BRIDGE PARK EAST SECTION 2

(INCLUDING A RESUBDIVISION OF PART OF LOTS 1 AND 2 OF DALE CENTER, P.B. 58, PP. 81 & 82)

PLAT BOOK 119 PG 40
201509300137605

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 5.428 acres of land, more or less, said 5.428 acres being comprised of a resubdivision of part of Lots 1 and 2 of the subdivision entitled "Dale Center", of record in Plat Book 58, Pages 81 and 82, and a part of each of those tracts of land conveyed to **BPACQ, LLC** by deeds of record in Instrument Numbers 201306110096728, 201506170081222, ~~2015~~ and 201509170013507, **CITY OF DUBLIN, OHIO** by deeds of record in Instrument Number 201306110096726 and 201506250085517, **CONNELLY BRUESHABER REAL ESTATE HOLDINGS, LLC** by deed of record in Instrument Number 201408200108795 and **4351 DALE DR. ACQUISITION, LLC** by deed of record in Instrument Number 201502030013676, Recorder's Office, Franklin County, Ohio.

The undersigned, **BPACQ, LLC** an Ohio limited liability company, by **ROBERT C. HOYING**, Vice President, **CITY OF DUBLIN, OHIO**, an Ohio municipal corporation, by **DANA McDANIEL**, City Manager, **CONNELLY BRUESHABER REAL ESTATE HOLDINGS, LLC**, an Ohio limited liability company, by **EDWARD G. CONNELLY**, Trustee, and **4351 DALE DR. ACQUISITION, LLC**, an Ohio limited liability company, 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 2"**, a subdivision containing Lots numbered 3 and 4, do hereby accept this plat of same and dedicate to public use, as such, all of the Avenue, Drive, ~~and~~ Streets, and easements 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 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, **ROBERT C. HOYING**, Vice President of **BPACQ, LLC**, has hereunto set his hand this 18 day of Sept, 2015.

Signed and Acknowledged In the presence of:

BPACQ, LLC

By **ROBERT C. HOYING, Vice President**

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **ROBERT C. HOYING**, Vice President of **BPACQ, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **BPACQ, LLC** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 18 day of Sept, 2015.

My commission expires 8/25/18

Notary Public, State of Ohio

Dawn R. Aussal
Notary Public, State of Ohio
My Commission Expires 08-25-18

In Witness Whereof, **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, has hereunto set his hand this 18 day of Sept, 2015.

Signed and Acknowledged In the presence of:

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 **CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his 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 hereunto set my hand and affixed my official seal this 18th day of Sept, 2015.

My commission expires 1/2/18

Notary Public, State of Ohio

NOTARIAL SEAL
JENNIFER L. DELGADO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
January 02, 2018

In Witness Whereof, **EDWARD G. CONNELLY**, Trustee of **CONNELLY BRUESHABER REAL ESTATE HOLDINGS, LLC**, has hereunto set his hand this day of 21, 2015.

Signed and Acknowledged In the presence of:

CONNELLY BRUESHABER REAL ESTATE HOLDINGS, LLC

By Edward G. Connelly
EDWARD G. CONNELLY, Trustee

per telephone authorization and power of attorney
John Connelly, Esq.
0066645
Owner/President Arms Columbus

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **EDWARD G. CONNELLY**, Trustee of **CONNELLY BRUESHABER REAL ESTATE HOLDINGS, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **CONNELLY BRUESHABER REAL ESTATE HOLDINGS, LLC** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 21 day of September, 2015.

My commission expires 7/27/16

Notary Public, State of Ohio

NOTARIAL SEAL
MELISSA BARNES
Notary Public, State of Ohio
My Commission Expires
JULY 27, 2016
STATE OF OHIO

In Witness Whereof, **BRENT D. CRAWFORD**, Managing Member of **4351 DALE DR. ACQUISITION, LLC**, has hereunto set his hand this 18 day of Sept, 2015.

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 18 day of Sept, 2015.

My commission expires 8/25/18

Notary Public, State of Ohio

Dawn R. Aussal
Notary Public, State of Ohio
My Commission Expires 08-25-18

Approved this 18th Day of Sept 2015

Director of Land Use and Long Range Planning, Dublin, Ohio

Approved this 18th Day of Sept, 2015

City Engineer, Dublin, Ohio

Approved this 8th day of September 2015, by vote of Council, wherein all of the Avenue, Drive, ~~and~~ Streets, and easements dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio. The City of Dublin, Ohio by its approval and acceptance of this plat does hereby vacate the portions of Dale Drive shown hereon by Cross Hatching and rededicates those portions of Dale Drive as shown hereon by hatching.

In Witness Thereof I have hereunto set my hand and affixed my seal this 18th day of Sept, 2015

Clerk of Council, Dublin, Ohio

Transferred this 30 day of SEPT, 2015.

Clarence E. Mingo II
Auditor, Franklin County, Ohio

Michael Dotson
Deputy Auditor, Franklin County, Ohio

Filed for record this 30th day of Sept 2015 at 10:09 AM. Fee $ 172.80

Terry J. Brown
Recorder, Franklin County, Ohio

File No. ____________

Recorded this 30th day of Sept, 2015.

Deputy Recorder, Franklin County, Ohio

Plat Book 119, Pages 40-41

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, 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 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

EMHT

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)

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

By ____________ Professional Surveyor No. 7865

18 SEP 15
Date

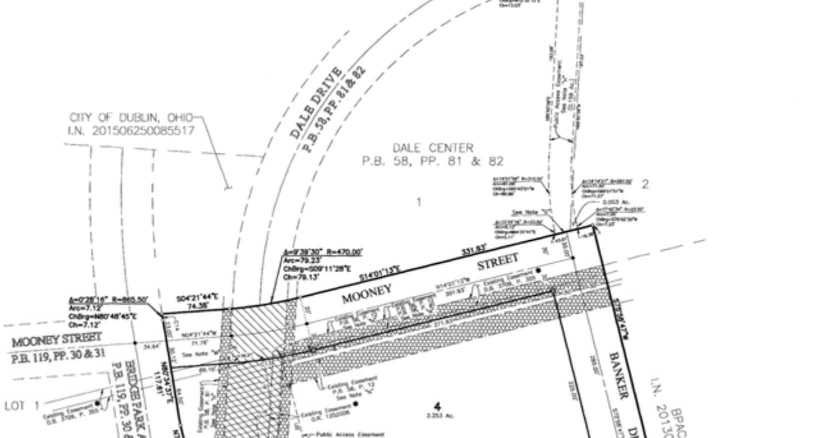
BRIDGE PARK EAST SECTION 2

PLAT BOOK 119 PG 41

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°34'59"	500.00'	83.63'	S 09°13'44" E	83.53'
C2	9°39'29"	500.00'	84.28'	S 09°11'29" E	84.18'
C3	0°15'29"	644.50'	2.90'	N 19°41'58" W	2.90'
C4	1°00'57"	1535.00'	27.22'	N 19°03'45" W	27.22'
C5	1°07'21"	1535.00'	30.07'	N 17°59'35" W	30.07'
C6	13°27'33"	1535.00'	360.58'	N 10°42'08" W	359.75'
C7	2°02'54"	2040.00'	72.93'	N 81°36'04" E	72.93'
C8	0°50'36"	2040.00'	30.03'	N 83°02'49" E	30.03'
C9	0°32'55"	2040.00'	19.54'	N 83°44'35" E	19.54'
C10	1°42'56"	2040.00'	61.08'	N 85°10'10" E	61.08'
C11	9°34'59"	530.00'	88.65'	S 09°13'44" E	88.54'
C12	9°34'59"	470.00'	78.61'	N 09°13'44" W	78.52'
C13	9°39'29"	530.00'	89.34'	S 09°11'29" E	89.23'
C14	0°28'16"	865.50'	7.12'	N 80°48'45" E	7.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°33'46"W	19.41'
L2	S08°33'11"E	12.48'
L3	S80°35'52"W	26.37'
L4	N09°26'14"W	1.35'
L5	S80°33'46"W	3.94'
L6	N09°26'27"W	11.33'
L7	S80°33'46"W	68.78'
L8	N75°58'47"E	49.93'
L9	S15°04'08"E	3.00'
L10	N75°58'47"E	35.11'
L11	N14°01'13"W	13.00'
L12	N75°58'47"E	19.82'
L13	S14°01'13"E	7.65'
L14	N75°58'47"E	17.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N81°58'47"E	66.72'
L16	N08°01'13"W	6.00'
L17	N81°58'47"E	97.48'
L18	S08°01'13"E	18.00'
L19	N81°58'47"E	60.75'
L20	N75°58'47"E	35.36'
L21	N14°01'13"W	2.00'
L22	N75°58'46"E	103.24'
L23	S14°01'13"E	13.00'
L24	N75°58'47"E	43.81'
L25	N14°01'14"W	20.74'
L26	N75°58'47"E	9.40'
L27	N14°01'13"W	1.44'
L28	N75°55'51"E	24.43'



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Bridge Park East Section 2 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 2 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 2 subdivision are hereby notified that, at the time of platting, utility service to Bridge Park East Section 2 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 2 is in the City of Dublin School District.

NOTE "E" - ACREAGE BREAKDOWN: Bridge Park East Section 2 is comprised of the following Franklin County Parcel Numbers:

273-008834	0.871 Ac.
273-008867	0.337 Ac.
273-008868	0.034 Ac.
273-008994	3.078 Ac.
273-009155	0.095 Ac.
273-012632	0.188 Ac.
273-012464	0.032 Ac.
273-012665	0.110 Ac.
273-012666	0.048 Ac.
273-012667	0.002 Ac.
Vacated Right-of-way	0.446 Ac.
Rededicated Right-of-way	0.188 Ac.

NOTE "F" - ACREAGE BREAKDOWN:

Total Acreage	5.428 Ac.
Acreage in Right-of-way	1.876 Ac.
Acreage in Remaining Lots	3.552 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 EASEMENT: A "Public Access Easement" is herein created for the purpose of

SCALE: 1" = 50'

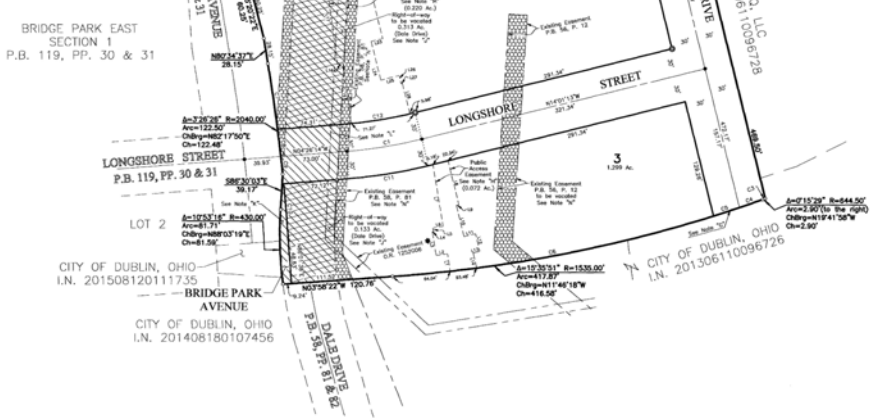
GRAPHIC SCALE (in feet)

Hatch Legend

Right-of-way to be vacated

Right-of-way to be rededicated

Easements to be vacated P.B. 56, PP. 12 & 13 P.B. 58, PP. 81 & 82



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

NOTE "J" - VACATION OF PUBLIC STREETS: The parts of Dale Drive dedicated to the City of Dublin, Ohio by the subdivision plat entitled "Dale Center", of record in Plat Book 58, Pages 81 and 82, shown hereon by cross hatching (see hatch legend), are hereby vacated.

NOTE "K" - REDEDICATION OF PUBLIC STREETS: The parts of Dale Drive dedicated to the City of Dublin, Ohio by the subdivision plat entitled "Dale Center", of record in Plat Book 58, Pages 81 and 82, shown hereon by hatching (see hatch legend), are hereby rededicated as Bridge Park Avenue.

NOTE "L" - REDEDICATION OF PUBLIC STREETS: The parts of Dale Drive dedicated to the City of Dublin, Ohio by the subdivision plat entitled "Dale Center", of record in Plat Book 58, Pages 81 and 82, shown hereon, by hatching (see hatch legend), are hereby rededicated as part of Longshore Street.

NOTE "M" - REDEDICATION OF PUBLIC STREETS: The parts of Dale Drive dedicated to the City of Dublin, Ohio by the subdivision plat entitled "Dale Center", of record in Plat Book 58, Pages 81 and 82, shown hereon by hatching (see hatch legend), are hereby rededicated as Mooney Street.

NOTE "N" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of Dublin, Ohio by the subdivision plats entitled "Village Square Center Phase II Easements", of record in Plat Book 56, Pages 12 and 13 and "Dale Center", of record in Plat Book 58, Pages 81 and 82, in, over and under the areas indicated hereon by honeycomb hatching (see hatch legend), are hereby released and rendered null and void.

NOTE "O": 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 2 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.

● = Existing easements not being vacated by this plat.