

REGIONAL CONTEXT MAP
SCALE: 1"=2000'

SIGNATURES

Reviewed this ____ day of _____, 2016

Clerk of Council

Reviewed this ____ day of _____, 2016

Secretary of the Planning and
Zoning Commission

Approved this ____ day of _____, 2016

Dublin City Engineer

Approved this ____ day of _____, 2016

County Health Dept.

Approved this ____ day of _____, 2016

Logan–Union–Champaign
Regional Planning Commission

Approved this ____ day of _____, 2016

County Commissioners

Transferred this ____ day of _____, 2016

Union County Auditor

Filed for Record this ____ day of _____, 2016, at ____ am/pm

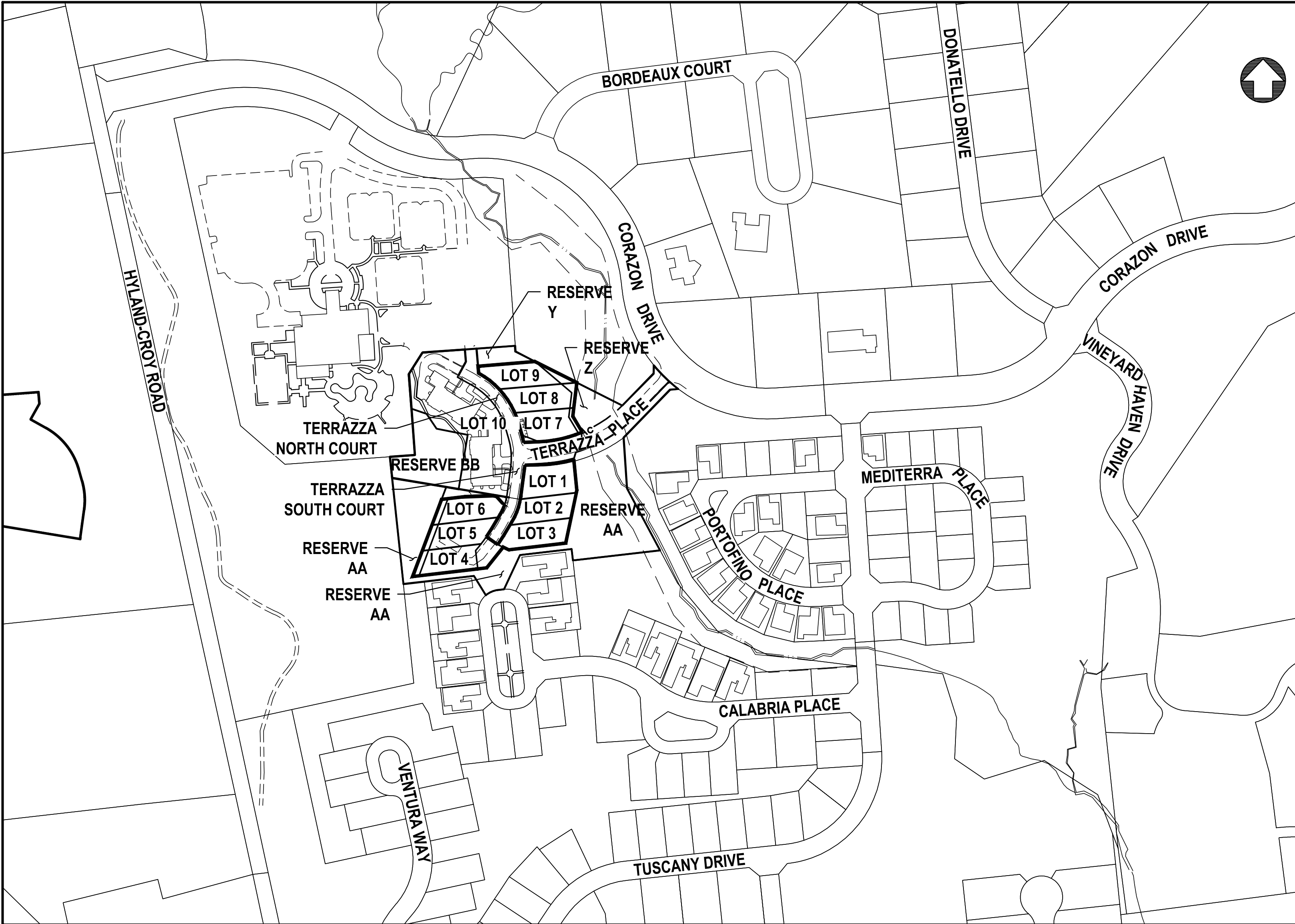
Recorded this ____ day of _____, 2016, in Plat cabinet ____ slide
_____.

Union County Recorder

TARTAN WEST SECTION 7

FINAL PLAT

STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, VMS 2925



VICINITY MAP

SCALE: 1"=200'

DEDICATION

Know all men by these presents that Tartan Development Company (West) LLC. and Terrazza LLC., owners of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate the roads, easements, etc. to the City of Dublin for use forever.

Witnesses

TARTAN DEVELOPMENT COMPANY (WEST) LLC.

Witnesses

TERRAZZA LLC.

STATE OF OHIO COUNTY OF UNION

Before me a Notary Public in and for said County personally came _____ of Tartan Development Company (West) LLC., who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal day ____ of this _____, 2016

By _____
Notary Public

Before me a Notary Public in and for said County personally came _____ of Terrazza LLC., who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal day ____ of this _____, 2016

By _____
Notary Public

NOTE

THE TERRAZZA HOMEOWNERS ASSOCIATION WILL POSSES ALL OF THE REMAINING PROPERTY THAT IS NOT INCLUDED IN THE TEN (10) LOTS. THE REMAINING PROPERTY OUTSIDE OF THE PLATTED LOTS WILL BE KNOWN AS "RESERVE Y", "RESERVE Z", "RESERVE AA" AND "RESERVE BB". "RESERVE Y" AND "RESERVE BB" WILL BE OWNED AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION. "RESERVE Z" AND "RESERVE AA" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION.

THE TERRAZZA HOMEOWNERS ASSOCIATION WILL POSSES THE PRIVATE ROADWAYS (TERRAZZA COURT AND TERRAZZA PLACE). THE PRIVATE ROADWAYS WILL HAVE AN ACCESS EASEMENT TO PROVIDE INGRESS AND EGRESS. THE PRIVATE ROADWAYS WILL BE OWNED AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION.

THE TEN (10) LOTS WILL BE OWNED AND MAINTAINED BY THEIR RESPECTIVE ENTITIES.

BUILDER IS REQUIRED TO SUBMIT LANDSCAPE PLANS TO DUBLIN FOR EACH INDIVIDUAL LOT.

BUILDING SETBACKS:

FRONT = 15 FOOT
20 FOOT ALONG ENTRANCE DRIVE
SIDE = 6 FOOT
REAR = 25 FOOT (LOTS 7–9 HAVE 15 FOOT REAR)
(UNLESS OTHERWISE SPECIFIED)

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "MAILBOX/UTILITY EASEMENT", "SIDEWALK EASEMENT" AND "ACCESS EASEMENT". EACH OF THE AFOREMENTIONED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND GUEST 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 WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "STREAM BUFFER" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE "STREAM BUFFER" AREA AS DESIGNATED 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 THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

SURVEY DATA:

BASIS OF BEARING: THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, SOUTH ZONE.

SOURCE OF DATA: THE SOURCES OF THE RECORDED SURVEY DATA ARE FROM THE EXISTING RECORDS OF UNION COUNTY, OHIO RECORDER'S OFFICE AS REFERENCED IN THE TEXT ON THIS PLAT.

IRON PINS: ALL LOT CORNERS AND ANGLE POINTS SHALL HAVE A 5/8 INCH REBAR SET THIRTY INCHES LONG WITH RED IDENTIFICATION CAP STAMPED "J&H S-8283".

SURVEYOR'S CERTIFICATE

The accompanying plat represents a subdivision of land in V.M.S. No. 2925, City of Dublin, Union County, Ohio. The tract has an area of 2.969 acres in Reserves and 4.567 acres in Lots making a total of 7.536 acres.

All measurements are in feet and decimals of a foot. All measurements on curves are noted in Curve Table.

I hereby certify that the accompanying plat is a correct representation of "TARTAN WEST" as surveyed June 26, 2016.

Jeremy L. Van Ostran
Professional Surveyor #8283

Date _____

PLANS PREPARED BY:

Jobes Henderson & ASSOCIATES

TARTAN WEST SECTION 7

FINAL PLAT

STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, VMS 2925

LEGEND

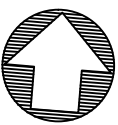
| | | | |
|--|------------------------|--|-----------------|
| | ACCESS EASEMENT | | DRILL HOLE FND. |
| | UTILITY EASEMENT | | GOV. DISK FND. |
| | EXISTING RIGHT-OF-WAY | | IRON PIN FND. |
| | EXISTING EASEMENT | | IRON PIN SET |
| | PROPOSED PROPERTY LINE | | IRON PIPE FND. |
| | | | IRON PIPE SET |
| | | | MAG. NAIL FND. |
| | | | CONC. MON. FND. |

AREAS
2.969 ACRES RESERVES
4.567 ACRES LOTS
7.536 ACRES TOTAL

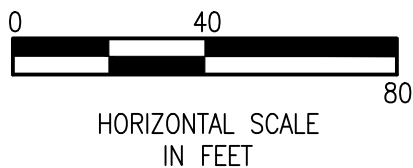
CURRENT ZONING: PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

Curve Table

| Curve # | Length | Radius | Delta | CH. BEARING | CH. LENGTH |
|---------|--------|--------|------------|-------------|------------|
| C1 | 89.52 | 380.00 | 013°29'50" | S46°08'26"E | 89.31' |
| C2 | 295.69 | 390.00 | 043°26'25" | S65°45'10"W | 288.66' |
| C3 | 88.23 | 390.00 | 012°57'45" | N80°59'30"E | 88.04' |
| C4 | 62.49 | 168.00 | 021°18'46" | N20°22'10"E | 62.13' |
| C5 | 27.14 | 418.00 | 003°43'11" | N32°53'08"E | 27.13' |
| C6 | 48.05 | 382.00 | 007°12'24" | S34°37'45"W | 48.02' |
| C7 | 26.27 | 132.00 | 011°24'10" | S25°19'27"W | 26.23' |
| C8 | 53.69 | 132.00 | 023°18'22" | N19°22'22"E | 53.32' |
| C9 | 75.10 | 182.00 | 023°38'31" | N4°06'05"W | 74.57' |
| C10 | 143.68 | 182.02 | 045°13'36" | N38°32'13"W | 139.98' |
| C11 | 68.47 | 218.10 | 017°59'11" | N52°05'57"W | 68.19' |
| C12 | 74.20 | 218.00 | 019°30'01" | N33°21'13"W | 73.84' |
| C13 | 29.23 | 218.00 | 007°40'52" | N19°45'47"W | 29.20' |
| C14 | 19.78 | 218.00 | 005°11'52" | S13°19'24"E | 19.77' |
| C15 | 115.70 | 330.00 | 020°05'20" | S77°25'42"W | 115.11' |
| C16 | 250.20 | 330.00 | 043°26'25" | N65°45'10"E | 244.25' |
| C19 | 33.97 | 57.00 | 034°08'48" | S66°15'13"W | 33.47' |
| C20 | 171.83 | 213.00 | 046°13'18" | N39°09'43"W | 167.21' |
| C25 | 58.76 | 380.00 | 008°51'36" | S43°49'19"E | 58.70' |
| C26 | 30.75 | 380.00 | 004°38'14" | S50°34'14"E | 30.75' |
| C27 | 188.92 | 374.00 | 028°56'29" | N58°30'12"E | 186.91' |
| C28 | 75.10 | 182.00 | 023°38'31" | N4°06'05"W | 74.57' |
| C29 | 142.62 | 182.00 | 044°53'53" | N38°22'17"W | 139.00' |
| C30 | 53.69 | 132.00 | 023°18'22" | N19°22'22"E | 53.32' |
| C31 | 8.34 | 382.00 | 001°15'04" | N38°51'29"E | 8.34' |
| C32 | 33.97 | 57.00 | 034°08'53" | S66°15'15"W | 33.47' |
| C33 | 126.01 | 332.60 | 021°42'28" | N56°29'43"E | 125.26' |
| C34 | 19.78 | 218.00 | 005°11'52" | S13°19'24"E | 19.77' |



BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE
COORDINATE SYSTEM, NORTH SYSTEM.



PROJECT OWNER / DEVELOPER

SIMONETTI DEVELOPMENT COMPANY, LLC
7115 CALABRIA PLACE
DUBLIN, OHIO 43016
P: (614) 361-1606

PLANS PREPARED BY:

Jobs Henderson & ASSOCIATES