



CITY OF DUBLIN, OH

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# FINAL DEVELOPMENT PLAN/ AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Sections 153.053 (E)]

TO EXPIRE \_\_\_\_\_

**NOTE:** All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the PUD Final (and/or Amended) Development Plan process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

**I. PLEASE CHECK THE TYPE OF APPLICATION:**

- PUD Final Development Plan [Section 153.053 (E)]
- PUD Amended Final Development Plan [Section 153.053 (E) and (G)]
- Other (Please Describe) \_\_\_\_\_

**II. PROPERTY INFORMATION:** This section must be completed.

Property Address: <b>8815 MANLEY RD., DUBLIN, OH 43017</b>	
Tax ID/Parcel Number(s): <b>60033406030000</b>	Parcel Size (Acres): <b>10</b>
Existing Land Use/Development: <b>PUBLIC EDUCATION (ELEMENTARY SCHOOL)</b>	
Proposed Land Use/Development: <b>PERMIT RENEWAL</b>	
Existing Zoning District: <b>EXEMPT</b>	

**III. DEVELOPMENT PLAN STATEMENT:** Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

<p>A. Please briefly explain the proposed development:</p> <p style="text-align: center;"><b>SEE ATTACHED SHEET</b></p>
<p>B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:</p> <p style="text-align: center;"><b>SEE ATTACHED SHEET</b></p>
<p>C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:</p> <p style="text-align: center;"><b>SEE ATTACHED SHEET</b></p>
<p>D. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(B)], (SEE ATTACHMENT A):</p> <p style="text-align: center;"><b>SEE ATTACHED SHEET</b></p>

RECEIVED

JUN 06 2008  
08-046AFDP  
CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

June 3, 2008

Dublin City Schools is requesting an "Amended Final Development Plan" to be approved for the portable units at Deer Run Elementary as a short-term permanent solution. The purpose is to free the district from returning yearly for special permit approval from the Board of Zoning Appeals. These permits are costly and the money is needed to cover other cost the district is incurring. It is the intention of Dublin City Schools to remove the portable classrooms at Deer Run Elementary when a new elementary is built. Dublin City Schools will have on the November 2008 ballot a request for a bond issue to build a new elementary that could eliminate the need for these portable classrooms.

**IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW:** Please submit **large (24X36)** and **small (11X17)** sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

<input checked="" type="checkbox"/>	<b>ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES</b> Please notarize agent authorization, if necessary.
<input checked="" type="checkbox"/>	<b>FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY</b>
<input checked="" type="checkbox"/>	<b>FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP</b> indicating property owners and parcel numbers for all parcels within <b>500 FEET</b> of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
<input checked="" type="checkbox"/>	<b>FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 150 FEET</b> of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
<input type="checkbox"/>	<b>FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT</b>
<input checked="" type="checkbox"/>	<b>FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:</b> <ul style="list-style-type: none"><li>a. North arrow and bar scale.</li><li>b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).</li><li>c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).</li><li>d. Size of the site in acres/square feet.</li><li>e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.</li><li>f. Existing and proposed zoning district boundaries.</li><li>g. Use of land and location of structures on adjacent properties.</li></ul>
<input type="checkbox"/>	<b>IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:</b> <ul style="list-style-type: none"><li>a. Grading Plan.</li><li>b. Landscaping Plan.</li><li>c. Lighting Plan.</li><li>d. Utility and/or Stormwater Plan.</li><li>e. Tree Survey, Tree Preservation and Tree Replacement Plans</li></ul>
<input checked="" type="checkbox"/>	<b>IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS</b> with proposed colors and materials noted.
<input type="checkbox"/>	<b>IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:</b> <ul style="list-style-type: none"><li>a. Location of signs and sign type (wall, ground, projecting, or window).</li><li>b. Sign dimensions, including letter sizes and proposed distance from sign to grade.</li><li>c. Copy layout and lettering styles (fonts) of signage.</li><li>d. Materials and manufacturer to be used in fabrication.</li><li>e. Total area of sign face (including frame)</li><li>f. Type of illumination</li></ul>
<input checked="" type="checkbox"/>	<b>MATERIAL/COLOR SAMPLES</b> (swatches, photos, plans, or product specifications). Include manufacturer <b>name</b> and product number.

**V. CURRENT PROPERTY OWNER(S):** This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): <i>DUBLIN City Schools (VIM DAVIS - Contact)</i>	
Mailing Address: (Street, City, State, Zip Code) <i>7030 COFFMAN RD, DUBLIN, OH 43017</i>	
Daytime Telephone: <i>614-760-4317</i>	Fax: <i>614-761-5856</i>
Email or Alternate Contact Information: <i>DAVIS_VIM@MAIL.DUBLIN.K12.OH.US</i>	

**VI. APPLICANT:** Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**VII. REPRESENTATIVE(S) OF OWNER/APPLICANT:** Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: <i>VIM DAVIS, DIRECTOR OF BUILDINGS AND GROUNDS</i>	
Organization: <i>DUBLIN City Schools</i>	
Mailing Address: (Street, City, State, Zip Code) <i>7030 COFFMAN RD, DUBLIN, OH 43017</i>	
Daytime Telephone: <i>614-760-4317</i>	Fax: <i>614-761-5856</i>
Email or Alternate Contact Information: <i>DAVIS_VIM@MAIL.DUBLIN.K12.OH.US</i>	

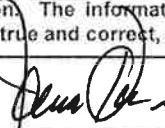
**VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant/representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
 State of \_\_\_\_\_  
 County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**IX. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

**XI. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I <u>JAMES A. DAVIS</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: 	Date: <u>6/3/08</u>

Subscribed and sworn to before me this 3rd day of June, 20 08  
 State of Ohio  
 County of Franklin Notary Public Sandra Purno



**SANDRA PURNO**  
 Notary Public, State of Ohio  
 My Commission Expires 12-06-10

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	MIS Fee No:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
Nearest Intersection:			
Distance from Nearest Intersection:			

## ATTACHMENT A: FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

### § 153.055 PLAN APPROVAL CRITERIA.

(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:

- (1) The plan conforms in all pertinent respects to the approved preliminary development plan provided however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- (2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- (3) The development has adequate public services and open spaces;
- (4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;
- (5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- (6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- (7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- (8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;
- (9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;
- (10) The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MUIRFIELD LTD., an Ohio Limited Partnership, the Grantor, for the consideration of One (\$1.00) Dollar and other valuable considerations received to its full satisfaction of DUBLIN LOCAL SCHOOL DISTRICT, the Grantee, does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the State of Ohio, in the County of Delaware, and in the Village of Dublin, to-wit:

(Being the 10.000 Acres of land, as described in Exhibit "A" attached hereto.)

Last transfer: Deed Book 377 page 418.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever. And the said Grantor, for itself and its successors, does hereby covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises aforesaid; that the said premises are free and clear from all incumbrances whatsoever except (1) real estate taxes and installments of assessments due and payable after the date of closing; (2) zoning ordinances and regulations; (3) legal streets and highways; (4) utility easements, covenants, conditions and restrictions of record, if any; and (5) such other exceptions to title as Grantee may create or agree to accept; that it has good right to sell and convey the same, and that it will forever warrant and defend the same, with the appurtenances, unto the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said MUIRFIELD LTD., acting by and through the duly authorized officers, representatives or agents of Golden Bear Muirfield, Inc., an Ohio corporation, as the Managing Partner of The Muirfield Company, a general partnership and the General Partner of Muirfield Ltd., has caused this Deed to be executed on its behalf by said authorized officers, representatives or agents this 15<sup>th</sup> day of January 1979.

Signed and acknowledged in the presence of:

Pamela L. Fallin  
Virginia C Kempton

MUIRFIELD LTD., an Ohio limited partnersh by THE MUIRFIELD COMPANY, its General Par by

GOLDEN BEAR MUIRFIELD, INC., its Managing Partner

BY: Howard S. Adams

BY: William E. Beggess

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BEFORE ME, a Notary Public in and for said county and state, personally appear Howard S. Adams and William E. Beggess the Authorized Agent and Authorized Agent respectively, of GOLDEN BEAR MUIRFIELD, INC., an Ohio corporation, and the Managing General Partner of MUIRFIELD LTD., an Ohio limited partnership, known to me to be the persons described in and who executed the foregoing Deed, who acknowledged the execution of the same, for and on behalf of said corporation and partnerships, as their voluntary act and deed for and as the act and deed of said corporation and partnership for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 15<sup>th</sup> day of January, 1979.



Elementary Building Site - Manley Road - Delaware County

10 Acres

---

1. Description of 10 Acre Site
2. Warranty Deed
3. Partial Release of Mortgage
  - a. Ohio National Bank of Columbus

Recorded in Delaware, Ohio February 1, 1979 by Mr. Pat Shum of the Franklin County Prosecutor's Office. Mr. Shum represented the Board of Education at the closing procedure on the purchase of the school site.



# Delaware County, Ohio

Todd A. Hanks, Auditor

Site Provided by...  
governmax.com T1.13

## Summary



Parcel ID  
1 of 1

### Parcel Info

#### Summary

- Printable Tab
- Land
- Levy Info
- Residential
- Improvement
- Commercial
- Image
- Transfer
- Assessments
- Map
- Payments
- Property Report
- Tax Estimator
- E-Network
- Tax Distribution

### Search By

#### Parcel ID

- Owner
- Address
- Sales

### Site Functions

#### Property Search

- Contact Us
- On-Line Help
- Home
- Tax Estimator
- County Login

Parcel ID 60033406030000  
Unit Address 8815 AVERY RD

Serial ID  
Index Order  
Parcel ID  
Card 1 of 1

### Summary

Property 8815 AVERY RD  
Location  
Tax Dist 10 DUBLIN CORP  
Land Use 650 OWNED BY BOARD OF EDUCATION  
School Dist 2513 DUBLIN SD  
Acres 10.000

No. of Stories  
Sq. Ft. 42911  
Year Built 1980  
Total Rooms 0  
Full Bathrooms 0  
Half Bathrooms 0  
Bedrooms 0

### Legal Description

Property Information  
LANDS SURVEY 5162

### Location Description

### Owner Information

Owner Information  
Call 740-833-2900 if Incorrect  
DUBLIN LOCAL  
SCHOOL DISTRICT  
8815 AVERY RD  
DUBLIN, OH 43017 USA

### Mail Information

Mail Changes Only - Click Here  
DUBLIN LOCAL SCHOOL DIST  
C/O JEROME PREISSLER  
W BRIDGE STREET  
DUBLIN, OH 43017 USA

### Assessment Info

Board of Revision No  
Homestead No  
2.5%/Reduction No  
Divided Property No  
New Construction No  
Other Assessments No  
Front Ft. 0.00

Market Land Value \$380,000  
CAUV Value \$0  
Market Impr Value \$2,888,600  
Market Total Value \$3,268,600

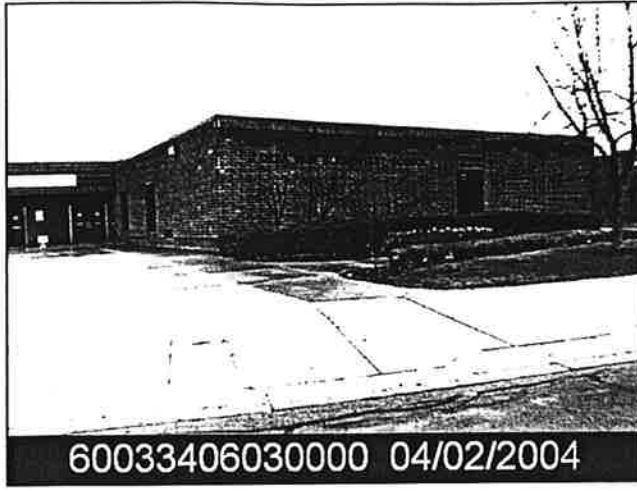
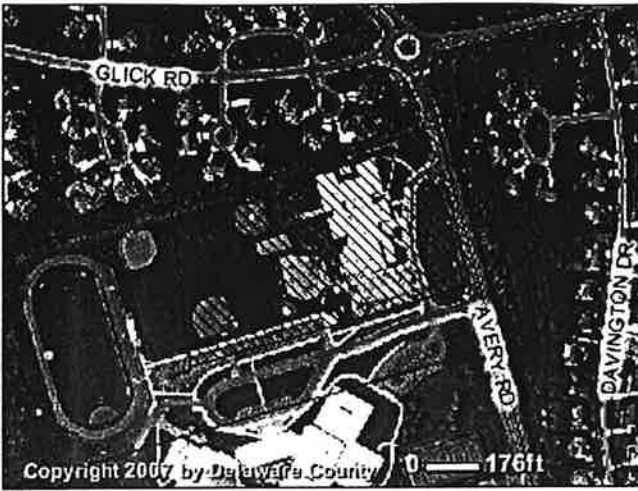
### Recent Transfer

Valid Sale N  
# of Parcels 0  
Deed Type 0  
Sale Amount \$0

Sale Date 1/1/1990  
Conveyance # 0

### Tax Information (See Payments Tab For Details)

Annual Tax \* \$0.00  
Taxes Paid \$0.00  
\*may include penalties, interest, and special assessment charges



**PARCEL INFORMATION**

PARCEL NO.  TAX DISTRICT  OLD TAX ID   
 PROPERTY CLASS  ACREAGE   
 OWNER 1  OWNER 2   
 ADDRESS 1  ADDRESS 2   
 MAILNAME 1  MAILNAME 2   
 MAIL ADDRESS 1  MAIL ADDRESS 2   
 LEGAL DESCRIPTION

**BUILDING INFORMATION**

YEAR BUILT  YEAR REMODELED  TOTAL AREA  STORY HEIGHT   
 TOTAL ROOMS  TOTAL BEDROOMS  TOTAL FAMILY ROOMS  TOTAL DINING ROOMS   
 TOTAL HALF BATH  TOTAL FULL BATH   
 ATTIC  BASEMENT  RECREATION ROOM   
 AIR CONDITIONING  NO. OF FIRE PLACE  HEATING TYPE   
 GRADE TYPE  GRADE ADJUSTMENT  GRADE ADJUSTMENT FACTOR

**SALES INFORMATION**

SALES DATE 1  SALES AMOUNT 1   
 SALES DATE 2  SALES AMOUNT 2

**VALUE INFORMATION**

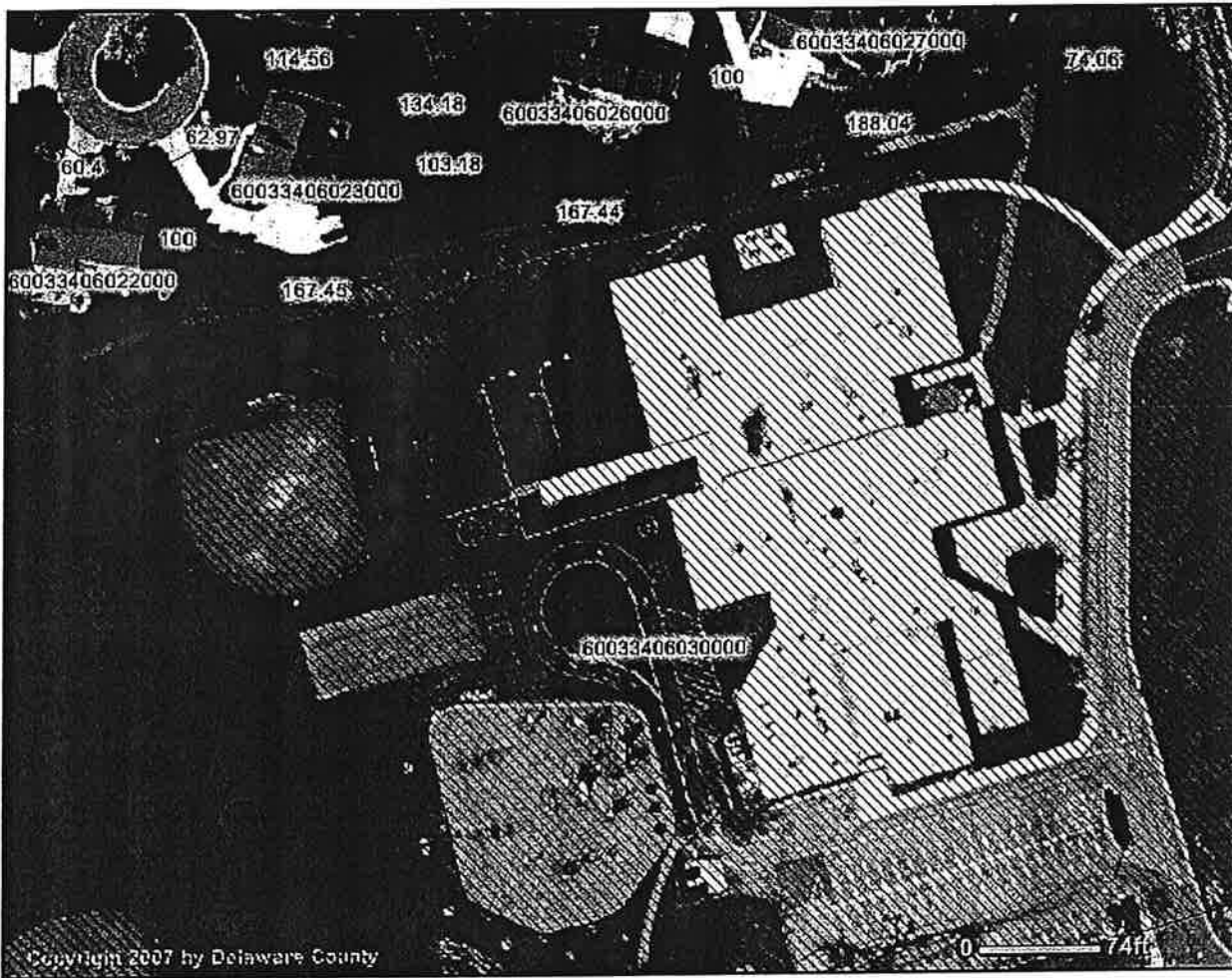
MARKET LAND VALUE  MARKET IMPROVEMENT VALUE  TOTAL MARKET VALUE   
 TAXABLE LAND VALUE  TAXABLE IMPROVEMENT VALUE  TOTAL TAXABLE VALUE   
 CAUV VALUE  ANNUAL TAX \*  \* Total tax owed including penalties and special assessment

**ADMINISTRATIVE INFORMATION**

MUNICIPALITY  TOWNSHIP  SCHOOL DISTRICT   
 NEIGHBORHOOD CODE  SUBDIVISION NAME

**Delaware County Auditor, Todd A. Hanks**

**DALIS Web**



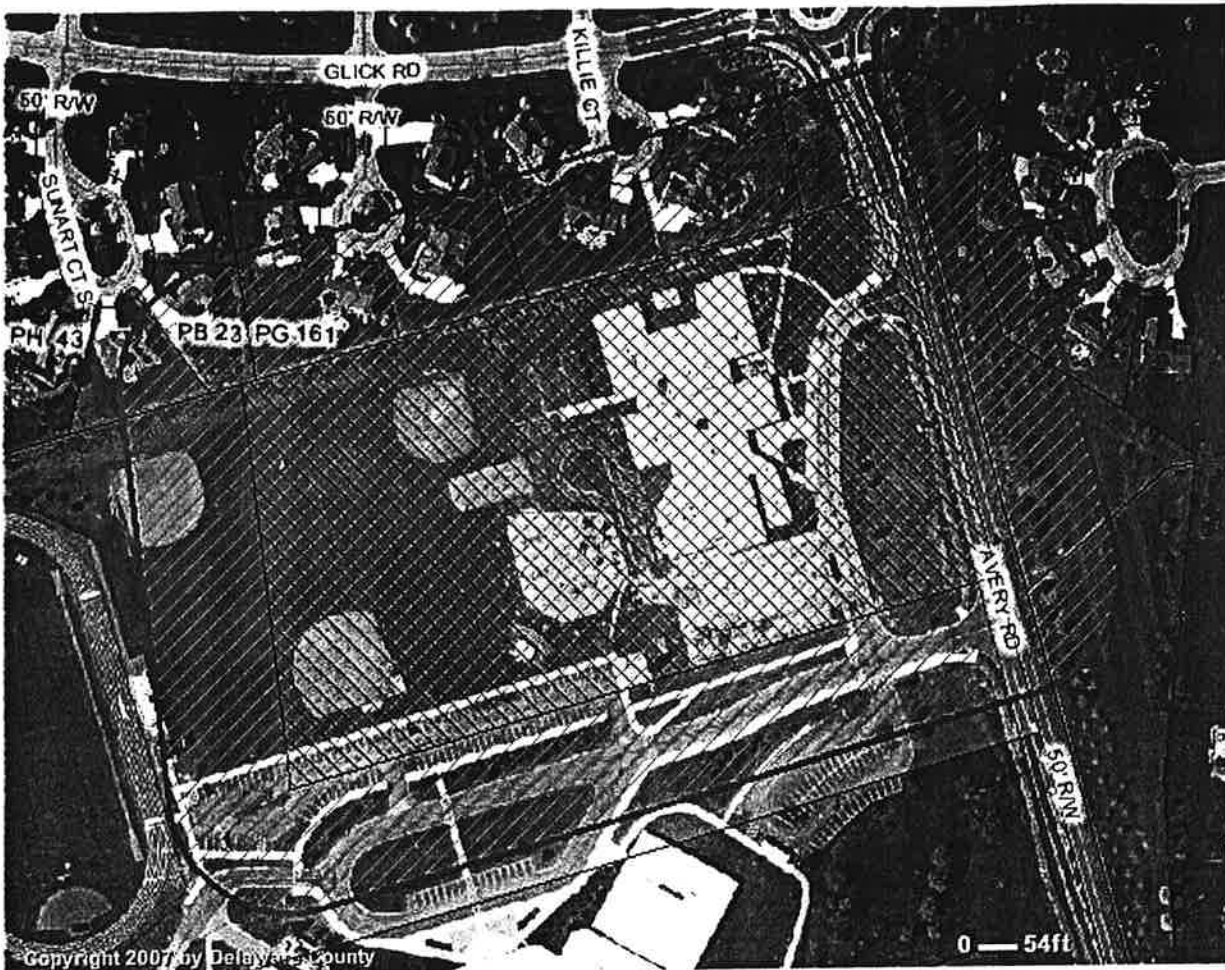
**Disclaimer**

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a legal description of a parcel. To view recorded documents, visit County Recorder's website at <http://www.co.delaware.oh.us/recorder/index.html>

Aerial photo is current as of April 2002.

Printed on 4/2/2007 12:50:48 PM

Prepared by: Delaware Appraisal Land Information System (DALIS) Project Staff.



**Disclaimer:** Mailing addresses are maintained by Delaware County Treasurer's Office.

<u>PARCEL_NO</u>	<u>OWNER 1</u>	<u>ADDRESS 1</u>	<u>ADDRESS 2</u>	<u>MAIL ADDRESS 1</u>	<u>MAIL ADDRESS 2</u>
<u>60033406031000</u>	BD OF EDUCATION DUBLIN	AVERY RD	DUBLIN OH 43017	AVERY RD	DUBLIN OH 43017
<u>60033407024000</u>	MUIRFIELD ASSOCIATION	MANLEY RD	DUBLIN OH 43017	8372 MUIRFIELD DR	DUBLIN OH 43017
<u>60033406016000</u>	HOWELL TINA LENKER	8766 SUNART CT S	DUBLIN OH 43017	1 FIRST AMERICAN WAY	WEST LAKE TX 76262
<u>60033406017000</u>	GOLDBERG STEVEN H	8772 SUNART CT S	DUBLIN OH 43017	8772 SUNART CT S	DUBLIN OH 43017
<u>60033406018000</u>	COURTER TODD H	8780 SUNART CT S	DUBLIN OH 43017	8780 SUNART CT S	DUBLIN OH 43017
<u>60033406021000</u>	BAUER BARRY J	8781 WINNOCH CT	DUBLIN OH 43017	8781 WINNOCH CT	DUBLIN OH 43017
<u>60033406022000</u>	WILLETTE JONATHAN C	8775 WINNOCH CT	DUBLIN OH 43017	1 FIRST AMERICAN WAY	WEST LAKE TX 76262
<u>60033406023000</u>	MEISEL PAUL W	8778 WINNOCH CT	DUBLIN OH 43017	8778 WINNOCH CT	DUBLIN OH 43017-8334
<u>60033406026000</u>	BYRD ARTHUR L	8787 KILLIE CT	DUBLIN OH 43017	8787 KILLIE CT	DUBLIN OH 43017
<u>60033406027000</u>	ROSU KIMBERLY J	8790 KILLIE CT	DUBLIN OH 43017	P O BOX 10211	VAN NUYS CA 91410- 0211
<u>60033406030000</u>	DUBLIN LOCAL	8815 AVERY RD	DUBLIN OH 43017	W BRIDGE STREET	DUBLIN OH 43017
<u>60033407005000</u>	MALFATT ALFRED O	6583 ROTHBURY CT	DUBLIN OH 43017	6583 ROTHBURY CT	DUBLIN OH 43017
<u>60033407006000</u>	BOND TIMOTHY W	6582 ROTHBURY CT	DUBLIN OH 43017	1 FIRST AMERICAN WAY	WEST LAKE TX 76262
<u>60033407007000</u>	GEIST WILLIAM	6572 ROTHBURY CT	DUBLIN OH 43017	1 FIRST AMERICAN WAY	WEST LAKE TX 76262
<u>60033406024000</u>	MARATEA STEPHEN N	8788 WINNOCH CT	DUBLIN OH 43017	8788 WINNOCH CT	DUBLIN OH 43017
<u>60033406025000</u>	MAVROULEAS JOHN M	8797 KILLIE CT	DUBLIN OH 43017	1 FIRST AMERICAN WAY	WEST LAKE TX 76262
<u>60033407004000</u>	FILSON CLAY D	6571 ROTHBURY CT	DUBLIN OH 43017	6571 ROTHBURY CT	DUBLIN OH 43017
<u>60033407025000</u>	RESERVE SSS				
<u>60033406028000</u>	DECELLO MARK H	8798 KILLIE CT	DUBLIN OH 43017	1 FIRST AMERICAN WAY	WEST LAKE TX 76262
<u>60033406029000</u>	MUIRFIELD ASSOCIATION INC	MANLEY RD	DUBLIN OH 43017	8372 MUIRFIELD DR	DUBLIN OH 43017
<u>99999910000000</u>	DEDICATED ROAD				

DESCRIPTION OF 10.000 ACRES OF LAND  
OUT OF MUIRFIELD LTD. LAND ON  
THE WESTERLY SIDE OF MANLEY ROAD AND  
SOUTH OF GLICK ROAD IN  
THE VILLAGE OF DUBLIN, DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Village of Dublin, being in Virginia Military Survey No. 5162 (6152); containing 10.000 acres of land, more or less, said 10.000 acres being out of land conveyed to Muirfield Ltd. by deed of record in Deed Book 377, Page 418, Recorder's Office, Delaware County, Ohio, and in Deed Book 3349, Page 584, Recorder's Office, Franklin County, Ohio, said 10.000 acres being more particularly described as follows:

Beginning, for reference, at a railroad spike at the center-line intersection of Glick Road (Delaware County Road 126) with Manley Road (Delaware County Road 128), said spike also being at an angle point in a westerly boundary of said Muirfield Ltd. land, said spike also being a northeasterly corner of that 85.104 acre tract of land described in a deed to Richard H. Greiner and Barbara A. Greiner, of record in Deed Book 334, Page 551, Recorder's Office, Delaware County, Ohio; thence, from said reference point of beginning, S 15° 43' 51" E, with the center-line of said Manley Road and with a westerly line of said Muirfield Ltd. land, a distance of 247.88 feet to the true point of beginning at an iron pin at an angle point in a westerly boundary of said Muirfield Ltd. land, the same being at a southeasterly corner of said 85.104 acre tract;

Thence, from said true point of beginning, S 15° 43' 51" E, with the centerline of said Manley Road, a distance of 494.00 feet to a point;

Thence S 73° 30' 43" W, parallel with and 200.00 feet northerly from, as measured at right angles, a southerly line of said Muirfield Ltd. land, a distance of 924.22 feet to a point

Thence N 6° 06' 25" W, parallel with the westernmost line of said Muirfield Ltd. land, a distance of 501.73 feet to a point in a northerly line of said Muirfield Ltd. land, the same being in a southerly line of said 85.104 acre tract;

Thence N 73° 28' 54" E, with a northerly line of said Muirfield Ltd. land and with a southerly line of said 85.104 acre tract, a distance of 840.34 feet to the true point of beginning and containing 10.000 acres of land, more or less.

Subject to all rights-of-ways, easements and restrictions, if any, of previous record. Also subject to all legal highways.

BAUER, BOROWITZ & MERCHANT, INC.  
Consulting Engineers

By *Felix R. Borowitz*  
Felix R. Borowitz  
Registered Surveyor No. 5561

88283

DELAWARE COUNTY, OHIO  
FILED FOR RECORD FEB 11 1979  
AT 11:18 O'CLOCK A.M.  
RECORDED Feb 8. 19 79  
Deed RECORD.  
VOL. 426 PAGE 102  
*Moroney Count*  
500 COUNTY RECORDER  
FEE \$

*Muirfield Ltd  
to  
Dublin Survey 5162 (6152)*

Dublin survey 5162 (6152)

APPROVED  
FOR TRANSFER  
FRED L. STULTS  
Delaware County Engineer

*Attn: William Driggel*  
*Dublin Local School District*  
*220 W. Bridge St*  
*Dublin, Ohio 43017*

February 12, 2008

City of Dublin  
Division of Planning  
5800 Shier-Rings Road  
Dublin, OH 43016

RE: Portable Classrooms at  
Deer Run Elementary School

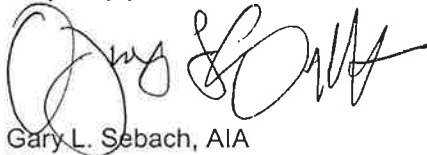
Board of Zoning Appeals:

This letter supplements our special permit application for installing and operating temporary portable classrooms at Deer Run Elementary School. The following is presented as additional information:

1. These portable classrooms consist of (2) units with (2) classrooms each, totaling (4) classrooms. They will be finished in a tan, cream or other earth-tone color with coordinating skirting down to the grade. The modules will be interconnected with a temporary walkway system consisting of wood decking, handrails, stairs, and ramps as required by code. The walkway finish will be either natural wood or a subtle painted color that complements the modules. A canvas canopy and windbreak (tan color) will cover the walkway to the main building.
2. There will be approximately 20-25 students in each classroom throughout the day between approximately 9:05 AM – 3:35 PM weekly.
3. The duration for the temporary classrooms is indeterminable at this time.
4. No signage is anticipated, except for classroom numbering adjacent to the doors.
5. This project adds landscaping along the north property line.

If you need additional information or would like to discuss any items presented, please give me a call.

Very truly yours,



Gary L. Sebach, AIA  
Managing Principal

GLS:clp

cc: Jim Davis

04042\_2008.2.12\_Special Permit letter



Modular Classrooms

PHOTO

job no: 0602  
date: 02/20/14  
sheet: 02/20/14  
by: [signature]

DUBLIN CITY SCHOOL DISTRICT  
MODULAR CLASSROOMS AT DEER RUN ELEM. SCHOOL  
8815 MANLEY ROAD, DUBLIN, OHIO 43017  
AERIAL PHOTO  
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