RIVIERA
SECTION 3 PART 1

Situated in the State of Ohio, Counties of Franklin and Union, Township of Washington, City of Dublin, and in Virginia Military Survey Number 5162, containing 22.524 acres of land, more or less, said 22.524 acres being part of that tract of land conveyed to **RIVIERA VENTURES, LLC** by deed of record in Instrument Number 201508280120922, (Franklin County) and Instrument Number 201508310007071 (Union County), Recorder's Office, Ohio.

The undersigned, **RIVIERA VENTURES, LLC,** an Ohio limited liability company, by **M/I HOMES OF CENTRAL OHIO, LLC,** an Ohio limited liability company, Member, by **TIMOTHY C. HALL, JR.,** Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"RIVIERA SECTION 3 PART 1",** a subdivision containing Lots numbered 86 to 121, both inclusive, and areas designated as Reserve "H1", Reserve "H2" Reserve "I", Reserve "J1" and Reserve "J2", does hereby accept this plat of same and dedicates to public use, as such, all of Cacchio Lane, Dicesare Loop, Firenza Place and Timble Falls Drive 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", "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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **TIMOTHY C. HALL, JR.,** Area President of **M/I HOMES OF CENTRAL OHIO, LLC,** Member of **RIVIERA VENTURES, LLC** has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged
In the presence of:

RIVIERA VENTURES, LLC
By: M/I HOMES OF CENTRAL OHIO, LLC
Member

_____

By _____
TIMOTHY C. HALL, JR.,
Area President

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL, JR.,** Area President of said **M/I HOMES OF CENTRAL OHIO, LLC,** Member of **RIVIERA VENTURES, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **RIVIERA VENTURES, 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 Cacchio Lane, Dicesare Loop, Firenza Place and Timble Falls Drive dedicated hereon is 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 _____

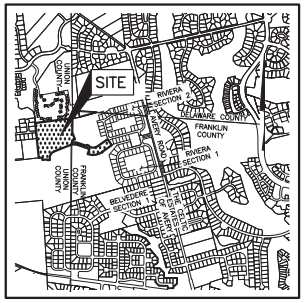
I hereby certify that the land by this plat was transferred on _____20___.

_____
Union County Auditor

I hereby certify that this plat was filed for recording on _____20___, and that it was recorded on _____ 20___ in Plat Book _____, Pages _____ plat records of Union County, Ohio.

_____
Union County Recorder

Fee $_____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1500'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). Said bearings originated from a static GPS solution which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088. The portion of the centerline of Avery Road having a bearing of South 15°16'17 East is designated as the Basis of Bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Union and Franklin Counties, Ohio.

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 are to be 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

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

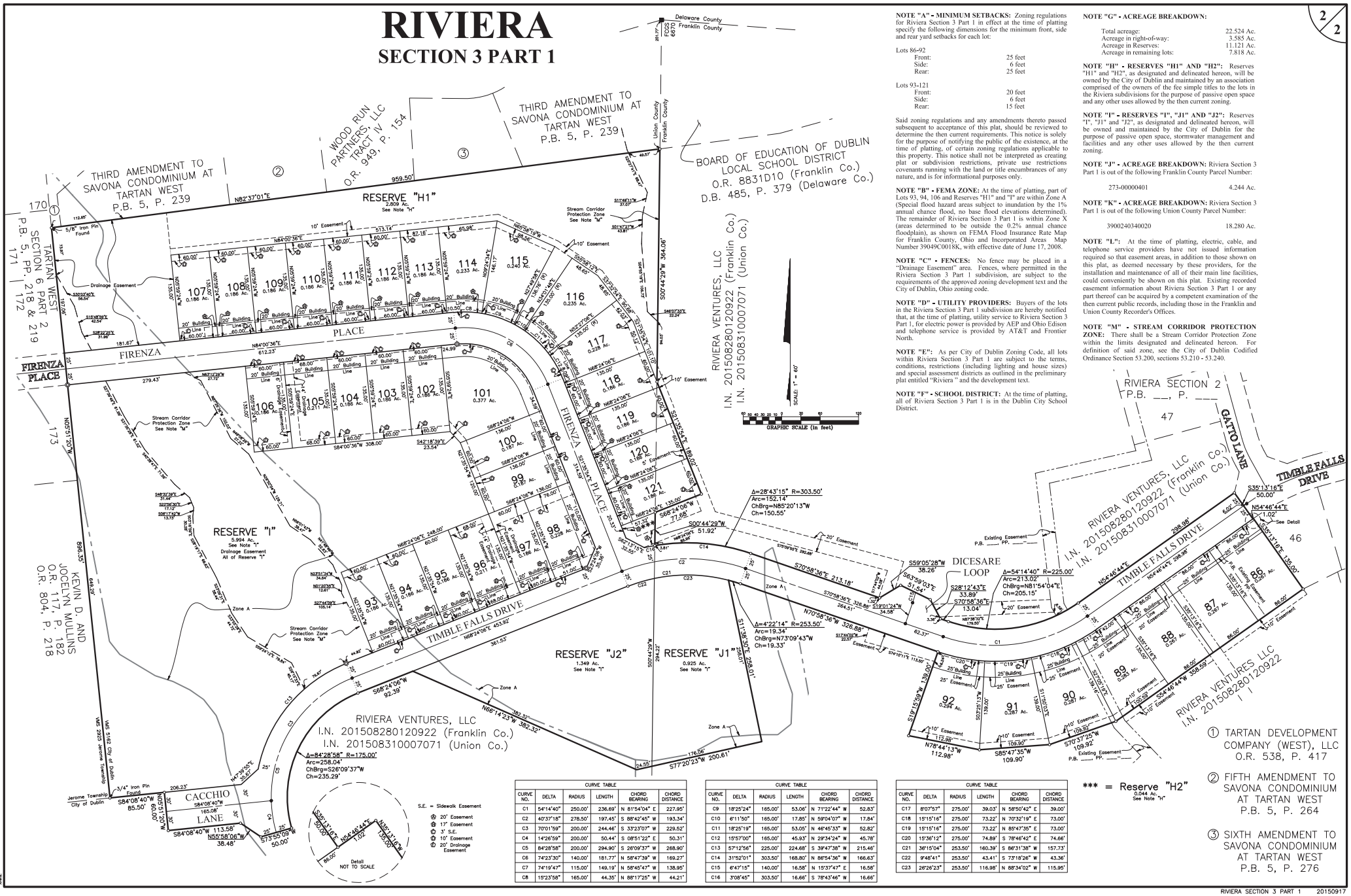
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ _____
Professional Surveyor No. 7865 Date

RIVIERA

SECTION 3 PART 1



NOTE "A" - MINIMUM SETBACKS: Zoning regulations for Riviera Section 3 Part 1 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Lots 86-92

Front:	25 feet
Side:	6 feet
Rear:	25 feet

Lots 93-121

Front:	20 feet
Side:	6 feet
Rear:	15 feet

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" - FEMA ZONE: At the time of platting, part of Lots 93, 94, 106 and Reserves "H1" and "I" are within Zone A (Special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined). The remainder of Riviera Section 3 Part 1 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain), as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0018K, with effective date of June 17, 2008.

NOTE "C" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Riviera Section 3 Part 1 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in the Riviera Section 3 Part 1 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 3 Part 1, for electric power is provided by AEP and Ohio Edison and telephone service is provided by AT&T and Frontier North.

NOTE "E": As per City of Dublin Zoning Code, all lots within Riviera Section 3 Part 1 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Riviera " and the development text.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of Riviera Section 3 Part 1 is in the Dublin City School District.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage:	22.524 Ac.
Acreage in right-of-way:	3.585 Ac.
Acreage in Reserves:	11.121 Ac.
Acreage in remaining lots:	7.818 Ac.

NOTE "H" - RESERVES "H1" AND "H2": Reserves "H1" and "H2", as designated and delineated hereon, will be owned by the City of Dublin and maintained by an association comprised of the owners of the fee simple titles to the lots in the Riviera subdivisions for the purpose of passive open space and any other uses allowed by the then current zoning.

NOTE "I" - RESERVES "I", "J1" AND "J2": Reserves "I", "J1" and "J2", as designated and delineated hereon, will be owned and maintained by the City of Dublin for the purpose of passive open space, stormwater management and facilities and any other uses allowed by the then current zoning.

NOTE "J" - ACREAGE BREAKDOWN: Riviera Section 3 Part 1 is out of the following Franklin County Parcel Number:

273-00000401 4.244 Ac.

NOTE "K" - ACREAGE BREAKDOWN: Riviera Section 3 Part 1 is out of the following Union County Parcel Number:

3900240340020 18.280 Ac.

NOTE "L": 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 Riviera Section 3 Part 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin and Union County Recorder's Offices.

NOTE "M" - STREAM CORRIDOR PROTECTION ZONE: There shall be a Stream Corridor Protection Zone within the limits designated and delineated hereon. For definition of said zone, see the City of Dublin Codified Ordinance Section 53.200, sections 53.210 - 53.240.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	54°14'40"	250.00'	236.69'	N 81°54'04" E	227.95'
C2	40°37'18"	278.50'	197.45'	S 88°42'45" W	193.34'
C3	70°01'59"	200.00'	244.46'	S 33°23'07" W	229.52'
C4	14°26'59"	200.00'	50.44'	S 08°51'22" E	50.31'
C5	84°28'58"	200.00'	294.90'	S 26°09'37" W	268.90'
C6	74°23'30"	140.00'	181.77'	N 58°47'39" W	169.27'
C7	74°19'47"	115.00'	149.19'	N 58°45'47" W	138.95'
C8	15°23'58"	165.00'	44.35'	N 88°17'25" W	44.21'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C9	18°25'24"	165.00'	53.06'	N 71°22'44" W	52.83'
C10	6°11'50"	165.00'	17.85'	N 59°04'07" W	17.84'
C11	18°25'19"	165.00'	53.05'	N 46°45'33" W	52.82'
C12	15°57'00"	165.00'	45.93'	N 29°34'24" W	45.78'
C13	57°12'56"	225.00'	224.68'	S 39°47'38" W	215.46'
C14	31°52'01"	303.50'	168.80'	N 86°54'36" W	166.63'
C15	6°47'15"	140.00'	16.58'	N 15°37'47" E	16.58'
C16	3°08'45"	303.50'	16.66'	S 78°43'46" W	16.66'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C17	8°07'57"	275.00'	39.03'	N 58°50'42" E	39.00'
C18	15°15'16"	275.00'	73.22'	N 70°32'19" E	73.00'
C19	15°15'16"	275.00'	73.22'	N 85°47'35" E	73.00'
C20	15°36'12"	275.00'	74.89'	S 78°48'42" E	74.66'
C21	36°15'04"	253.50'	160.39'	S 86°31'38" W	157.73'
C22	9°48'41"	253.50'	43.41'	S 73°18'26" W	43.36'
C23	26°26'23"	253.50'	116.98'	N 88°34'02" W	115.95'

*** = Reserve "H2"
0.044 Ac.
See Note "H"

① TARTAN DEVELOPMENT COMPANY (WEST), LLC O.R. 538, P. 417

② FIFTH AMENDMENT TO SAVONA CONDOMINIUM AT TARTAN WEST P.B. 5, P. 264

③ SIXTH AMENDMENT TO SAVONA CONDOMINIUM AT TARTAN WEST P.B. 5, P. 276

RIVIERA

SECTION 3 PART 2

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 5162, containing 13.011 acres of land, more or less, said 13.011 acres being part of that tract of land conveyed to **RIVIERA VENTURES, LLC** by deed of record in Instrument Number 201508280120922 (Franklin County) and Official Record 1373, Page 1002 (Union County), Recorder's Office, Franklin County, Ohio.

The undersigned, **RIVIERA VENTURES, LLC,** an Ohio limited liability company, by **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, Member, by **TIMOTHY C. HALL, JR.,** Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"RIVIERA SECTION 3 PART 2"**, a subdivision containing Lots numbered 122 to 137, both inclusive, and areas designated as Reserve "J", Reserve "K1" and Reserve "K2", does hereby accept this plat of same and dedicates to public use, as such, all of Dicesare Loop 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 "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 "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, **TIMOTHY C. HALL, JR.,** Area President of **M/I HOMES OF CENTRAL OHIO, LLC,** Member of **RIVIERA VENTURES, LLC** has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged
In the presence of:

RIVIERA VENTURES, LLC
By: M/I HOMES OF CENTRAL OHIO, LLC
Member

_____

By _____
TIMOTHY C. HALL, JR.,
Area President

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL, JR.,** Area President of said **M/I HOMES OF CENTRAL OHIO, LLC,** Member of **RIVIERA VENTURES, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **RIVIERA VENTURES, 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 Dicesare Loop dedicated hereon is 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 _____

Transferred this ___day of _____, 20___

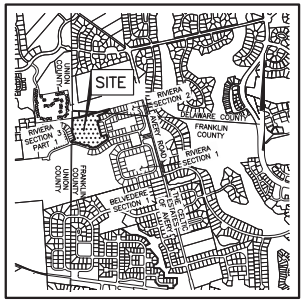
_____
Auditor, Delaware County, Ohio

Filed for record this ___day of _____, 20___ at _____M. Fee $_____

_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). Said bearings originated from a static GPS solution which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088. The portion of the centerline of Avery Road having a bearing of South 15°16'17 East is designated as the Basis of Bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Delaware and Franklin Counties, Ohio.

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 are to be 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

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.

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

By _____ _____
Professional Surveyor No. 7865 Date

RIVIERA

SECTION 3 PART 2

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for Riviera Section 3 Part 2 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front:	25 feet
Side:	6 feet
Rear:	25 feet

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" - FEMA ZONE: At the time of platting, part of Reserve "K1" is within Zone A (Special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined). The remainder of Riviera Section 3 Part 2 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain), as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0018K, with effective date of June 17, 2008.

NOTE "C" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Riviera Section 3 Part 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in the Riviera Section 3 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 3 Part 2, for electric power is provided by AEP and Ohio Edison and telephone service is provided by AT&T and Frontier North.

NOTE "E": As per City of Dublin Zoning Code, all lots within Riviera Section 3 Part 2 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Riviera " and the development text.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of Riviera Section 3 Part 2 is in the Dublin City School District.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage:	13.011 Ac.
Acreage in right-of-way:	0.953 Ac.
Acreage in Reserves (Delaware):	0.236 Ac.
Acreage in Reserves (Franklin):	7.113 Ac.
Acreage in remaining lots:	4.709 Ac.

NOTE "H" - RESERVES "K1", "K2" AND "J": Reserves "K1", "K2" and "J", as designated and delineated hereon, will be owned by the City of Dublin and maintained by an association comprised of the owners of the fee simple titles to the lots in the Riviera subdivisions for the purpose of passive open space and any other uses allowed by the then current zoning.

NOTE "I" - ACREAGE BREAKDOWN: Riviera Section 3 Part 2 is out of the following Franklin County Parcel Number:

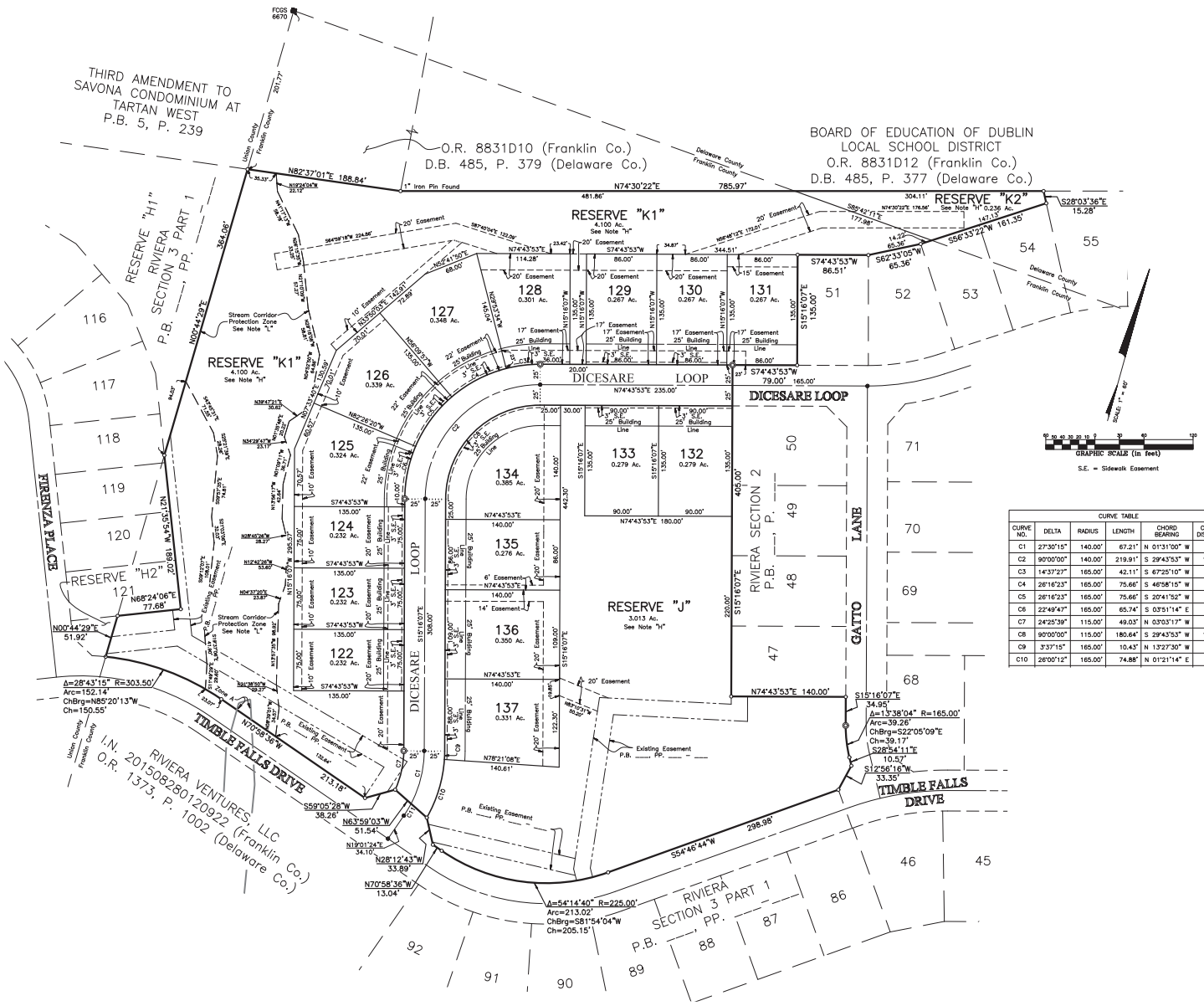
273-00000401	12.775 Ac.

NOTE "J" - ACREAGE BREAKDOWN: Riviera Section 3 Part 2 is out of the following Delaware County Parcel Number:

60033406034000	0.236 Ac.

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 Riviera Section 3 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin and Delaware County Recorder's Offices.

NOTE "L" - STREAM CORRIDOR PROTECTION ZONE: There shall be a Stream Corridor Protection Zone within the limits designated and delineated hereon. For definition of said zone, see the City of Dublin Codified Ordinance Section 53.200, sections 53.210 - 53.240.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	27°30'15"	140.00'	67.21'	N 01°31'00" W	66.56'
C2	90°00'00"	140.00'	219.91'	S 29°43'53" W	197.99'
C3	14°37'27"	165.00'	42.11'	S 67°25'10" W	42.00'
C4	26°16'23"	165.00'	75.66'	S 46°58'15" W	75.00'
C5	26°16'23"	165.00'	75.66'	S 20°41'52" W	75.00'
C6	22°49'47"	165.00'	65.74'	S 03°51'14" E	65.31'
C7	24°25'39"	115.00'	49.03'	N 03°03'17" W	48.66'
C8	90°00'00"	115.00'	180.64'	S 29°43'53" W	162.63'
C9	3°33'15"	165.00'	10.43'	N 13°27'30" W	10.43'
C10	26°00'12"	165.00'	74.88'	N 01°21'14" E	74.24'

J:\20150917\DWG\ASBUILT\PLAT\20150917-05-PLAT-SEC3-PRT2.DWG plotted by PRITCHARD, IAN on 11/4/2015 10:05:42 AM last saved by PRITCHARD, IAN on 11/4/2015 10:05:24 AM