BRIDGE PARK EAST SECTION 9

Situated in the State of Ohio, County of Franklin, City of Dublin, in Lot 11, Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 4.998 acres of land, more or less, said 4.998 acres being comprised of and all of that 1.119 acre tract of land conveyed to **BRIDGE PARK YBLOCK HOLDINGS, LLC** by deed of record in Instrument Number 202402280019977, all of that 0.314 acre tract of land conveyed to **BRIDGE PARK YBLOCK HOLDINGS, LLC** by deed of record in Instrument Number _____, part of that 3.387 acre tract conveyed to **BRIDGE PARK YBLOCK HOLDINGS, LLC** by deed of record in Instrument Number 202602120016730 and part of that tract of land conveyed to **RIVER RIDGE DUBLIN INVESTMENTS, LLC** by deed of record in Instrument Number 201607280098422, Recorder's Office, Franklin County, Ohio.

The undersigned **BRIDGE PARK YBLOCK HOLDINGS, LLC**, an Ohio limited liability company by **BRENT D. CRAWFORD,** Manager , **RIVER RIDGE DUBLIN INVESTMENTS, LLC** an Ohio limited liability company, by **RIVER RIDGE JV LLC,** an Ohio limited liability company, it Manager and Sole Member and by **BRENT D. CRAWFORD,** Manager, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their **"BRIDGE PARK EAST SECTION 9"**, a subdivision containing Lots numbered 22 and 23, do hereby accept this plat of same and dedicate to public use, as such, all of Dale 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" or "Access 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 of land designated Access Easement on this plat, an additional easement is hereby reserved for the purpose of providing reasonable access, ingress, egress, and passage over and upon the areas depicted hereon to 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, **BRENT D. CRAWFORD,** Manager of **BRIDGE PARK YBLOCK HOLDINGS, LLC,** has hereunto set his hand this _____ day of _____, 20___.

Signed and Acknowledged
In the presence of:

BRIDGE PARK YBLOCK HOLDINGS, LLC

_____

By _____
BRENT D. CRAWFORD,
Manager

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRENT D. CRAWFORD,** Manager of **BRIDGE PARK YBLOCK HOLDINGS, LLC,** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **BRIDGE PARK YBLOCK HOLDINGS, 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

In Witness Whereof, **BRENT D. CRAWFORD,** Manager of **RIVER RIDGE JV LLC,** Manager and Sole Member of **RIVER RIDGE DUBLIN INVESTMENTS, LLC** has hereunto set his hand this _____ day of _____, 20___.

Signed and Acknowledged
In the presence of:

RIVER RIDGE DUBLIN INVESTMENTS, LLC
By: RIVER RIDGE JV LLC
Manager and Sole Member

_____

By _____
BRENT D. CRAWFORD,
Manager

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRENT D. CRAWFORD,** Manager of **RIVER RIDGE JV LLC,** Manager and Sole Member of **RIVER RIDGE DUBLIN INVESTMENTS, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **RIVER RIDGE DUBLIN INVESTMENTS, 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 Dale Drive dedicated hereon are 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 $_____

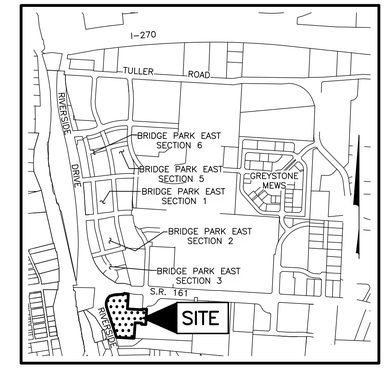
_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20___.

_____
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on a bearing of South 86°41'19" East for the centerline of State Route 161 (Dublin-Granville Road) as delineated in the Ohio Department of Transportation Right-of-Way plan FRA-161-4.77, dated December 11, 1998.

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

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 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

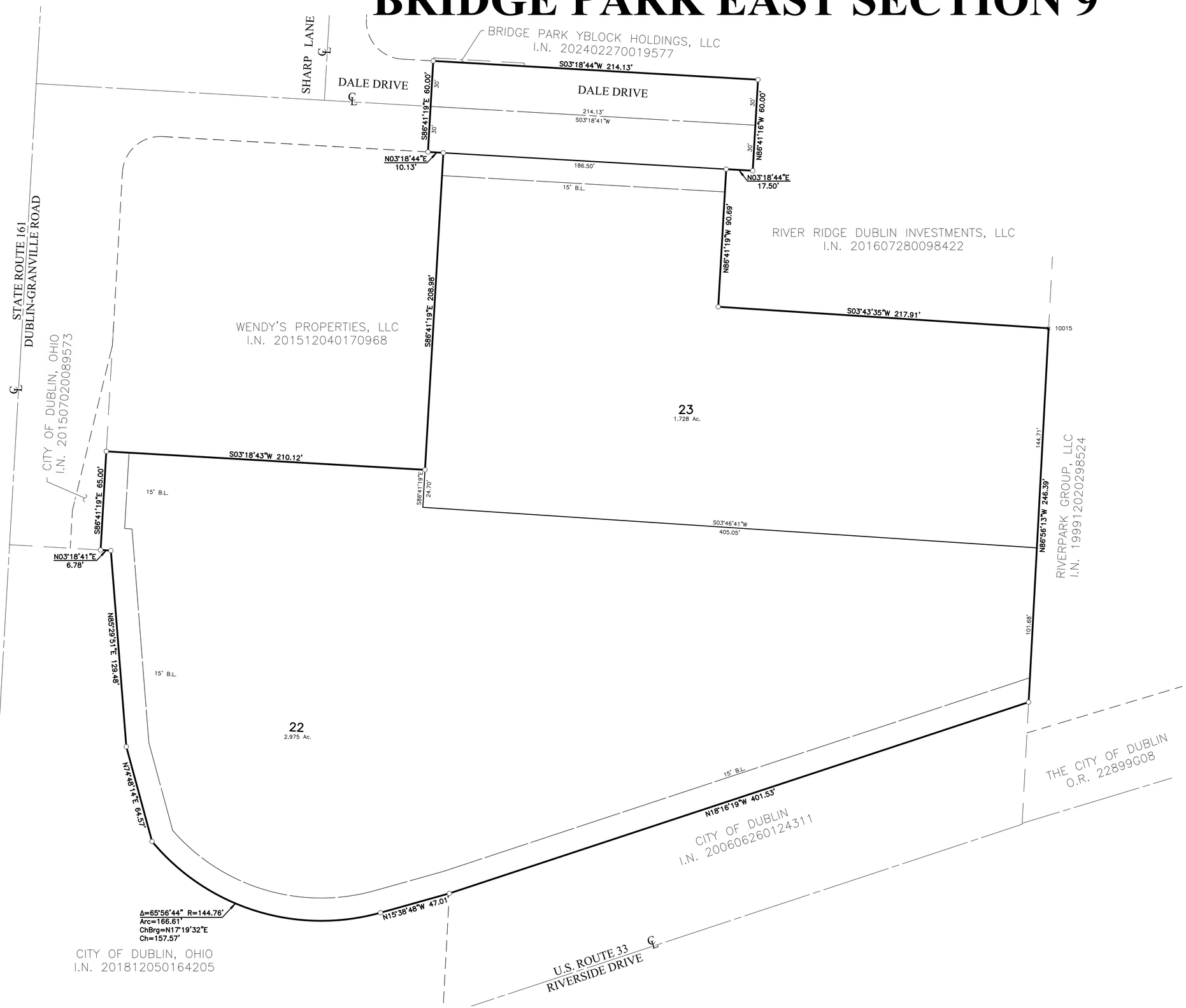
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ _____
Professional Surveyor No. 7865 Date

J:\2022\0867\DWG\04SHEETS\PLAT\20220867-VS-PLAT-SEC9.DWG plotted by MASTON, JOHN on 4/2/2026 8:08:44 AM last saved by: JMASTON on 3/24/2026 5:19:34 PM
Xrefs: 2021-12-12 BLOCK 1 PROP Ave & PROP LINES.DWG & 20220867-VS-REFR-E.DWG & 20220867-VS-CLAY-01.DWG & 20220867-VS-ENGY-01.DWG & 20220867-VS-ENGY-02.DWG & 20240920-VS-BOSD.DWG & 79607650.DWG

BRIDGE PARK EAST SECTION 9



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Bridge Park East Section 9 in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances.

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": At the time of platting, all of Bridge Park East Section 9 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0151K, with effective date of June 17, 2008.

NOTE "C" - UTILITY PROVIDERS: Buyers of the lots in the Bridge Park East Section 9 subdivision are hereby notified that, at the time of platting, utility service to Bridge Park East Section 8 for electric power is provided by American Electric Power and telephone service is provided by AT&T.

NOTE "D" - SCHOOL DISTRICT: At the time of platting, all of Bridge Park East Section 9 is in the City of Dublin School District.

NOTE "E" - ACREAGE BREAKDOWN: Bridge Park East Section 9 is comprised of the following Franklin County Parcel Numbers:

273-008269	3.384 Ac.
273-012462	0.314 Ac.
273-012909	1.113 Ac.
273-013537	0.187 Ac.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage:	4.998 Ac.
Acreage in right-of-way	0.295 Ac.
Acreage in lots:	4.703 Ac.

NOTE "G": 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 Bridge Park East Section 9 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line