

BRIDGE NORTH

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Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 2, Township 2, Range 19, United States Military Lands, containing 6.044 acres of land, more or less, said 6.044 acres being a resubdivision of part of Lot 3 of the subdivision entitled "Lands of Chauncey McGurer", of record in Plat Book 12, Page 27, and being comprised of all of those tracts of land conveyed to **BRIDGE NORTH LANDCO LLC** by deed of record in Instrument Numbers 202602030012932, 202602030012950, _____, and _____, Recorder's Office, Franklin County, Ohio.

The undersigned, **BRIDGE NORTH LANDCO LLC**, an Ohio limited liability company, by **BOB WHITE, JR.**, Chief Executive Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**BRIDGE NORTH**", a subdivision containing Lots numbered 1 to 8, both inclusive, does hereby accept this plat of same and dedicate to public use, as such, all of John Shields Parkway and Longshore Street 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 "Utility Easement", "Sanitary Easement" or "Storm Easement". Perpetual non-exclusive easements are hereby reserved in and under the areas designated on this plat as "Utility Easement", "Sanitary Easement" or "Storm Easement" for the installation, operation, maintenance, inspection, repair, replacement, and connection of all water, sanitary sewer, and storm water drainage and detention (collectively, "Public Utilities"), which Public Utilities shall be installed at least thirty-six inches (36") below the surface of the ground. Following any work related to Public Utilities in the Easement Area, the surface of the "Utility Easement", "Sanitary Easement" or "Storm Easement" shall be promptly returned to substantially the same condition as existed immediately prior to such entry, reasonable wear and tear excepted. The installation, operation, repair, and replacement of the Public Utilities shall be conducted in a workmanlike and lien free manner, and otherwise in compliance with all applicable laws, statutes, ordinances, rules and regulations.

In Witness Whereof, **BOB WHITE, JR.**, Chief Executive Officer of **BRIDGE NORTH LANDCO LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **BRIDGE NORTH LANDCO LLC**

By **BOB WHITE, JR.**,
Chief Executive Officer,

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BOB WHITE, JR.**, Chief Executive Officer of **BRIDGE NORTH LANDCO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **BRIDGE NORTH LANDCO 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 John Shields Parkway and Longshore Street dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio. The City of Dublin, Ohio by its approval and acceptance of this plat does hereby vacate the portions of Mooney Street shown hereon by hatching.

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

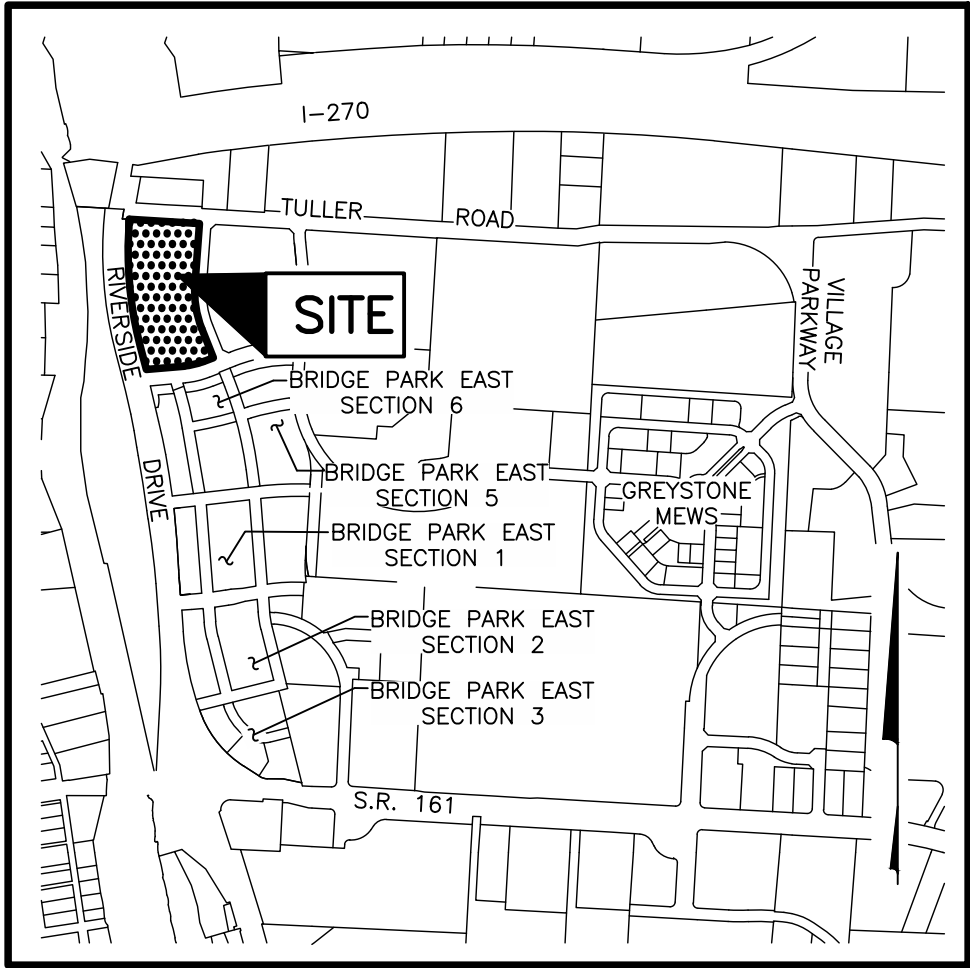
Deputy Auditor,
Franklin County, Ohio

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: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, giving a bearing of South 86° 33' 02" East for the southerly right-of-way line of Tuller Road.

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



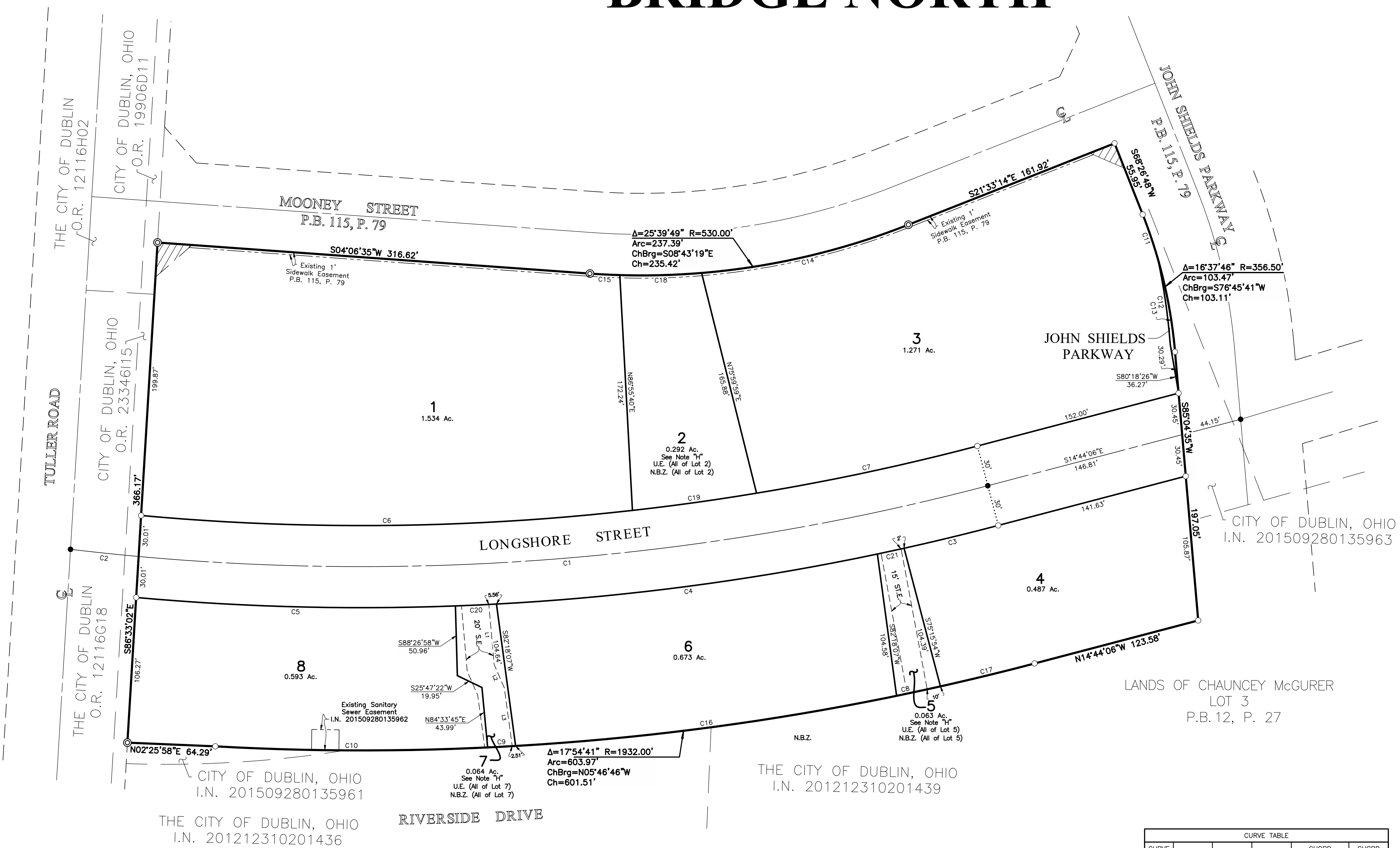
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)

By _____
Joshua M. Kleemeyer
Professional Surveyor No. 8790
jkleemeyer@emht.com

Date _____

BRIDGE NORTH



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Bridge North 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 North 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 North subdivision are hereby notified that, at the time of platting, utility service to Bridge North 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 North is in the City of Dublin School District.

NOTE "E" - ACREAGE BREAKDOWN: Bridge North is out of the following Franklin County Parcel Numbers:

273-008244	3.837 Ac.
273-009080	0.688 Ac.
273-009101	0.797 Ac.
273-012427	0.525 Ac.
273-012429	0.020 Ac.
273-012430	0.166 Ac.

ROW Vacation Acreages:

0.007 Ac. vacated to Parcel Number 273-009080
0.004 Ac. vacated to Parcel Number 273-009101

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	6.044 Ac.
Acreage in right-of-way	1.068 Ac.
Acreage in lots	4.967 Ac.

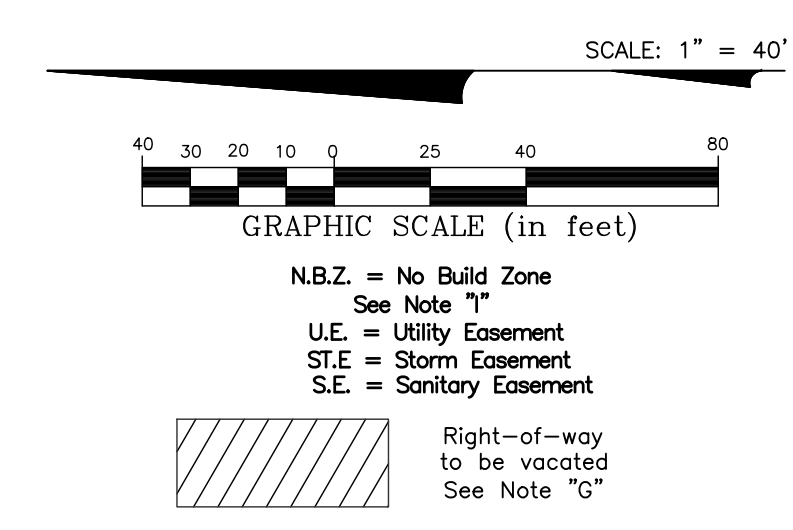
NOTE "G" - VACATION OF PUBLIC STREETS: The parts of Mooney Street dedicated to the City of Dublin by the subdivision plat entitled "Vrable Healthcare", of record in Plat Book 115, Page 79, and shown hereon by hatching, are hereby vacated.

NOTE "H" - LOTS 2, 5 & 7: Lots 2, 5 & 7, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in North Bridge subdivisions. No buildings or structures are permitted in said Lots.

NOTE "I" - NO BUILD ZONE: Permanent above ground occupiable structures greater than one story in height or that are otherwise not permitted within a building separation space established by the building code of the City of Dublin, Ohio, shall be prohibited within the areas labeled "No Build Zone" on this plat. The No Build Zones may be fully used and enjoyed for all other uses not inconsistent with the above-stated restrictions, including, without limitation, the installation of park elements, which may include landscaping, walkways, park benches, sculptures and similar park elements consistent with a first-class mixed-use development in the City of Dublin, Ohio.

NOTE "J": At the time of platting, electric, gas, cable, fiber, and telephone service providers have not issued information required so that easement areas in addition to those shown on this plat as deemed by these providers for the installation and maintenance of all of the main line facilities could conveniently be shown on this plat. Existing recorded easement information about Bridge North 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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°58'45"W	43.97'
L2	S66°31'22"W	18.75'
L3	S82°18'07"W	42.94'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	19°56'24"	1797.68'	625.62'	S 04°45'54" E	622.47'
C2	1°35'43"	1797.68'	50.05'	S 06°00'09" W	50.05'
C3	2°13'09"	1827.68'	70.79'	S 13°37'32" E	70.78'
C4	8°48'26"	1827.68'	280.95'	S 07°29'12" E	280.67'
C5	7°19'09"	1827.68'	233.48'	S 01°30'59" W	233.32'
C6	11°39'15"	1767.68'	359.55'	S 00°35'33" E	358.93'
C7	5°20'53"	1767.68'	165.00'	S 12°03'40" E	164.94'
C8	0°58'20"	1932.00'	32.78'	S 12°08'59" E	32.78'
C9	0°36'27"	1932.00'	20.48'	S 03°01'44" E	20.48'
C10	5°54'06"	1932.00'	199.00'	S 00°13'32" W	198.91'
C11	5°31'10"	356.50'	34.34'	N 71°12'23" E	34.33'
C12	7°36'06"	474.80'	62.99'	N 81°44'15" E	62.95'
C13	11°06'37"	356.50'	69.13'	N 79°31'16" E	69.02'
C14	16°49'51"	530.00'	155.69'	S 13°08'18" E	155.13'
C15	2°21'56"	530.00'	21.88'	S 02°55'37" W	21.88'
C16	8°19'51"	1932.00'	280.92'	S 07°29'53" E	280.67'
C17	2°05'57"	1932.00'	70.79'	S 13°41'08" E	70.78'
C18	6°28'02"	530.00'	59.82'	S 01°29'22" E	59.79'
C19	2°58'03"	1767.68'	91.55'	S 07°54'11" E	91.54'
C20	0°56'23"	1827.68'	29.98'	S 02°36'47" E	29.98'
C21	0°37'32"	1827.68'	19.96'	S 12°12'11" E	19.96'

I:\20250467\DWG\CHSHEETS\PLAT 20250467-VS-PLAT-01.DWG plotted by MASTON, JOHN on 10/15/2026 12:46:33 PM last saved by JMASTON on 10/15/2026 12:29:26 PM
Note: 20104545-PLAT-01.DWG & 20250467-VS-PLAT-01.DWG & 20104545-PLAT-01.DWG & 20250467-VS-PLAT-01.DWG & 20250467-VS-PLAT-01.DWG & 20250467-VS-PLAT-01.DWG