

BRIDGE PARK EAST SECTION 1

In Witness Whereof, ANGEL M. MUMMA, Acting City Manager of THE CITY OF DUBLIN, OHIO, has hereto set her hand this ____ day of ____, 20__.

Signed and Acknowledged In the presence of: THE CITY OF DUBLIN, OHIO

By ANGEL M. MUMMA, Acting City Manager

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared ANGEL M. MUMMA, Acting City Manager of THE 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 THE CITY OF DUBLIN, OHIO for the uses and purposes expressed herein.

In Witness Thereof, I have hereto set my hand and affixed my official seal this day of ____, 20__. My commission expires ____ Notary Public, State of Ohio

In Witness Whereof, W. CURTIS STITT, President/CEO of CENTRAL OHIO TRANSIT AUTHORITY, has hereto set his hand this ____ day of ____, 20__.

Signed and Acknowledged In the presence of: CENTRAL OHIO TRANSIT AUTHORITY

By W. CURTIS STITT, President/CEO

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared W. CURTIS STITT, President/CEO of CENTRAL OHIO TRANSIT AUTHORITY, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of CENTRAL OHIO TRANSIT AUTHORITY for the uses and purposes expressed herein.

In Witness Thereof, I have hereto set my hand and affixed my official seal this day of ____, 20__. My commission expires ____ Notary Public, State of Ohio

In Witness Whereof, _____ of DALE DRIVE PROPERTIES LLC, has hereto set his hand this ____ day of ____, 20__.

Signed and Acknowledged In the presence of: DALE DRIVE PROPERTIES LLC

By _____

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared _____ of DALE DRIVE PROPERTIES LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of DALE DRIVE PROPERTIES LLC for the uses and purposes expressed herein.

In Witness Thereof, I have hereto set my hand and affixed my official seal this day of ____, 20__. My commission expires ____ Notary Public, State of Ohio

In Witness Whereof, BRENT D. CRAWFORD, Managing Member of 4351 DALE DR. ACQUISITION, LLC, has hereto set his hand this ____ day of ____, 20__.

Signed and Acknowledged In the presence of: 4351 DALE DR. ACQUISITION, LLC

By BRENT D. CRAWFORD, Managing Member

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT D. CRAWFORD, Managing Member of 4351 DALE DR. ACQUISITION, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of 4351 DALE DR. ACQUISITION, LLC for the uses and purposes expressed herein.

In Witness Thereof, I have hereto 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 the Avenue, Drive and Streets dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereto 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

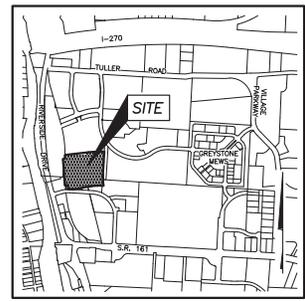
Deputy Auditor, Franklin County, Ohio

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 74, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, having a bearing of South 75° 57' 18" East between said monuments.

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



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 _____

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Townships 2 and 3, Township 2, Range 19, United States Military Lands, containing 9.034 acres of land, more or less, said 9.034 acres being comprised of a part of each of those tracts of land conveyed to SCIOTO TULLER ACQUISITION, LLC by deed of record in Instrument Number 201308160140286, THE CITY OF DUBLIN, OHIO by deeds of record in Instrument Numbers 201212310201439 and 201408180107456, CENTRAL OHIO TRANSIT AUTHORITY by deed of record in Official Record 29294B09, 4351 DALE DR. ACQUISITION, LLC by deed of record in Instrument Number 201402020013065 and DALE DRIVE PROPERTIES LLC by deed of record in Instrument Number 201405020054216, Recorder's Office, Franklin County, Ohio.

The undersigned, SCIOTO TULLER ACQUISITION, LLC an Ohio limited liability company, by BRENT D. CRAWFORD, Authorized Member, THE CITY OF DUBLIN, OHIO, an Ohio municipal corporation, by ANGEL M. MUMMA, Acting City Manager, CENTRAL OHIO TRANSIT AUTHORITY by W. CURTIS STITT, President/CEO, 4351 DALE DR. ACQUISITION, LLC, by BRENT D. CRAWFORD, Managing Member, and DALE DRIVE PROPERTIES LLC, an Ohio limited liability company, by _____ owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "BRIDGE PARK, EAST SECTION 1", a subdivision containing Lots numbered 1 to 3, both inclusive, do hereby accept this plat of same and dedicate to public use, as such, all of the Avenue, Drive 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, planning, 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 "Public Access 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.

In Witness Whereof, BRENT D. CRAWFORD, Authorized Member of SCIOTO TULLER ACQUISITION, LLC, has hereto set his hand this ____ day of ____, 20__.

Signed and Acknowledged In the presence of: SCIOTO TULLER ACQUISITION, LLC

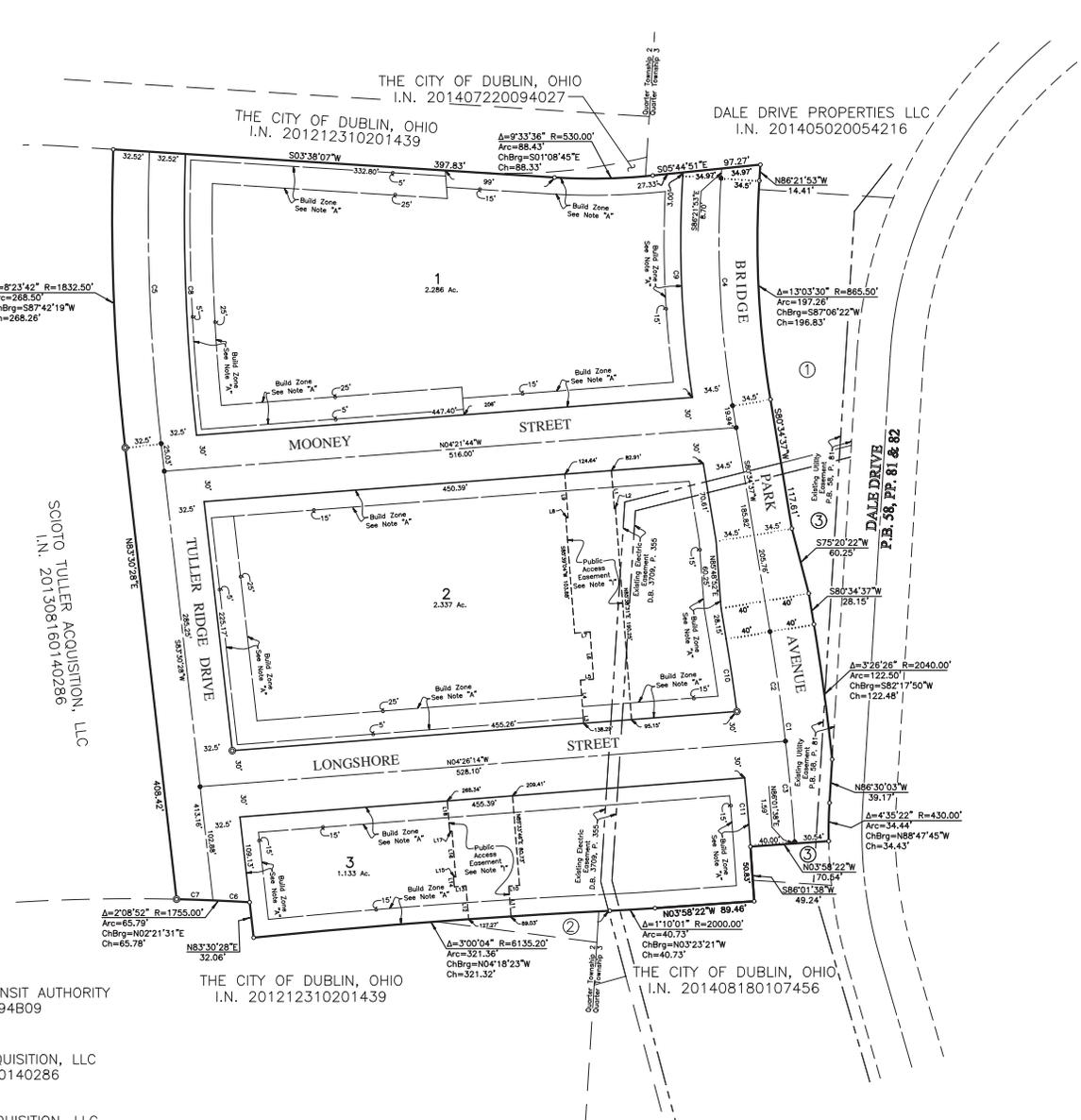
By BRENT D. CRAWFORD, Authorized Member

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT D. CRAWFORD, Authorized Member of SCIOTO TULLER ACQUISITION, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of SCIOTO TULLER ACQUISITION, LLC for the uses and purposes expressed herein.

In Witness Thereof, I have hereto set my hand and affixed my official seal this day of ____, 20__. My commission expires ____ Notary Public, State of Ohio

BRIDGE PARK EAST SECTION 1



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 Bridge Park East Section 1 in effect at the time of plating 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: As shown hereon

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 plating, 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" - At the time of plating, all of Bridge Park East Section 1 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 Bridge Park East Section 1 subdivision are hereby notified that, at the time of plating, utility service to Bridge Park East Section 1 for electric power is provided by American Electric Power and telephone service is provided by Ameritech.

NOTE "E" - SCHOOL DISTRICT: At the time of plating, all of Bridge Park East Section 1 is in the City of Dublin School District.

NOTE "F" - ACREAGE BREAKDOWN: Bridge Park East Section 1 is comprised of the following Franklin County Parcel Numbers:

273-012471	6.700 Ac.
273-012427	0.063 Ac.
273-008802	0.089 Ac.
273-008908	1.434 Ac.
273-009155	0.714 Ac.
273-008242	0.034 Ac.

NOTE "G" - ACREAGE BREAKDOWN:

Total Acreage	9.034 Ac.
Acreage in Right-of-way	3.278 Ac.
Acreage in Remaining Lots	5.756 Ac.

NOTE "H": 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 "I": 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.

NOTE "J": Any right-of-way encroachments by area wells or aerial pedestrian bridges will be owned and maintained by the Property Owner.

NOTE "K": Ingress/Egress points shown for private street locations and additional drives will be provided subject to the City of Dublin Engineer approval.

NOTE "L": Existing private utility easements shown on this plat that conflict with proposed improvements will be vacated as required by the private utility company.

NOTE "M": At the time of plating, 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 Bridge Park East Section 1 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	92°7'01"	2000.00'	190.25'	N 83°18'07" E	180.18'
C2	2°50'59"	2000.00'	99.48'	N 82°00'07" E	99.47'
C3	2°36'02"	2000.00'	90.77'	N 84°43'37" E	90.77'
C4	13°03'30"	900.00'	205.12'	S 87°06'22" W	204.68'
C5	8°21'49"	1800.00'	262.75'	S 87°41'23" W	262.52'
C6	1°04'32"	1755.00'	32.84'	N 02°53'41" E	32.84'
C7	1°04'20"	1755.00'	32.85'	N 01°49'15" E	32.85'
C8	8°12'32"	1767.50'	253.23'	S 87°44'05" W	253.01'
C9	12°14'51"	934.50'	199.76'	S 87°30'41" W	199.38'
C10	1°55'42"	1960.00'	65.97'	N 81°32'28" E	65.96'
C11	1°46'00"	1960.00'	60.44'	N 85°08'38" E	60.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°38'15"E	34.29'
L2	N04°21'45"W	1.01'
L3	S85°33'46"W	7.69'
L4	S85°44'08"W	31.18'
L5	N04°21'45"W	11.81'
L6	S85°52'05"W	42.62'
L7	S04°21'44"E	13.96'
L8	N04°21'45"W	2.01'
L9	S85°37'29"W	39.24'
L10	S04°26'14"E	9.76'
L11	N85°33'46"E	27.17'
L12	S85°19'42"W	30.01'
L13	S04°40'18"E	10.50'
L14	S85°19'42"W	8.75'
L15	N05°00'05"W	2.00'
L16	S85°19'42"W	41.35'
L17	S04°40'18"E	2.00'
L18	S85°19'45"W	27.41'

- ① CENTRAL OHIO TRANSIT AUTHORITY
O.R. 29294B09
- ② SCIOTO TULLER ACQUISITION, LLC
I.N. 201308160140286
- ③ 4351 DALE DR. ACQUISITION, LLC
I.N. 201502020013065

