

201403070028028  
 Pgs. 2 \$172.80 120140015306  
 03/07/2014 10:52AM BXEPM & T B  
 Terry J. Brown  
 Franklin County Recorder

# THE LINKS AT BALLANTRAE

## SECTION 2

PLAT BOOK 117 PG 34

1  
2

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Numbers 3453 and 6953, containing 12.374 acres of land, more or less, said 12.374 acres being comprised of part of that tract of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Instrument Number 201308070134057, part of that tract of land conveyed to the CITY OF DUBLIN, OHIO by deed of record in Instrument Number 200011210236365 and all of that tract of land conveyed to the CITY OF DUBLIN, OHIO by deed of record in Instrument Number 200609010174806, Recorder's Office, Franklin County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, by TIMOTHY C. HALL, JR., Area President, and CITY OF DUBLIN, OHIO, an Ohio municipal corporation, by MARSHA GRIGSBY, City Manager, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "THE LINKS AT BALLANTRAE SECTION 2", a subdivision containing Lots numbered 17 to 45, both inclusive, and areas designated as Reserve "H", Reserve "I" and Reserve "J", do hereby accept this plat of same and dedicate to public use, as such, all of the Drives 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.

In Witness Whereof, TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this 25 day of NOV, 2013

Signed and Acknowledged  
 In the presence of:

Jason Francis  
 Jason Francis

By Timothy C. Hall Jr.  
 TIMOTHY C. HALL JR.,  
 Area President

Mary C. Dalbey  
 MARY DALBEY

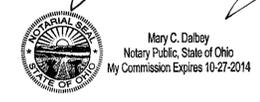
STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President of said M/I HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 25 day of NOV, 2013

My commission expires 10-27-14

Mary C. Dalbey  
 Notary Public, State of Ohio



In Witness Whereof, MARSHA GRIGSBY, City Manager of CITY OF DUBLIN OHIO, has hereunto set her hand this 27 day of Feb, 2014.

Signed and Acknowledged  
 In the presence of:

Marsha Grigsby  
 MARSHA GRIGSBY,  
 City Manager

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MARSHA GRIGSBY, City Manager of said CITY OF DUBLIN, OHIO, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said CITY OF DUBLIN, OHIO, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 27 day of February, 2014.

My commission expires 1/2/18

Jennifer L. Delgado  
 Notary Public, State of Ohio



Approved this 24 Day of Nov 2013

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

Approved this 12 Day of Dec, 2013

Paul D. Hammer  
 City Engineer, Dublin, Ohio

Approved this 4 day of November, 2013, by vote of Council, wherein all of the Drives 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 4 day of Feb, 2014.

Anna C. Clark  
 Clerk of Council  
 Dublin, Ohio

Transferred this 7 day of MARCH, 2014.

Clarence E. Mingo II  
 Auditor,  
 Franklin County, Ohio

Michael Dosa  
 Deputy Auditor,  
 Franklin County, Ohio

Filed for record this 7 day of MARCH 2014 at 10:52 A.M. Fee \$ 172.80

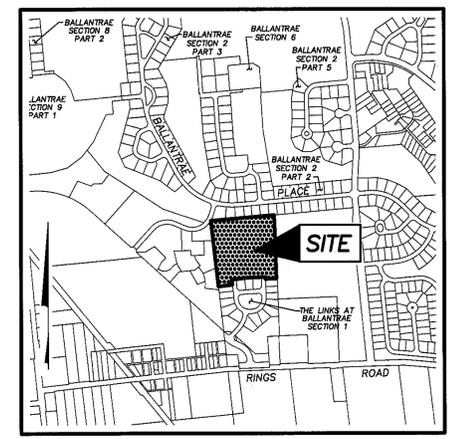
Jerry G. Brown  
 Recorder,  
 Franklin County, Ohio

File No. 201403070028028

Recorded this 7 day of MARCH, 2014.

Marci Egan  
 Deputy Recorder, Franklin County, Ohio

Plat Book 117, Pages 34-35



LOCATION MAP AND BACKGROUND DRAWING  
 SCALE: 1" = 100'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of FCGS monument numbers 5536 and 7752, having a bearing of South 85°44'20" East between said monuments, established by the Franklin County Engineering Department, 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 Franklin County, Ohio, Recorder.

**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, 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.

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

By Matthew A. Kirk 22 Nov 13  
 Professional Surveyor No. 7865 Date



