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 Plat 3 8599 20 726140015006
 03/07/2014 10:49AM BAEPM & T BOX
 Terry J. Brown
 Franklin County Recorder

THE LINKS AT BALLANTRAE

SECTION 1

PLAT BOOK 117 PG 31

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 3453, containing 14.172 acres of land, more or less, said 14.172 acres being part of that tract of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number 201308070134057, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL, JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE LINKS AT BALLANTRAE SECTION 1"**, a subdivision containing Lots numbered 1 to 16, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D", Reserve "E", Reserve "F" and Reserve "G", does hereby accept this plat of same and dedicates to public use, as such, all of the Drives, Roads and Lane 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.

In Witness Whereof, **TIMOTHY C. HALL, JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this 25 day of NOV, 2013.

Signed and Acknowledged
 In the presence of:

**M/I HOMES
 OF CENTRAL OHIO, LLC**

Jason Francis
 JASON FRANCIS

By TIMOTHY C. HALL, JR.
 Area President

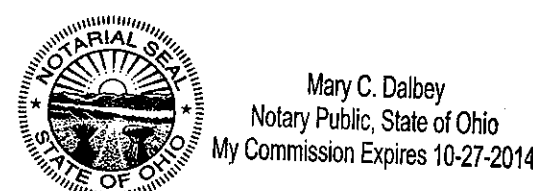
Mary Dalbey
 MARY DALBEY

STATE OF OHIO
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL, JR.**, Area President of said **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 25 day of NOV, 2013

My commission expires 10-27-14
Mary C. Dalbey
 Notary Public, State of Ohio



Approved this 29th Day of Nov
 2013

Paul S. Langworthy
 Director of Land Use and Long
 Range Planning
 Dublin, Ohio

Approved this 12th Day of Dec.
 2013

Paul A. Hamann
 City Engineer,
 Dublin, Ohio

Approved this 4th day of November 2013, by vote of Council, wherein all of the Drives, Roads and Lane, 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
4th day of Feb., 2014.

Anne A. Clarke
 Clerk of Council
 Dublin, Ohio

Transferred this 7 day of MARCH,
 2014.

Clarence E. Mingo II
 Auditor,
 Franklin County, Ohio

Michael Dason
 Deputy Auditor,
 Franklin County, Ohio

Filed for record this 7th day of MARCH
 2014 at 10:49 A.M. Fee \$ 259.20

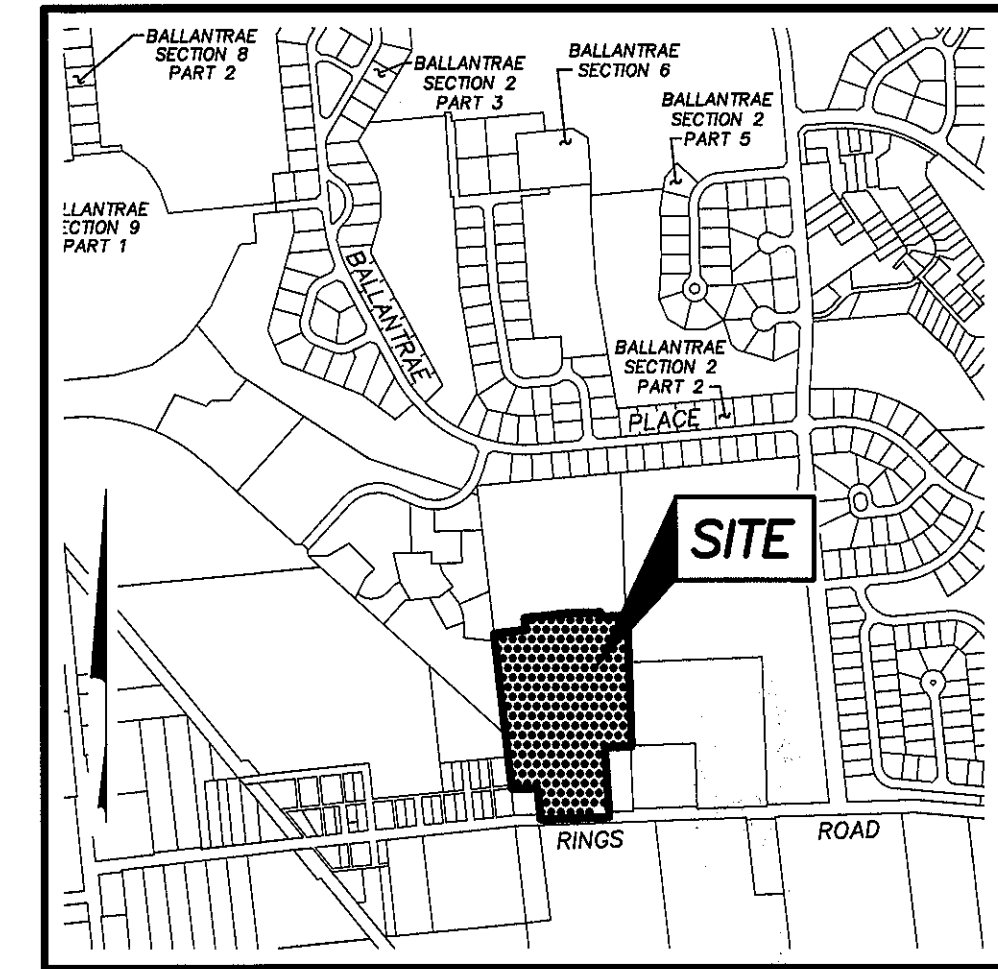
Jerry G. Brown M.E.
 Recorder,
 Franklin County, Ohio

File No. 201403070028025

Recorded this 7th day of MARCH,
 2014

Marcie Egan
 Deputy Recorder, Franklin County, Ohio

Plat Book 117, Pages 31-33



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

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of FCGS monument numbers 5536 and 7752, having a bearing of South 85°44'20" East between said monuments, established by the Franklin County Engineering Department, 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 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, 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



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.4500 Toll Free: 888.775.3448
 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 Matthew A. Kirk 22 Nov 13
 Professional Surveyor No. 7865 Date

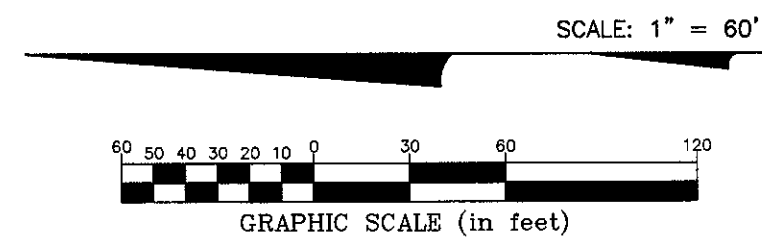
THE LINKS AT BALLANTRAE

SECTION 1

PLAT BOOK 117 PG 32

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	62°44'32"	200.00'	219.01'	N 33°22'32" W	208.23'
C2	16°54'01"	250.00'	73.74'	S 56°17'47" E	73.47'
C3	28°48'41"	300.00'	150.86'	N 27°44'54" E	149.27'
C4	85°15'29"	150.00'	223.21'	S 49°11'51" E	203.17'
C5	15°10'09"	150.00'	39.71'	S 84°14'31" E	39.60'
C6	70°05'20"	150.00'	183.49'	S 41°36'47" E	172.28'
C7	90°00'56"	150.00'	235.86'	N 43°09'56" E	212.16'
C8	4°43'35"	500.00'	41.24'	S 85°47'41" W	41.23'
C9	60°42'00"	165.00'	174.80'	S 34°23'48" E	166.74'
C10	61°38'34"	235.00'	252.83'	N 33°55'31" W	240.81'
C11	1°38'34"	215.00'	6.16'	S 63°55'30" E	6.16'
C12	23°44'32"	175.00'	72.52'	S 50°18'32" E	72.00'
C13	20°24'26"	175.00'	62.33'	S 28°14'03" E	62.00'
C14	11°27'44"	175.00'	35.01'	S 12°17'59" E	34.95'
C15	21°20'50"	175.00'	65.20'	N 77°29'59" E	64.82'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C16	23°59'38"	175.00'	73.28'	N 54°49'45" E	72.75'
C17	20°22'54"	175.00'	82.25'	N 32°38'30" E	61.92'
C18	20°22'53"	175.00'	82.25'	N 12°15'36" E	61.92'
C19	3°54'42"	175.00'	11.95'	N 00°06'49" E	11.94'
C20	85°15'29"	125.00'	186.00'	N 49°11'51" W	169.31'
C21	90°00'56"	125.00'	196.38'	S 43°09'56" W	176.80'
C22	4°43'35"	475.00'	39.18'	N 85°47'41" E	39.17'
C23	4°43'35"	525.00'	43.31'	S 85°47'41" W	43.29'
C24	16°54'01"	285.00'	84.07'	S 56°17'47" E	83.76'
C25	18°51'31"	325.00'	106.97'	N 22°46'19" E	106.49'
C26	9°57'10"	325.00'	56.45'	N 37°10'39" E	56.38'
C27	11°30'23"	275.00'	55.23'	S 36°24'03" W	55.13'
C28	17°18'18"	275.00'	83.06'	S 21°59'42" W	82.74'
C46	39°43'17"	100.00'	69.33'	N 13°30'29" W	67.95'
C47	49°41'57"	100.00'	86.74'	N 87°10'24" W	84.05'



Ⓐ 3' Sidewalk Easement
 Ⓑ 7' Sidewalk Easement
 TPZ=Tree Preservation Zone

BOARD OF EDUCATION OF THE
 HILLIARD CITY SCHOOL DISTRICT
 I.N. 200111140263522

M/I HOMES OF CENTRAL OHIO, LLC
 I.N. 201308070134057

V.M.S. 3453
 V.M.S. 6953
 WOODLANDS AT BALLANTRAE
 CONDOMINIUM
 SIXTH AMENDMENT
 C.P.B. 206, P. 7

WOODLANDS AT
 BALLANTRAE CONDOMINIUM
 SEVENTH AMENDMENT
 C.P.B. 219, P. 36

WOODLANDS AT
 BALLANTRAE
 CONDOMINIUM
 NINTH AMENDMENT
 C.P.B. 226, P. 35

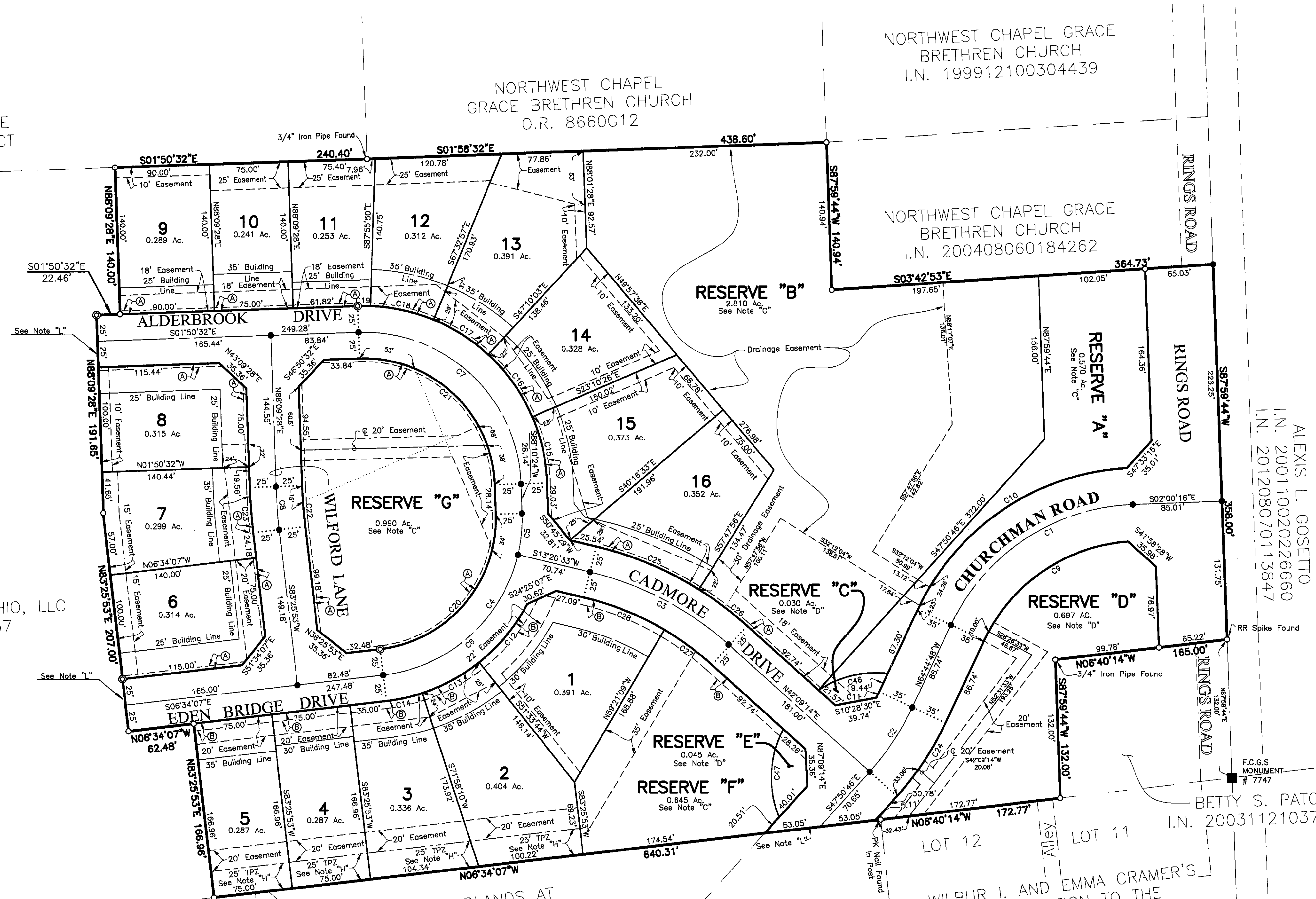
WOODLANDS AT
 BALLANTRAE, LLC
 I.N. 200504290080687

JAY W. LIGGETT, TRUSTEE
 I.N. 200101260016924

WILBUR I. AND EMMA CRAMER'S
 FIRST ADDITION TO THE
 VILLAGE OF AMLIN
 P.B. 10, P. 98

BETTY S. PATCH
 I.N. 200311210374311

ALEXIS L. GOSSETTO
 I.N. 200110020226660
 I.N. 201208070113847



L:\20130729\DWG\CASHIERS\PLAT\20130729-15-PLAT-FINEL.DWG plotted by PRITCHARD, INC on 1/22/2014 2:10:33 PM last saved by PRITCHARD, INC on 1/22/2014 11:53:52 AM

THE LINKS AT BALLANTRAE

SECTION 1

PLAT BOOK 117 PG 33

3
3

NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for The Links at Ballantrae Section 1 in effect at the time of platting of The Links at Ballantrae Section 1 specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon
Side: 6 feet one side; 12 feet total
Rear: 25 feet

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" - FEMA ZONE: At the time of platting, all of The Links at Ballantrae Section 1 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 39049C0133K with effective date of June 17, 2008.

NOTE "C" - RESERVE "A", RESERVE "B", RESERVE "F" AND RESERVE "G" : Reserve "A", Reserve "B", Reserve "F" and Reserve "G", as designated and delineated hereon, will be owned and maintained by the City of Dublin for the purpose of open space and any other uses allowed by the then current zoning. Reserve "B" will also provide the necessary stormwater facilities for the development as shown hereon.

NOTE "D" - RESERVE "C", RESERVE "D" AND RESERVE "E" : Reserve "C", Reserve "D" and Reserve "E", as designated and delineated hereon, will be owned by the City of Dublin and maintained by The Links at Ballantrae home owners association for the purpose of open space and any other uses allowed by the then current zoning.

NOTE "E" - FENCES: No fences may be placed in a Drainage Easement area or Tree Preservation Zone. Fences, where permitted in the Links at Ballantrae Section 1 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

NOTE "F" - UTILITY PROVIDERS: Buyers of the lots in the The Links at Ballantrae Section 1 subdivision are hereby notified that, at the time of platting, utility service to The Links at Ballantrae Section 1 for electric power is provided by American Electric Power and telephone service is provided by Frontier.

NOTE "G" - SCHOOL DISTRICT: At the time of platting, all of The Links at Ballantrae Section 1 is in the Hilliard City School District.

NOTE "H" - TREE PRESERVATION ZONE: No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as a "Tree Preservation Zone", nor shall any work be performed therein which would alter the natural state of the zone or damage any of the trees or vegetation therein. Disturbance of any part of the zone by maintenance shall be restored as nearly as practicable to the original condition. No tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes (removal of underbrush is acceptable) or in keeping with good forest management practices.

NOTE "I" - ACREAGE BREAKDOWN:

Total Acreage	14.172 Ac.
Acreage in Reserves	5.787 Ac.
Acreage in Right-of-way	3.213 Ac.
Acreage in Remaining Lots	5.172 Ac.

NOTE "J" - ACREAGE BREAKDOWN: The Links at Ballantrae Section 1 is comprised of the following Franklin County Parcel Numbers:

Parcel Number 274-000019	10.523 Ac.
Parcel Number 274-000038	3.649 Ac.

NOTE "K": 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 and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information about The Links at Ballantrae Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

NOTE "L" - VEHICULAR ACCESS: No vehicular access is to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.