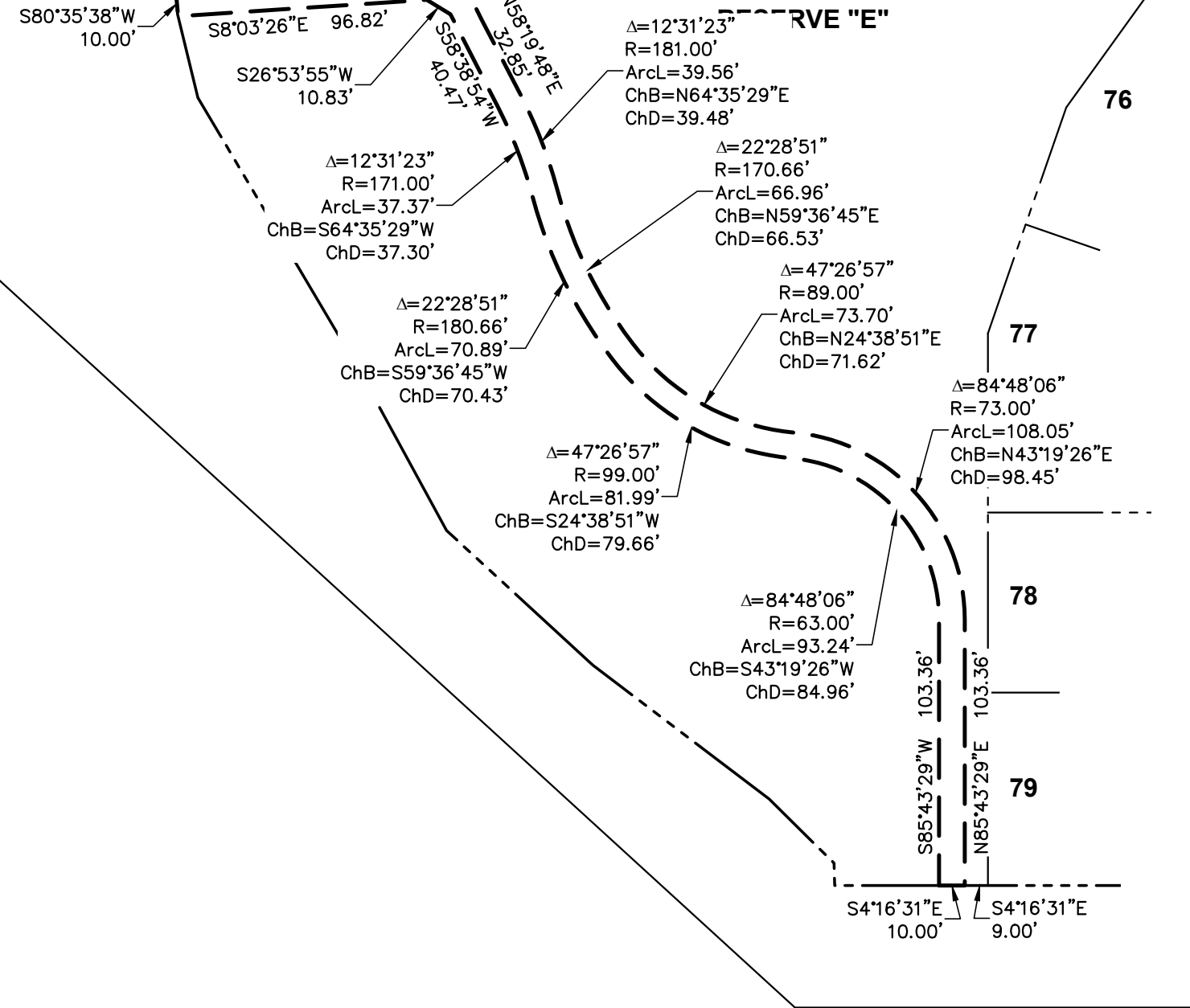
DATE: May 26, 2022	SHEET 1 / 2 JOB NO.: 22-0003-836
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HYLAND GLEN SECTION 3

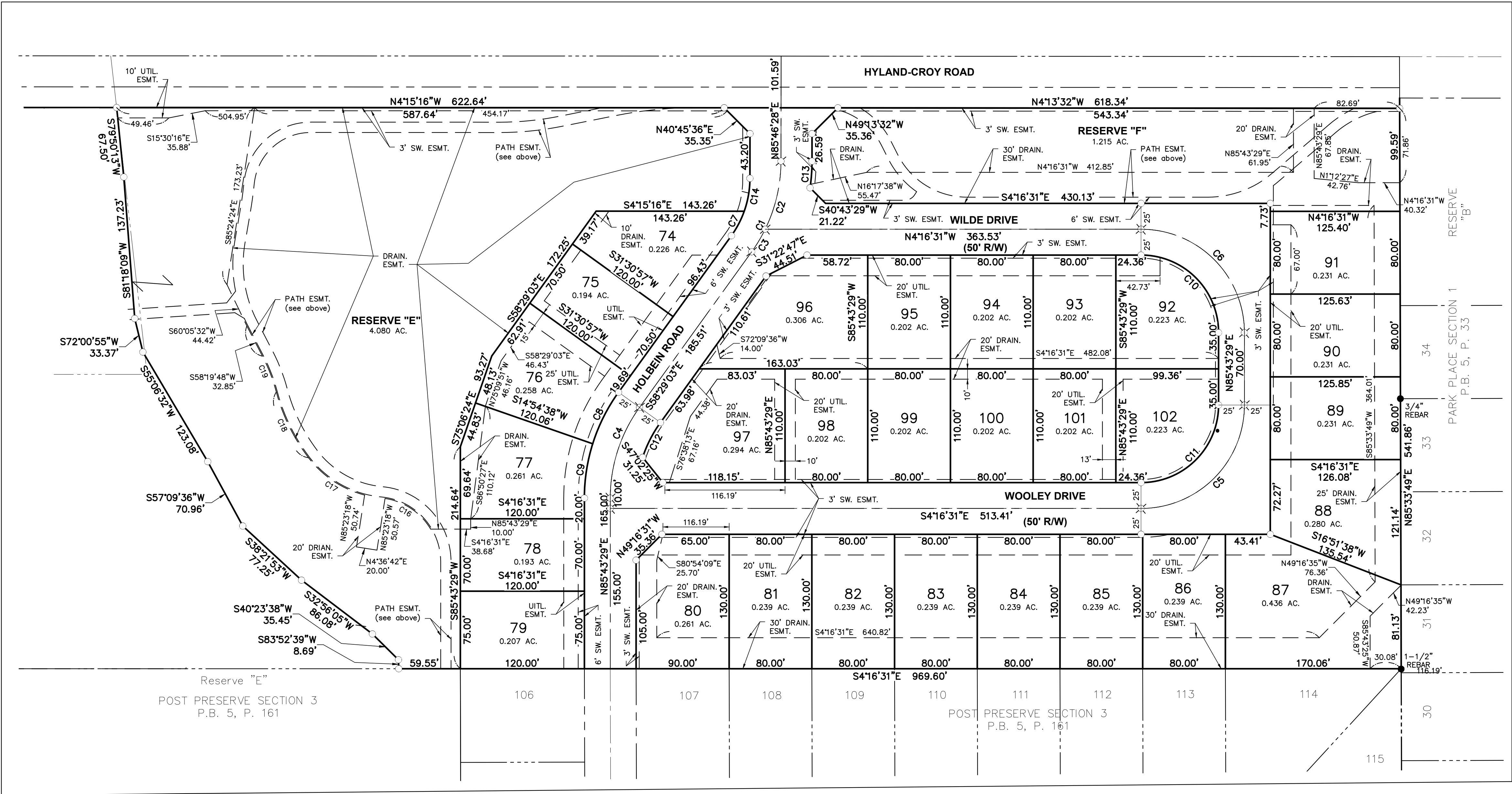
Virginia Military Survey No. 3452
City of Dublin, Union County, Ohio



PATH EASEMENTS DETAIL



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	035°44'28"	150.00'	93.57'	S76°21'18"E	92.06'
C2	026°01'24"	150.00'	68.13'	S81°12'50"E	67.54'
C3	009°43'04"	150.00'	25.44'	N63°20'36"W	25.41'
C4	035°47'28"	150.00'	93.70'	N76°22'47"W	92.18'
C5	090°00'00"	100.00'	157.08'	S49°16'31"E	141.42'
C6	090°00'00"	100.00'	157.08'	N40°43'29"E	141.42'
C7	016°11'00"	95.00'	26.83'	S66°34'34"E	26.74'
C8	018°19'14"	175.00'	55.96'	S67°38'40"E	55.72'
C9	017°28'14"	175.00'	53.36'	S85°32'24"E	53.15'
C10	090°00'00"	75.00'	117.81'	N40°43'29"E	106.07'
C11	090°00'00"	75.00'	117.81'	S49°16'31"E	106.07'
C12	017°25'14"	125.00'	38.01'	N67°11'41"W	37.86'
C13	008°13'46"	180.00'	25.85'	S89°53'21"W	25.83'
C14	019°33'28"	95.00'	32.43'	S84°26'48"E	32.27'
C15	028°21'44"	85.00'	42.08'	N44°48'13"E	41.65'
C16	050°48'55"	62.00'	54.99'	S29°37'44"W	53.20'
C17	038°01'16"	100.00'	66.36'	S29°21'41"W	65.15'
C18	022°28'51"	181.66'	71.28'	S59°36'45"W	70.82'
C19	012°31'23"	170.00'	37.16'	S64°35'29"W	37.08'



LEGEND

"DRAIN. ESMT." = DRAINAGE EASEMENT
"UTIL. ESMT." = UTILITY EASEMENT
"SW. ESMT." = SIDEWALK EASEMENT

LEGEND

○ = IRON PIN SET
⊗ = PERMANENT MARKER
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FINAL PLAT



PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd., Suite 100
Cahanna, Ohio 43230
ph 614.428.7750
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SCALE: 1" = 60'
DATE: May 26, 2022

SHEET 2 / 2
JOB NO.: 22-0003-836