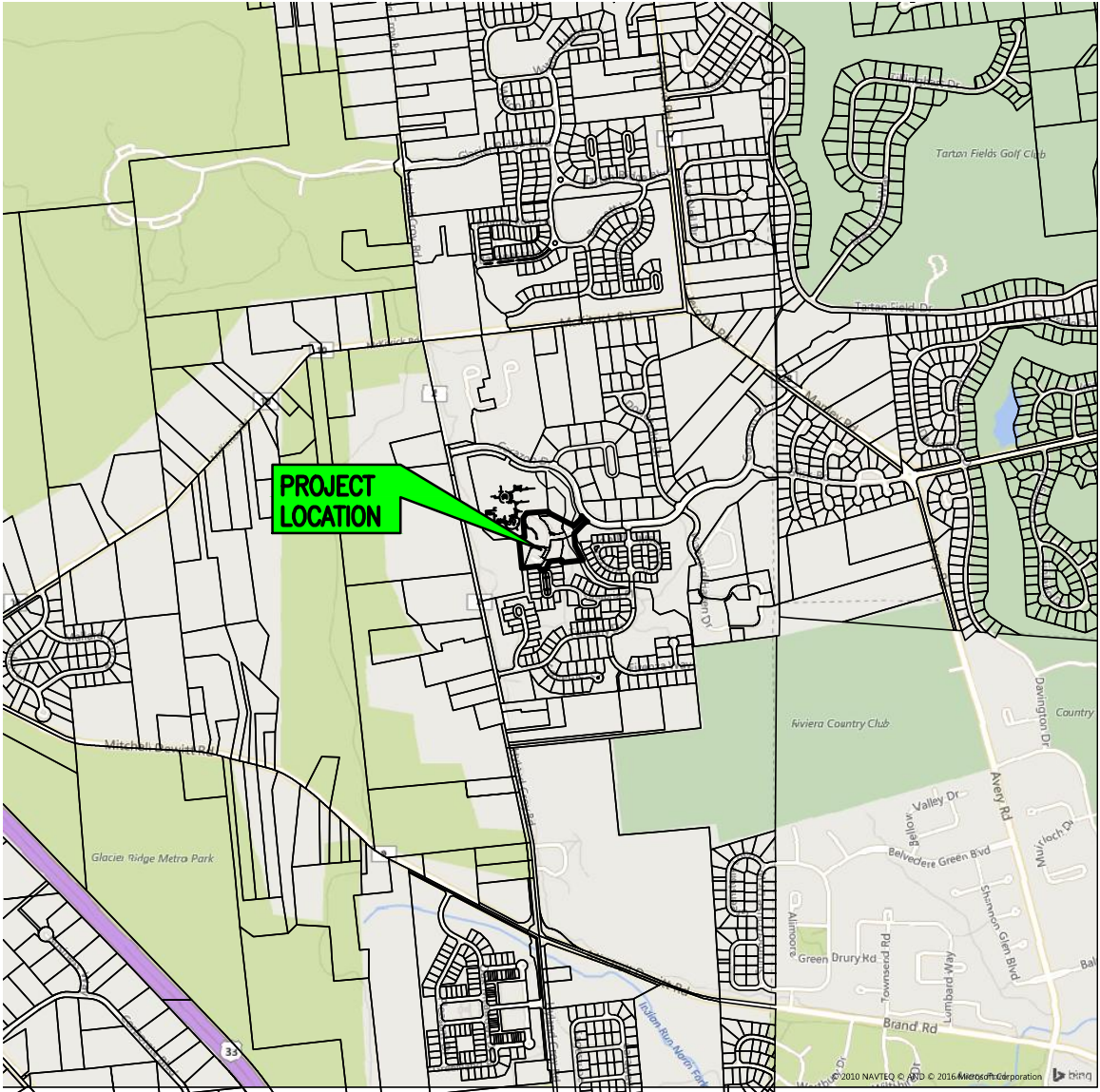


TARTAN WEST SECTION 7

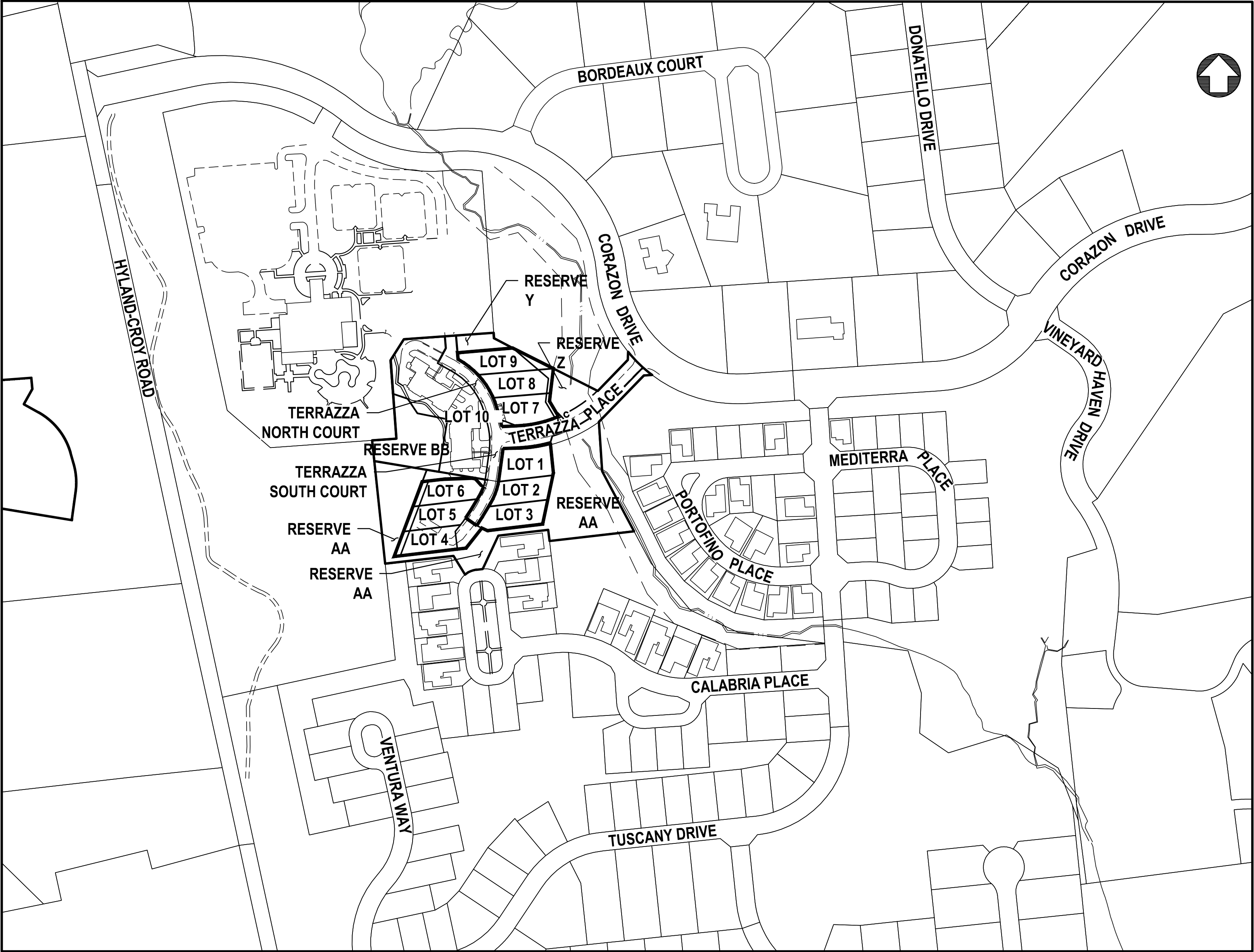
PRELIMINARY PLAT

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



REGIONAL CONTEXT MAP
SCALE: 1"=2000'

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.



VICINITY MAP
SCALE: 1"=200'

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".

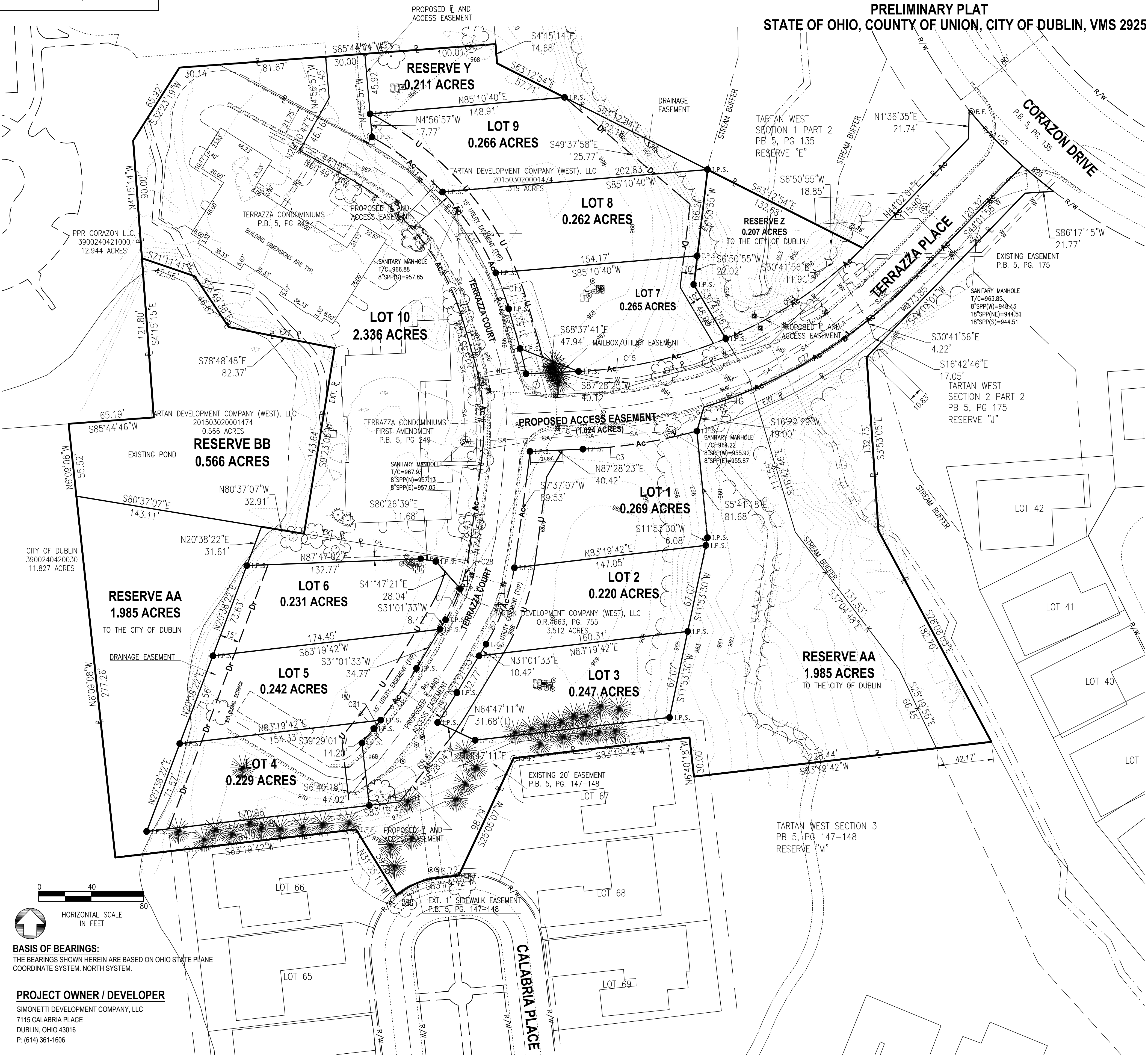
FIRM COMMUNITY PANEL No.: 39049C0018K
FLOOD ZONE: X
MAP REVISED: JUNE 17, 2008

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)

TARTAN WEST SECTION 7

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



LEGEND

	AC UNIT		POWER/TELEPHONE POLE		O.D.H.F. DRILL HOLE FND.
	CABLE TV PEDESTAL		SANITARY CLEANOUT		GOV. DISK FND.
	CATCH BASIN		SANITARY MANHOLE		I.P.F. IRON PIN FND.
	CURB INLET		SIGN		I.P.S. IRON PIN SET
	ELECTRIC BOX		STORM MANHOLE		P.F. IRON PIPE FND.
	ELECTRIC METER		TELEPHONE MANHOLE		P.S. IRON PIPE SET
	FIRE DEPT. CONNECTION		TELEPHONE PEDESTAL		M.N.F. MAG NAIL FND.
	FIRE HYDRANT		TELEPHONE POLE		CONC. MON. FND.
	GAS LINE MARKER		WATER METER		MON. BOX FND.
	GAS METER		WATER VALVE (MAIN)		MINE SPIKE FND.
	GAS VALVE (MAIN)		WATER VALVE (SERVICE)		P.K.F. P.K. NAIL FND.
	GAS VALVE (SERVICE)		TEL UTILITY MARKER		P.K.S. P.K. NAIL SET
	GUY WIRE		WYE POLE		RR SPIKE FND.
	LIGHT POLE		YARD DRAIN		STONE FND.
	POWER POLE		YARD LIGHT		T.B.F. T-BAR FND.
	POWER/LIGHT POLE				

—CATV—	UGND. CABLE	—U—	UTILITY ESMT.
—T—	UGND. COMMUN.	—R/W—	EX. RIGHT-OF-WAY
—E—	UGND. ELECTRIC	—Ac—	ACCESS EASEMENT
—FO—	UGND. FIBER OPTIC		
—G—	UGND. GAS		
—SAN—	UGND. SANITARY SEWER		
—SS—	UGND. SANITARY SERVICE		
	UGND. STORM SEWER		
—W—	UGND. WATER		
—WS—	UGND. WATER SERVICE		
—OH—	OVERHEAD LINES		
—X—	FENCE		
—P—	PROPERTY LINE		

AREAS
2.969 ACRES RESERVES
4.567 ACRES LOTS
7.536 ACRES TOTAL

Curve Table

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
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'
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'
C15	115.70	330.00	020°05'20"	S77°25'42"W	115.11'
C20	75.10	182.00	023°38'31"	N4°06'05"W	74.57'
C21	143.68	182.02	045°13'36"	N38°32'13"W	139.98'
C22	250.20	330.00	043°26'25"	N65°45'10"E	244.25'
C23	89.52	380.00	013°29'50"	S46°08'26"E	89.31'
C24	295.69	390.00	043°26'25"	S65°45'10"W	288.66'
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	22.05	132.00	009°34'12"	N14°50'16"E	22.02'
C29	75.10	182.00	023°38'31"	N4°06'05"W	74.57'
C30	142.62	182.00	044°53'53"	N38°22'17"W	139.00'
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'

CONTROL SET

1 — IRON PIN SET WITH YELLOW CAP STAMPED TRAVERSE
NORTH = 174830.699 EAST = 1778640.899 ELEV = 968.29

1 — IRON PIN SET WITH YELLOW CAP STAMPED TRAVERSE
NORTH = 175051.926 EAST = 1778741.128 ELEV = 966.10

PLANS PREPARED BY:

Jobs Henderson & ASSOCIATES

PROJECT OWNER / DEVELOPER

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

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