KERRY GLEN

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridan as the bearings used in the metes and bounds description of record in Deed Book 416 Page 379 Recorder's Office Delaware County Ohio

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

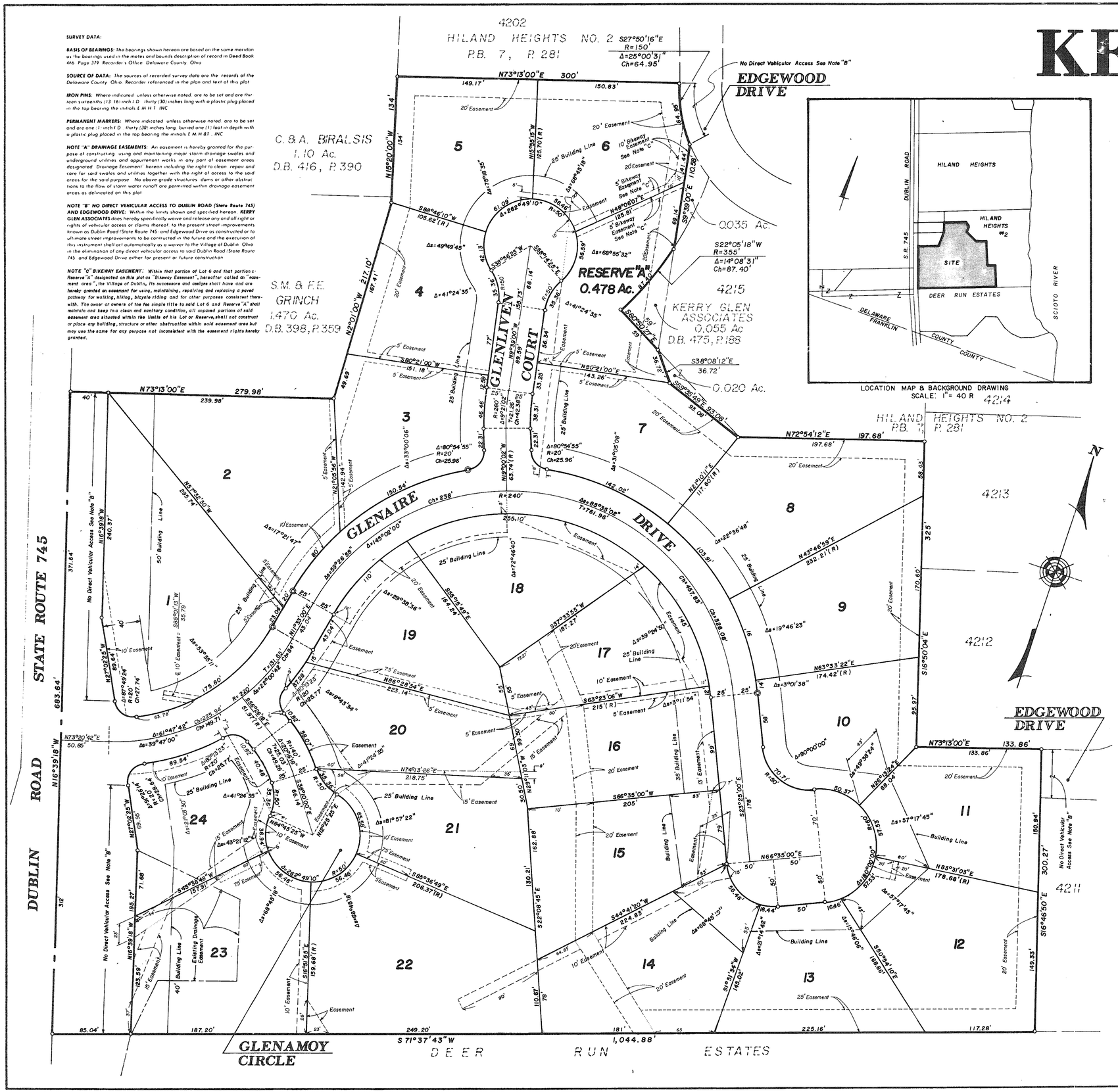
IRON PINS: Where indicated unless otherwise noted are to be set and are thirteen sixteenths (13 16) inch I D thirty (30) inches long with a plastic plug placed in the top bearing the initials E M H & T INC

PERMANENT MARKERS: Where indicated unless otherwise noted are to be set and are one (1) inch I D thirty (30) inches long buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E M H & T INC

NOTE "A" DRAINAGE EASEMENTS: An easement is hereby granted for the purpose of constructing using and maintaining major storm drainage swales and underground utilities and appurtenant works in any part of easement areas designated Drainage Easement hereon including the right to clean repair and care for said swales and utilities together with the right of access to the said areas for the said purpose 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

NOTE "B" NO DIRECT VEHICULAR ACCESS TO DUBLIN ROAD (State Route 745) AND EDGEWOOD DRIVE: Within the limits shown and specified hereon **KERRY GLEN ASSOCIATES** does hereby specifically waive and release any and all right or rights of vehicular access or claims thereof to the present street improvements known as Dublin Road (State Route 745 and Edgewood Drive as constructed or to ultimate street improvements to be constructed in the future and the execution of this instrument shall act automatically as a waiver to the Village of Dublin Ohio in the elimination of any direct vehicular access to said Dublin Road (State Route 745 and Edgewood Drive either for present or future construction

NOTE "C" BIKEWAY EASEMENT: Within that portion of Lot 6 and that portion of Reserve "A" designated on this plat as "Bikeway Easement", hereafter called an "easement area", the Village of Dublin, its successors and assigns shall have and are hereby granted an easement for using, maintaining, repairing and replacing a paved pathway for walking, hiking, bicycle riding and for other purposes consistent therewith. The owner or owners of the fee simple title to said Lot 6 and Reserve "A" shall maintain and keep in a clean and sanitary condition, all unpaved portions of said easement area situated within the limits of his Lot or Reserve, shall not construct or place any building, structure or other obstruction within said easement area but may use the same for any purpose not inconsistent with the easement rights hereby granted.



LOCATION MAP & BACKGROUND DRAWING
SCALE: 1" = 40 R

Situated in the State of Ohio, County of Delaware, Village of Dublin and in Virginia Military Survey No. 2545, containing 17.262 acres of land, more or less, said 17.262 acres being part of the lands conveyed to **KERRY GLEN ASSOCIATES** *by deed of record in Deed Book 475, Page 188, Recorder's Office, Delaware County, Ohio.*

The undersigned, **KERRY GLEN ASSOCIATES,** *an Ohio general partnership, by* **MULTICON COMMUNITIES, INC.,** *a partner, 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* **"KERRY GLEN",** *a subdivision containing Lots numbered 1 to 24, both inclusive, and an area designated Reserve "A", does hereby accept this plat of same and dedicates to public use, as such, the Circle, Court, Drive and Road shown hereon and not heretofore dedicated.*

The undersigned further agrees that any use or improvements made 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 Village 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 reserved, where indicated on the plat and not otherwise designated, for the construction, operation and maintenance of all public and quasi public utilities above and beneath 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.

In Witness Whereof, **CHARLES P. DRISCOLL,** *Vice-President of* **MULTICON COMMUNITIES, INC.,** *a partner in* **KERRY GLEN ASSOCIATES,** *has hereunto set his hand this 1st day of July, 1986.*

Signed and acknowledged in the presence of:

Philip R. Brown

Thomas D. Sibbitt

KERRY GLEN ASSOCIATES
By MULTICON COMMUNITIES, INC, *Partner*

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

STATE OF OHIO ss:

Before me a Notary Public in and for said State personally appeared **CHARLES P. DRISCOLL,** *Vice-President of* **MULTICON COMMUNITIES, INC.,** *a partner in* **KERRY GLEN ASSOCIATES,** *who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said* **MULTICON COMMUNITIES, INC.,** *partner in* **KERRY GLEN ASSOCIATES** *for the uses and purposes expressed therein.*

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 1st day of July, 1986.

My Commission Expires February 13, 1991

Thomas D. Sibbitt
Notary Public, State of Ohio

Approved this 8 *day of* July, 1986
Chairman, Planning Commission, Dublin, Ohio

Approved this 7 *day of* July, 1986
Bruce A. Warner
Village Engineer, Dublin, Ohio

Approved this 7 *day of* July, 1986
Mayor, Dublin, Ohio

Approved this 7th *day of* July, *1986, by Vote of Council, wherein the Circle, Court, Drive and Road shown dedicated hereon are accepted as such by the Council for the Village of Dublin, Ohio.*

In Witness Thereof I have hereunto set my hand and affixed my seal this 9th *day of* July, *1986*
Frances M. Urban
Village Clerk, Dublin, Ohio

Transferred this 25th *day of* July, *1986*
David R. Thomas
Auditor, Delaware County, Ohio

Filed for record this 25th *day of* July, *1986*
at 9:25 A.M. *Fee $* 11.90 *File No.* 47744

Plat Book 19 *Page* 39
Dorothy Covert
Recorder, Delaware County, Ohio

SURVEYED & PLATTED
BY
EVANS, MECHWART, HAMBLETON & TILTON, INC.
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO

○ = Iron Pin
◎ = Permanent Marker

GRAPHIC SCALE: 1" = 50'

February 1986

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. Dimensions shown on curves are chord measurements.

By E. E. Maddy
Registered Surveyor No. 4965

STATE OF OHIO E. E. MADDY 4965 REGISTERED SURVEYOR

P-1076

REPLAT OF THE REAR BUILDING SETBACK LINE FOR LOTS 1 & 2 KERRY GLEN (P.B. 19, PG. 39)

Recording Statement
This plat entitled "Replat of the Rear Building Setback Line for Lots 1 and 2 of Kerry Glen (P.B. 19, Pg. 39)" is recorded to adjust the Rear Building Line on Lots 1 and 2 to the previously recorded plat entitled "Kerry Glen" as recorded in Plat Book 19, Page 39. Delaware County Recorder's Office. The recording of this plat shall render null and void the Rear Building Setback line on Lots 1 and 2 of the plat entitled Kerry Glen as recorded in Plat Book 19, Page 39. These revisions have been reviewed and approved by the City of Dublin, Franklin County, Ohio, and owners of Lots 1 and 2. Existing easements within the Lots 1 and 2 remain as previously platted.

Situated in the State of Ohio, County of Delaware, City of Dublin, and in Virginia Military Survey Number No. 2545, containing 1.588 acres of land, more or less, said 1.588 acres being all of Lots 1 and 2 as shown on the subdivision plat entitled " Kerry Glen" of record in Plat Book 19, Page 39, conveyed to John M. Pilkington and Kymn A. Pilkington, owners Lot 1, by deed of record in Official Record 402, Page 2493, and to Sean P O'Neil and Crystie J. O'Neil, owners Lot 2, by deed of Record in Official Record 520, Page 2117, Recorder's Office, Franklin County, Ohio.

The undersigned, John M. Pilkington and Kymn A. Pilkington, owners Lot 1, Sean P O'Neil and Crystie J. O'Neil, owners Lot 2, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "Replat of the Rear Building Setback Line for Lots 1 & 2, Kerry Glen (P.B. 19, Pg. 39)", and do hereby accept this plat of same.

In Witness Whereof, John M. Pilkington and Kymn A. Pilkington, owners Lot 1 have hereunto set their hands this _____ day of _____, 2014.

OWNER(S) LOT 1

_____
John M. Pilkington

_____
Kymn A. Pilkington

STATE OF OHIO
SS
COUNTY OF DELAWARE

Before me, a Notary Public in and for said State, personally appeared John M. Pilkington and Kymn A. Pilkington, owners Lot 1 who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed for the uses and purposes expressed therein.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THIS OFFICIAL THIS _____ DAY OF _____, 2014.

_____
Notary Public

In Witness Whereof, Sean P O'Neil and Crystie J. O'Neil, owners Lot 2 have hereunto set their hands this _____ day of _____, 2014.

OWNER(S) LOT 2

_____
Sean P O'Neil

_____
Crystie J. O'Neil

STATE OF OHIO
SS
COUNTY OF DELAWARE

Before me, a Notary Public in and for said State, personally appeared Sean P O'Neil and Crystie J. O'Neil, owners Lot 2 who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed for the uses and purposes expressed therein.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THIS OFFICIAL THIS _____ DAY OF _____, 2014.

_____
Notary Public

VICINITY MAP

SURVEY DATA:

BASIS OF BEARINGS:
The bearings shown hereon were based on Plat Book 19, Page 39, based on the west lines of Lots 1 & 2 being N 16°39' 18" W, and are used to denote angles only.

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

PARCEL NUMBERS:

LOT 1	– 10-60043308012000	– 0.873 Ac.
LOT 2	– 10-60043308013000	– 0.715 Ac.
	TOTAL SUBDIVISION	– 1.588 AC.

In Witness Whereof, Marsha I. Grigsby, City Manager of the City of Dublin, Ohio has hereunto set her hand this ____ day of _____, 2014

City of Dublin, Ohio

By:_____
Marsha I. Grigsby City Manager

STATE OF OHIO
SS
COUNTY OF DELAWARE

Before me, a Notary Public in and for said State, personally appeared Marsha I. Grigsby, City Manager of the City of Dublin, Ohio who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act of said City of Dublin, Ohio for the uses and purposes expressed therein.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THIS OFFICIAL THIS _____ DAY OF _____, 2014.

My Commission expires _____ _____
Notary Public State of Ohio

APPROVED THIS _____ DAY OF _____, 2014, _____
Secretary of Planning Commission Dublin, Ohio

APPROVED THIS _____ DAY OF _____, 2014, _____
City Engineer Dublin, Ohio

APPROVED THIS ____ DAY OF _____, 2014, BY VOTE OF COUNCIL, WHEREIN THIS PLAT 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 ____ day of _____, 2014

_____
Clerk of Council Dublin, Ohio

TRANSFERRED THIS _____DAY OF _____, 2014 _____
Auditor, Delaware County, Ohio

FILED FOR RECORD THIS _____ DAY OF _____, 2014, AT _____M.

RECORDED THIS _____ DAY OF _____, 2014,

_____
Recorder, Delaware County, Ohio

FILE NO. _____

PLAT CAB _____ SLIDES _____

We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that said plat is correct. All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements.

_____
Professional Surveyor No. 7068

PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

11297-14

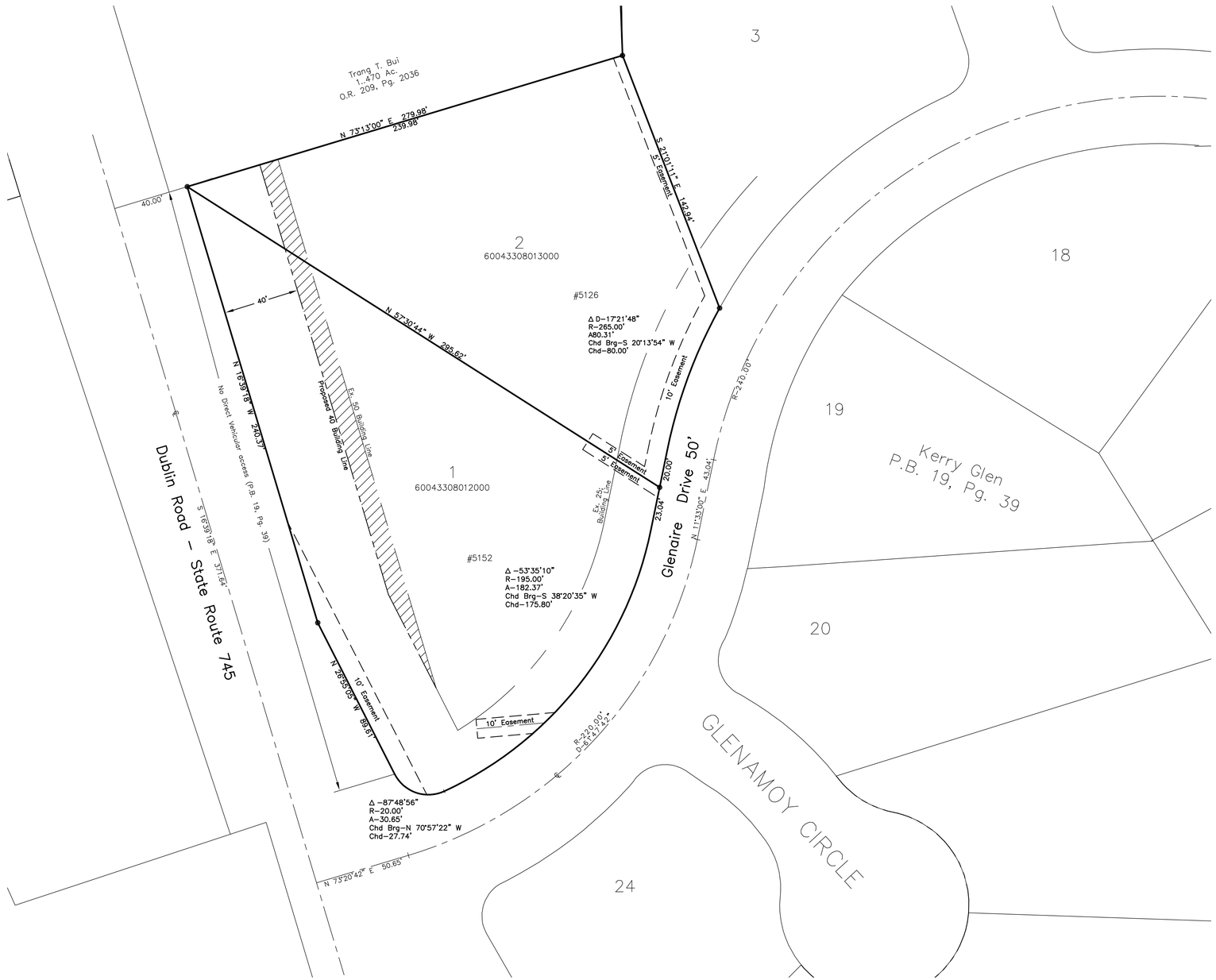
REPLAT OF THE REAR BUILDING SETBACK LINE
FOR LOTS 1 & 2
KERRY GLEN
(P.B. 19, PG. 39)

0 30 60

Scale 1" = 30'
April, 2014

LEGEND

● found iron pin (3/4")
○ set iron pin (capped PATRIDGE SURVEYING)



Buildine Line area to be terminated.

NOTE A NO BUILD ZONE:

Within the areas designated "NO BUILD ZONE" on this plat, no fencing, dwelling or structures shall be constructed. The following are permitted within this "NO BUILD ZONE": Sodding, earthmounds and landscape plantings.

The notes from the original plat in PB 19 Page 5 remain operative.

PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

10724-12