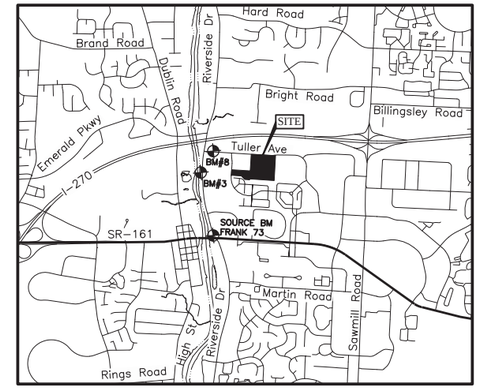
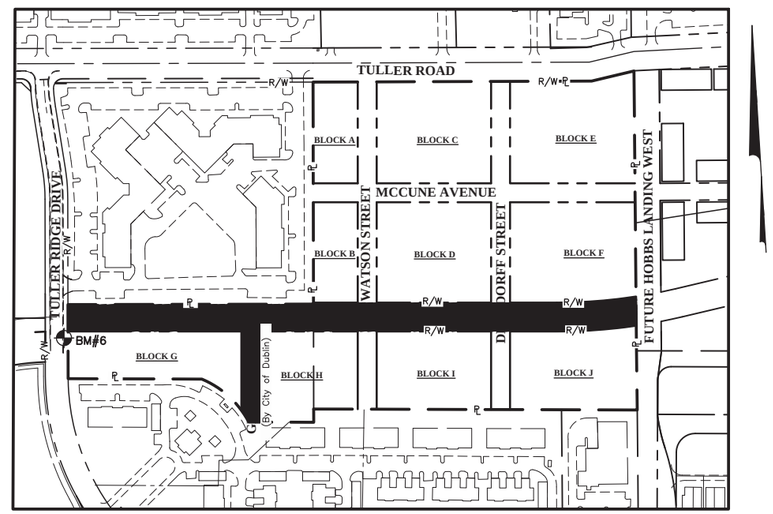
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SECTION 2, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY DISTRICT
PRELIMINARY PLAT
FOR
TULLER FLATS
2015



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE

0 25 50 100

Full Size 1 inch = 50 feet
Half Size 1 inch = 100 feet

NOTES

1. Public Access Easements are established to grant access to the general public for the purpose of public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use. The Private Property Owner maintains the right to utilize the reserve space for outdoor dining and other private functions.
2. Any Right-of-Way encroachments by area wells or aerial pedestrian bridges will be owned and maintained by the Property Owner.
3. Lot lines, open spaces, reserves and right-of-way lines are based on the design at the time of the preliminary plat approval and are subject to change with the final plat.
4. Ingress/Egress points shown are for private street locations and additional drives will be provided subject to the City of Dublin Engineer approval.
5. Existing private utility easements shown on this preliminary plat that conflict with proposed improvements will be vacated as required by the private utility company.

SHEET INDEX

Title Sheet	PP 1
Preliminary Plat Detail	PP 2
Preliminary Plat	PP 3
Tree Preservation Plan	PP 4

BENCH MARKS
(NAVD 1988)

Source BM Frank 73 — Station is a stainless steel rod driven to a depth of 16 feet, in a triangular shaped grass median at the northwest corner of the intersection of Dublin-Granville Road and Riverside Drive, 59.9 feet southeast of the north corner of the median, 28.4 feet northwest of the southeast corner of the median, 20.2 feet northeast of the southwest corner of the median, 2 feet north of a witness post, access through aluminum access cover, level with the sidewalk.
Elev. = 801.706

BM #3 — Nail in the East side of power pole #3221341, being on the West side of Riverside Drive and 800 feet South of Tuller Road.
Elev. = 800.24

BM #6 — Chiseled "X" on the West bolt of the second fire hydrant South of the intersection of Tuller Road and Existing Tuller Ridge Drive, said hydrant being on the East side of Existing Tuller Ridge Drive.
Elev. = 845.50

BM #8 — Chiseled "X" on the North bold of the second fire hydrant East of the intersection of Riverside Drive and Tuller Road, said hydrant being on the South side of Tuller Road
Elev. = 821.18

OWNER
Thomas Family LP
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
Tel: (614) 744-3443
Fax: (614) 220-5607

DEVELOPER
CASTO
250 Civic Center Drive, Suite 500
Columbus, Ohio 43215
Tel: (614) 744-3443
Fax: (614) 220-5607

ENGINEER
EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800

ZONING
Zoned BSD Public/Park & BSC-Residential

Site Area = 20.44 Acres

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
TULLER FLATS
TITLE SHEET

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
February 12, 2015

SCALE
As Noted

JOB NO.
2013-1546

SHEET
PP-1

J:\2013\1546\Dwg\04Sheets\Final Development Plan\20131546- Preliminary Plat - Title.dwg Last Saved By: sking, 2/12/2015 10:58 AM Last Printed By: King, Sandra, 2/12/2015 10:58 AM
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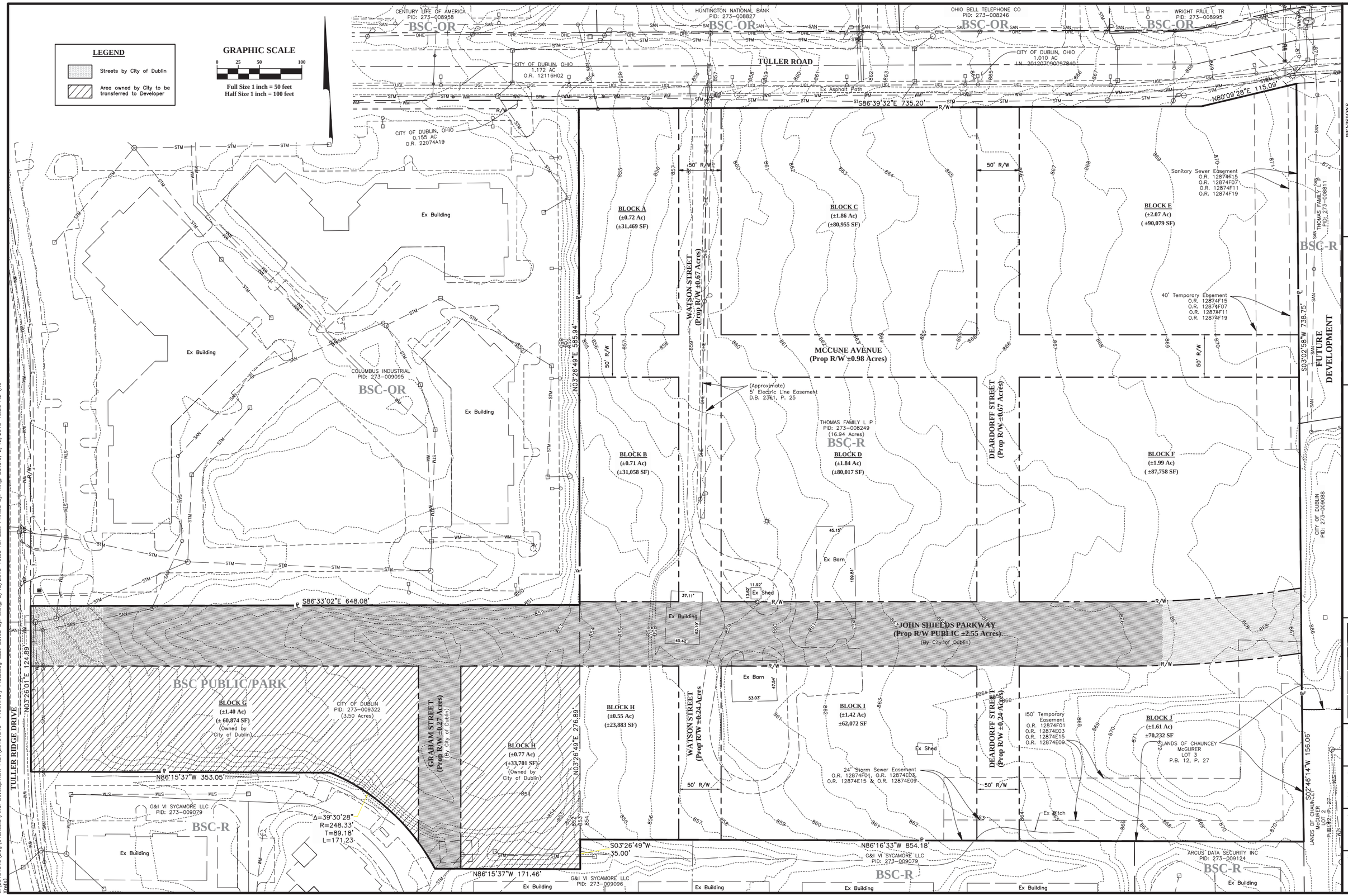

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
TULLER FLATS
PRELIMINARY PLAT DETAIL

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
February 12, 2015

SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
2013-1546

SHEET
PP-2

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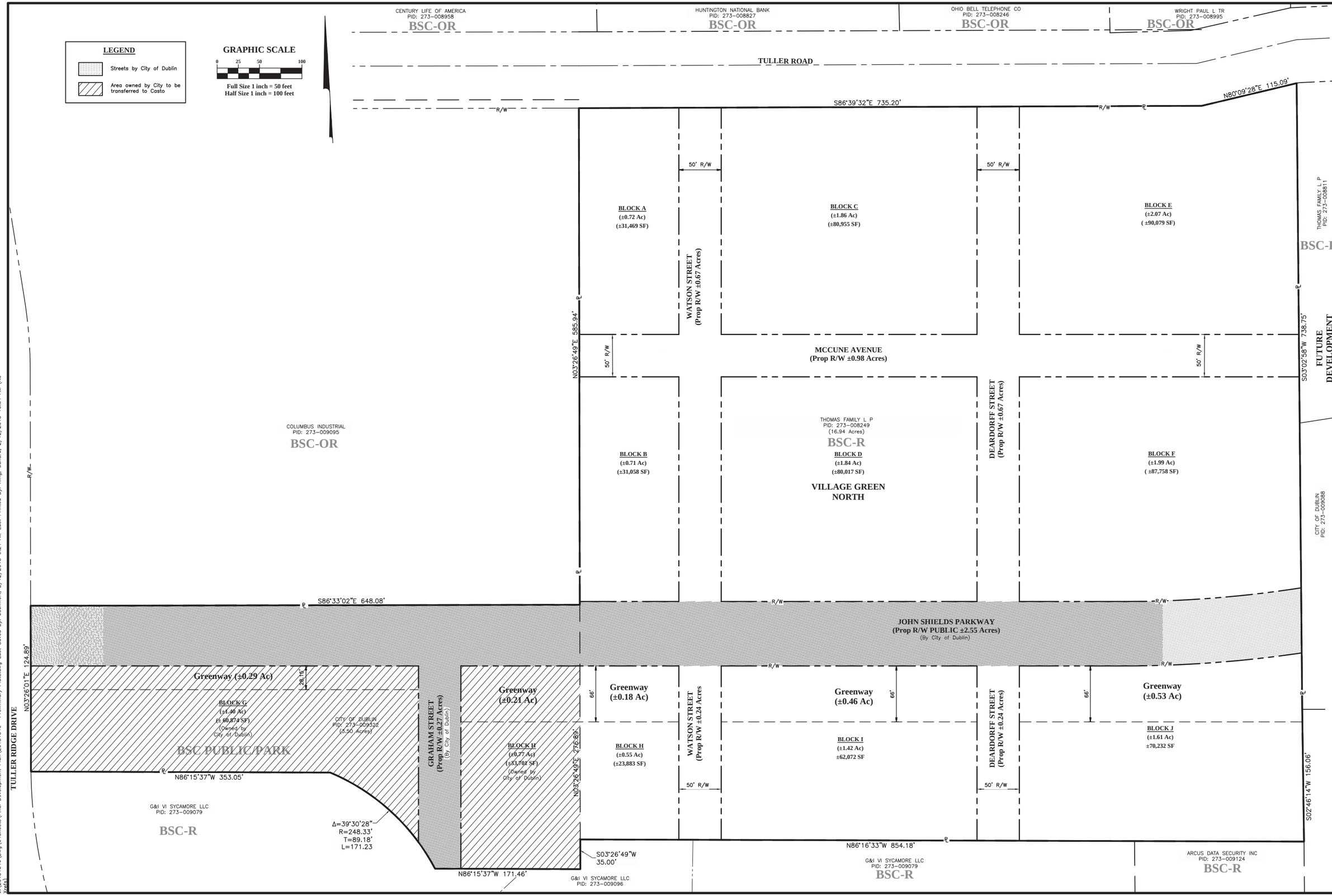

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
TULLER FLATS
PRELIMINARY PLAT

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
February 12, 2015

SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
2013-1546

SHEET
PP-3

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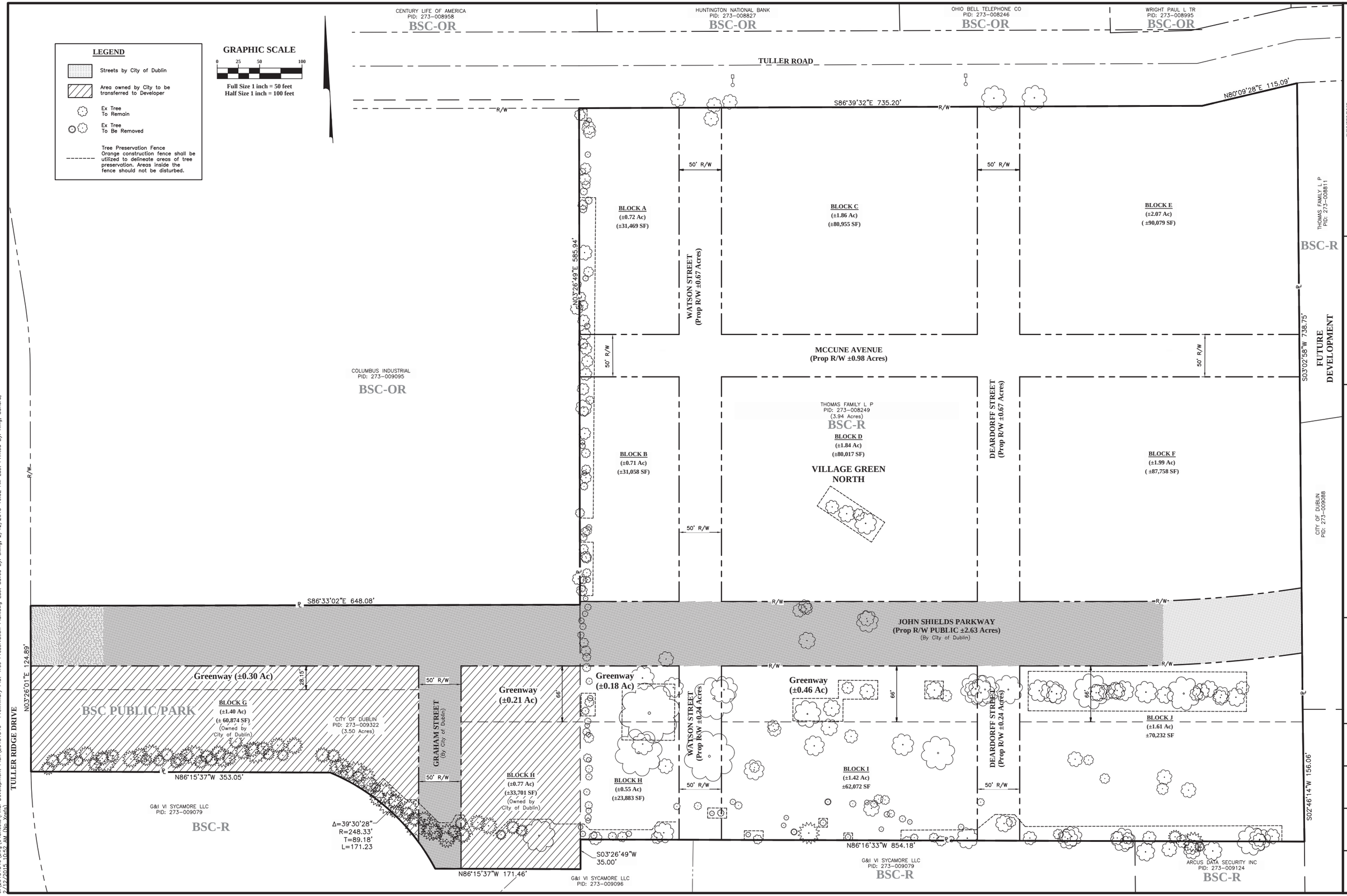


REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
TULLER FLATS
TREE PRESERVATION PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
February 12, 2015

SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
2013-1546

SHEET
PP-4

J:\20131546\Dwg\04Sheets\Final Development Plan\20131546- Preliminary Plat-Tree Preservation Plan.dwg Last Saved By: sking, 2/12/2015 10:52 AM Last Printed By: King, Sandra, 2/12/2015 10:52 AM (No Xrefs)

TULLER FLATS

FINAL PLAT

Situated in the State of Ohio, County of Franklin, City of Dublin and in Lot 16, Quarter Township 2, Township 2, Range 19, containing 20.444 acres of land, more or less, said 20.444 acres being a resubdivision of part of Lot 3 as designated and delineated on the subdivision plat entitled "Lands of Chauncy McGurer" of record in Plat Book 12, Page 27 and being comprised of all of that tract of land conveyed to **TULLER FLATS I, LLC** by deeds of record in Instrument Number _____, and that tract of land conveyed to **CITY OF DUBLIN, OHIO** by deed of record in Official Record 32743C18, all references being to those of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, **TULLER FLATS I, LLC,** an Ohio limited liability company, by **WILLIAM J. RIAT,** Member and the **CITY OF DUBLIN, OHIO** by **DANA McDANIELS**, City Manager, owners of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents their **"TULLER FLATS"**, a subdivision containing Lots numbered 1 to 14, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Avenue, Parkway and Streets 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, **WILLIAM J. RIAT,** Member of **TULLER FLATS I, LLC,** has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged
In the presence of:

_____

_____

TULLER FLATS I, LLC

By _____
WILLIAM J. RIAT,
Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **WILLIAM J. RIAT,** Member of **TULLER FLATS I, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **TULLER FLATS I, LLC** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

In Witness Whereof, **DANA McDANIEL,** City Manager of **CITY OF DUBLIN, OHIO,** has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged
In the presence of:

_____

_____

CITY OF DUBLIN, OHIO

By _____
DANA McDANIEL,
City Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL,** City Manager of **CITY OF DUBLIN, OHIO** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **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 _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

Approved this _____ Day of _____ 20___

_____
Director of Land Use and Long Range Planning, Dublin, Ohio

Approved this _____ Day of _____ 20___

_____
City Engineer, Dublin, Ohio

Approved this _____ day of _____, 20___, by vote of Council, wherein all of Avenue, Parkway and Streets 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 _____ day of _____, 20___.

_____
Clerk of Council, Dublin, Ohio

Transferred this ____ day of _____, 20___.

_____
Auditor, Franklin County, Ohio

_____
Deputy Auditor, Franklin County, Ohio

Filed for record this ___day of _____, 20___ at _____M. Fee $_____

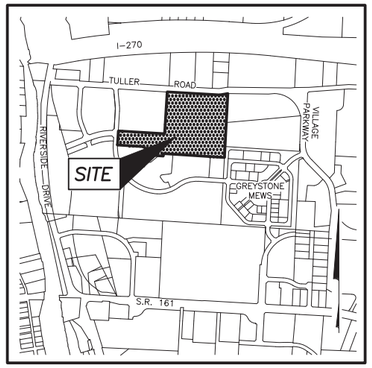
_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20___.

_____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 174, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, giving a bearing of South 03° 26' 58" West for a portion of Tuller Ridge Drive.

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

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
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.

○ = *Iron Pin (See Survey Data)*
● = *MAG Nail to be set*
◎ = *Permanent Marker (See Survey Data)*

By _____ _____
Professional Surveyor No. 7865 Date

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Xrefs:

TULLER FLATS

NOTE "A" - BUILD ZONE: A part of the facade of buildings will be located in the zone created by the minimum and maximum front yard setback lines:

NOTE "B" - MINIMUM SETBACKS: City of Dublin zoning regulations for Tuller Flats in effect at the time of platting of Tuller Flats specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front:	As shown hereon
Side:	As shown hereon
Rear:	5 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 "C" - FEMA ZONE: At the time of platting, all of Tuller Flats 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 39049C0151K with effective date of June 17, 2008.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in the Tuller Flats subdivision are hereby notified that, at the time of platting, utility service to Tuller Flats 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 Tuller Flats is in the City of Dublin School District.

NOTE "E" - ACREAGE BREAKDOWN:

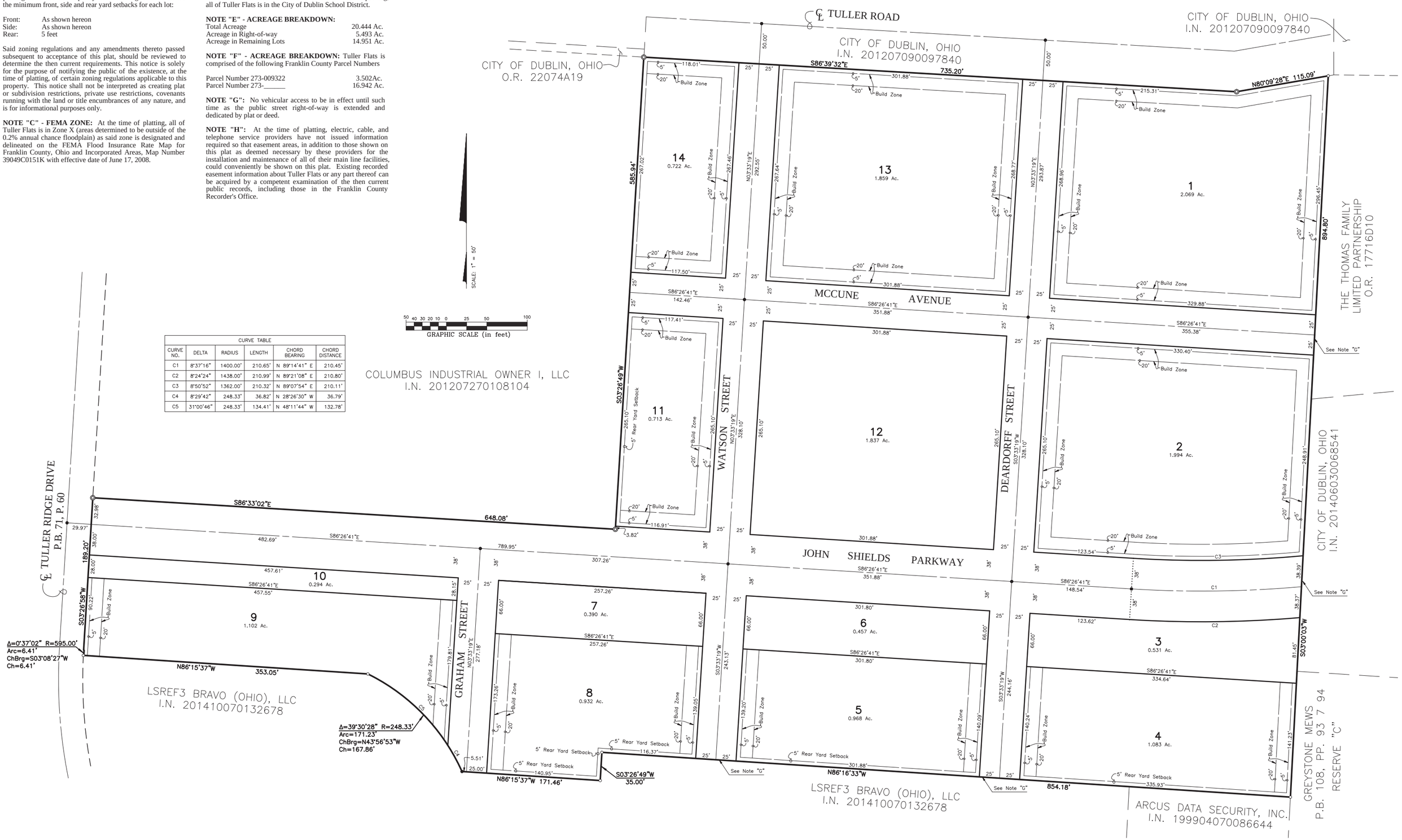
Total Acreage	20.444 Ac.
Acreage in Right-of-way	5.493 Ac.
Acreage in Remaining Lots	14.951 Ac.

NOTE "F" - ACREAGE BREAKDOWN: Tuller Flats is comprised of the following Franklin County Parcel Numbers

Parcel Number 273-009322	3.502Ac.
Parcel Number 273-_____	16.942 Ac.

NOTE "G": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H": 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 Tuller Flats or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°37'16"	1400.00'	210.65'	N 89°14'41" E	210.45'
C2	8°24'24"	1438.00'	210.99'	N 89°21'08" E	210.80'
C3	8°50'52"	1362.00'	210.32'	N 89°07'54" E	210.11'
C4	8°29'42"	248.33'	36.82'	N 28°26'30" W	36.79'
C5	31°00'46"	248.33'	134.41'	N 48°11'44" W	132.78'

z:\20131546\DWG\04SHEETS\PLAT\20131546-VS-PLAT.DWG plotted by MASTON, JOHN on 2/12/2015 8:18:04 AM last saved by MASTON on 2/12/2015 7:13:34 AM
Xrefs: