

FINAL PLAT

TUTTLE CROSSING NORTH SECTION 3

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN,
VIRGINIA MILITARY SURVEY NO. 3011

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of Virginia Military Survey Number 3011, being all of that 2.857-acre tract as described in a deed to G. Gregory Arenstein, Co-Trustee (et al) of The Ford Family Trust dated August 7, 1990 and of record in Instrument Number 202104130065739, Recorder's Office, Franklin County, Ohio.

The Ford Family Trust, by G. Gregory Arenstein, Co-Trustee, being the owner of the land platted hereon, duly authorized in the premises and free of any liens thereon, certify that this plat correctly represents our Tuttle Crossing North Section 3, a subdivision of two lots, and do hereby accept this plat of same.

In witness thereof, G. Gregory Arenstein, Co-Trustee of The Ford Family Trust, has hereunto set his hand this _____ day of _____, 2023.

Signed and acknowledged
In the presence of: _____ The Ford Family Trust

Witness _____ G. Gregory Arenstein
Co-Trustee

Witness _____

Witness _____ Peter D. Ford
Co-Trustee

Witness _____

ACKNOWLEDGEMENT

STATE OF OHIO, SS:

Before me, a Notary Public in and for said State, personally appeared G. Gregory Arenstein, Co-Trustee of The Ford Family Trust, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of The Ford Family Trust, for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal

this _____ day of _____, 2023.

Notary Public, State of Ohio _____ My commission expires _____

ACKNOWLEDGEMENT

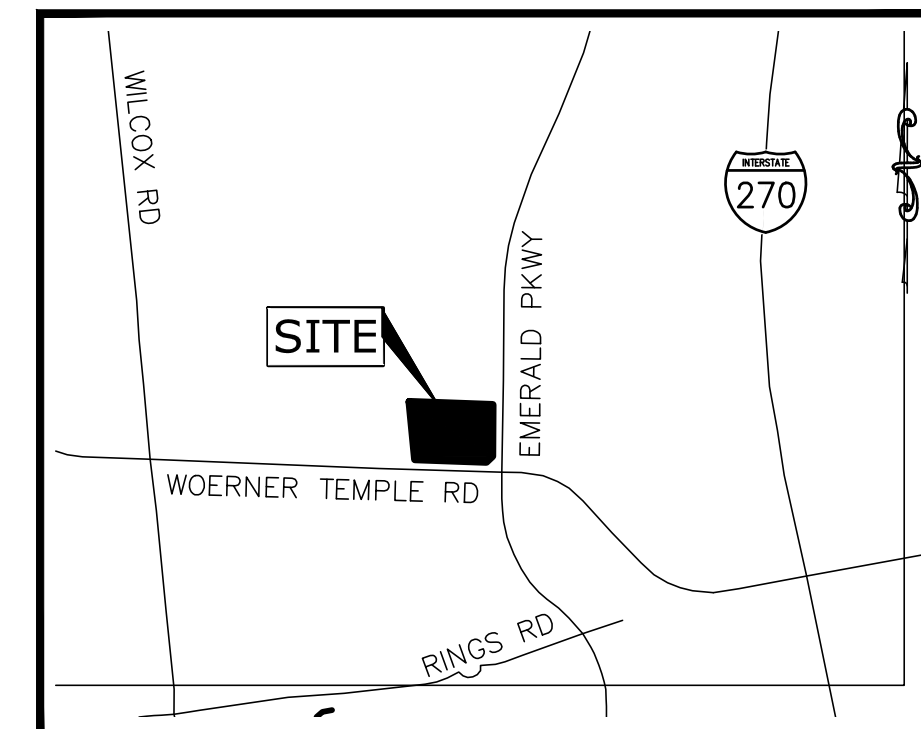
STATE OF OHIO, SS:

Before me, a Notary Public in and for said State, personally appeared Peter D. Ford, Co-Trustee of The Ford Family Trust, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of The Ford Family Trust, for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal

this _____ day of _____, 2023.

Notary Public, State of Ohio _____ My commission expires _____



VICINITY MAP
(NO SCALE)

BASIS OF BEARINGS

Bearings herein are based on the Ohio State Plane coordinate system, South Zone, NAD 83, 2011 adjustment, establishing a bearing of South 00°20'56" West for Emerald Parkway.

FLOOD NOTE

Tuttle Crossing North Section 3 lies within Zone X, areas outside the 100 year flood, shown and delineated upon the Flood Insurance Rate Map (FIRM) no. 39049C0134 K, with an effective date of June 17, 2008.

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

ARCADIS/IBI GROUP

by _____
Robert S. Wynd Date _____
Professional Surveyor No. 6872

Approved this _____ day of _____, 2023.

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

Approved this _____ day of _____, 2023.

City Engineer,
Dublin, Ohio

Approved this _____ day of _____, 2023, by Resolution No. _____, wherein all of Tuttle Crossing North Section 3 is accepted as such by the City Council of the City of Dublin, Ohio.

Clerk of Council,
Dublin, Ohio

Transferred this _____ day of _____, 2023.

Auditor,
Franklin County, Ohio

Deputy Auditor,
Franklin County, Ohio

Filed for record this _____ day of _____, 2023,

at _____ M. Fee \$ _____

File No. _____

Recorder,
Franklin County, Ohio

Recorded this _____ day of _____, 2023.

Deputy Recorder,
Franklin County, Ohio

Instrument No. _____ Plat Book _____, Page _____



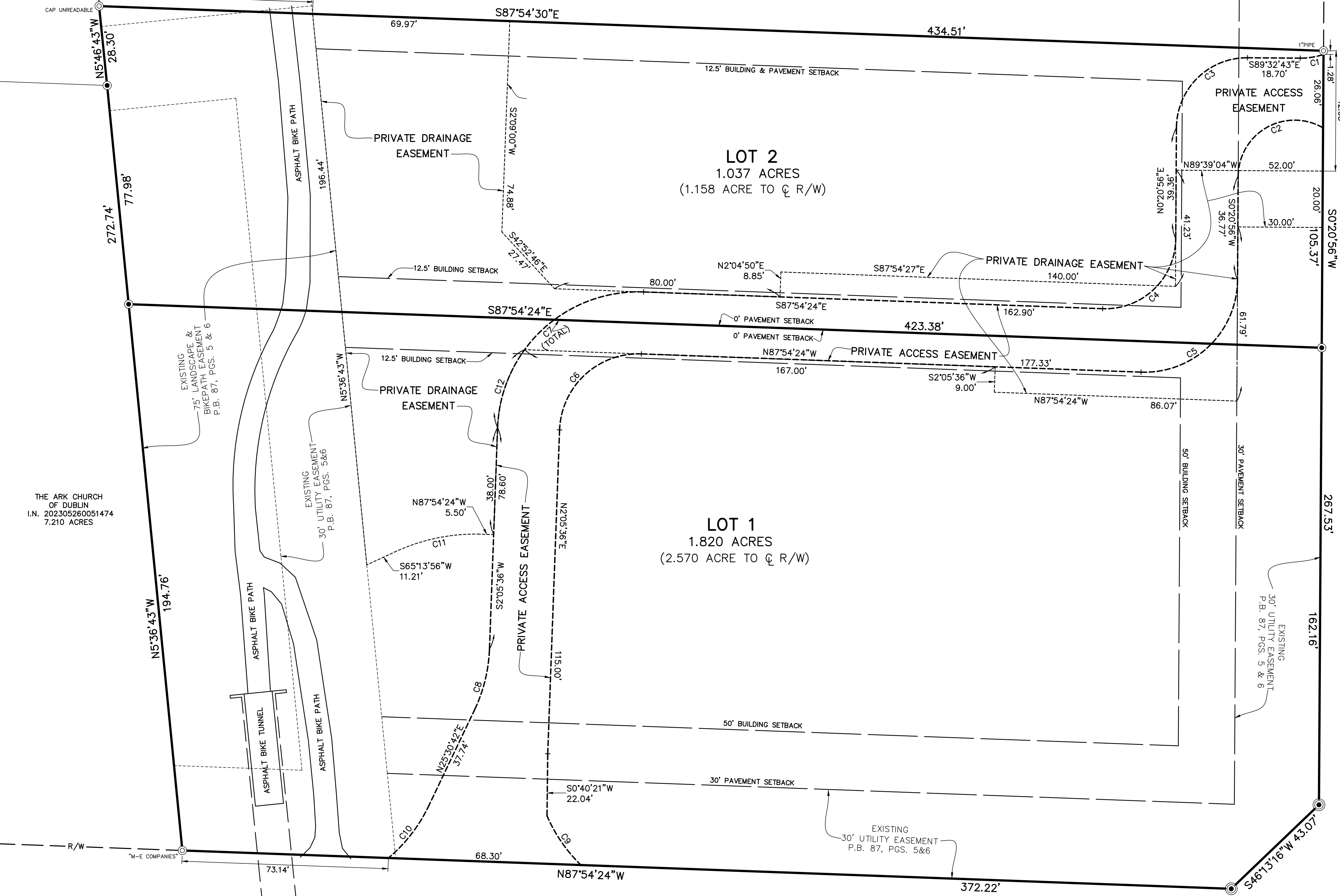
IBI GROUP

8101 North High Street, Suite 100
Columbus OH 43235 USA
tel 614 818 4900 fax 614 818 4901
arcadis.com

HEATHER GLEN
SECTION 2
PART No. 4
P.B. 78, PG. 26

ANDREA L BURNS
I.N. 200609050176557
LOT 160

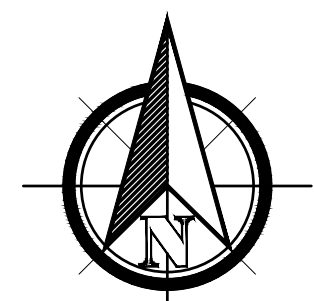
CAMDEN PROFESSIONAL
CONDOMINIUM 13TH AMENDMNT
C.P.B. 277, PG. 88



THE ARK CHURCH
OF DUBLIN
I.N. 202305260051474
7.210 ACRES

EMERALD PARKWAY 100'
O.R.V. 31969, PG. B10

WOERNER TEMPLE ROAD 100'
O.R.V. 31969, PG. B10



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

FINAL PLAT TUTTLE CROSSING NORTH SECTION 3 VMS 3011

LEGEND

- 5/8" DIAMETER, 30" REBAR SET CAPPED "IBI GROUP S-6872/7740"
- ⊙ PERMANENT MARKER - ABOVE MONUMENT SET IN 4" DIAMETER CONCRETE.
- ⊙ IRON PIN FOUND (AS NOTED)

NOTES

1. NO LAND SHOWN HEREON IS BEING DEDICATED TO OR RESERVED FOR PUBLIC USE.
2. PROPERTY SHOWN HEREON IS ALL OF COUNTY PARCEL NUMBER 273-004511.

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	8.41'	25.00'	19°16'17"	N80°49'09"E	8.37'
C2	41.89'	20.00'	120°00'00"	S60°20'56"W	34.64'
C3	39.32'	25.00'	90°06'21"	S45°24'07"W	35.39'
C4	40.03'	25.00'	91°44'39"	N46°13'16"E	35.89'
C5	52.84'	33.00'	91°44'39"	N46°13'16"E	47.37'
C6	43.98'	28.00'	90°00'00"	S47°05'36"W	39.60'
C7	78.54'	50.00'	90°00'00"	S47°05'36"W	70.71'
C8	22.48'	55.00'	23°25'07"	N13°48'09"E	22.32'
C9	21.32'	55.00'	22°12'29"	S34°34'43"E	21.19'
C10	23.47'	55.00'	24°26'41"	N37°43'49"E	23.29'
C11	30.23'	67.91'	25°30'01"	S77°58'57"W	29.98'
C12	29.70'	50.00'	34°01'47"	S19°06'29"W	29.26'



IBI GROUP

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