

# TULLER FLATS

Situated in the State of Ohio, County of Franklin, City of Dublin, in 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 of the subdivision entitled "Lands of Chauncey McGurer", of record in Plat Book 12, Page 27, and comprised of all of that tract of land conveyed to **TULLER FLATS I, LLC** by deed of record in Instrument Number \_\_\_\_\_, and all of that tract of land conveyed to **CITY OF DUBLIN, OHIO** by deed of record in Official Record 32743C18, Recorder's Office, Franklin County, Ohio.

The undersigned, **TULLER FLATS I, LLC**, an Ohio limited liability company, by **WILLIAM J. RIAT**, Member and **CITY OF DUBLIN, OHIO**, by **DANA MCDANIEL**, City Manager, owners of the lands plated herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "**TULLER FLATS**", a subdivision containing Lots numbered 1 to 16, both inclusive, do hereby accept this plat of same and dedicate 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, 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 "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 hereto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged **TULLER FLATS I, LLC**  
In the presence of:

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 hereto 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 hereto set her hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

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

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 her 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 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, Parkway 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 \$ \_\_\_\_

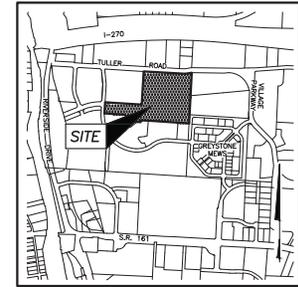
Recorder, Franklin County, Ohio

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 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



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

