TARTAN RIDGE SECTION 1 PART 1

FINAL PLAT

TERESA L. MARKHAM
RECORDER, UNION CO., OHIO
2008 FEB -6 AM 10:36

*Situated in the State of Ohio, County of Union, City of Dublin and in Virginia Military Survey Number 2991, containing 42.651 acres of land, more or less, said 42.651 acres being part of those tracts of land conveyed to **TARTAN RIDGE, LLC** by deed of record in Official Record 714, Page 891, Recorder's Office, Union County, Ohio.*

*The undersigned, **TARTAN RIDGE, LLC**, an Ohio limited liability company, by **MULTICON INVESTMENT COMPANY**, an Ohio corporation, Managing Member, by **CHARLES P. DRISCOLL**, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TARTAN RIDGE SECTION 1 PART 1"**, a subdivision containing Lots numbered 1 to 57, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D" and Reserve "E", does hereby accept this plat of same and dedicates to public use, as such, all of the Boulevard, Courts, Lane, Roads and Way, (8.485 acres more or less), 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", "Drainage Easement", or "Sidewalk 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.

*In Witness Whereof, **CHARLES P. DRISCOLL**, Vice President of **MULTICON INVESTMENT COMPANY**, Managing Member of **TARTAN RIDGE, LLC**, has hereunto set his hand this 28th day of December, 2007.*

Signed and acknowledged in the presence of:

Wendy Abks

Susan Wilgus

TARTAN RIDGE, LLC
By: MULTICON INVESTMENT COMPANY
Managing Member

By Charles P. Driscoll
CHARLES P. DRISCOLL,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

*Before me, a Notary Public in and for said State, personally appeared **CHARLES P. DRISCOLL**, Vice President of said **MULTICON INVESTMENT COMPANY**, Managing Member of **TARTAN RIDGE, LLC**, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said **TARTAN RIDGE, LLC**, for the uses and purposes expressed therein.*

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 28th day of December, 2007.

My commission expires 6-25-2010

Notary Public, State of Ohio

SUSAN WILGUS
Notary Public, State of Ohio
My Commission Expires 06-25-10
2010

Approved this 31 *day of* Jan., 2008

Secretary of Planning Commission, Dublin, Ohio

Approved this 31st *day of* January, 2008

City Engineer, Dublin, Ohio

Approved this 18th *day of* June, 2007 *by vote of Council, wherein all of the Boulevard, Courts, Lane, Roads and Way dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.*

In Witness Thereof I have hereunto set my hand and affixed my seal this 5th *day of* Feb., 2008.

Clerk of Council, Dublin, Ohio

Transferred this 6th *day of* Feb., 2008

Auditor, Union County, Ohio

TM

Filed for record this 6th *day of* Feb., 2008 *at* 10:36A *M. Fee* $322.00

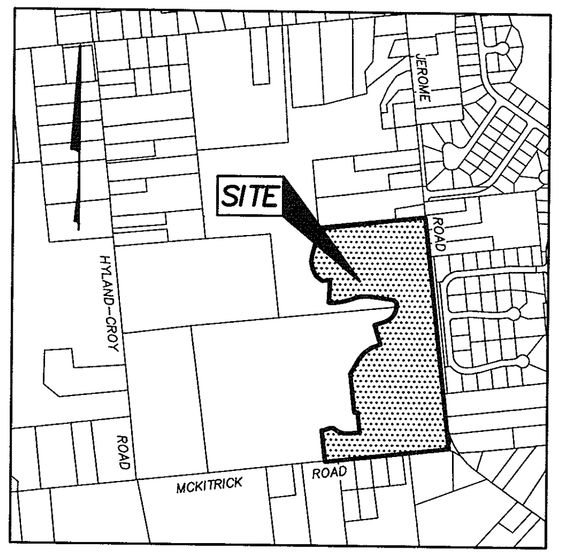
Recorder, Union County, Ohio

File No. 346877

Plat Book 5, *Pages* 261-261A-261B-261C

Tartan Ridge Section 1 Part 1 is out of parcel numbers:

127-1303003001	25.055 Ac.
137-0104002000	17.596 Ac.



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: *The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey Control Monuments, including McNeal and FCGS 6648, with a bearing of North 15°07'53" West and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, using Global Positioning System procedures and equipment.*

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

IRON PINS: *Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.*

PERMANENT MARKERS: *Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.*

SURVEYED & PLATTED BY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X V I

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 (See Survey Data)*
● = *MAG Nail to be set*
◎ = *Permanent Marker (See Survey Data)*

By

Professional Surveyor No. 8250

12/16/07
Date

STATE OF OHIO
EDWARD J. MILLER
8250
REGISTERED
PROFESSIONAL SURVEYOR

TARTAN RIDGE SECTION 1 PART 1

NOTE "A" – BUILD ZONE: *A portion of the facade of buildings will be located in the zone created by the minimum and maximum front yard setback lines.*

NOTE "B" - MINIMUM SETBACKS: *Zoning regulations for Tartan Ridge Section 1 Part 1 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:*

Manor Lots and Estate Lots: 32, 56 and 57
Front As shown hereon
Side Yard 7 feet
Rear Yard 25 feet

Park Lots and Village Lots: 22, 31 and 33 through 55, both inclusive
Front As shown hereon
Side Yard 7 feet
Rear Yard 25/15 feet

Court Lots and Cottage Lots: 1 through 21 both inclusive and 23 through 30, both inclusive
Front As shown hereon
Side Yard 6 feet
Rear Yard 25/15 feet

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 "C" – FEMA ZONE: *At the time of platting, all of Tartan Ridge Section 1 Part 1 is within Zone X (areas outside 500 year floodplain) as shown on FEMA Flood Insurance Rate Map for Union County, Ohio and Unincorporated Areas Map Number 3908080150 B, with effective date of September 27, 1991.*

NOTE "D" – FENCES: *No fence may be placed in a "No Build Zone", a "No Disturb Zone" or a "Drainage Easement" area. Fences, where permitted in the Tartan Ridge Section 1 Part 1 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.*

NOTE "E" – UTILITY PROVIDERS: *Buyers of the lots in the Tartan Ridge Section 1 Part 1 subdivision are hereby notified that, at the time of platting, utility service to Tartan Ridge Section 1 Part 1, power is provided by Ohio Edison and telephone service is provided by Verizon North.*

NOTE "F" – VEHICULAR ACCESS: *No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.*

NOTE "G" – RESERVE "A", RESERVE "B", RESERVE "C", RESERVE "D" AND RESERVE "E": *Reserve "A", Reserve "B", Reserve "C", Reserve "D", and Reserve "E", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in Tartan Ridge Section 1 Part 1 for the purpose of passive open space/storm water detention and any uses allowed by the then current zoning.*

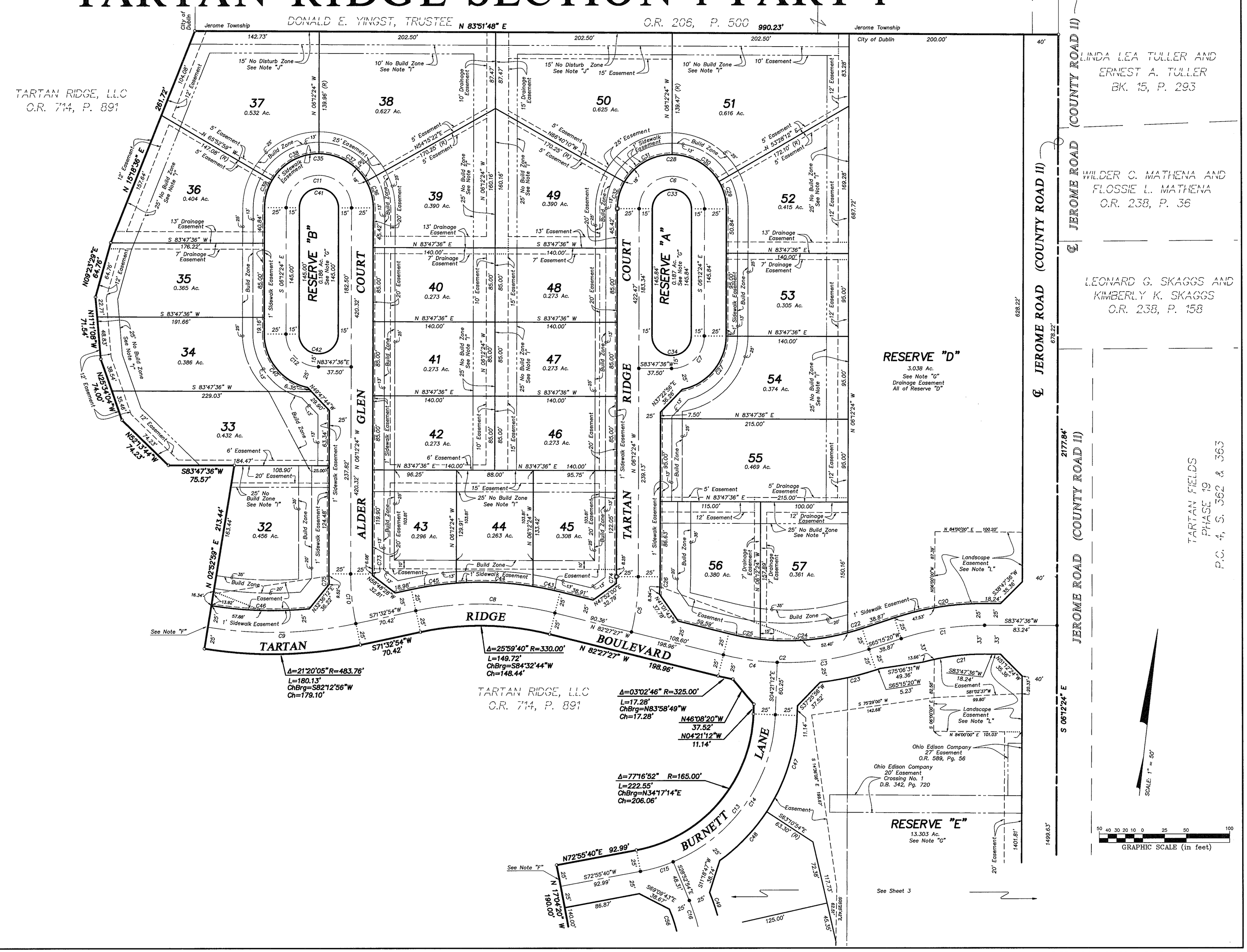
NOTE "H": *As per City of Dublin Zoning Code, all lots within Tartan Ridge Section 1 Part 1 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Tartan Ridge Section 1 Part 1".*

NOTE "I" - NO BUILD ZONE: *A definition is contained within the City of Dublin Codified Ordinances Section 152.002. Nothing hereon shall prohibit over lot grading, drainage facilities, utility lines and utility structures, including above grade utility structures within the "No Build Zone".*

NOTE "J" – NO DISTURB ZONE: *A definition is contained within the City of Dublin Codified Ordinances Section 152.002 for the areas designated as "No Disturb Zone".*

NOTE "K" – SCHOOL DISTRICT: *At the time of platting, all of Tartan Ridge Section 1 Part 1 is in the Dublin City School District.*

NOTE "L" – LANDSCAPE EASEMENT: *Within, over, and under the area of land designated hereon as "Landscape Easement", a nonexclusive easement is hereby reserved for the purpose of installing/constructing, operating, using, and maintaining landscaping, landscaping features, and subdivision entrance features therein. Such landscaping, landscaping features, and subdivision entrance features shall be installed/constructed by the developer of Tartan Ridge subdivision(s) and operated, used, and maintained by said developer until such time as an association comprised of the owners of the fee simple titles to the lots in Tartan Ridge subdivision(s) is formed and funded. Thereafter, said association shall operate, use, and maintain said landscaping, landscaping features, and subdivision entrance features and said association shall have and is hereby granted a nonexclusive right to use said easement areas for said purpose. No developer-installed landscaping, landscaping features, and subdivision identification features shall be removed from said easement areas without the approval of said developer or said developer's designee.*



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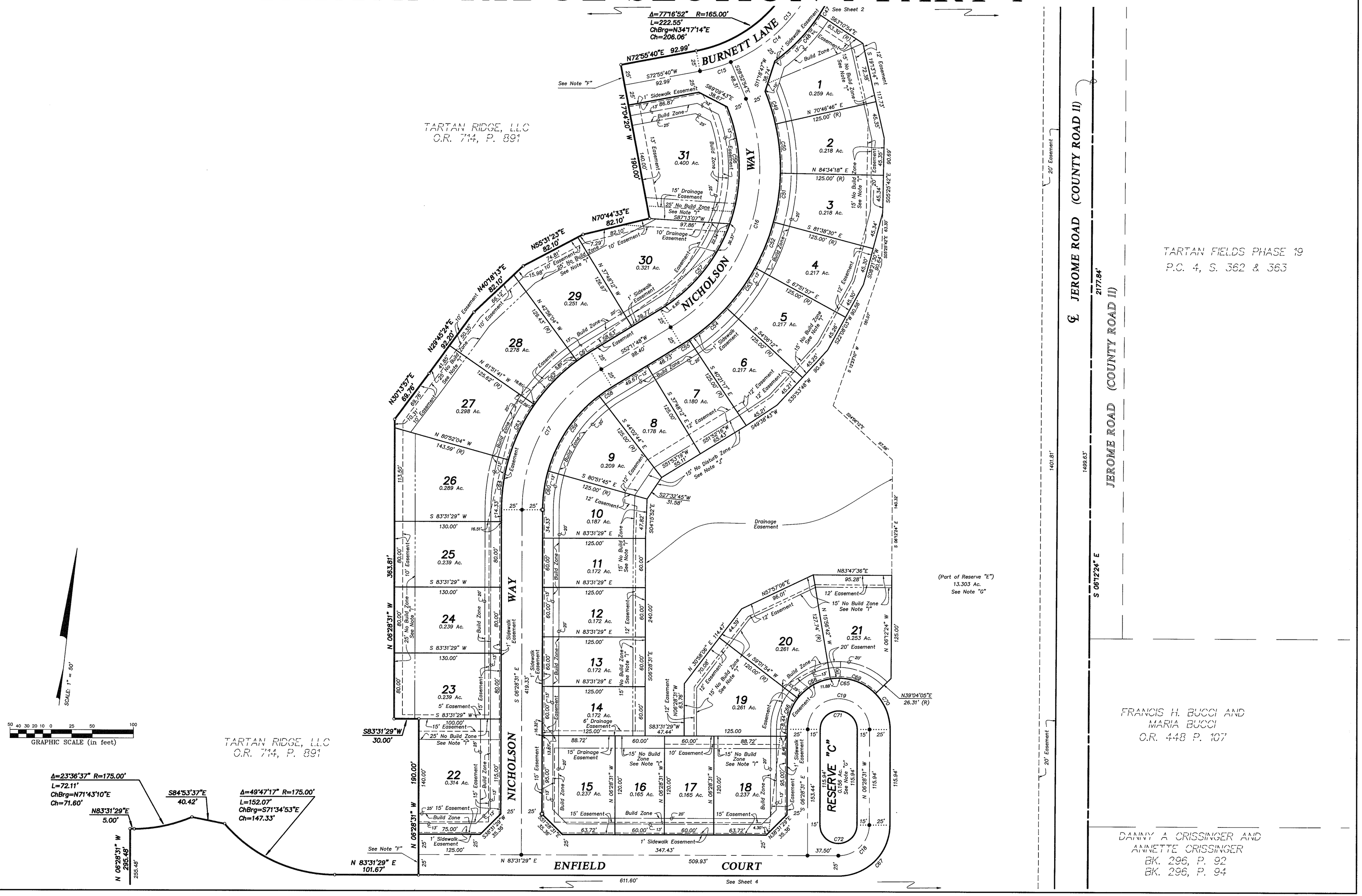
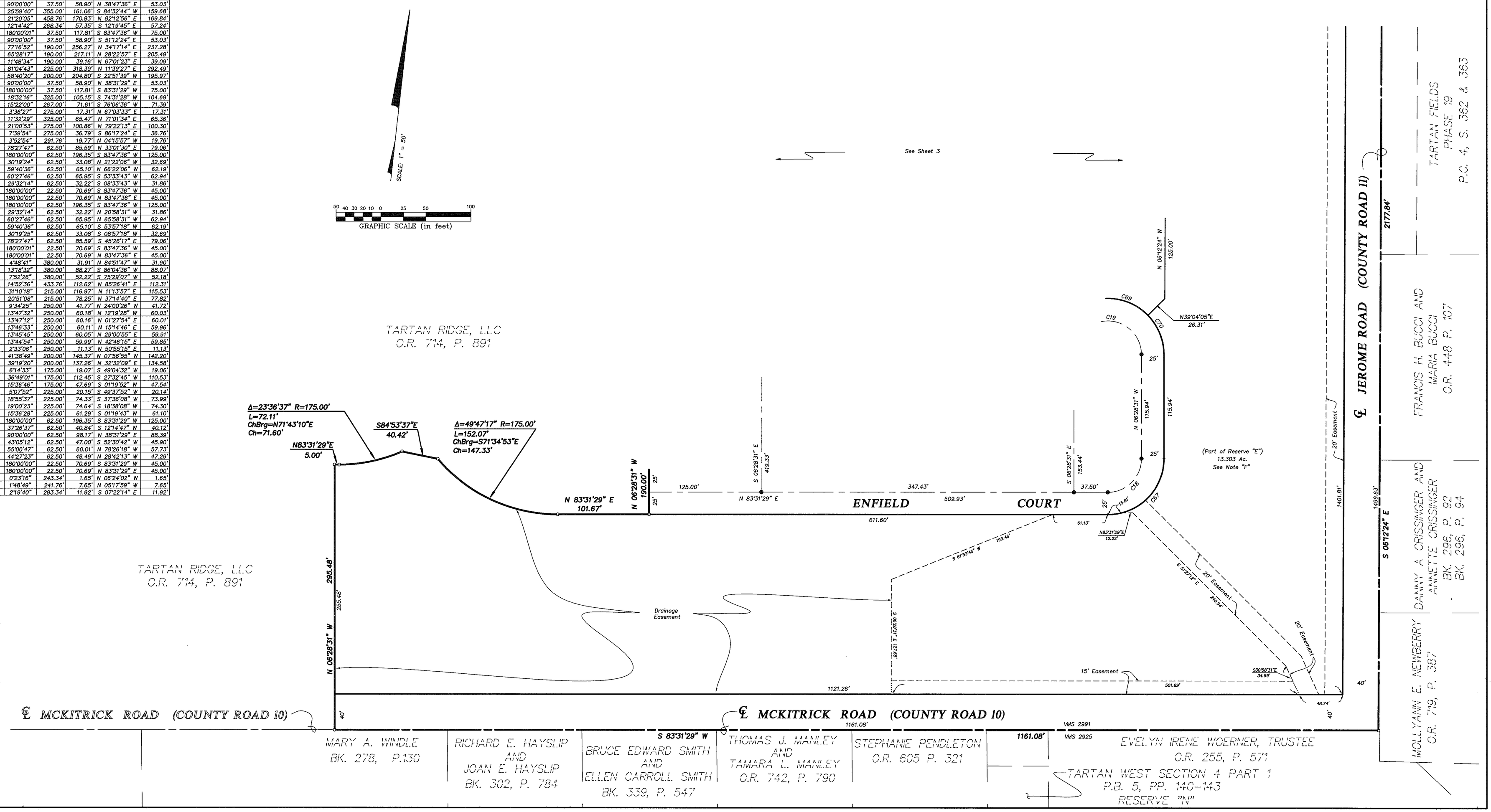


TARTAN RIDGE SECTION 1 PART 1

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	18°32'16"	300.00'	97.06'	S 74°31'28" W	96.64'
C2	32°17'14"	300.00'	169.05'	N 81°23'57" E	166.83'
C3	20°23'28"	300.00'	106.77'	N 75°27'04" E	106.21'
C4	11°53'45"	300.00'	62.29'	S 88°24'19" E	62.17'
C5	13°44'57"	266.76'	64.02'	N 00°40'05" E	63.86'
C6	180°00'00"	37.50'	117.81'	S 83°47'36" W	75.00'
C7	90°00'00"	37.50'	58.90'	N 38°47'36" E	53.03'
C8	25°59'40"	355.00'	161.06'	S 84°32'44" W	159.68'
C9	21°20'05"	458.76'	170.83'	N 82°12'56" E	169.84'
C10	12°14'42"	268.34'	57.35'	S 12°19'45" E	57.24'
C11	180°00'01"	37.50'	117.81'	S 83°47'36" W	75.00'
C12	90°00'00"	37.50'	58.90'	S 51°12'24" E	53.03'
C13	77°16'52"	190.00'	256.27'	N 34°17'14" E	237.28'
C14	65°28'17"	190.00'	217.11'	N 28°22'57" E	205.49'
C15	11°48'34"	190.00'	39.16'	N 67°01'23" E	39.09'
C16	81°04'43"	225.00'	318.39'	N 11°39'27" E	292.49'
C17	58°40'20"	200.00'	204.80'	S 22°51'39" W	195.97'
C18	90°00'00"	37.50'	58.90'	N 38°31'29" E	53.03'
C19	180°00'00"	37.50'	117.81'	S 83°31'29" W	75.00'
C20	18°32'16"	325.00'	105.15'	S 74°31'28" W	104.69'
C21	15°22'00"	267.00'	71.61'	S 76°06'36" W	71.39'
C22	3°36'27"	275.00'	17.31'	N 67°03'33" E	17.31'
C23	11°32'29"	325.00'	65.47'	N 71°01'34" E	65.36'
C24	21°00'53"	275.00'	100.86'	N 79°22'13" E	100.30'
C25	7°39'54"	275.00'	36.79'	S 86°17'24" E	36.76'
C26	3°52'54"	291.76'	19.77'	N 04°15'57" W	19.76'
C27	78°27'47"	62.50'	85.59'	N 33°01'30" E	79.06'
C28	180°00'00"	62.50'	196.35'	S 83°47'36" W	125.00'
C29	30°19'24"	62.50'	33.08'	N 21°22'06" W	32.69'
C30	59°40'36"	62.50'	65.10'	N 66°22'06" W	62.19'
C31	60°27'46"	62.50'	65.95'	S 53°33'43" W	62.94'
C32	29°32'14"	62.50'	32.22'	S 08°33'43" W	31.86'
C33	180°00'00"	22.50'	70.69'	S 83°47'36" W	45.00'
C34	180°00'00"	22.50'	70.69'	N 83°47'36" E	45.00'
C35	180°00'00"	62.50'	196.35'	S 83°47'36" W	125.00'
C36	29°32'14"	62.50'	32.22'	N 20°58'31" W	31.86'
C37	60°27'46"	62.50'	65.95'	N 65°58'31" W	62.94'
C38	59°40'36"	62.50'	65.10'	S 53°57'18" W	62.19'
C39	30°19'25"	62.50'	33.08'	S 08°57'18" W	32.69'
C40	78°27'47"	62.50'	85.59'	S 45°26'17" E	79.06'
C41	180°00'01"	22.50'	70.69'	S 83°47'36" W	45.00'
C42	180°00'01"	22.50'	70.69'	N 83°47'36" E	45.00'
C43	4°48'41"	380.00'	31.91'	N 84°51'47" W	31.90'
C44	13°18'32"	380.00'	88.27'	S 86°04'36" W	88.07'
C45	7°52'26"	380.00'	52.22'	S 75°29'07" W	52.18'
C46	14°52'36"	433.76'	112.62'	N 85°26'41" E	112.31'
C47	31°10'18"	215.00'	116.97'	N 11°13'57" E	115.53'
C48	20°51'08"	215.00'	78.25'	N 37°14'40" E	77.82'
C49	9°34'25"	250.00'	41.77'	N 24°00'26" W	41.72'
C50	13°47'32"	250.00'	60.18'	N 12°19'28" W	60.03'
C51	13°47'12"	250.00'	60.16'	N 01°27'54" E	60.01'
C52	13°46'33"	250.00'	60.11'	N 15°14'46" E	59.96'
C53	13°45'45"	250.00'	60.05'	N 29°00'55" E	59.91'
C54	13°44'54"	250.00'	59.99'	N 42°46'15" E	59.85'
C55	2°33'06"	250.00'	11.13'	N 50°55'15" E	11.13'
C56	41°38'49"	200.00'	145.37'	N 07°56'55" W	142.20'
C57	39°19'20"	200.00'	137.26'	N 32°32'09" E	134.58'
C58	6°14'33"	175.00'	19.07'	S 49°04'32" W	19.06'
C59	36°49'01"	175.00'	112.45'	S 27°32'45" W	110.53'
C60	15°36'46"	175.00'	47.69'	S 01°19'52" W	47.54'
C61	5°07'52"	225.00'	20.15'	S 49°37'52" W	20.14'
C62	18°55'37"	225.00'	74.33'	S 37°36'08" W	73.99'
C63	19°00'23"	225.00'	74.64'	S 18°38'08" W	74.30'
C64	15°36'28"	225.00'	61.29'	S 01°19'43" W	61.10'
C65	180°00'00"	62.50'	196.35'	S 83°31'29" W	125.00'
C66	37°26'37"	62.50'	40.84'	S 12°14'47" W	40.12'
C67	90°00'00"	62.50'	98.17'	N 38°31'29" E	88.39'
C68	43°05'12"	62.50'	47.00'	S 52°30'42" W	45.90'
C69	55°00'47"	62.50'	60.01'	N 78°26'18" W	57.73'
C70	44°27'23"	62.50'	48.49'	N 28°42'13" W	47.29'
C71	180°00'00"	22.50'	70.69'	S 83°31'29" W	45.00'
C72	180°00'00"	22.50'	70.69'	N 83°31'29" E	45.00'
C73	0°23'16"	243.34'	1.65'	N 06°24'02" W	1.65'
C74	1°48'49"	241.76'	7.65'	N 06°17'59" W	7.65'
C75	2°19'40"	293.34'	11.92'	S 07°22'14" E	11.92'