

# BALLANTRAE SECTION 9 PART 2

PLAT BOOK 116 PG 4

201307100115134  
 07/10/2013 11:02AM BXEHM & T BOX  
 Terry J. Brown  
 Franklin County Recorder

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 6953, containing 6.933 acres of land, more or less, said 6.933 acres being part of that tract of land conveyed to EDWARDS GOLF COMMUNITIES, LLC by deed of record in Instrument Number 201304220065976 and 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 2", a subdivision containing Lots numbered 622 to 631, both inclusive, and 640 to 644, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Place and Road, 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, plating, 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 EDWARDS GOLF COMMUNITIES, LLC, has hereunto set his hand this 31<sup>st</sup> day of May, 2013.

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

By Charles P. Driscoll  
 CHARLES P. DRISCOLL, Vice President  
Jessica Jones  
 Jessica Jones  
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 31<sup>st</sup> day of May, 2013.

My commission expires 6-25-15  
Susan Wilgus  
 Notary Public, State of Ohio



SUSAN WILGUS  
 Notary Public  
 In and For the State of Ohio  
 My Commission Expires  
 June 25, 2015

Approved this 14<sup>th</sup> Day of June 2013

Paul S. Hargreaves  
 Director of Land Use and Long Range Planning  
 Dublin, Ohio

Approved this 14<sup>th</sup> Day of June 2013

Paul A. Hammond  
 City Engineer,  
 Dublin, Ohio

Approved this 20<sup>th</sup> day of May, 2013, by vote of Council, wherein all of the Place and Road dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my seal this 17<sup>th</sup> day of June, 2013.  
Anne O. Clark  
 Clerk of Council  
 Dublin, Ohio

Transferred this 10<sup>th</sup> day of July, 2013.

Lawrence E. Mingo II  
 Auditor,  
 Franklin County, Ohio

Michael Dossan  
 Deputy Auditor,  
 Franklin County, Ohio

Filed for record this 10<sup>th</sup> day of July, 2013 at 11:02 AM. Fee \$ 172.80

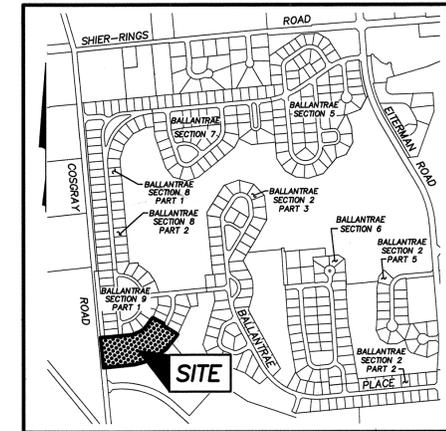
Terry J. Brown REC.  
 Recorder,  
 Franklin County, Ohio

File No. 201307100115134

Recorded this 10<sup>th</sup> day of July, 2013

Marcie Egan  
 Deputy Recorder,  
 Franklin County, Ohio

Plat Book 116, Pages 4-5



LOCATION MAP AND BACKGROUND DRAWING  
 SCALE: 1" = 1000'

**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 2" 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



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]  
 Professional Surveyor No. 8250

5/30/13  
 Date



# BALLANTRAE SECTION 9 PART 2

**NOTE "A" - MINIMUM SETBACKS:** City of Dublin zoning regulations for Ballantrae Section 9 Part 2 in effect at the time of platting of Ballantrae Section 9 Part 2 specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon  
 Side: 7 feet one side; 15 feet total  
 Rear: 25 feet (30 feet No Build Zone along Golf Course as required by development text)

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 "B" - FEMA ZONE:** At the time of platting, all of Ballantrae Section 9 Part 2 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0133K with effective date of June 17, 2008.

**NOTE "C" - FENCES:** No fences may be placed in a drainage easement area. Fences, where permitted in the Ballantrae Section 9 Part 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

**NOTE "D" - UTILITY PROVIDERS:** Buyers of the lots in the Ballantrae Section 9 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Ballantrae Section 9 Part 2 for electric power is provided by American Electric Power and telephone service is provided by Ameritech.

**NOTE "E" - SCHOOL DISTRICT:** At the time of platting, all of Ballantrae Section 9 Part 2 is in the Hilliard City School District.

**NOTE "F" - NO BUILD ZONE:** A definition contained within the City of Dublin Codified Ordinance Section 152.002, for the areas designated as "No Build Zone". Nothing herein shall prohibit over lot grading, drainage facilities, utility lines and utility structures, including above grade utility structures within said "No Build Zone".

**NOTE "G" - LANDSCAPE BUFFER ZONE:** The area of land in each of Lots 622 to 624, both inclusive, designated hereon as "Landscape Buffer Zone" shall be improved with landscaping. Existing trees within said buffer areas shall be preserved using current and practical methods for doing so provided that trees that are dead or diseased may be removed therefrom. The owner of the fee simple title to each of said lots shall care for and maintain said landscaping and trees located within said owner's lot. The Ballantrae homeowner's association shall have and is hereby granted a nonexclusive right and easement, in and over said areas of land designated "Landscape Buffer Zone", to care for and maintain said landscaping and trees within each area designated "Landscape Buffer Zone" should the owner of the fee simple title thereof fail to do so.

**NOTE "H" - PUBLIC ACCESS EASEMENT:** Within those areas of land in Lots 622 to 624, both inclusive, shown hereon by hatching (See hatch legend) 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.

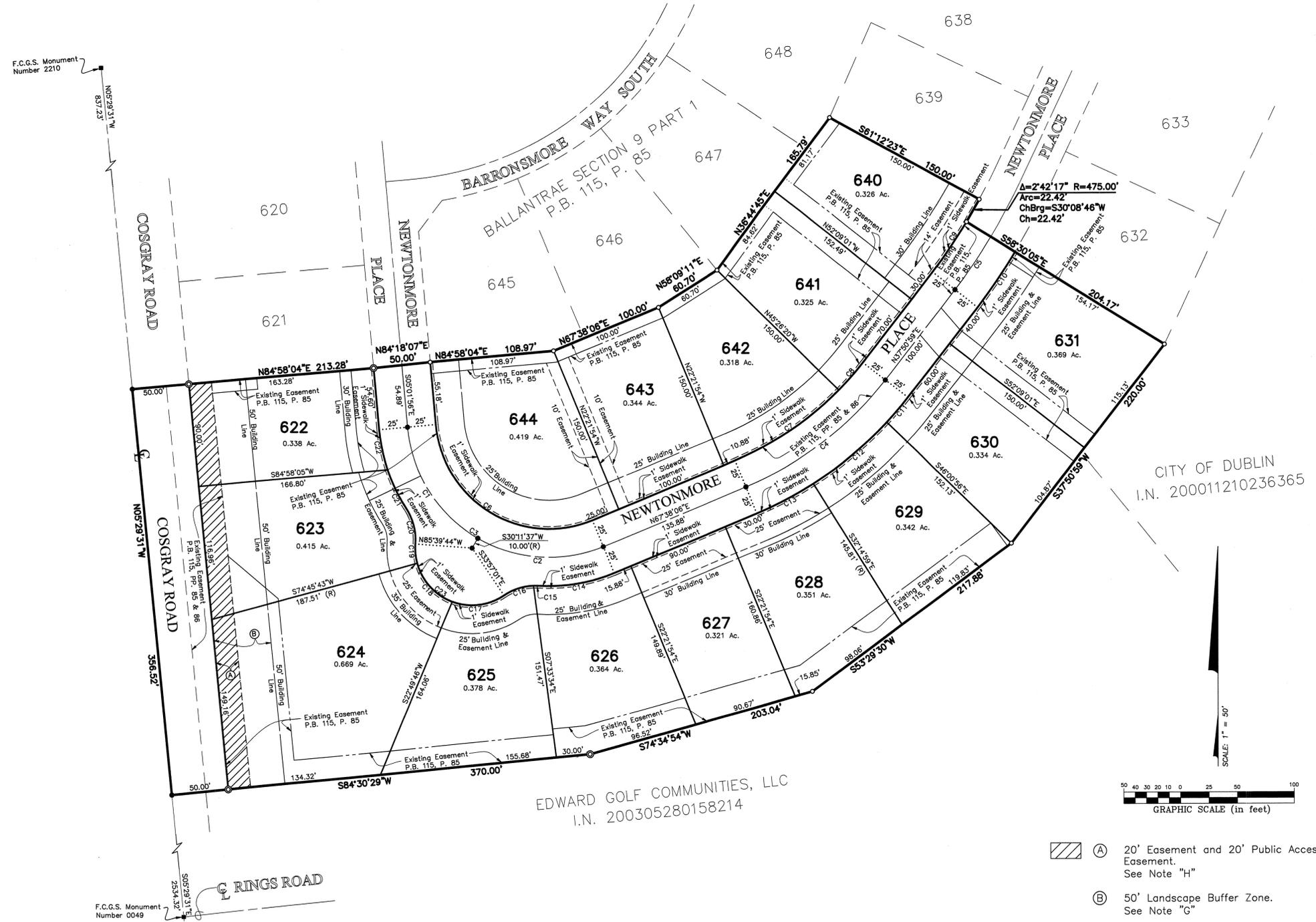
**NOTE "I" - ACREAGE BREAKDOWN:**

Total Acreage	6.933 Ac.
Acreage in Right-of-way	1.320 Ac.
Acreage in Remaining Lots	5.613 Ac.

**NOTE "J" - ACREAGE BREAKDOWN:** Ballantrae Section 9 Part 2 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 274-012461 6.933 Ac.

**NOTE "K":** 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 and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information about Ballantrae Section 9 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	54°46'27"	125.00'	119.50'	S 32°25'09" E	115.00'
C2	52°33'31"	125.00'	114.67'	S 86°05'08" E	110.69'
C3	107°19'58"	125.00'	234.16'	S 58°41'55" E	201.40'
C4	29°47'07"	300.00'	155.96'	N 52°44'33" E	154.21'
C5	6°21'05"	500.00'	55.43'	N 34°40'27" E	55.40'
C6	107°19'58"	100.00'	187.33'	S 58°41'55" E	161.12'
C7	23°04'26"	275.00'	110.75'	N 56°05'53" E	110.00'
C8	6°42'41"	275.00'	32.21'	N 41°12'20" E	32.19'
C9	9°03'22"	475.00'	75.08'	N 33°19'18" E	75.00'
C10	6°21'05"	525.00'	58.20'	N 34°40'27" E	58.17'
C11	5°03'01"	325.00'	28.65'	N 40°22'30" E	28.64'
C12	14°51'01"	325.00'	84.24'	N 50°19'31" E	84.00'
C13	9°53'05"	325.00'	56.07'	N 62°41'34" E	56.00'
C14	25°49'06"	150.00'	67.59'	N 80°32'39" E	67.02'
C15	5°43'55"	50.00'	5.00'	N 89°24'45" W	5.00'
C16	31°40'18"	50.00'	27.64'	S 71°53'08" W	27.29'
C17	54°28'04"	50.00'	47.53'	N 83°17'01" E	45.76'
C18	54°14'40"	50.00'	47.34'	S 42°21'37" E	45.59'
C19	19°34'32"	50.00'	17.08'	S 05°27'00" E	17.00'
C20	37°24'13"	50.00'	32.64'	N 14°21'51" W	32.06'
C21	14°22'55"	150.00'	37.65'	S 25°52'30" E	37.55'
C22	13°39'07"	150.00'	35.74'	S 11°51'29" E	35.66'
C23	128°17'17"	50.00'	111.95'	S 59°48'23" E	89.99'

- (A) 20' Easement and 20' Public Access Easement. See Note "H"
- (B) 50' Landscape Buffer Zone. See Note "G"

J:\20120267\WORKSHEETS\PLAT\20120267-05-PAT-SEC9-FR12.DWG plotted by MASTON, JOHN on 7/9/2013 10:16:54 AM last saved by MASTON, JOHN on 7/9/2013 10:07:19 AM Xref: