

# CELTIC CROSSING

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 Pages: 3 FS129.60 3:18 PM  
 Teresa Markham T20140006160  
 Union County Recorder DOC

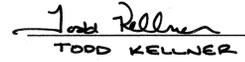
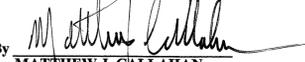
Situated in the State of Ohio, County of Union, Washington Township (of Franklin County), City of Dublin and in Virginia Military Survey Number 2925, containing 28.110 acres of land, more or less, said 28.110 acres being all of those tracts of land conveyed to PULTE HOMES OF OHIO LLC by deed of record in Instrument Number 201409190006569, Recorder's Office, Union County, Ohio.

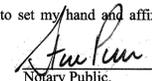
The undersigned, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisitions, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "CELTIC CROSSING" a subdivision containing Lots numbered 1 to 44, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E" and Reserve "F", does hereby accept this plat of same and dedicates to public use, as such, all of Celtic Crossing Drive, Nemain Loop, Hyland-Croy Road, Macha Court and Mitchell-Dewitt Road (4.437 acres more or less), shown hereon and not heretofore dedicated.

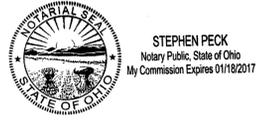
The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

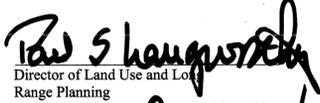
Easements are hereby reserved in, over and under areas designated on this plat as "Easement," "Drainage Easement," "Landscape Easement" or "Sidewalk Easement." Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities 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, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisitions of PULTE HOMES OF OHIO LLC, has hereunto set his hand this 16th day of Dec., 2014.

Signed and Acknowledged  
 In the presence of:  
  
 STEVE PECK  
  
 TODD KELLNER  
 PULTE HOMES OF OHIO LLC  
 By   
 MATTHEW J. CALLAHAN,  
 Division Vice President of Land Acquisitions

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:  
 Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Division Vice President of Land Acquisitions of PULTE HOMES OF 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 PULTE HOMES OF OHIO LLC, for the uses and purposes expressed herein.  
 In Witness Whereof, I have hereunto set my hand and affixed my official seal this 16th day of Dec., 2014.  
  
 My commission expires \_\_\_\_\_  
 Notary Public, State of Ohio

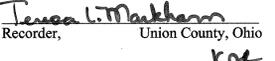


Approved this 16th Day of Dec 2014  
  
 Director of Land Use and Lot Range Planning  
 Dublin, Ohio  
 Approved this 12th Day of December 2014  
  
 City Engineer,  
 Dublin, Ohio

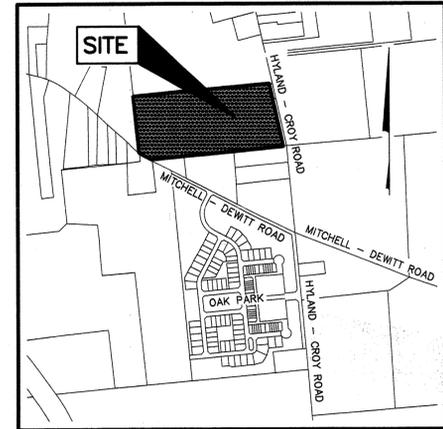
Approved this 8th day of December, 2014, by vote of Council, wherein all of Celtic Crossing Drive, Nemain Loop, Hyland-Croy Road, Macha Court and Mitchell-Dewitt Road dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this 18th day of December 2014.  
  
 Clerk of Council  
 Dublin, Ohio

Transferred this 13th day of Dec 2014  
  
 Auditor,  
 Union County, Ohio

Filed for record this 23 day of Dec 2014 at 3:18 M.  
 Fee \$ 129.60  
  
 Recorder,  
 Union County, Ohio  
 Kgt

File No. 201412230009300  
 Plat Book 5, Pages 357 ABC



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

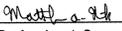
**SURVEY DATA:**  
**BASIS OF BEARINGS:** The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey Control Monuments, including McNeal and FCGS 6648, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, 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 Recorder's Office, Union County, Ohio.  
**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 are to be 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   
 Professional Surveyor No. 7865  
 Date 6 OCT 14



Celtic Crossing is out of parcel numbers:  
 39-00240220.000 (25.961 Ac.)  
 Map Number: 136-00-00-104.000  
 39-00240210.000 (2.149 Ac.)  
 Map Number 136-00-00-105.000

Pl. BK 5 Pg. 357 ABC

# CELTIC CROSSING

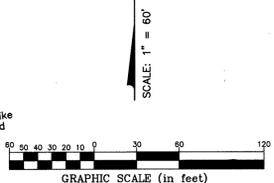
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	34°18'38"	325.00'	194.62'	S 85°00'08" E	191.73'
C2	27°03'42"	325.00'	153.50'	S 88°37'33" E	152.08'
C3	7°14'56"	325.00'	41.12'	S 71°28'14" E	41.09'
C4	20°06'22"	250.00'	87.73'	S 04°51'07" W	87.28'
C5	248°40'35"	35.00'	151.91'	N 50°27'38" E	57.80'
C6	68°40'35"	75.00'	88.90'	S 39°32'22" E	84.61'
C7	27°21'18"	325.00'	155.17'	N 81°31'26" W	153.70'
C8	90°00'00"	100.00'	157.08'	S 39°47'55" E	141.42'
C9	90°00'00"	100.00'	157.08'	S 50°12'05" E	141.42'
C10	17°35'58"	150.00'	46.08'	S 75°59'56" W	45.89'
C11	54°48'03"	150.00'	143.47'	S 39°47'55" W	138.06'
C12	17°35'58"	150.00'	46.08'	S 03°35'55" W	45.89'
C13	90°00'00"	150.00'	235.62'	S 39°47'55" W	212.13'
C14	32°40'51"	200.00'	114.08'	N 11°08'21" E	112.54'
C15	42°52'34"	75.00'	56.12'	N 09°02'23" W	54.82'
C16	140°33'10"	35.00'	85.86'	S 39°47'55" W	65.89'
C17	42°52'34"	75.00'	56.12'	N 88°38'14" E	54.82'
C18	19°23'58"	350.00'	118.50'	N 87°32'34" E	117.94'
C19	20°06'22"	225.00'	78.96'	N 04°51'07" E	78.55'
C20	68°40'35"	50.00'	59.93'	N 39°32'22" W	56.41'
C21	19°07'52"	60.00'	206.44'	N 24°11'17" E	118.66'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C22	49°35'21"	60.00'	51.93'	S 31°57'07" E	50.32'
C23	1°57'22"	60.00'	2.05'	S 08°10'45" E	2.05'
C24	11°44'22"	275.00'	56.35'	S 00°40'07" W	56.25'
C25	8°22'00"	275.00'	40.16'	S 10°43'18" W	40.12'
C26	26°47'30"	300.00'	140.28'	S 81°48'19" E	139.01'
C27	31°09'27"	300.00'	163.14'	N 86°34'41" W	161.14'
C28	3°09'11"	300.00'	16.51'	N 69°25'22" W	16.51'
C29	9°48'43"	350.00'	59.94'	N 72°45'08" W	59.86'
C30	16°38'35"	350.00'	101.67'	N 85°58'47" W	101.31'
C31	0°54'00"	350.00'	5.50'	S 85°14'55" W	5.50'
C32	22°03'15"	125.00'	48.12'	N 05°49'33" E	47.82'
C33	34°30'32"	125.00'	75.28'	N 34°06'27" E	74.15'
C34	33°28'13"	125.00'	72.95'	N 68°04'49" E	71.92'
C35	33°14'41"	125.00'	72.53'	S 78°34'44" E	71.52'
C36	34°41'28"	125.00'	75.68'	S 44°36'39" E	74.53'
C37	22°03'50"	125.00'	48.14'	S 18°14'00" E	47.84'
C38	90°00'00"	75.00'	117.81'	S 39°47'55" W	108.07'
C39	90°00'00"	75.00'	117.81'	N 50°12'05" W	108.07'
C40	90°00'00"	125.00'	196.35'	N 39°47'55" E	178.78'
C41	12°07'43"	225.00'	47.63'	N 00°51'47" E	47.54'
C42	20°33'09"	225.00'	80.71'	N 17°12'12" E	80.28'

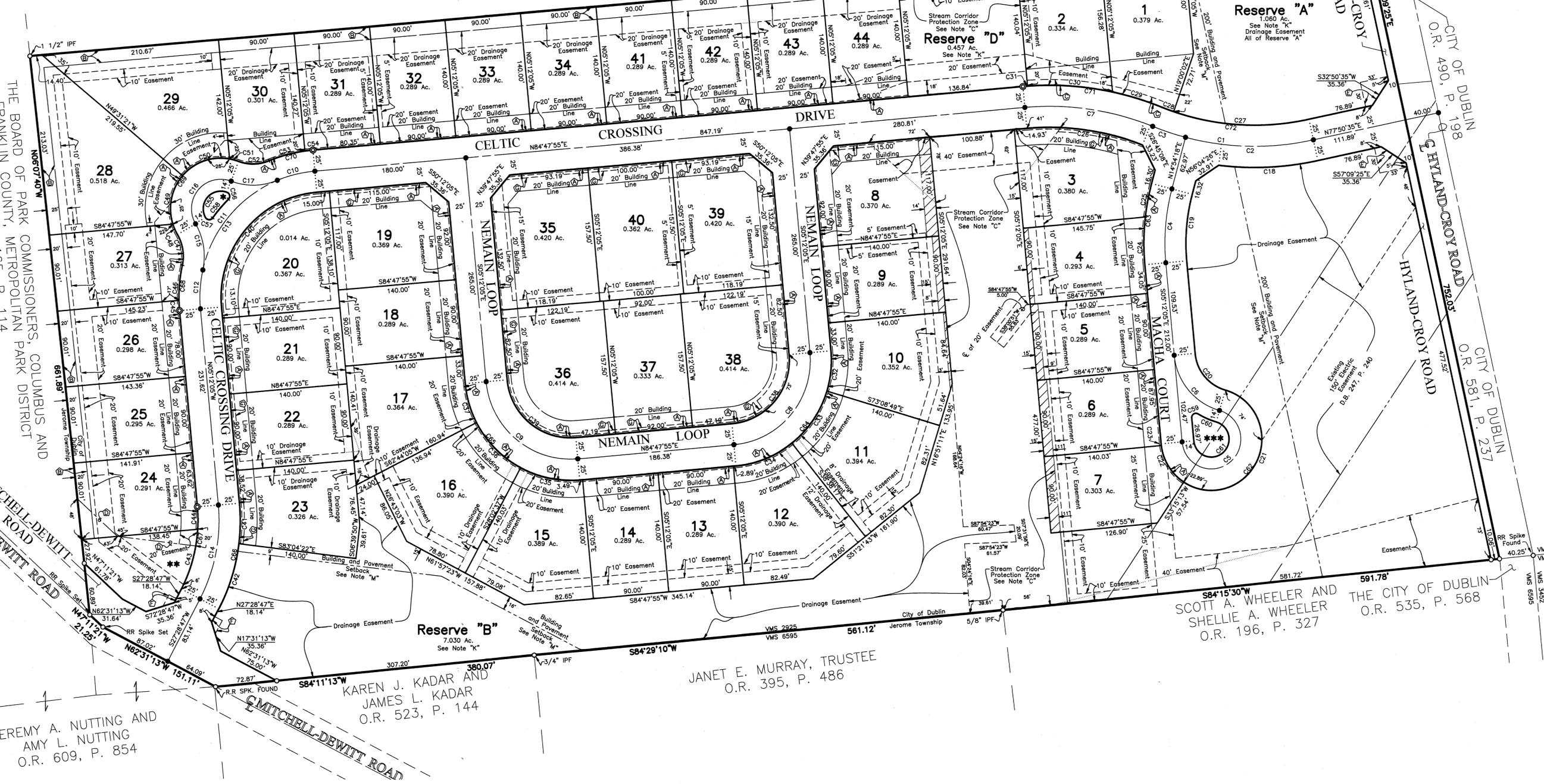
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C43	24°00'40"	175.00'	73.34'	S 15°28'27" W	72.80'
C44	8°40'11"	175.00'	26.48'	S 00°51'59" E	26.45'
C45	3°55'55"	175.00'	12.01'	S 03°14'07" E	12.01'
C46	13°40'03"	175.00'	41.75'	S 05°33'52" W	41.65'
C47	42°52'34"	50.00'	37.42'	N 09°02'23" W	36.55'
C48	12°45'47"	60.00'	13.37'	S 24°05'46" E	13.34'
C49	58°11'31"	60.00'	60.84'	S 11°22'53" W	58.35'
C50	59°08'50"	60.00'	61.94'	S 70°03'04" W	59.23'
C51	10°27'01"	60.00'	10.94'	N 75°09'00" W	10.93'
C52	42°52'34"	50.00'	37.42'	N 88°38'14" E	36.55'
C53	14°26'22"	175.00'	44.10'	S 74°25'08" W	43.99'
C54	3°09'36"	175.00'	9.65'	S 83°13'07" W	9.65'
C55	138°14'14"	21.00'	50.67'	N 39°47'55" E	39.24'
C56	11°57'23"	5.00'	10.12'	S 13°08'16" E	8.48'
C57	11°57'23"	5.00'	10.12'	N 87°17'53" W	8.48'
C58	10°08'59"	164.00'	28.05'	S 39°47'55" W	28.01'
C59	128°33'57"	5.00'	11.04'	N 58°04'54" E	8.93'
C60	15°14'31"	89.00'	23.88'	S 66°15'24" E	23.61'
C61	248°40'35"	21.00'	91.14'	S 50°27'38" W	34.68'
C62	248°40'35"	60.00'	260.41'	S 50°27'38" W	99.99'
C63	27°06'22"	275.00'	98.50'	S 04°51'07" W	96.01'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C64	90°00'00"	125.00'	196.35'	N 39°47'55" E	176.78'
C65	90°00'00"	125.00'	196.35'	S 50°12'05" E	176.78'
C66	32°40'51"	225.00'	128.34'	N 11°08'21" E	128.80'
C67	32°40'51"	175.00'	99.82'	S 11°08'21" W	98.47'
C68	17°35'58"	175.00'	53.75'	S 03°35'55" W	53.54'
C69	140°33'10"	60.00'	147.19'	S 39°47'55" W	112.96'
C70	17°35'58"	175.00'	53.75'	S 75°59'56" W	53.54'
C71	27°21'18"	350.00'	167.10'	N 81°31'26" W	165.52'
C72	34°18'38"	300.00'	179.65'	N 85°00'06" W	176.98'

- ⊙ 2' Sidewalk Easement
  - ⊙ 15' Tree Preservation Zone See Note "H"
  - ⊙ 7' Sidewalk Easement
  - ⊙ Building and Pavement Setback See Note "M"
  - ⊙ Landscape Easement See Note "L"
  - ⊙ 10' Landscape Easement See Note "L"
  - ⊙ 5' Easement
  - ⊙ On Lot Stream Corridor Protection Zone See Note "C"
  - ⊙ See Note "D"
- \* Reserve "E"**  
0.014 Ac.  
See Note "K"
- \*\* Reserve "C"**  
0.208 Ac.  
See Note "K"
- \*\*\* Reserve "F"**  
0.038 Ac.  
See Note "K"



BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT  
O.R. 456, P. 959



J:\2012\1374\DWG\MSH\RESERVE\PLAN\20121374.PLT.DWG printed by MASTON, JOHN on 12/23/2014 11:55:28 AM last saved by MASTON on 10/6/2014 10:58:01 AM  
 Xrefs:

# CELTIC CROSSING

**NOTE "A" - MINIMUM SETBACKS:** Zoning regulations for Celtic Crossing in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon  
Side: 6 feet, 14 feet total  
Rear: 25 feet

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 Celtic Crossing is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Union County, Ohio and Incorporated Areas Map Number 39159C0395D, with effective date of December 16, 2008.

**NOTE "C" - STREAM CORRIDOR PROTECTION ZONE:** A definition is contained within the City of Dublin codified ordinance section 53.200 for areas designated as "Stream Corridor Protection Zone."

**NOTE "D" - ON LOT STREAM CORRIDOR PROTECTION ZONE:**

a. Portions of the Stream Corridor Protection Zone may be platted on individual lots.

b. As required by the City of Dublin Zoning Code, no building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under, the area designated hereon as a "On Lot Stream Corridor Protection Zone," nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein.

c. No other tree may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other understory vegetation or as may be required for conservation or in keeping with good forest management practices. Areas without trees or understory vegetation on the lot may be maintained as lawn.

**NOTE "E" - FENCES:** No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Celtic Crossing subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

**NOTE "F" - UTILITY PROVIDERS:** Buyers of the lots in the Celtic Crossing subdivision are hereby notified that, at the time of platting, utility service is provided by Ohio Edison and telephone service is provided by Frontier and Time Warner.

**NOTE "G":** As per City of Dublin Zoning Code, all lots within Celtic Crossing are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Celtic Crossing" and the development text.

**NOTE "H" - TREE PRESERVATION ZONE:** As required by the City of Dublin Zoning Code, no building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under, the area designated hereon as a "Tree Preservation Zone", nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein; provided however that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities, mounding, landscaping and subdivision entrance features. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Any healthy vegetation or trees removed shall be replaced with like number and variety, no other tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes or in keeping with good forest management practices.

**NOTE "I" - SCHOOL DISTRICT:** At the time of platting, all of Celtic Crossing is in the Dublin City School District.

**NOTE "J" - ACREAGE BREAKDOWN:**

Total acreage:	28.110 Ac.
Acreage in rights-of-way:	4.437 Ac.
Acreage in Reserves:	8.808 Ac.
Acreage in remaining lots:	14.865 Ac.

**NOTE "K" - RESERVES:** All Reserves delineated hereon will be owned by the City of Dublin and maintained by an association comprised of the owners of the fee simple titles to the Lots in Celtic Crossing Subdivision, excepting that all storm water retention ponds and associated infrastructure shall be maintained by the City of Dublin, for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

**NOTE "L" - LANDSCAPE EASEMENT:** Within, over, and under the area of land designated hereon as "Landscape Easement", a nonexclusive easement is hereby reserved for the purpose of installing/constructing, operating, using, and maintaining landscaping, landscaping features, and subdivision entrance features therein. Such landscaping, landscaping features, and subdivision entrance features shall be installed/constructed by the developer of Celtic Crossing subdivision and operated, used, and maintained by said developer until such time as an association comprised of the owners of the fee simple titles to the lots in Celtic Crossing subdivision is formed and funded. Thereafter, said association shall operate, use, and maintain said landscaping, landscaping features, and subdivision entrance features and said association shall have and is hereby granted a nonexclusive right to use said easement areas for said purpose. No developer-installed landscaping, landscaping features, and subdivision identification features shall be removed from said easement areas without the approval of said developer or said developer's designee.

**NOTE "M" - BUILDING AND PAVEMENT SETBACKS:** The Building and Pavement Setbacks delineated hereon are related to buildings and pavement on the lots as designated hereon. The Building and Pavement Setbacks do not preclude public improvements in the open space reserves.

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