REPLAT OF THE FRONT YARD BUILDING LINE FOR LOT 7 RIDGEVIEW ADDITION (P.B. 24, P. 55)

RECORDING STATEMENT

This plat entitled "Replat of the Front Yard Building Line for Lot 7 Ridgeview Addition" is recorded to adjust the Front Yard Building line on Lot 7 of the subdivision plat entitled "Ridgeview Addition", of record in Plat Book 24, Pages 55, Recorder's Office, Franklin county, Ohio. The recording of this plat shall render null and void the 75' Building Line on Lot 7 of said "Ridgeview Addition". These revisions have been reviewed and approved by the City of Dublin, Ohio and the owner of said Lot 7. Existing easements within said Lot 7 remain as previously platted. Notes from the original plat in Plat book 24, Page 55 remain operative.

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 2419, containing 0.496 acre of land, said 0.496 acre being all of Lot 7 of the subdivision entitled "Ridgeview Addition", of record in Plat Book 24, Pages 55, said Lot 7 being conveyed to **TERRY L. ARTRIP AND BRENDA S. ARTRIP** by deed of record in Instrument Number 199812020309528, Recorder's Office, Franklin County, Ohio.

The undersigned, **TERRY L. ARTRIP AND BRENDA S. ARTRIP**, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their **"REPLAT OF THE FRONT YARD BUILDING LINE FOR LOT 7 RIDGEVIEW ADDITION"**, do hereby accept this plat of same.

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.

In Witness Whereof, **TERRY L. ARTRIP AND BRENDA S. ARTRIP**, have hereunto set their hands this ____ day of _____, 20___.

Signed and Acknowledged
In the presence of

_____ **(as to both)**

_____ **TERRY L. ARTRIP**

_____ **(as to both)**

_____ **BRENDA S. ARTRIP**

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TERRY L. ARTRIP AND BRENDA S. ARTRIP** who acknowledged the signing of the foregoing instrument to be their voluntary act and deed and the voluntary act and deed 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 the Council of the City of Dublin, Ohio.

In Whitness 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 $_____

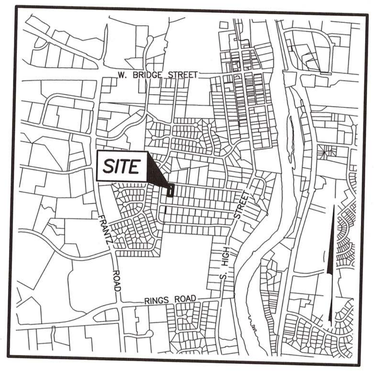
_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__.

_____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1500'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the bearings shown on the subdivision plat entitled "Ridgeview Addition", of record in Plat Book 24, Page 55, Recorder's Office, Franklin County, Ohio, in which the easterly line of Lot 7 has a bearing of S04°59'00"W.

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.

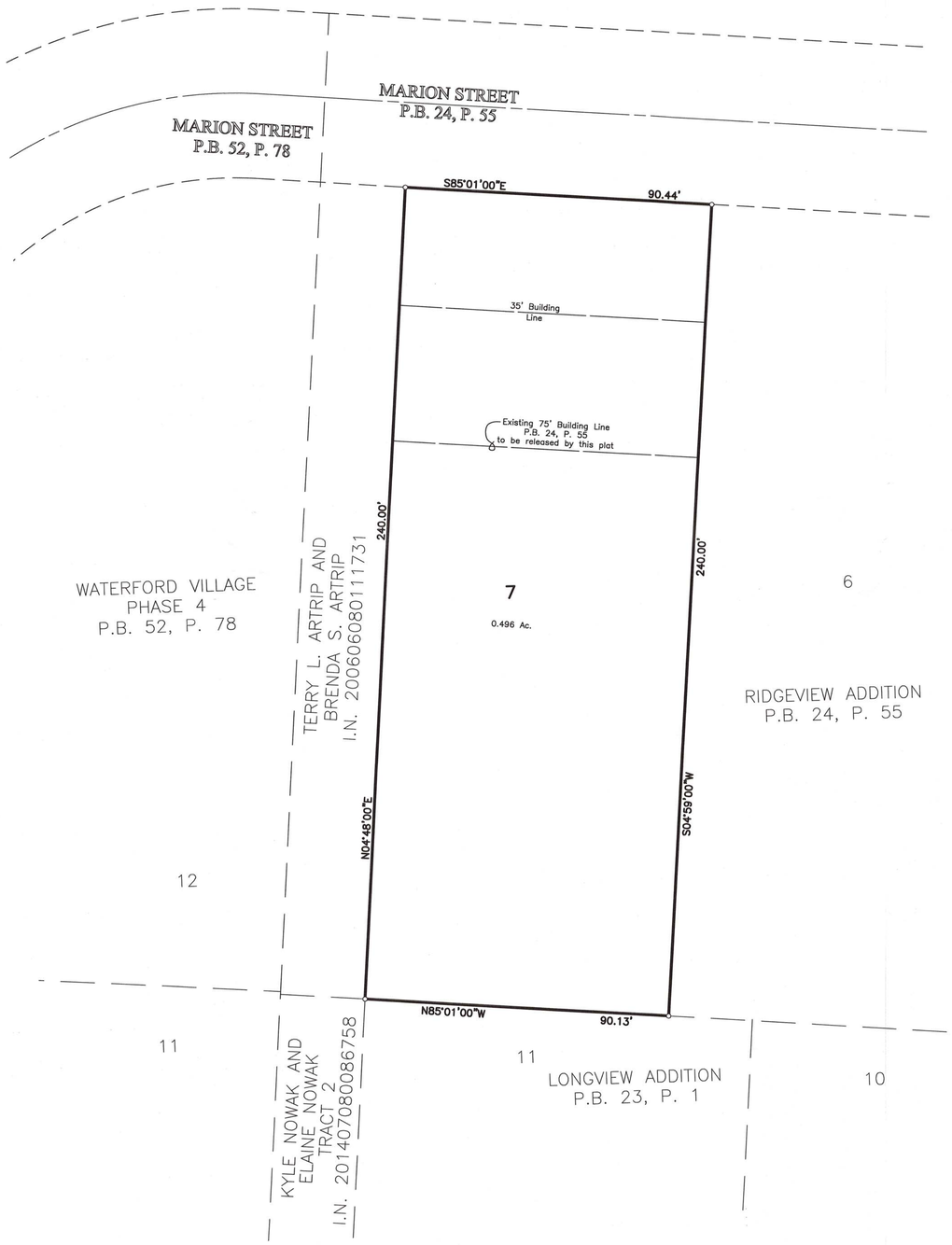
SURVEYED & PLATTED BY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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.

o = Iron Pin (See Survey Data)
● = MAG Nail to be set

By _____
Professional Surveyor No. 7865

_____
Date

REPLAT OF THE FRONT YARD BUILDING LINE FOR LOT 7
RIDGEVIEW ADDITION
(P.B. 24, P. 55)