

BRIDGE PARK EAST SECTION 1

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 6.721 acres of land, more or less, said 6.721 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 and **4351 DALE DR. ACQUISITION, LLC** by deed of record in Instrument Number 201402020013065, 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 **DANA McDANIEL**, City Manager, **CENTRAL OHIO TRANSIT AUTHORITY** by **W. CURTIS STITT**, President/CEO, and **4351 DALE DR. ACQUISITION, LLC**, by **BRENT D. CRAWFORD**, Managing Member, 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 and 2, do hereby accept this plat of same and dedicate to public use, as such, all of the Avenue, Drive and Streets shown hereon and 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" 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.

In Witness Whereof, **BRENT D. CRAWFORD**, Authorized Member of **SCIOTO TULLER ACQUISITION, LLC**, has hereunto 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 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 **THE CITY OF DUBLIN, OHIO**, has hereunto set her hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **THE 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 **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 hereunto 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 hereunto 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 hereunto 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 hereunto 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 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 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 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 \$ _____

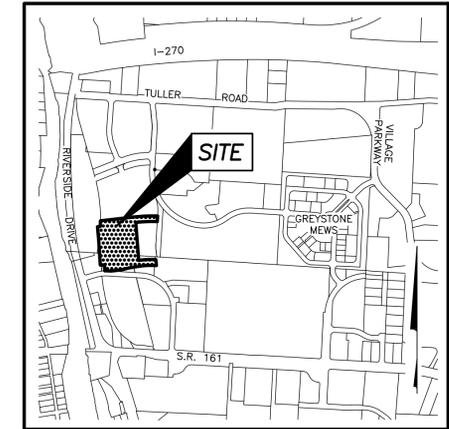
Recorder, Franklin County, Ohio

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 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 pins, 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

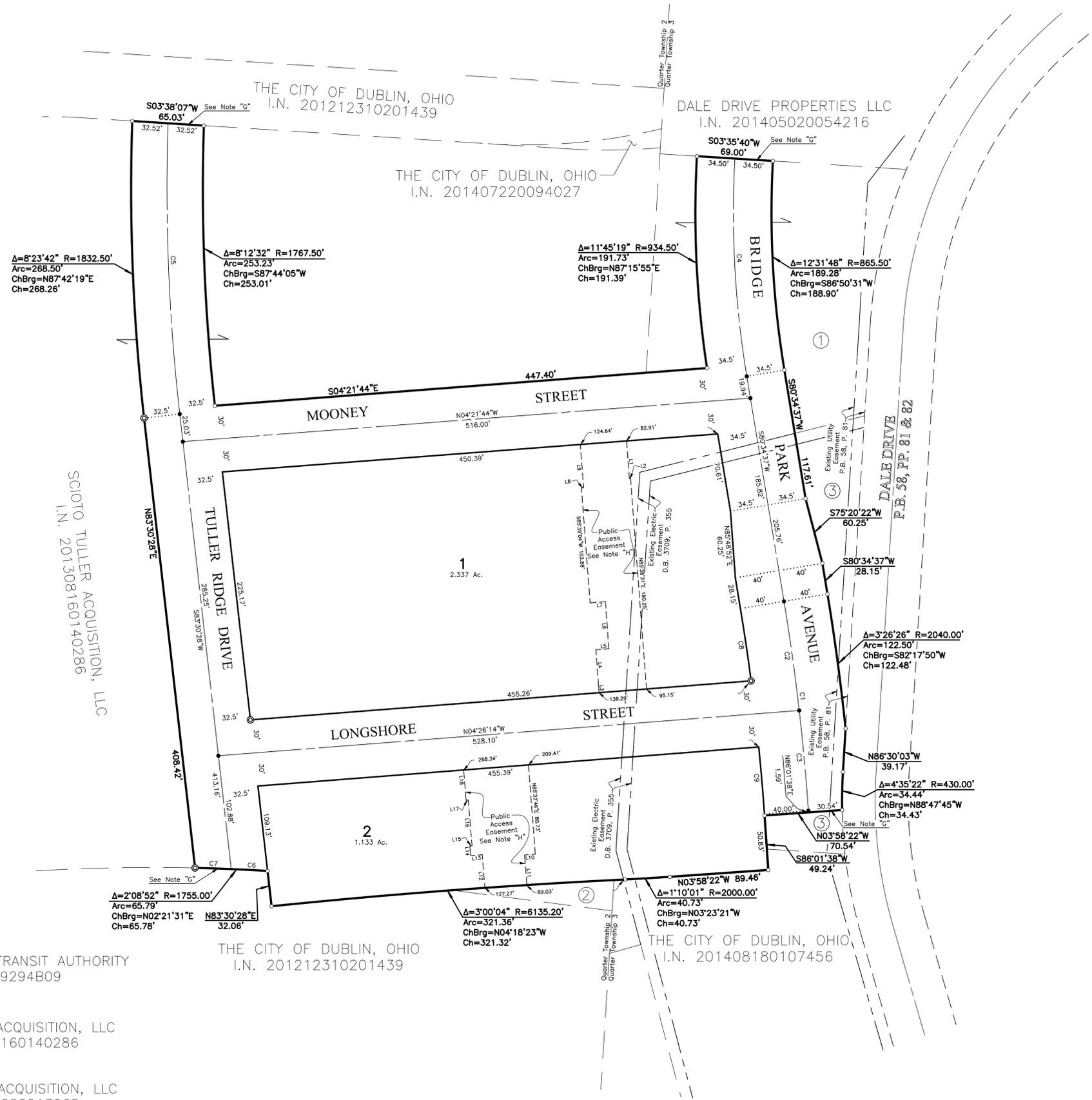


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ Date _____
Professional Surveyor No. 7865

BRIDGE PARK EAST SECTION 1



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Bridge Park East Section 1 in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances.

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" - At the time of platting, 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 "C" - UTILITY PROVIDERS: Buyers of the lots in the Bridge Park East Section 1 subdivision are hereby notified that, at the time of platting, utility service to Bridge Park East Section 1 for electric power is provided by American Electric Power and telephone service is provided by AT&T.

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

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

273-012471	4.603 Ac.
273-012427	0.063 Ac.
273-008802	0.089 Ac.
273-008998	1.435 Ac.
273-009155	0.531 Ac.

NOTE "F" - ACREAGE BREAKDOWN:

Total Acreage	6.721 Ac.
Acreage in Right-of-way	3.251 Ac.
Acreage in Remaining Lots	3.470 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": 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 non-enclosed outdoor dining and other private functions.

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

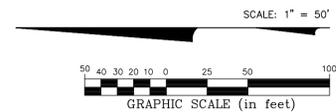
NOTE "J": Existing private utility easements shown on this plat that conflict with proposed improvements will be vacated as required by the private utility company.

NOTE "K": 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 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 NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	5°27'01"	2000.00'	190.25'	N 83°18'07" E	190.18'
C2	2°50'02"	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	12°32'55"	900.00'	197.11'	S 86°51'04" W	196.72'
C5	8°21'49"	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	1°55'42"	1960.00'	65.97'	N 81°32'28" E	65.96'
C9	1°46'00"	1960.00'	60.44'	N 85°08'38" E	60.43'

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



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 Date: 20131481.DWG