

THE GLENS AT BALLANTRAE
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN
VIRGINIA MILITARY SURVEY NO. 6953

FINAL PLAT



DEDICATION:
 Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of Virginia Military Survey Number 6953, being all of that 8.171 acre parcel and that 7.294 acre parcel, both described in a deed to **EDWARDS GOLF COMMUNITIES, LLC**, of record in Instrument Number 200409280226413, being a part of the remainder of that original 25.681 acre parcel described in a deed to **EDWARDS GOLF COMMUNITIES, LLC**, of record in Instrument Number 200009290198680, being a part of that original 11.100 acre parcel described in a deed to **EDWARDS GOLF COMMUNITIES, LLC**, of record in Instrument Number 200305280158214, and being all of that 11.827 acre parcel described in a deed to **EDWARDS GOLF COMMUNITIES, LLC**, of record in Instrument Number 201507020089061.

The undersigned, **EDWARDS GOLF COMMUNITIES, LLC**, an Ohio limited liability company, by **CHARLES P. DRISCOLL**, Vice President, owner of the land to be platted hereon, certify that this plat correctly represents our "The Glens at Ballantrae", a subdivision containing Lots numbered 1, 2 and 3, inclusive, do hereby accept this plat of same and dedicates to public use, as such, all of said Churchman Road, Marmion Drive and Cosgray Road, 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 "Drainage Easement" or "Path Easement" areas as delineated on this plat. 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, 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 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 "Path Easement" areas as delineated on this plat, an additional easement is hereby reserved for the construction and maintenance of a multi-use path for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easement are hereby reserved therein for the uses and purposes expressed herein.

In witness whereof, **CHARLES P. DRISCOLL**, Vice President of **EDWARDS GOLF COMMUNITIES, LLC**, has hereunto set his hand this ____ day of _____, 20__.

EDWARDS GOLF COMMUNITIES, LLC

By **CHARLES P. DRISCOLL**, Vice President

Signed and acknowledged in the presence of:

Witness _____
 Print Name:

Witness _____
 Print Name:

ACKNOWLEDGEMENT:
 STATE OF OHIO
 FRANKLIN COUNTY

Before me, a Notary Public in and for said State, personally appeared **CHARLES P. DRISCOLL**, Vice President of **EDWARDS GOLF COMMUNITIES, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary corporate act and deed of said of Edwards Golf Communities, LLC for the uses and purposes expressed herein.

In witness whereof, 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 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 Drive, Place and Road dedication hereon is accepted as such by the Council of the City of Dublin, Ohio.

In witness whereof, 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 _____

BASIS OF BEARINGS:
 The bearings shown hereon are based on the bearing of North 05° 28' 57" West for the centerline of Cosgray Road north of Rings Road, as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2007 Adjustment) as established utilizing a GPS survey.

SOURCE OF DATA:
 All records referenced hereon are on file at the Office of the Recorder for Franklin County, Ohio.

IRON PINS:
 Iron pins referenced as set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint PS-8438".

PERMANANT MONUMENTS:
 Permanent monuments referenced as set are 30" by 1" diameter rebar.

I HEREBY CERTIFY THAT:
 This drawing represents the results of an actual field survey of the premises performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

Brian P. Bingham, P.S. NO. 8438 _____ Date
 American Structurepoint, Inc.

RECEIVED

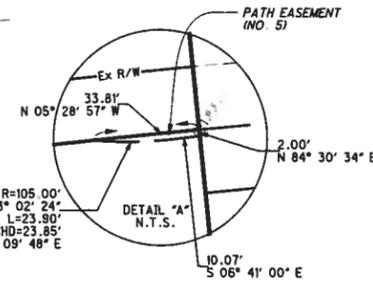
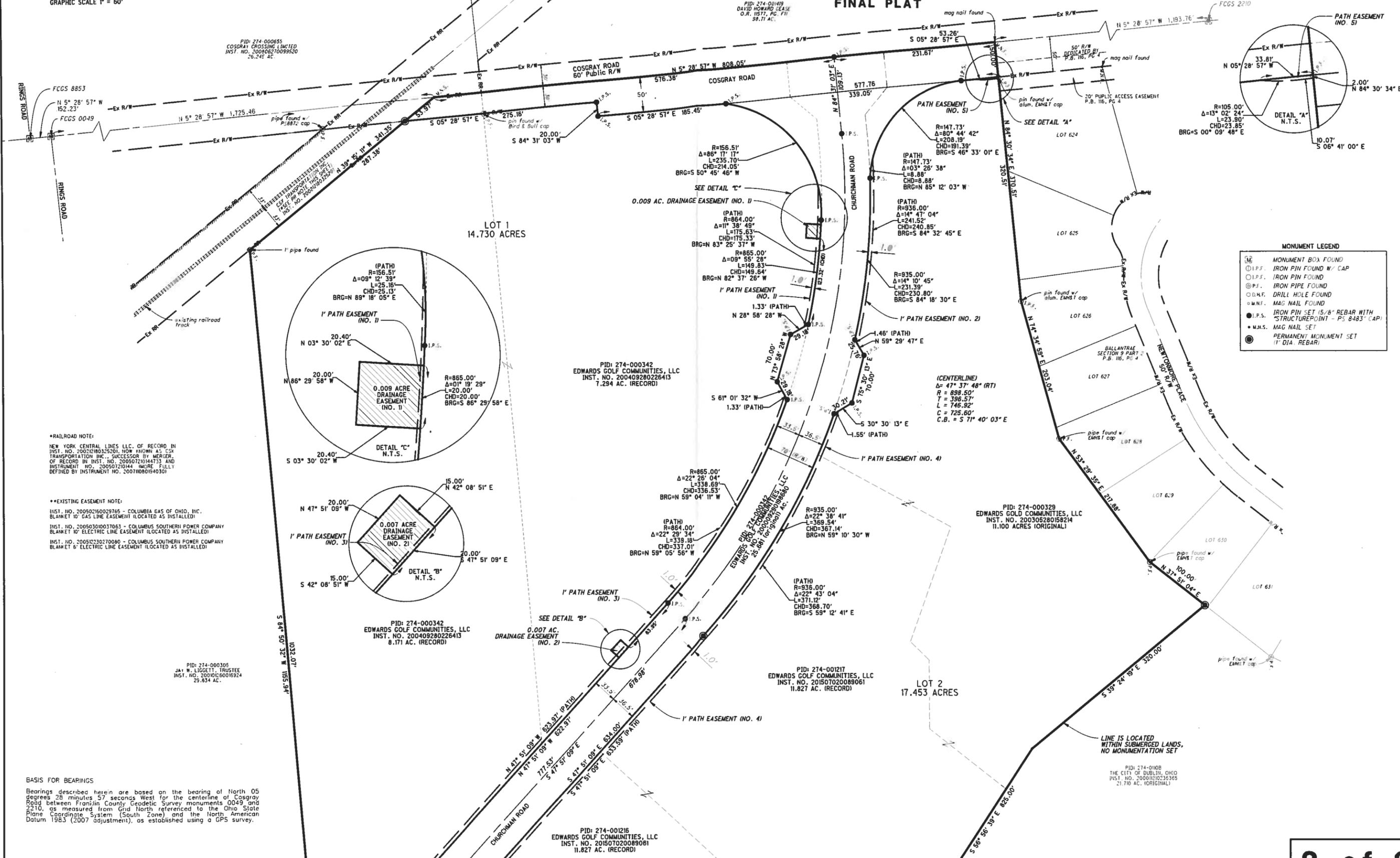
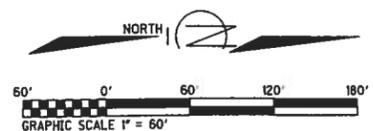
AUG 03 2015
 15-071 PP/FP
 CITY OF DUBLIN
 PLANNING



THE GLENS AT BALLANTRAE

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN VIRGINIA MILITARY SURVEY NO. 6953

FINAL PLAT



MONUMENT LEGEND

- Ⓜ MONUMENT BOX FOUND
- Ⓢ IRON PIN FOUND W/ CAP
- Ⓡ IRON PIN FOUND
- Ⓟ IRON PIPE FOUND
- Ⓞ D.H.F. DRILL HOLE FOUND
- Ⓜ M.N.F. MAG NAIL FOUND
- Ⓡ I.P.S. IRON PIN SET (5/8" REBAR WITH "STRUCTUREPOINT" - PS 8483" CAP)
- Ⓜ M.N.S. MAG NAIL SET
- Ⓢ PERMANENT MONUMENT SET (1" DIA. REBAR)

***RAILROAD NOTE:**
NEW YORK CENTRAL LINES LLC, OF RECORD IN INST. NO. 200218032501, NOW KNOWN AS USA TRANSPORTATION INC., SUCCESSOR BY MERGER OF RECORD IN INST. NO. 20050721044733 AND INSTRUMENT NO. 200507210444, INCORPORATED AS DEFINED BY INSTRUMENT NO. 200710801940301

****EXISTING EASEMENT NOTE:**
INST. NO. 200502160029765 - COLUMBIA GAS OF OHIO, INC. BLANKET 10' GAS LINE EASEMENT (LOCATED AS INSTALLED)
INST. NO. 200503100037063 - COLUMBUS SOUTHERN POWER COMPANY BLANKET 10' ELECTRIC LINE EASEMENT (LOCATED AS INSTALLED)
INST. NO. 20051230270090 - COLUMBUS SOUTHERN POWER COMPANY BLANKET 5' ELECTRIC LINE EASEMENT (LOCATED AS INSTALLED)

BASIS FOR BEARINGS
Bearings described herein are based on the bearing of North 05 degrees 28 minutes 57 seconds West for the centerline of Cosgray Road between Franklin County Geodetic Survey monuments 0049 and 2210, as measured from Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum 1983 (2007 adjustment), as established using a GPS survey.

MATCH LINE

MATCH LINE

