

TERESA L. MARKHAM
RECORDER, UNION CO., OHIO
2012 JUN 20 PM 3:01
\$129.60

TARTAN RIDGE SECTION 2 PART 2

FINAL PLAT

Situated in the State of Ohio, County of Union, Washington Township (of Franklin County), City of Dublin and in Virginia Military Survey Number 2991, containing 19.691 acres of land, more or less, said 19.691 acres being part of that tract 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 2 PART 2", a subdivision containing Lots numbered 113 to 120, both inclusive, Lots numbered 131 to 139, both inclusive and areas designated as Reserve "L" and Reserve "M", does hereby accept this plat of same and dedicates to public use, as such, all of Wilton Chase and Clementine Way, (1.729 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 23rd day of May, 2012.

Signed and Acknowledged
In the presence of:

TARTAN RIDGE, LLC
By: MULTICON INVESTMENT
COMPANY
Managing Member

[Signature]
[Signature]

By *[Signature]*
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 MULTICON INVESTMENT COMPANY, managing member of TARTAN RIDGE, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 23rd day of May, 2012.

My commission expires 10-18-2014
[Signature]
Notary Public, State of Ohio

[Notary Seal]
KELLYA DAVIS
Notary Public, State of Ohio
Commission Expires 10-18-2014

Approved this 22nd Day of June
2012

[Signature]
Paul S. Langworthy
Director of Land Use and Planning
Range Planning
Dublin, Ohio

Approved this 25th Day of June
2012

[Signature]
Paul A. Hammernsmith
City Engineer, Dublin, Ohio

Approved this 21st day of May, 2012 by vote of Council, wherein all of the Chase and Way dedicated hereon is 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
26th day of June, 2012.

[Signature]
Anne C. Clack
Clerk of Council Dublin, Ohio

Transferred this 28 day of June
2012

[Signature]
Andrea L. Weaver
Auditor, Union County, Ohio

Filed for record this 28 day of June
2012 at M.
Fee \$ 129.60

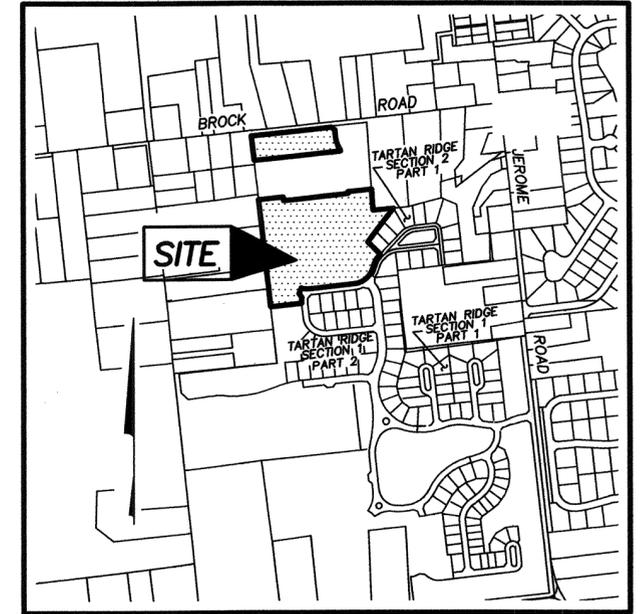
[Signature]
Teresa L. Markham
Recorder, Union County, Ohio

File No. 388063

Plat Book 5, Pages 295 ABC

Tartan Ridge Section 2 Part 2
is out of Parcel Number:
39-0014058.000

Map Number:
127-13-03-003.001



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



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By *[Signature]*
Professional Surveyor No. 8250

5/23/12
Date



TARTAN RIDGE SECTION 2 PART 2

JOHN W. WILLIS AND
LAURANN R. WILLIS
D.B. 279, P. 458

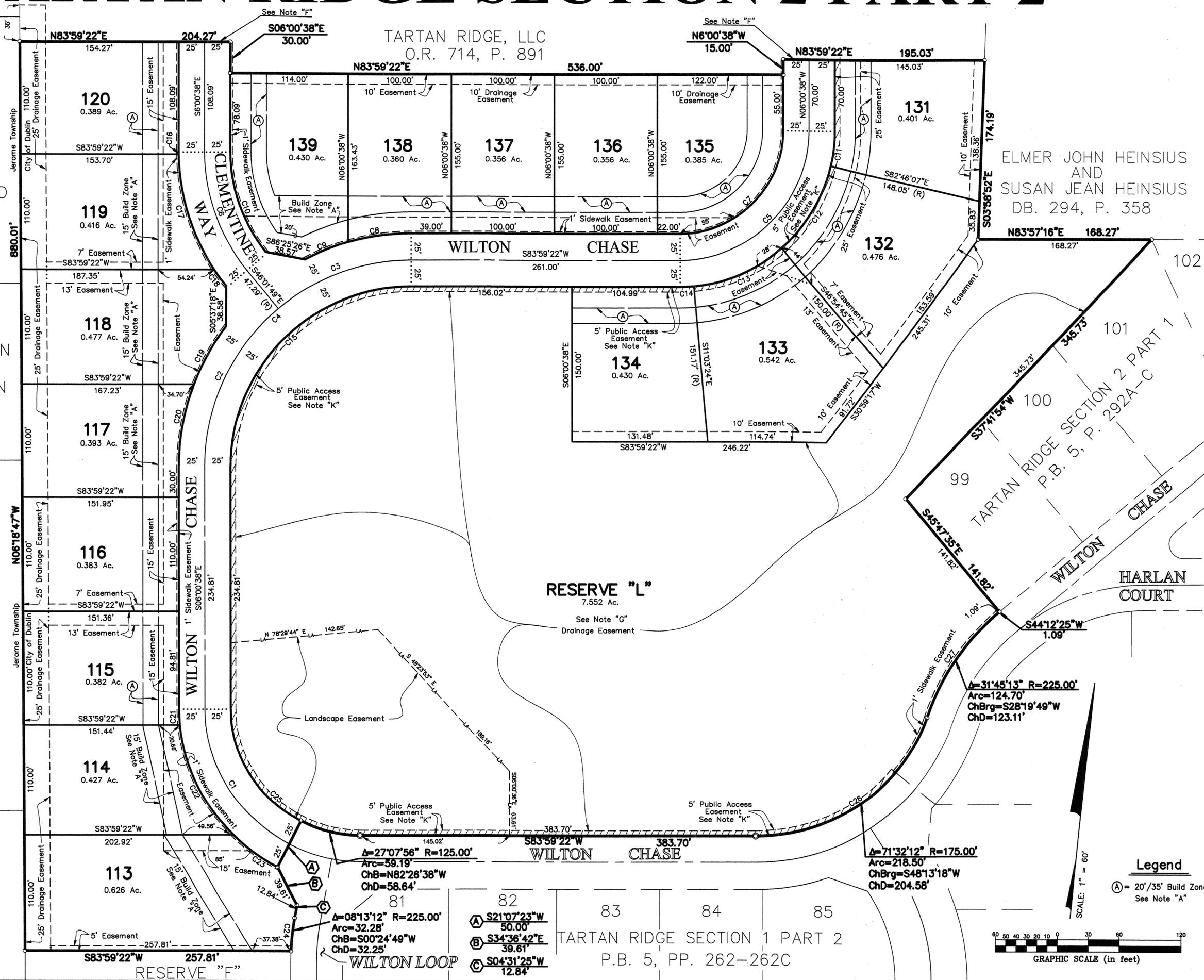
GREGG A. SHERMAN
AND
NANCY L. SHERMAN
D.B. 289, P. 627

F. EDWARD SPARKS
AND
ELAINE A. SPARKS
D.B. 276, O. 127

MARNI SPEARS
O.R. 952 P. 380

TARTAN RIDGE, LLC
O.R. 714, P. 891

ELMER JOHN HEINSIUS
AND
SUSAN JEAN HEINSIUS
DB. 294, P. 358



I:\20071671\SV\DWG\PLAT\PART 2\20071671\FB.DWG plotted by MASTON, JOHN on 6/28/2012 1:11:14 PM last saved by JMASTON on 6/27/2012 4:19:21 PM Xrefs:

TARTAN RIDGE SECTION 2 PART 2

3
3

NOTE "A" - BUILD ZONE: A part 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 2 Part 2 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Estate Lots: Lots 131 to 134
 Manor Lots: Lots 113 to 120 and 135 to 139
 Front: As shown hereon
 Side Yard: 7 feet each side
 Rear Yard: 25 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 2 Part 2 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0016K B, with effective date of June 17, 2008.

NOTE "D" - FENCES: No fence may be placed in a "No Disturb Zone" or a "Drainage Easement" area. Fences, where permitted in the Tartan Ridge Section 2 Part 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin Zoning Code.

NOTE "E" - UTILITY PROVIDERS: Buyers of the lots in the Tartan Ridge Section 2 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Tartan Ridge Section 2 Part 2, 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 "L" AND RESERVE "M": Reserve "L" and Reserve "M," 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 the Tartan Ridge subdivision 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 2 Part 2 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" and the development text.

NOTE "I" - SCHOOL DISTRICT: At the time of platting, all of Tartan Ridge Section 2 Part 2 is in the Dublin City School District.

NOTE "K" - PUBLIC ACCESS EASEMENT: Within those areas of land in Lots 131 to 134, both inclusive, and Reserve "L" shown hereon by hatching and designated "Public Access Easement", a nonexclusive easement is hereby reserved for constructing/installing and maintaining a paved bicycle and pedestrian path for use by the public. Unless otherwise approved by the Dublin City Engineer, all above-ground utility structures are hereby prohibited within said Public Access Easement area provided that nothing herein shall prohibit such structures where permitted by existing grants of easement.

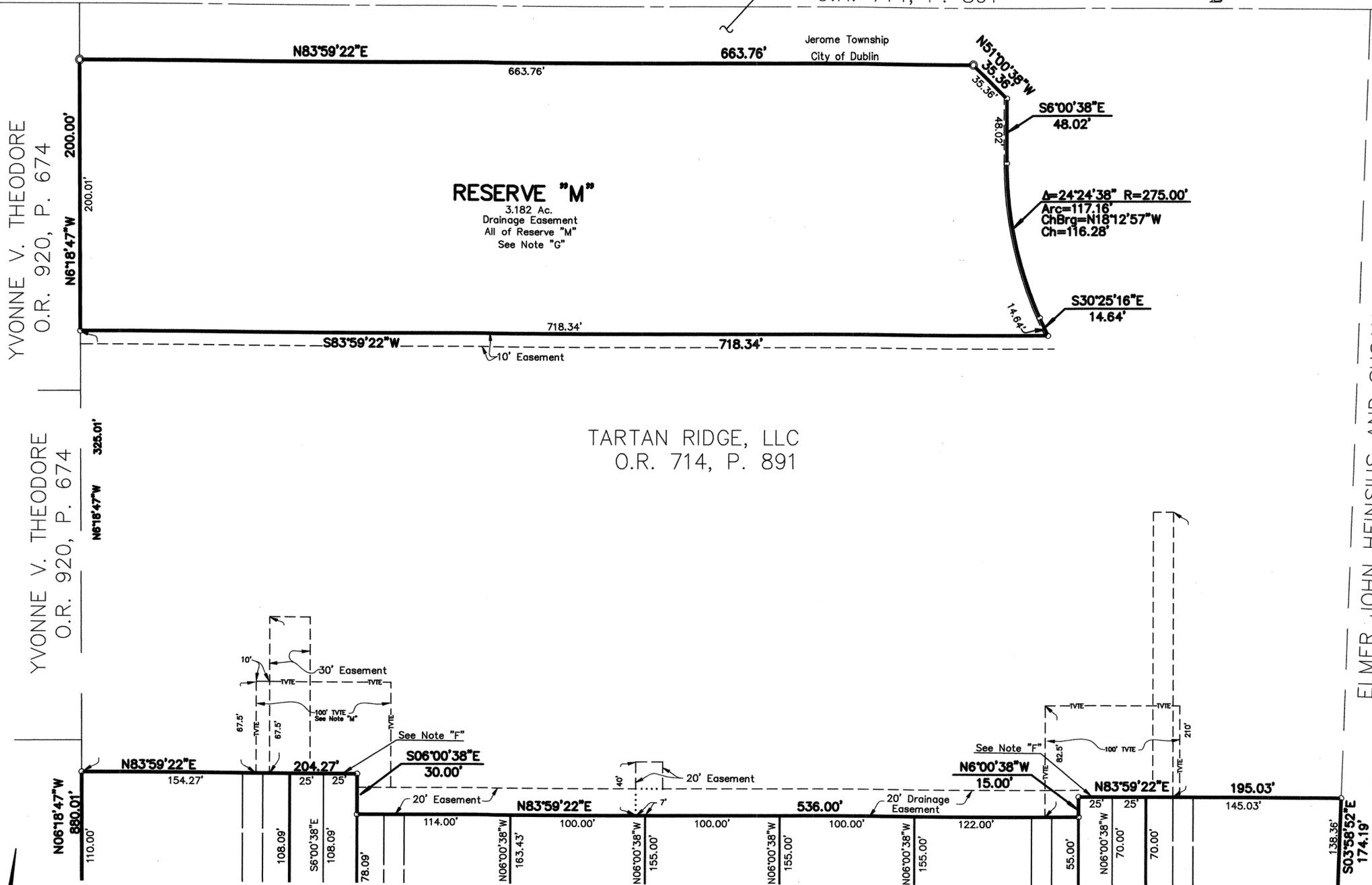
NOTE "L" - ACREAGE BREAKDOWN:

Total acreage: 19.691
 Acreage in rights-of-way: 1.728
 Acreage in Reserve "L" and Reserve "M": 10.734
 Acreage in remaining lots: 7.229

€ BROCK ROAD

TARTAN RIDGE, LLC
 O.R. 714, P. 891

€ BROCK ROAD



NOTE "M" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - CLEMENTINE WAY AND WILTON CHASE: The City of Dublin, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the northerly terminus of Clementine way and Wilton Chase on that parcel owned by TARTAN RIDGE, LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Dublin.

NOTE "N": 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 Tartan Ridge Section 2 Part 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.

Legend

(A) = 20'/35' Build Zone
 See Note "A"

GRAPHIC SCALE (in feet)

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C1 | 62°51'53" | 150.00' | 164.58' | S 37°26'34" E | 156.45' |
| C2 | 49°58'49" | 200.00' | 174.46' | S 18°58'46" W | 168.98' |
| C3 | 40°01'11" | 200.00' | 139.70' | S 63°58'46" W | 136.87' |
| C4 | 90°00'00" | 200.00' | 314.16' | S 38°59'22" W | 282.84' |
| C5 | 90°00'00" | 125.00' | 196.35' | N 38°59'22" E | 176.78' |
| C6 | 40°01'11" | 175.00' | 122.23' | S 26°01'14" E | 119.76' |
| C7 | 90°00'00" | 100.00' | 157.08' | N 38°59'22" E | 141.42' |
| C8 | 15°43'45" | 225.00' | 61.77' | S 76°07'29" W | 61.57' |
| C9 | 11°27'01" | 225.00' | 44.97' | S 62°32'06" W | 44.89' |
| C10 | 39°27'43" | 150.00' | 103.31' | S 25°44'29" E | 101.28' |
| C11 | 13°14'31" | 150.00' | 34.67' | N 00°36'37" E | 34.59' |
| C12 | 35°51'22" | 150.00' | 93.87' | N 25°09'34" E | 92.35' |
| C13 | 35°51'20" | 150.00' | 93.87' | N 61°00'55" E | 92.35' |
| C14 | 5°02'46" | 150.00' | 13.21' | N 81°27'59" E | 13.21' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----------|-----------|---------|---------|---------------|----------------|
| C15 | 89°59'55" | 175.00' | 274.89' | S 38°59'20" W | 247.48' |
| C16 | 0°32'53" | 200.00' | 1.91' | S 06°17'04" E | 1.91' |
| C17 | 33°28'40" | 200.00' | 116.86' | S 23°17'51" E | 115.20' |
| C18 | 5°34'33" | 200.00' | 19.46' | S 42°49'27" E | 19.46' |
| C19 | 16°18'45" | 225.00' | 64.06' | S 22°58'24" W | 63.84' |
| C20 | 20°49'39" | 225.00' | 81.79' | S 04°24'11" W | 81.34' |
| C21 | 4°58'51" | 175.00' | 15.21' | S 08°29'58" E | 15.21' |
| C22 | 40°41'41" | 175.00' | 124.29' | S 31°20'14" E | 121.70' |
| C23 | 17°11'27" | 175.00' | 52.51' | S 60°16'48" E | 52.31' |
| C24 | 8°13'12" | 225.00' | 32.28' | S 00°24'49" W | 32.25' |
| C25 | 89°59'59" | 125.00' | 196.35' | S 51°00'37" E | 176.78' |
| C26 | 71°32'12" | 175.00' | 218.50' | N 48°13'18" E | 204.58' |
| C27 | 31°45'13" | 225.00' | 124.70' | S 28°19'49" W | 123.11' |

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