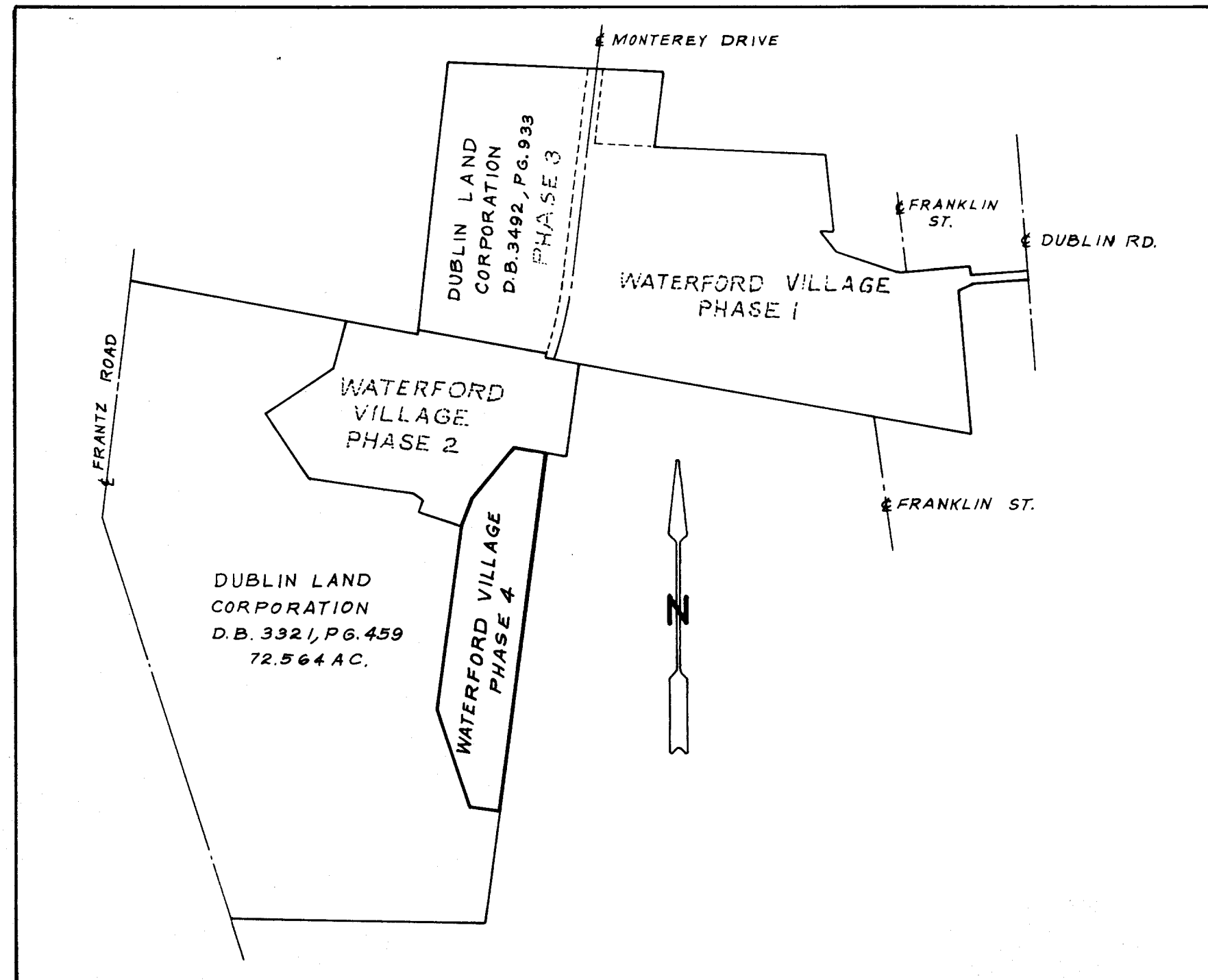
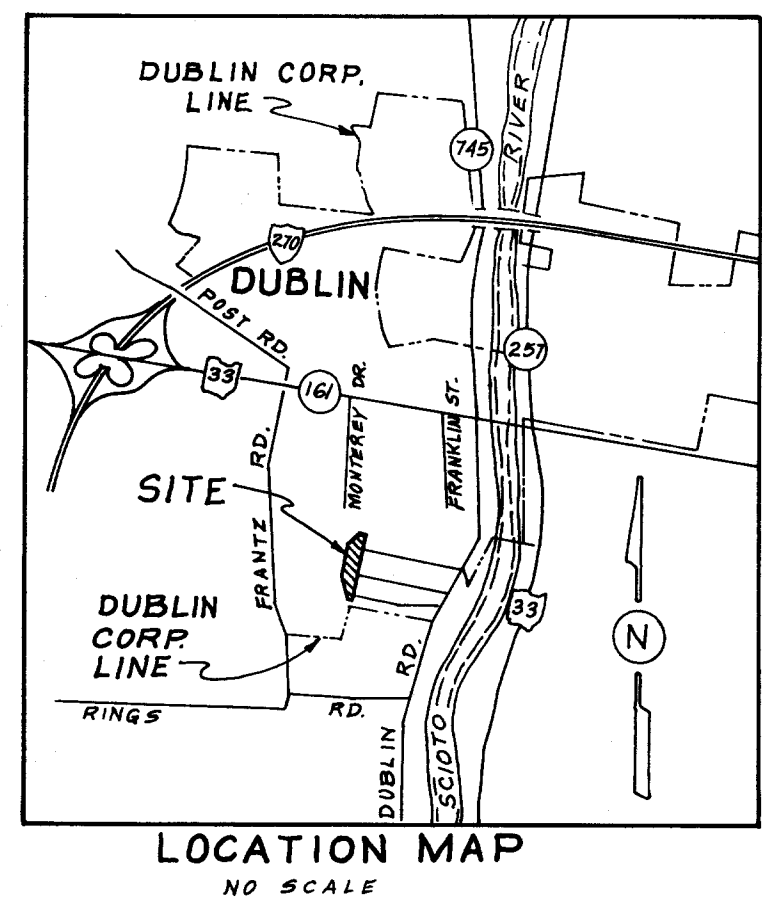


CURVE DATA						
NO.	Δ	RADIUS	ARC	TAN.	CHD.	CHD. BRNG.
1	90°00'00"	125.00	196.35	125.00	176.78	577°14'28"W
2	30°05'58"	125.00	65.67	33.61	64.91	512°48'31"E
3	59°54'02"	125.00	130.68	72.02	124.81	557°48'31"E
4	5°41'04"	100.00	9.92	4.96	9.92	564°59'02"W

LOT DIMENSIONS						
NO.	Δ	RADIUS	ARC	TAN.	CHD.	CHD. BRNG.
1	31°10'39"	150.00	81.62	41.85	80.62	576°39'08"W
2	46°41'27"	150.00	122.24	64.74	118.88	537°43'06"W
3	12°07'54"	150.00	31.76	15.94	31.70	58°18'25"W
4	90°00'00"	100.00	157.08	100.00	141.42	547°14'28"W
5	90°00'00"	25.00	39.27	25.00	35.36	642°45'32"E
6	90°00'00"	25.00	39.27	25.00	35.36	547°14'28"W
7	90°00'00"	100.00	157.08	100.00	141.42	542°45'32"E
8	13°29'52"	150.00	35.34	17.75	35.26	54°30'28"E
9	73°23'53"	25.00	32.03	18.63	29.88	N25°26'33"E
10	5°41'04"	75.00	7.44	3.72	7.44	564°59'02"W
11	5°41'04"	125.00	12.40	6.21	12.40	564°59'02"W
12	73°23'55"	25.00	32.03	18.63	29.88	S81°09'32"E
13	43°17'57"	150.00	113.36	59.54	110.68	N66°06'34"W
14	16°36'06"	150.00	43.46	21.88	43.31	S19°33'27"E
15	16°36'06"	150.00	43.46	21.88	43.31	S36°09'33"E

WATERFORD VILLAGE PHASE 4 FINAL DEVELOPMENT PLAN

THE TOTAL ACREAGE OF PLATTED LOTS (WITHIN SOLID HEAVY BOUNDARY), THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN IS 7.297 AC. SHORT DASHED LINES INDICATE LIMITS OF PROPOSED EASEMENTS. STOP SIGNS AND STREET SIGNS SHALL BE VILLAGE STANDARD. ALL LOTS ARE PROPOSED FOR SINGLE-FAMILY DETACHED RESIDENCES. ALL LOTS SHALL HAVE MIN. 25' BUILDING SET BACK. REAR YARD SHALL BE 25' MIN. SIDE YARDS SHALL BE 7' MIN., WITH THE TOTAL OF BOTH SIDE YARDS NOT LESS THAN 17'.
 GROSS AREA = 7.297 AC. (INCLUDES STREETS)
 NO. DWELLING UNITS PROPOSED = 12
 ESTIMATED POPULATION = 36
 RESULTING GROSS DENSITY = 4.9 PERSONS/AC. = 1.6 D.U./AC.
 RESERVE 'A' SHALL BE DEDICATED TO THE VILLAGE OF DUBLIN FOR FUTURE STREET PURPOSES.



WOLFE ENGINEERING CO.
 4900 Reed Road Columbus, Ohio 43220
 Phone R14/459-1212

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PREMISES, PREPARED THIS PLAT, AND CERTIFY THAT THIS PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. IRON PINS ARE INDICATED BY THE SYMBOL —○—. PERMANENT MONUMENTS (1" DIA. SOLID IRON PIN) TO BE PLACED UPON COMPLETION OF CONSTRUCTION ARE INDICATED BY THE SYMBOL —●—.

By Charles R. Wolfe REGISTERED SURVEYOR NO. 6186
 CHARLES R. WOLFE

APPROVED BY PLANNING COMMISSION, VILLAGE OF DUBLIN, OHIO

William H. Myers 9/9/77
 VILLAGE ENGINEER DATE

Charles R. Wolfe 1/30/1977
 CHAIRMAN, PLANNING COMMISSION DATE

BACKGROUND DRAWING
 SCALE: 1" = 500'