

TARTAN RIDGE SECTION 5 PART 2 FINAL PLAT

TERESA L. MATHIAS
RECORDED, UNION COUNTY, OHIO
2013 JUL 23 AM 11:32

1
4

Situated in the State of Ohio, County of Union, Jerome Township, City of Dublin and in Virginia Military Survey Number 2991, containing 26.328 acres of land, more or less, said 26.328 acres being part of that tract of land conveyed to TARTAN RIDGE, LLC by deed of record in Official Record 714, Page 891, and that tract conveyed to TARTAN RIDGE, LLC by deed of record in Official Record 1024, Page 971, 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 F. DRISCOLL, Vice President, owner of the lands plated herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "TARTAN RIDGE SECTION 5 PART 2" a subdivision containing Lots numbered 183 to 225, both inclusive, and areas designated as Reserve "P", Reserve "Q", Reserve "R", Reserve "S", Reserve "T" and Reserve "U", does hereby accept this plat of same and dedicates to public use, as such, all of McKittrick Road, Enfield Trace, Baronet Boulevard, Brenham Way and Emmet Row Lane (3.789 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 zoning, planning, 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 plated area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Approved this 24th Day of July, 2013
P. Shaugwitz
Director of Land Use and Long Range Planning
Dublin, Ohio

Approved this 15th Day of July, 2013
R. A. [Signature]
City Engineer,
Dublin, Ohio

Approved this 10th day of June, 2013, by vote of Council, wherein all of the Road, Trace, Boulevard, Way and Lane dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio.

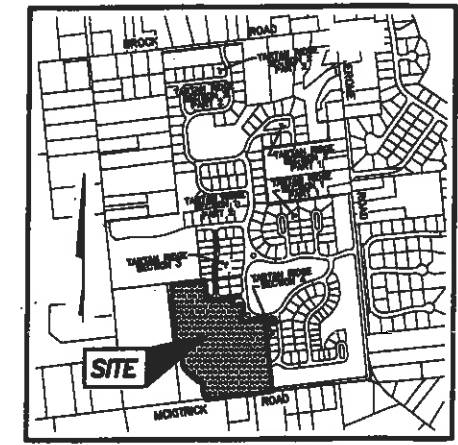
In Witness Whereof I have hereunto set my hand and affixed my seal this 17th day of July, 2013.
Anne C. Cleck
Clerk of Council
Dublin, Ohio

Transferred this 13 day of July, 2013.
Andrew A. [Signature]
Auditor,
Union County, Ohio

Filed for record this 23 day of July, 2013 at 11:32 AM.
Fee \$ 172.00
Teresa L. Mathias
Recorder,
Union County, Ohio

File No. 401045

Plat Book 5, Pages 315 REC



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

In Witness Whereof, CHARLES F. DRISCOLL, Vice President of MULTICON INVESTMENT COMPANY, Managing Member of TARTAN RIDGE, LLC, has hereunto set his hand this 24th day of July, 2013.

Signed and Acknowledged
in the presence of:
TARTAN RIDGE, LLC
By: MULTICON INVESTMENT COMPANY
Managing Member

Megan Bathert
Megan Bathert
Charles F. Driscoll
Charles F. Driscoll, Vice President
Susan Wilgus
Susan Wilgus

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES F. 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 30th day of July, 2013.
My commission expires 6-25-15
Susan Wilgus
Notary Public,
State of Ohio



Tartan Ridge Section 5 Part 2
is out of parcel numbers:
40-0014058.000 (26.328 Ac.)
Map Number:
137-01-04-002.0000

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°07'33" 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



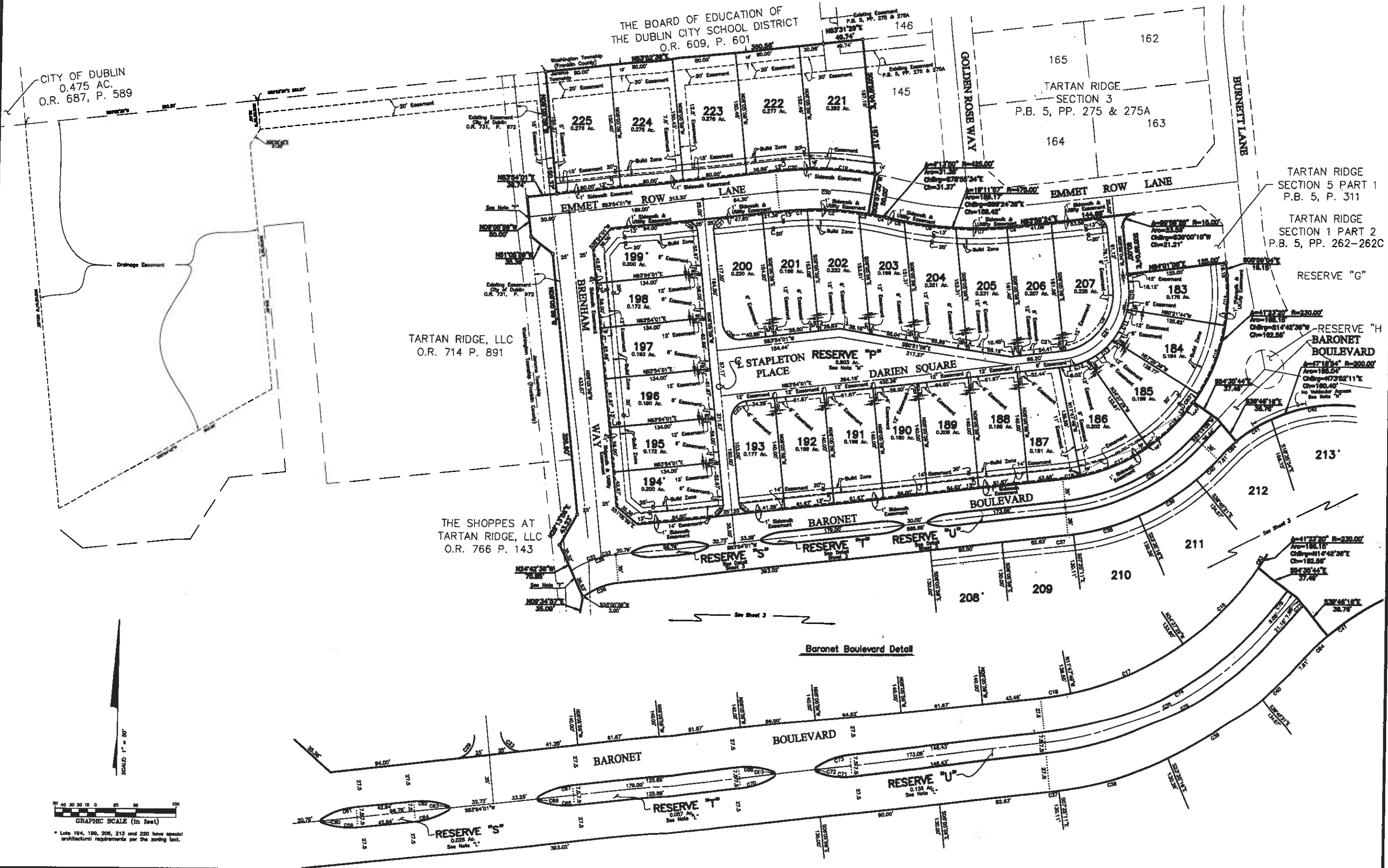
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By *[Signature]*
Professional Surveyor No. 8250
Date 7/23/13



TARTAN RIDGE SECTION 5 PART 2



CITY OF DUBLIN
0.475 AC.
O.R. 687, P. 589

THE BOARD OF EDUCATION OF
THE DUBLIN CITY SCHOOL DISTRICT
O.R. 609, P. 601

TARTAN RIDGE
SECTION 3
P.B. 5, PP. 275 & 275A

TARTAN RIDGE
SECTION 5 PART 1
P.B. 5, P. 311

TARTAN RIDGE
SECTION 1 PART 2
P.B. 5, PP. 262-262C

TARTAN RIDGE, LLC
O.R. 714 P. 891

THE SHOPPES AT
TARTAN RIDGE, LLC
O.R. 766 P. 143

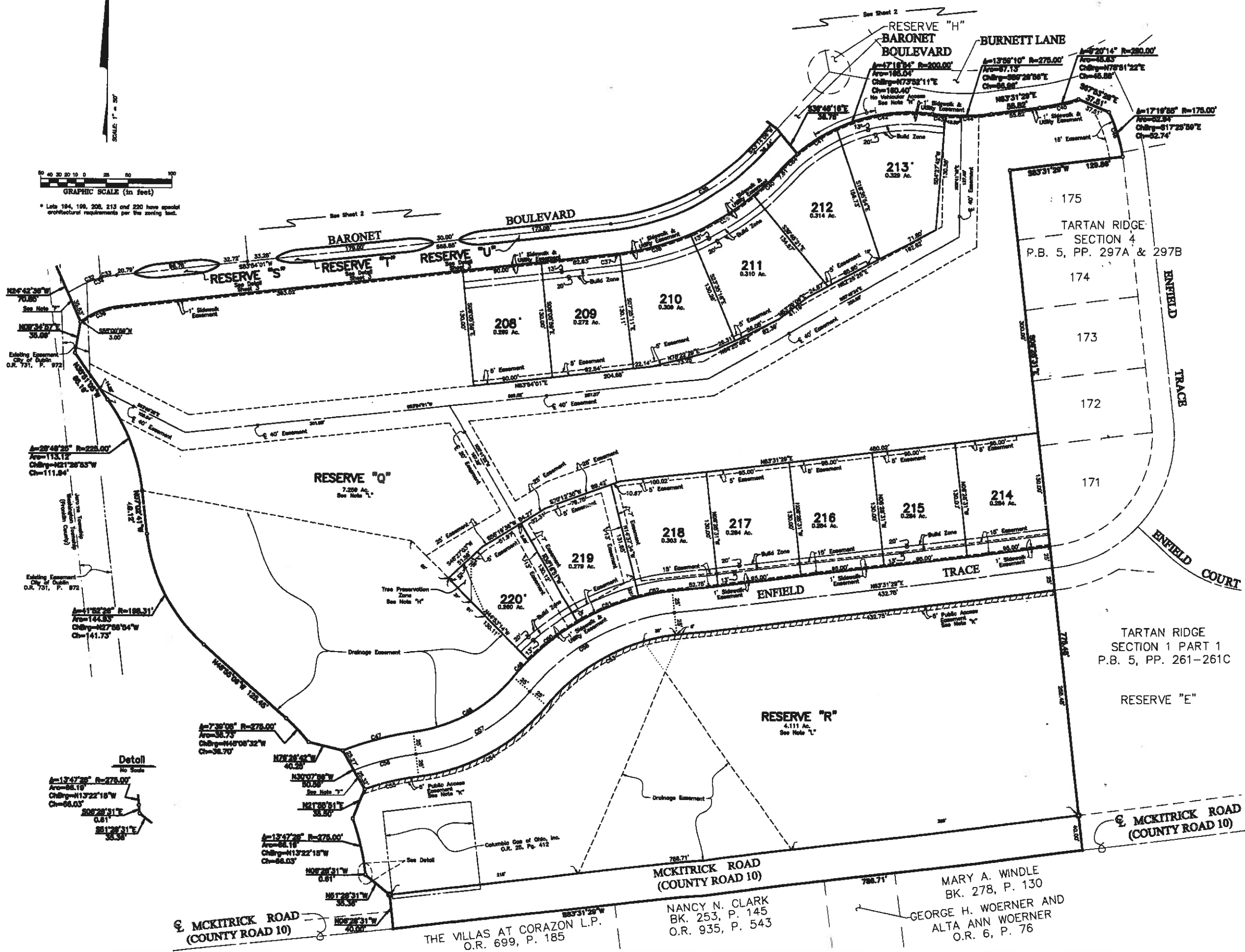
RESERVE "H"
BARONET
BOULEVARD

Baronet Boulevard Detail



* Lots 194, 199, 208, 213 and 220 have special architectural requirements per the zoning text.

TARTAN RIDGE SECTION 5 PART 2



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°40'32"	425.00'	34.88'	S88°14'17"W	34.67'
C2	8°41'57"	425.00'	64.53'	N87°04'28"W	64.46'
C3	1°41'00"	425.00'	12.48'	N81°53'00"W	12.48'
C4	4°13'50"	425.00'	31.28'	N78°58'34"W	31.37'
C5	1°46'11"	478.00'	14.87'	S77°41'45"E	14.87'
C6	7°54'23"	478.00'	65.55'	S82°32'02"E	65.49'
C7	7°43'28"	478.00'	64.04'	N88°28'03"E	63.89'
C8	1°47'58"	478.00'	14.91'	N84°53'21"E	14.91'
C9	8°34'58"	70.00'	108.22'	N38°18'24"E	87.78'
C10	18°12'48"	80.00'	28.81'	N63°07'20"E	28.48'
C11	28°14'48"	80.00'	41.33'	N29°21'08"E	40.87'
C12	28°18'12"	80.00'	38.77'	N51°08'08"E	38.45'
C13	20°06'17"	80.00'	31.58'	N73°50'53"E	31.42'
C14	18°37'20"	230.00'	82.71'	S01°48'38"W	82.52'
C15	22°52'07"	230.00'	81.80'	S21°04'30"W	81.19'
C16	18°58'18"	230.00'	80.17'	S48°23'23"W	78.78'
C17	22°48'40"	230.00'	81.84'	S88°47'21"W	81.03'
C18	5°41'50"	230.00'	22.87'	S81°03'08"W	22.86'
C19	8°48'42"	478.00'	81.34'	N88°58'51"W	81.24'
C20	8°14'47"	478.00'	43.48'	S88°31'28"W	43.48'
C21	1°18'10"	70.00'	1.98'	N83°14'56"E	1.98'
C22	8°00'00"	22.00'	34.58'	S38°54'01"W	31.11'
C23	8°00'00"	18.00'	23.58'	S51°05'58"E	21.21'
C24	8°01'32"	18.00'	23.57'	N87°58'50"W	21.22'
C25	8°00'00"	22.00'	34.58'	S81°05'58"E	31.11'
C26	8°00'00"	18.00'	23.58'	S38°54'01"W	21.21'
C27	8°00'00"	18.00'	23.58'	S51°05'58"E	21.21'
C28	8°00'00"	15.00'	23.58'	N81°05'58"W	21.21'
C29	8°00'00"	15.00'	23.58'	N38°54'01"E	21.21'
C30	18°03'30"	480.00'	118.27'	N88°34'14"W	117.93'
C31	8°53'08"	80.00'	128.80'	N38°57'28"E	113.02'
C32	18°44'48"	128.00'	40.80'	S85°58'08"W	40.72'
C33	8°38'31"	128.00'	18.78'	S78°28'48"W	18.78'
C34	27°21'20"	128.00'	88.88'	S70°13'21"W	88.12'
C35	40°38'58"	288.00'	188.08'	N83°34'03"E	184.16'
C36	28°37'02"	80.00'	45.37'	S88°27'30"W	44.88'
C37	1°18'12"	300.00'	8.81'	N83°14'28"E	8.81'
C38	18°18'08"	300.00'	84.88'	N74°28'47"E	84.38'
C39	18°18'05"	300.00'	84.88'	N87°18'42"E	84.38'
C40	7°08'34"	300.00'	38.70'	N48°44'23"E	38.88'
C41	18°13'17"	200.00'	63.13'	S87°58'23"W	62.88'
C42	32°03'38"	200.00'	111.81'	N81°28'50"E	110.48'
C43	3°02'58"	278.00'	14.83'	N84°02'50"W	14.83'
C44	17°55'14"	278.00'	82.48'	N88°58'38"E	82.41'
C45	8°20'14"	280.00'	48.63'	N78°51'22"E	48.58'
C46	17°18'59"	178.00'	52.84'	N72°28'58"W	52.74'
C47	14°48'57"	320.10'	82.88'	S78°18'30"W	82.38'
C48	42°57'13"	178.00'	131.18'	N81°14'12"E	128.14'
C49	8°21'18"	278.00'	28.88'	S42°28'11"W	28.88'
C50	14°38'22"	278.00'	70.10'	S52°24'57"W	69.82'
C51	18°38'17"	278.00'	78.14'	S87°32'47"W	74.80'
C52	8°09'03"	278.00'	38.12'	S78°28'57"W	38.08'
C53	43°48'53"	228.00'	171.88'	S81°28'32"W	167.72'
C54	42°57'13"	228.00'	188.88'	N81°14'12"E	184.78'
C55	13°18'37"	270.10'	82.88'	S78°04'30"W	82.88'
C56	14°08'38"	288.10'	72.88'	S78°28'58"W	72.41'
C57	42°57'13"	200.00'	148.84'	N81°14'12"E	148.48'
C58	43°48'53"	250.00'	190.88'	S81°28'32"W	186.38'
C59	28°17'30"	58.80'	27.30'	S82°57'14"E	27.08'
C60	12°28'01"	1.50'	3.34'	S08°08'58"E	2.88'
C61	28°17'30"	58.80'	27.30'	S78°48'18"W	27.08'
C62	28°08'13"	80.00'	28.34'	N83°31'23"W	28.13'
C63	128°41'38"	2.00'	4.53'	N88°08'58"W	3.82'
C64	28°08'13"	80.00'	28.34'	N71°18'25"E	28.13'
C65	28°08'13"	80.00'	28.34'	S83°31'23"W	28.13'
C66	128°41'38"	2.00'	4.53'	S08°08'58"E	3.82'
C67	28°08'13"	80.00'	28.34'	N71°18'25"E	28.13'
C68	28°08'13"	80.00'	28.34'	N83°31'23"W	28.13'
C69	128°41'38"	2.00'	4.53'	N88°08'58"W	3.82'
C70	28°08'13"	80.00'	28.34'	N71°18'25"E	28.13'
C71	28°08'13"	80.00'	28.34'	N83°31'23"W	28.13'
C72	128°41'38"	2.00'	4.53'	N88°08'58"W	3.82'
C73	28°08'13"	80.00'	28.34'	N71°18'25"E	28.13'
C74	40°38'48"	287.80'	182.78'	N83°34'08"E	178.84'
C75	40°38'50"	272.51'	183.41'	S83°34'00"W	180.38'
C76	4°58'42"	184.81'	14.38'	S43°38'53"W	14.35'
C77	8°13'41"	248.85'	38.28'	N40°47'47"E	38.25'
C78	2°53'52"	230.00'	11.63'	N38°57'20"E	11.83'
C79	8°58'38"	200.00'	24.41'	S48°43'55"W	24.40'