

DEED REFERENCE:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, BEING LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 2543, BEING A SUBDIVISION CONTAINING 12.793 ACRES (MEASURED), AND BEING ALL OF THE 12.820 ACRE (RECORDED) TRACT CONVEYED BY DEED TO GEORGE CRIMSON, LLC. IN INSTRUMENT 202402210017392, ALL DOCUMENTS REFERENCED HEREON ARE ON RECORD IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO.

OWNER'S CONSENT AND DEDICATION:

THE UNDERSIGNED, JASON LIU, OWNER OF GEORGE CRIMSON, LLC, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THAT THIS PLAT CORRECTLY REPRESENTS OUR "LIU COURT", A SUBDIVISION OF LOTS 1 THROUGH 7, RESERVE A, AND DO HEREBY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF DUBLIN ROAD, AND LIU COURT, AS 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 "LANDSCAPE EASEMENT", "STORM EASEMENT", "SANITARY EASEMENT", AREAS AS DELINEATED ON THIS PLAT. 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, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS.

RESERVE A IS HEREBY DEDICATED AS PRIVATE OPEN SPACE WITH PROPOSED GRAVEL PATH TO PROVIDE ACCESS TO FUTURE SEATING AREA AND WATERFRONT.

IN WITNESS THEREOF, JASON LIU, OWNER OF SAID GEORGE CRIMSON, LLC

HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2025.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GEORGE CRIMSON, LLC

SIGN: _____
PRINT: _____

BY: _____

SIGN: _____
PRINT: _____

ACKNOWLEDGMENT

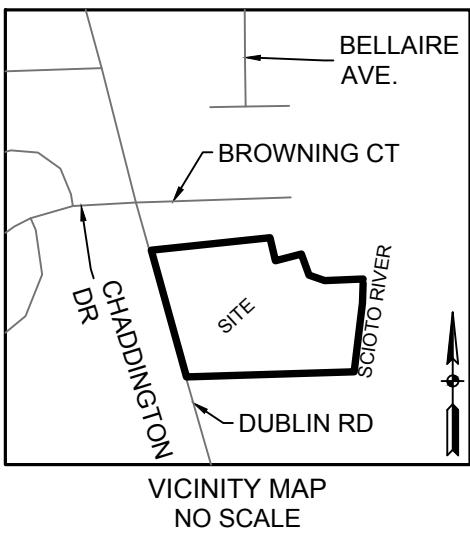
STATE OF OHIO)
) SS:
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me this
____ day of _____, 2025, by _____,
of George Crimson LLC, on behalf of the company.

Notary Public

LIU COURT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN,
VIRGINIA MILITARY SURVEY NUMBER 2543



Approved this _____ day of _____, 2025

Director of Community Planning & Development
City of Dublin, Ohio

Approved this _____ day of _____, 2025

Director of Engineering
City of Dublin, Ohio

Approved this _____ day of _____, 2025, Resolution No. _____, by a vote of council, wherein
all of Dublin Road and Liu Court, dedications hereon are accepted as such by the Council of the City of Dublin, Ohio.

In witness whereof, I have hereunto set my hand and affixed

my seal this _____ day of _____, 2025

Clerk of Council
City of Dublin, Ohio

Transferred this _____ day of _____, 2025

Auditor
Franklin County, Ohio

Deputy Auditor
Franklin County, Ohio

Recorded this _____ day of _____, 2025

At _____ AM/PM

Recorder
Franklin County, Ohio

Fee \$ _____

Plat Book _____, Page _____ Instrument Number _____

NOTE "A": "Reserve A" shown hereon is owned and maintained by the homeowner's association.

NOTE "B": "Landscape Easements" shown hereon are reserved for the homeowner's association for the purpose of maintaining various landscaping features.

NOTE "C": Fencing is not permitted in this neighborhood to preserve the established character of the community.

NOTE "D": Liu Court is in the Zone X (areas determined to be outside of the 0.2% annual chance floodplain) Flood Hazard Zone X (areas determined to be inside the 0.2% annual chance floodplain) Flood Hazard Zone AE (areas determined to be inside the 0.1% annual chance floodplain) and Floodway, as shown on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39049C0151K (effective date June 17, 2008) and LOMR 15-05-1599P (effective date August 1, 2015).

BEARINGS DESCRIBED HEREON ARE BASED ON SOUTH 88 DEGREES 16 MINUTES 20 SECONDS WEST FOR THE NORTH LINE OF LUTHER MITCHELL'S SCIOTO SHORES, AS DELINEATED ON THE RECORD PLAT THEREOF, OF RECORD IN PLAT BOOK 18, PAGE 37, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

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, FRANKLIN COUNTY, OHIO.

PERMANENT MARKERS

PERMANENT MARKERS, WHERE INDICATED HEREON, ARE SOLID REBAR, 1 INCH DIAMETER, 30 INCHES LONG, WITH ALUMINUM CAPS DESIGNATED "ASI FIRM 1648"

PLAT MONUMENTS

ALL OTHER MONUMENTS INDICATED HEREON ARE SOLID REBAR 5/8 INCH IN DIAMETER, 30 INCHES LONG, WITH CAPS DESIGNATED "ASI FIRM 1648"

LINETYPE LEGEND

	Plat Boundary
	Existing Easement
	Centerline of Right-of-Way
	Property Line
	Right-of-Way (R/W) Line
	Building Setback
	Platted Easement

MONUMENT & EASEMENT TYPE LEGEND

	IRON PIN FOUND (SEE NOTES ON SHEET 2)
	1" IRON PIN SET WITH ALUMINUM CAP DESIGNATED "ASI FIRM 1648" (PERMANENT MARKERS)
	5/8" IRON PIN SET WITH CAP DESIGNATED "ASI FIRM 1648"
	MAG SPIKE SET
	MAG NAIL/SPIKE FOUND

ACREAGE SUMMARY	
LOTS	10.623
RESERVES	0.598
DEDICATED R/W	1.572
TOTAL	12.793

*0.449 AC IN PRO
(Present Road Occupied)

SURVEYOR'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT AND MEETS MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DALTON L. BISCHOFF
REGISTERED PROFESSIONAL SURVEYOR NO. 8874

DATE

Owner and Developer:
Mr. Jason Liu
10279 Wellington Blvd.
Powell, Ohio 43065
Contact: Jason Liu
Phone: (614) 313-1268
Email: jasonliu1218@yahoo.com

Architect:
Bass Studio Architects
36 King Avenue
Columbus, Ohio 43201
Contact: Timothy A. Bass, AIA, LEED AP
Phone: (614) 294-4893
Email: www.bassstudioarchitects.com

Engineer:
American Structurepoint
2550 Corporate Exchange Dr., Suite 300
Columbus, Ohio 43231
Contact: Benjamin Schilling
Phone: (614) 901-2235
Email: bschilling@structurepoint.com

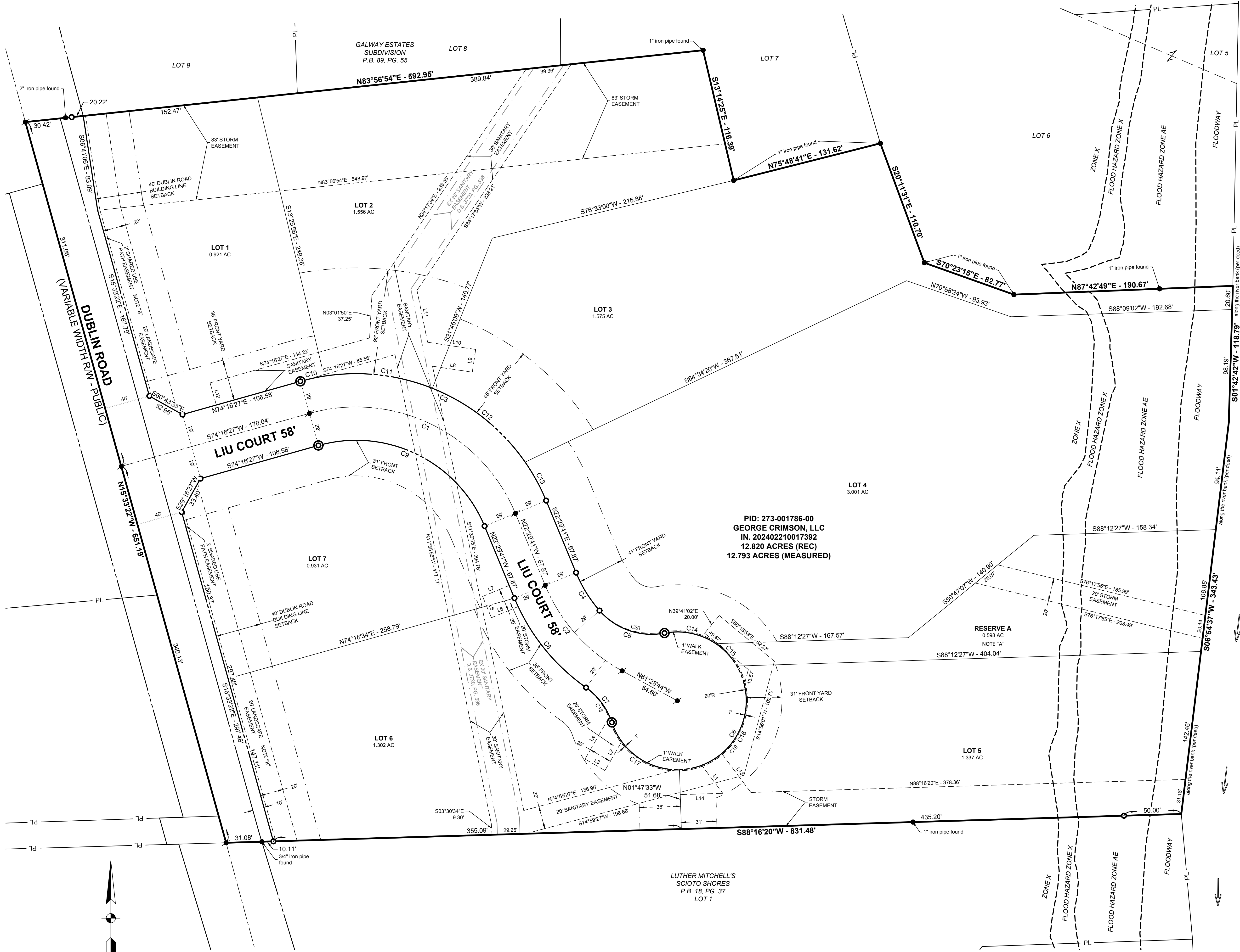
PREPARED BY:



AMERICAN
STRUCTUREPOINT
INC.

2550 Corporate Exchange Drive, Suite 300, Columbus, Ohio 43231
TEL: 614.901.2235 FAX: www.structurepoint.com

LIU COURT
FINAL PLAT



LINETYPE LEGEND	
	Plat Boundary
	Existing Easement
	Centerline of Right-of-Way
	Property Line
	Right-of-Way (R/W) Line
	Building Setback
	Platted Easement

MONUMENT & EASEMENT TYPE LEGEND	
	IRON PIN FOUND (SEE NOTES)
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TOTAL	12.793

*0.449 AC IN PRO
(Present Road Occupied)

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	217.90'	150.00'	083°13'52"	199.24'
C2	102.06'	150.00'	038°59'03"	100.10'
C3	260.03'	179.00'	083°13'52"	237.76'
C4	38.98'	121.00'	018°27'25"	38.81'
C5	62.64'	60.00'	059°49'05"	59.83'
C6	274.94'	60.00'	262°32'44"	90.19'
C7	38.34'	60.00'	036°36'59"	37.70'
C8	101.05'	179.00'	032°20'46"	99.72'
C9	175.77'	121.00'	083°13'52"	160.72'
C10	21.17'	179.00'	006°46'38"	21.16'
C11	95.97'	179.00'	030°43'03"	94.82'
C12	104.59'	179.00'	033°28'47"	103.11'
C13	38.29'	179.00'	012°15'24"	38.22'
C14	46.91'	60.00'	044°47'36"	45.72'
C15	26.87'	60.00'	025°39'26"	26.64'
C16	124.12'	60.00'	118°31'35"	103.14'
C17	77.04'	60.00'	073°34'06"	71.86'
C18	38.59'	60.00'	036°51'10"	37.93'
C19	280.48'	61.00'	263°27'06"	91.05'
C20	64.05'	60.00'	061°09'59"	61.05'

Line Table		
Line #	Length	Direction
L1	30.49	S36° 47' 45"E
L2	29.15	N30° 04' 16"E
L3	20.00	S59° 55' 44"E
L4	42.71	S30° 04' 16"W
L5	25.20	S67° 30' 19"W
L6	20.00	N22° 29' 41"W
L7	25.02	N67° 30' 19"E
L8	34.94	S81° 26' 27"E
L9	20.00	N08° 33' 33"E
L10	42.28	N81° 26' 27"W
L11	46.13	N11° 43' 33"W
L12	20.00	N15° 43' 33"W
L13	42.30	S36° 47' 45"E
L14	36.99	N88° 16' 20"E

Owner and Developer:
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PREPARED BY:



LIU COURT
FINAL PLAT

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