

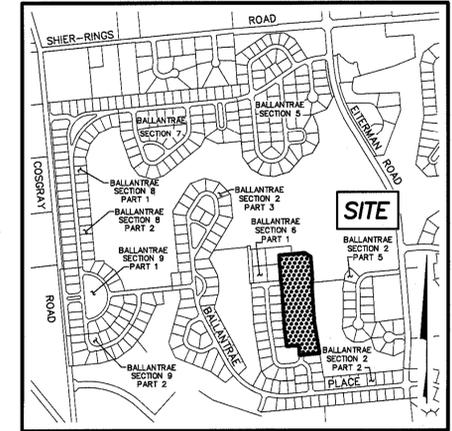
BALLANTRAE SECTION 6 PART 2 (INCLUDING A VACATION OF A PORTION OF WOERNER-TEMPLE ROAD)

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 3453, containing 9.477 acres of land, more or less, said 9.477 acres being part of those tracts of land conveyed to EDWARDS GOLF COMMUNITIES, LLC by deeds of record in Instrument Number 200009290198680 and Instrument Number 200110220242689, a part of said 9.477 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 6 PART 2", a subdivision containing Lots numbered 485 to 498, both inclusive, 509 to 515, both inclusive and an area designated as Reserve "V", does hereby accept this plat of same and dedicates to public use, as such, all of the Court and Place 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.



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

Approved this 29th Day of Aug 2014

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

Approved this 2nd Day of September 2014

Paul C. Hammond
City Engineer,
Dublin, Ohio

Approved this 7th day of November, 2005 by vote of Council, wherein all of Court the Place dedicated hereon are 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 hatching (See hatch legend)

In Witness Whereof I have hereunto set my hand and affixed my seal this 11th day of Sept., 2014.

Anne C. Clesche
Clerk of Council,
Dublin, Ohio

Transferred this 16 day of Sept., 2014.

Clarence E. Mingo II
Auditor,
Franklin County, Ohio

Michael D. Dorian
Deputy Auditor,
Franklin County, Ohio

Filed for record this 16th day of Sept, 2014 at 11:28 A.M. Fee \$ 172.80

Terry J. Brown
Recorder,
Franklin County, Ohio

File No. 201409160122051

Recorded this 10th day of Sept, 2014.

Margaret K. Cumberland
Deputy Recorder,
Franklin County, Ohio

Plat Book 118, Pages 9-10

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 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, 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: 614.775.4300 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.

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

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of EDWARDS GOLF COMMUNITIES, LLC, has hereunto set his hand this 26th day of August, 2014.

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

Holly K. DeJordy
Holly K. DeJordy
By *Charles P. Driscoll*
CHARLES P. DRISCOLL,
Vice President

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 26th day of August, 2014.

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

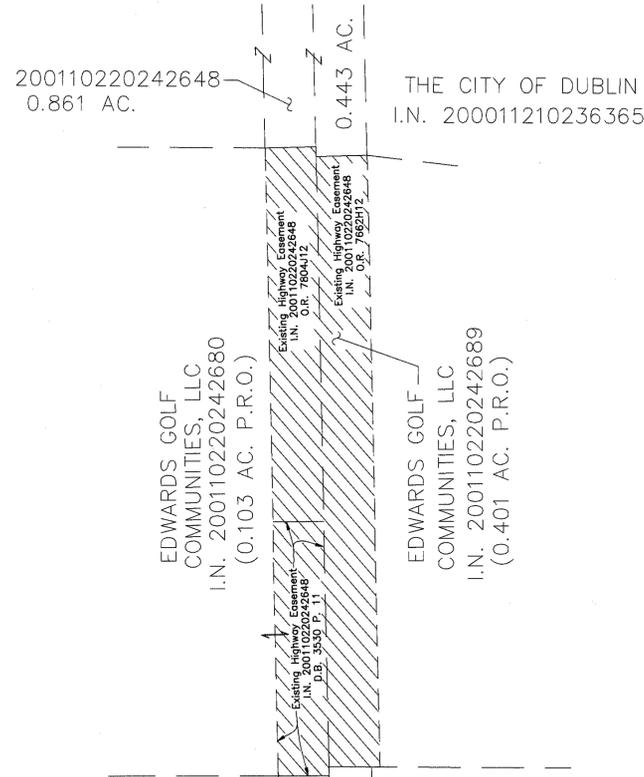


By *Matthew A. Park* Date 25 Aug 14
Professional Surveyor No. 7865 Date

Exhibit for the release of highway easement

BALLANTRAE SECTION 6 PART 2

200110220242648
0.861 AC. THE CITY OF DUBLIN
I.N. 200011210236365



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Ballantrae Section 6 Part 2 in effect at the time of platting of Ballantrae Section 6 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 on Golf Course)

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 6 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" - RESERVE "V": Reserve "V", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and will be maintained by an association comprised of the owners of the fee simple titles to the lots in the Ballantrae subdivisions.

NOTE "D" - FENCES: No fences may be placed in a drainage easement area. Fences, where permitted in the Ballantrae Section 6 Part 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

NOTE "E" - UTILITY PROVIDERS: Buyers of the lots in the Ballantrae Section 6 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Ballantrae Section 6 Part 2 for electric power is provided by American Electric Power and telephone service is provided by Ameritech.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of Ballantrae Section 6 Part 2 is in the City of Hilliard School District.

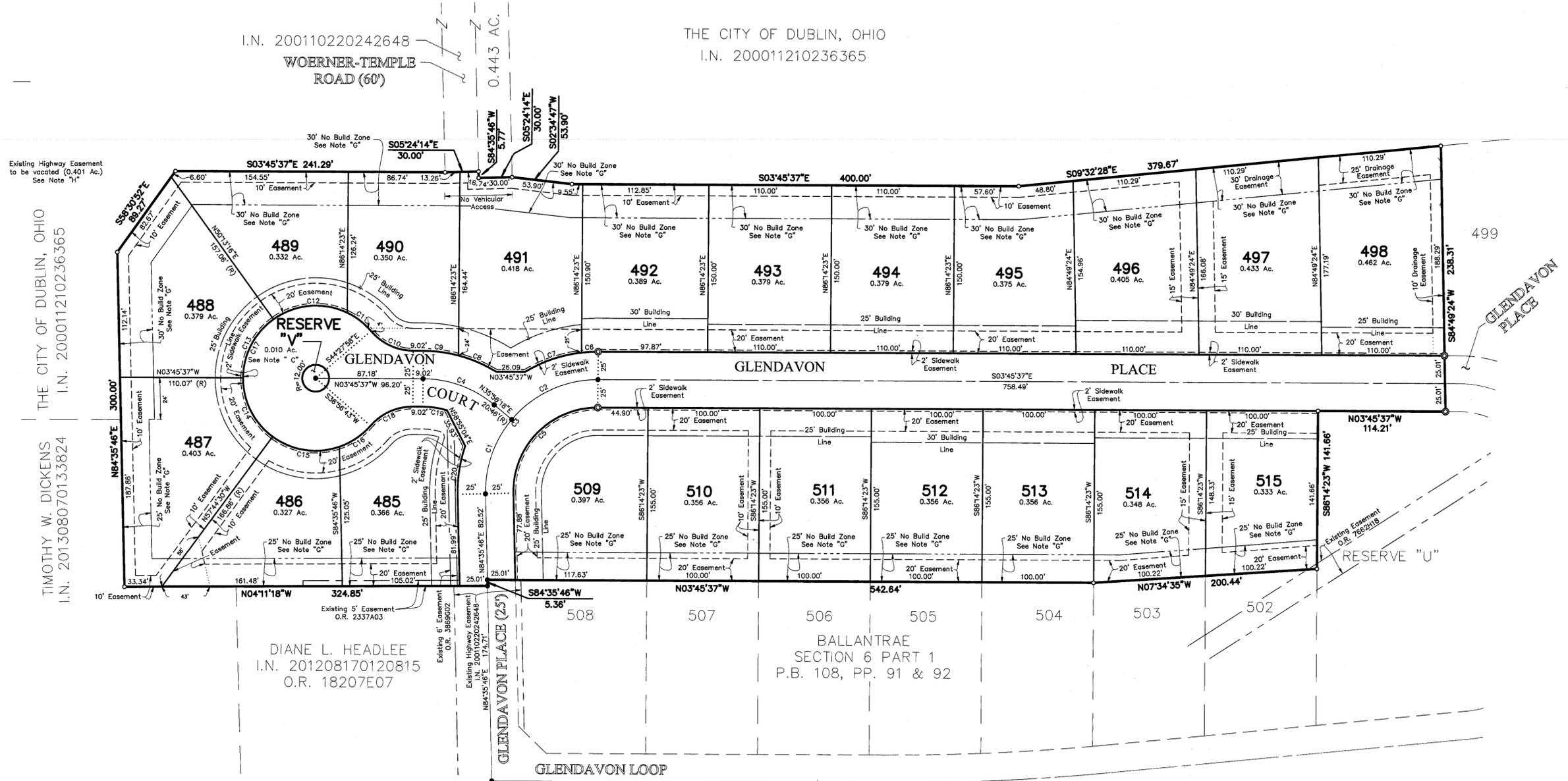
NOTE "G" - NO BUILD ZONE: Areas of land designated hereon as "No Build Zone" shall remain free of any structures including, but not limited to, drives and walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae and basketball courts. Nothing herein shall prohibit over lot grading, drainage facilities, utility lines and utility structures, including above grade utility structures within said "No Build Zones".

NOTE "H" - VACATION OF PUBLIC STREETS: The existing highway easement known as Woerner-Temple Road, conveyed to the City of Dublin by deed of record in Instrument Number 200110220242648, shown hereon by hatching (See Hatching Legend) is hereby vacated.

NOTE "I" - ACREAGE BREAKDOWN:
Total Acreage 9.477 Ac.
Acreage in Right-of-way 1.568 Ac.
Acreage in Reserve "V" 0.010 Ac.
Acreage in Remaining Lots 7.899 Ac.

NOTE "J" - ACREAGE BREAKDOWN: Ballantrae Section 6 Part 2 is comprised of the following Franklin County Parcel Numbers

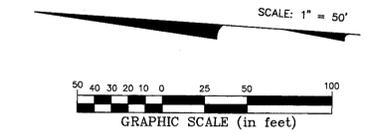
Parcel Number 274-000300 6.902 Ac.
Parcel Number 274-000343 2.575 Ac.



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	41°20'32"	100.00'	72.16'	N 74°43'58" W	70.60'
C2	50°18'05"	100.00'	87.79'	N 28°54'40" W	85.00'
C3	91°38'37"	100.00'	159.95'	S 49°34'56" E	143.44'
C4	39°41'55"	100.00'	69.29'	N 16°05'20" E	67.91'
C5	91°38'37"	75.00'	119.96'	S 49°34'56" E	107.58'
C6	6°52'47"	125.00'	15.01'	N 07°12'01" W	15.00'
C7	24°34'37"	125.00'	53.62'	N 22°55'42" W	53.21'
C8	16°49'17"	125.00'	36.70'	N 19°17'08" E	36.57'
C9	14°38'06"	125.00'	31.93'	N 03°33'26" E	31.84'
C10	49°17'39"	50.00'	43.02'	N 20°53'12" E	41.70'
C11	23°59'31"	65.00'	27.22'	N 33°32'17" E	27.02'
C12	61°19'15"	65.00'	69.57'	N 09°07'07" W	66.29'
C13	53°58'53"	65.00'	61.24'	N 66°46'11" W	59.00'
C14	53°58'53"	65.00'	61.24'	S 59°14'56" W	59.00'
C15	55°22'48"	65.00'	62.83'	S 04°34'06" W	60.41'
C16	29°55'58"	65.00'	33.96'	S 38°05'18" E	33.57'
C17	278°35'19"	65.00'	316.05'	S 86°14'23" W	84.78'
C18	49°17'39"	50.00'	43.02'	S 28°24'27" E	41.70'
C19	16°44'30"	75.00'	21.91'	S 04°36'38" W	21.84'
C20	20°15'30"	125.00'	44.20'	N 85°16'29" W	43.97'

THE CITY OF DUBLIN, OHIO
I.N. 200011210236365
TIMOTHY W. DICKENS
I.N. 201308070133824

DIANE L. HEADLEE
I.N. 201208170120815
O.R. 18207E07



J:\2013191\DWG\SHSHEETS\PLAT\2013191.DWG-PRTR-DWG plotted by MASTON, JOHN on 8/28/2014 10:44:51 AM last saved by JMASTON on 8/28/2014 10:20:32 AM XREF: