

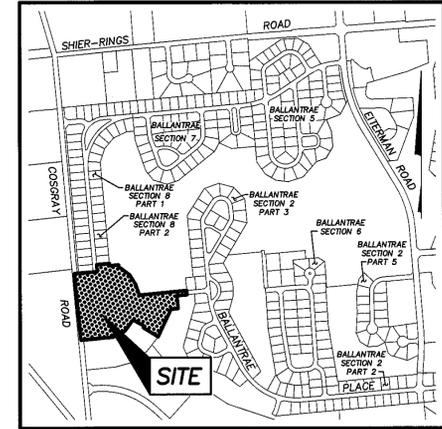
BALLANTRAE SECTION 9 PART 1 FINAL PLAT (INCLUDING A VACATION OF A PORTION OF WOERNER-TEMPLE ROAD)

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 6953, containing 16.228 acres of land, more or less, said 16.228 acres being part of those tracts of land conveyed to EDWARDS GOLF COMMUNITIES, LLC by deed of record in Instrument Number 200009290198680 and Instrument Number 200110220242689, a part of said 16.228 acres further being a vacation of a portion of Woerner-Temple Road, all references being to those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, EDWARDS GOLF COMMUNITIES, LLC, an Ohio limited liability company, 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 "BALLANTRAE SECTION 9 PART 1", a subdivision containing Lots numbered 615 to 621, both inclusive, 632 to 639, both inclusive, 645 to 654, both inclusive and areas designated as "Reserve 'Z'" and "Reserve 'AA'", does hereby accept this plat of same and dedicates to public use, as such, all of the Lane, Place, Road and Ways 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.



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

Approved this 19th Day of OCT 2012
Paul S. Langworthy
Director of Land Use and Local Range Planning
Dublin, Ohio

Approved this 30th Day of Oct. 2012
Paul A. Hammann
City Engineer, Dublin, Ohio

Approved this 8th day of October, 2012, by vote of Council, wherein all of the Lane, Place, Road and Ways dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio. The City of Dublin, Ohio, by its approval and acceptance of this plat does hereby vacate the portion of Woerner-Temple Road as shown hereon by cross hatching (See hatch legend)

In Witness Whereof I have hereunto set my hand and affixed my seal this 29th day of October, 2012.
Anne C. Cleave
Clerk of Council, Dublin, Ohio

Transferred this 1st day of May, 2013.
Clarence E. Mingo II
Auditor, Franklin County, Ohio

Michael Dotson
Deputy Auditor, Franklin County, Ohio

Filed for record this 15th day of May, 2013 at 2:25 P.M. Fee \$ 256.20
Terry J. Brown
Recorder, Franklin County, Ohio

File No. 201305010071998

Recorded this 15th day of May, 2013.
Margaret S. Cumberland
Deputy Recorder, Franklin County, Ohio

Plat Book 115, Pages 85-87

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of EDWARDS GOLF COMMUNITIES, LLC, has hereunto set his hand this 17th day of Oct., 2012

Signed and Acknowledged
In the presence of: EDWARDS GOLF COMMUNITIES, LLC

By *Charles P. Driscoll*
CHARLES P. DRISCOLL,
Vice President
Megan E. Bacher
Megan E. Bacher
Susan Wilgus
Susan Wilgus

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 EDWARDS GOLF COMMUNITIES, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of EDWARDS GOLF COMMUNITIES, LLC for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 17th day of October, 2012

My commission expires 6/25/2015
Susan Wilgus
Notary Public, State of Ohio
SUSAN WILGUS
Notary Public
In and For the State of Ohio
My Commission Expires
June 25, 2015



SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Ballantrae Section 1 Part 1" of record in Plat Book 98, Pages 30 and 31, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Royal Dublin Drive has a bearing of North 05°46'18" West.

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

IRON PINS, where indicated, 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 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 43254
Phone: 614.775.4500 Toll Free: 888.775.3448
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.

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

By *[Signature]* 10/15/12
Professional Surveyor No. 8250 Date



BALLANTRAE SECTION 9 PART 1

BALLANTRAE SECTION 8 PART 2
P.B. 114, PP. 46 586
588 587

BALLANTRAE SECTION 8 PART 2
P.B. 114, PP. 46 & 47
586

CITY OF DUBLIN
PARCEL 1WD
I.N. 200106130132658

WOERNER-TEMPLE ROAD
CITY OF DUBLIN
PARCEL 2WD
I.N. 200106130132658

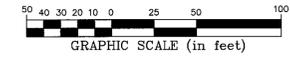
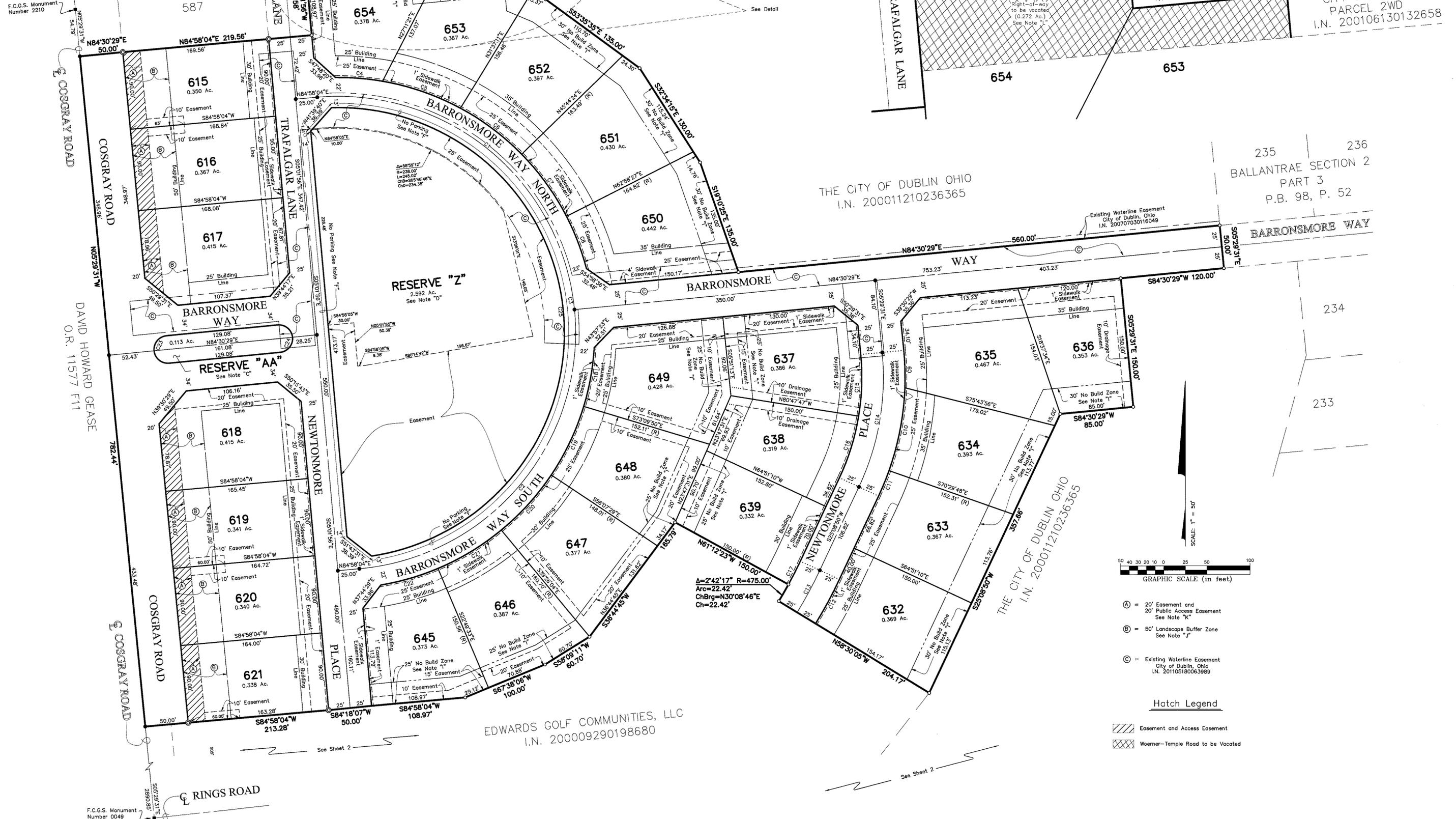
THE CITY OF DUBLIN OHIO
I.N. 200011210236365

BALLANTRAE SECTION 2
PART 3
P.B. 98, P. 52

EDWARDS GOLF COMMUNITIES, LLC
I.N. 200009290198680

F.C.G.S. Monument
Number 2210

Detail
No Scale



- A = 20' Easement and 20' Public Access Easement See Note "K"
- B = 50' Landscape Buffer Zone See Note "J"
- C = Existing Waterline Easement City of Dublin, Ohio I.N. 20110518063989

- Hatch Legend
- Easement and Access Easement
 - Woerner-Temple Road to be Vacated

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