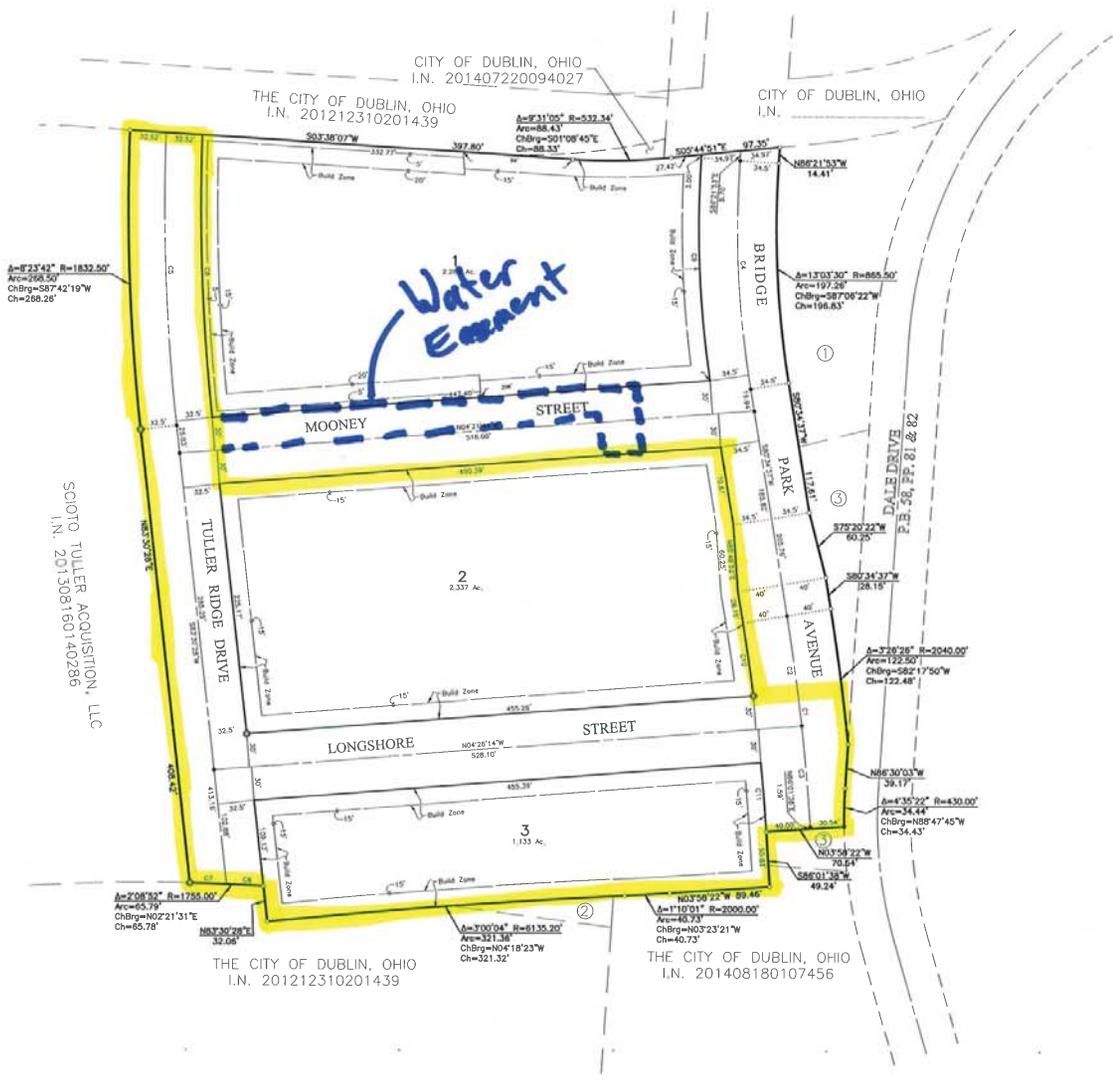


# BRIDGE PARK EAST SECTION 1



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	5°27'01"	2000.00'	190.25'	N 87°18'07" E	190.18'
C2	2°50'30"	2000.00'	99.48'	N 82°00'07" E	99.47'
C3	2°38'02"	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°21'48"	1800.00'	262.75'	S 87°41'23" W	262.52'
C6	1°04'32"	1755.00'	32.94'	N 02°53'41" E	32.94'
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'	65.87'	N 81°32'28" E	65.88'
C11	1°45'00"	1930.00'	60.44'	N 82°08'36" E	60.43'

**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 in effect at the time of platting of Bridge Park 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 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 Bridge Park subdivision are hereby notified that, at the time of platting, utility services to Bridge Park for electric power is provided by American Electric Power and telephone service is provided by Ameritech.

**NOTE "E" - UTILITY PROVIDERS:** The parts of Dale Street dedicated to the City of Dublin, Ohio by subdivision plat entitled Dale Center of record in Plat Book 58, Pages 81 and 82, shown hereon, by hatching on this final plat of Bridge Park, is hereby vacated.

**NOTE "F" - REDEDICATION OF PUBLIC STREETS:** The parts of Dale Street dedicated to the City of Dublin, Ohio by subdivision plat entitled Dale Center of record in Plat Book 58, Pages 81 and 82, shown hereon, by cross hatching on this final plat of Bridge Park, is hereby rededicated as part of Bridge Park Avenue.

**NOTE "G" - REDEDICATION OF PUBLIC STREETS:** The parts of Dale Street dedicated to the City of Dublin, Ohio by subdivision plat entitled Dale Center of record in Plat Book 58, Pages 81 and 82, shown hereon, by cross hatching on this final plat of Bridge Park, is hereby rededicated as part of Longshore Street.

**NOTE "H" - REDEDICATION OF PUBLIC STREETS:** The parts of Dale Street dedicated to the City of Dublin, Ohio by subdivision plat entitled Dale Center of record in Plat Book 58, Pages 81 and 82, shown hereon, by cross hatching on this final plat of Bridge Park, is hereby rededicated as part of Mooney Street.

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

**NOTE "J" - ACREAGE BREAKDOWN:**  
 Total Acreage 29,471 Ac.  
 Acreage in Right-of-way 6,040 Ac.  
 Acreage in Remaining Lots 23,431 Ac.

**NOTE "K":** 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 "L":** 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.

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SCOTO TULLER ACQUISITION, LLC  
 I.N. 201308180140286

THE CITY OF DUBLIN, OHIO  
 I.N. 201212310201439

THE CITY OF DUBLIN, OHIO  
 I.N. 201408180107456