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TARTAN RIDGE SECTION 4 FINAL PLAT

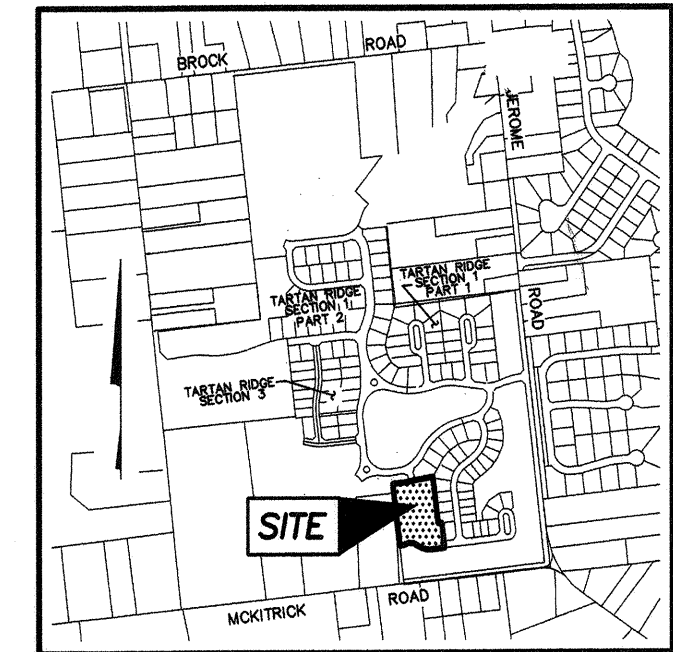
388065

Situated in the State of Ohio, County of Union, Jerome Township, City of Dublin and in Virginia Military Survey Number 2991, containing 3.894 acres of land, more or less, said 3.894 acres being part of that tract of land conveyed to TARTAN RIDGE, LLC by deed of record in Official Record 714, Page 891, Recorder's Office, Union County, Ohio.

The undersigned, TARTAN RIDGE, LLC, an Ohio limited liability company, by MULTICON INVESTMENT COMPANY, an Ohio corporation, Managing Member, by CHARLES P. DRISCOLL, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "TARTAN RIDGE SECTION 4," a subdivision containing Lots numbered 171 to 181, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Enfield Trace and Enfield Court (0.944 acres more or less), 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," "Drainage Easement," or "Sidewalk 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 designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated 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 of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

Approved this 19th Day of June, 2012
Paul S. Langworthy
Director of Land Use and Planning
Range Planning
Dublin, Ohio

Approved this 25th Day of June, 2012
Paul A. Hammansmith
City Engineer,
Dublin, Ohio

Approved this 21st day of May, 2012, by vote of Council, wherein all of the Trace and Court dedicated hereon is 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 21st day of June, 2012.
Anne C. Clarke
Clerk of Council
Dublin, Ohio

Transferred this 28 day of June, 2012.
Andrew L. Weaver
Auditor,
Union County, Ohio

Filed for record this 28 day of June, 2012 at M.
Fee \$ 86.40
Teresa L. Markham
Recorder,
Union County, Ohio

File No. 388065

Plat Book 5, Pages 297 A, B

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of MULTICON INVESTMENT COMPANY, Managing Member of TARTAN RIDGE, LLC, has hereunto set his hand this 29th day of May, 2012.

Signed and Acknowledged
In the presence of:
TARTAN RIDGE, LLC
By: MULTICON INVESTMENT COMPANY
Managing Member
Charles P. Driscoll
By: *Charles P. Driscoll*
CHARLES P. DRISCOLL,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES P. DRISCOLL, Vice President of MULTICON INVESTMENT COMPANY, managing member of TARTAN RIDGE, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 29th day of May, 2012.
My commission expires 10-18-2014
Kelly A. Davis
Notary Public,
State of Ohio



Tartan Ridge Section 4
is out of parcel number:
40-0014058.000
Map Number:
137-01-04-002.000

SURVEY DATA:
BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey Control Monuments, including McNeal and FCGS 6648, with a bearing of North 15°07'53" West and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, using Global Positioning System procedures and equipment.
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, Union County, Ohio.
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 are to be 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.

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

By *[Signature]* Date 5/23/12
Professional Surveyor No. 8250



Plat Book 5 page 297 A, B

