

CERTIFIED ADDRESSES
Kusin Gato 1/12/15
 ISSUED BY DATE
CITY OF DUBLIN-PUBLIC SERVICE

BALLANTRAE SECTION 6 PART 2 FINAL ADDRESSES

Address	Lot No.	Corner Lot Alternate Address
5829 Glendavon Court	485	5828 Glendavon Place
5837 Glendavon Court	486	
5845 Glendavon Court	487	
5842 Glendavon Court	488	
5834 Glendavon Court	489	
5826 Glendavon Court	490	
5818 Glendavon Court	491	5818 Glendavon Place
5810 Glendavon Place	492	
5802 Glendavon Place	493	
5794 Glendavon Place	494	
5786 Glendavon Place	495	
5778 Glendavon Place	496	
5770 Glendavon Place	497	
5762 Glendavon Place	498	
5817 Glendavon Place	509	
5809 Glendavon Place	510	
5801 Glendavon Place	511	
5793 Glendavon Place	512	
5785 Glendavon Place	513	
5777 Glendavon Place	514	
5769 Glendavon Place	515	
 Reserve V		 5838 Glendavon Court

BALLANTRAE SECTION 6 PART 2 (INCLUDING A VACATION OF A PORTION OF WERNER-TEMPLE ROAD)

201409160122051
Scale: 1" = 1000'
Date: 08/17/14
Project: Ballantrae Section 6 Part 2
Sheet: 118 PG 9

Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Number 3453, containing 9.477 acres of land, more or less, said 9.477 acres being part of those tracts of land conveyed to EDWARDS GOLF COMMUNITIES, LLC by deeds of record in Instrument Number 2000092501946880 and Instrument Number 20011020242889, a part of said 9.477 acres further being a vacation of a portion of Werner-Temple Road, all references being to those or record in the Recorder's Office, Franklin County, Ohio.

The undersigned, EDWARDS GOLF COMMUNITIES, LLC, an Ohio limited liability company, 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 "BALLANTRAE SECTION 6 PART 2", a subdivision containing Lots numbered 485 to 498, both inclusive, 509 to 515, both inclusive and an area designated as Reserve "V", does hereby accept this plat of same and dedications to public use, as such, all of the Court and Place 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, 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 "Basement, Drainage Easement, or Sidewalk Easement." Each of the areas so designated shall remain open to the construction, operation and maintenance of all public and quasi-public works, including but not limited to, 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 discharge 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.

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of EDWARDS GOLF COMMUNITIES, LLC, has hereunto set his hand this 21st day of August, 2014.

Signed and Acknowledged
In the presence of:

EDWARDS GOLF COMMUNITIES, LLC
By: Charles P. Driscoll
Vice President
Witness: William K. DeWolfe
Susan Wilgus

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 EDWARDS GOLF COMMUNITIES, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of EDWARDS GOLF COMMUNITIES, LLC for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 21st day of August, 2014.

My commission expires 6-25-2015
Susan Wilgus
Notary Public,
State of Ohio



Approved this 21st day of Aug
Paul S. Longworth
Director of Land Use and Long
Range Planning,
Dublin, Ohio
Approved this 21st day of September
Paul W. [Signature]
City Engineer,
Dublin, Ohio

Approved this 7th day of November 2014 by vote of Council, wherein all of the City of Dublin, Ohio, by its approval and acceptance of this plat does hereby vacate the portion of Werner-Temple Road as shown hereon by hatching (See hatching legend)

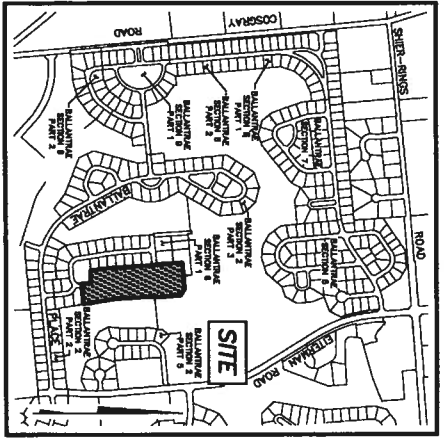
In Witness Whereof I have hereunto set my hand and affixed my seal this 11th day of Sept. 2014.
James [Signature]
Clerk of Council,
Dublin, Ohio

Transferred this 16th day of Sept. 2014.
Clarence E. Hulse II
Auditor,
Franklin County, Ohio

Filed for record this 16th day of Sept. 2014 at 11:28 A.M. Fee \$ 172.00
Larry J. Wilson
Recorder,
Franklin County, Ohio

Recorded this 17th day of Sept. 2014.
Margaret H. Ambler
Deputy Recorder,
Franklin County, Ohio

File No. 201409160122051
Plat Book 118, Pages 9-10



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

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the bearings in the bearings monument on the subdivision plat entitled "Ballantrae Section 6 Part 1" of record in Plat Book 98, Pages 30 and 31, Recorder's Office, Franklin County, Ohio. On said plat of record a portion of the centerline of Royal Dublin Drive has a bearing of North 05°46'18" West.

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 pinned in the top end bearing the initials EMHHT 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 "EMHHT 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: Michael A. [Signature]
Professional Surveyor No. 7855
Date: 25 Aug 14



200110220242648
0.861 AC.

THE CITY OF DUBLIN
I.N. 200011210236365

EDWARDS GOLF COMMUNITIES, LLC
I.N. 200110220242680
(0.103 AC. P.R.O.)

EDWARDS GOLF COMMUNITIES, LLC
I.N. 200110220242689
(0.401 AC. P.R.O.)

GLENDAVON PLACE

Existing Highway Easement to the west (0.401 Ac.) See Note "U"

CURVE NO.	DATA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	41°20'32"	100.00'	72.18'	N 74°43'06" W	70.60'
C2	50°18'00"	100.00'	87.73'	N 28°54'00" W	85.00'
C3	81°30'37"	100.00'	159.93'	N 48°54'56" W	143.44'
C4	56°41'30"	100.00'	82.20'	N 18°03'20" E	81.81'
C5	81°30'37"	75.00'	119.86'	S 48°54'56" E	107.86'
C6	83°24'47"	125.00'	153.01'	N 07°12'01" W	153.01'
C7	24°54'37"	125.00'	83.62'	N 27°05'42" W	83.21'
C8	16°48'17"	125.00'	36.70'	N 18°17'00" E	36.57'
C9	14°38'00"	125.00'	31.83'	N 02°33'28" E	31.84'
C10	48°17'38"	50.00'	43.02'	N 20°53'12" E	41.70'
C11	23°58'31"	65.00'	27.22'	N 33°32'17" E	27.02'
C12	81°18'15"	65.00'	89.57'	N 08°07'07" W	86.28'
C13	53°58'53"	65.00'	81.24'	N 68°48'11" W	80.00'
C14	53°58'53"	65.00'	81.24'	S 08°14'56" W	80.41'
C15	50°22'48"	65.00'	82.83'	S 04°54'06" W	80.41'
C16	28°04'58"	65.00'	33.88'	S 38°03'18" E	33.57'
C17	278°35'18"	65.00'	318.00'	S 88°14'23" W	84.78'
C18	48°17'38"	50.00'	43.02'	S 28°24'27" E	41.70'
C19	18°44'30"	75.00'	21.81'	S 04°28'38" W	21.84'
C20	201°15'30"	125.00'	44.20'	N 85°18'29" W	43.97'

TIMOTHY W. DICKENS
I.N. 201308070133824

THE CITY OF DUBLIN, OHIO
I.N. 200011210236365

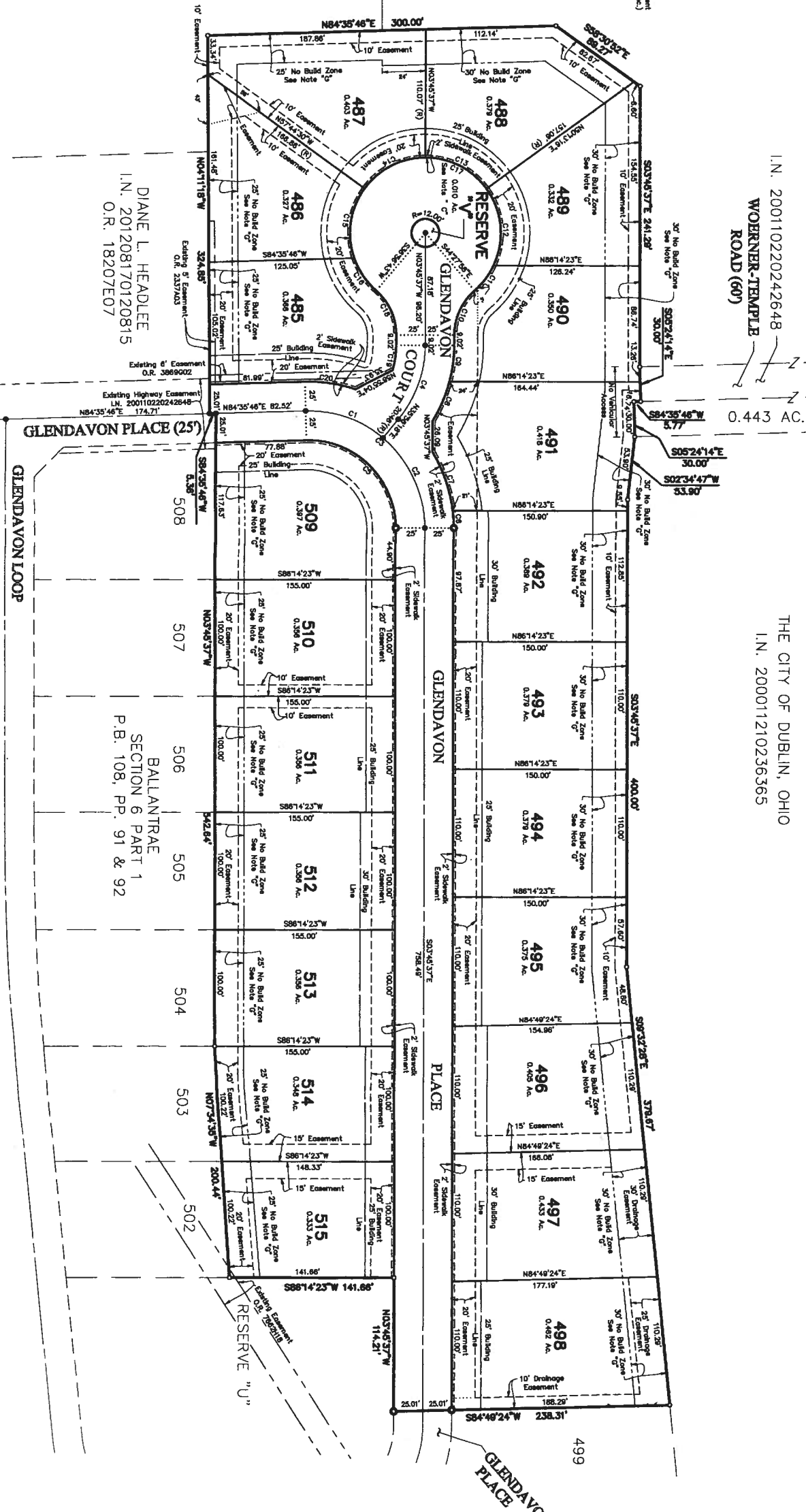
DIANE L. HEADLEE
I.N. 201208170120815
O.R. 18207E07

BALLANTRAE SECTION 6 PART 1
P.B. 108, PP. 91 & 92

I.N. 200110220242648
WOERNER-TEMPLE ROAD (60')

THE CITY OF DUBLIN, OHIO
I.N. 200011210236365

BALLANTRAE SECTION 6 PART 2



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Ballantrae Section 6 Part 2 in effect at the time of platting of Ballantrae Section 6 Part 2 specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

From: As shown hereon
Side: 7 feet one side; 15 feet total
Rear: 25 feet (30 feet on Golf Course)

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, shall be reviewed to determine the true current requirements of the ordinance 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 FLOOD ZONE: At the time of platting, all of Ballantrae Section 6 Part 2 is in Zone X (area 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 390900135K with effective date of June 17, 2006.

NOTE "C" - RESERVE "U": Reserve "U", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and will be maintained by an association comprised of the owners of the fee simple titles to the lots in the Ballantrae subdivisions.

NOTE "D" - FENCES: No fences may be placed in a designated easement area. Fences, where permitted in the Ballantrae Section 6 Part 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

NOTE "E" - UTILITY PROVIDERS: Buyers of the lots in the Ballantrae Section 6 Part 2 subdivision are hereby notified that, at the time of platting, utility services to Ballantrae Section 6 Part 2 for electric power is provided by American Electric Power and telephone services is provided by Ameritech.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of Ballantrae Section 6 Part 2 is in the City of Hilliard School District.

NOTE "G" - NO BUILD ZONE: Areas of land designated hereon as "No Build Zone" shall remain free of any structures including, but not limited to, drives and walks, buildings and outbuildings, sheds, fences, swimming pools, and basketball courts. Any building hereon shall prohibit over lot grading, drainage facilities, utility lines and utility structures, including above grade utility structures within said "No Build Zones".

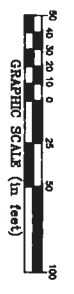
NOTE "H" - VACATION OF PUBLIC STREETS: The existing highway easement known as Woerner-Temple Road, conveyed to the City of Dublin by deed of record in Instrument Number 200110220242648, shown hereon by hatching (See Hatching Legend) is hereby vacated.

NOTE "I" - ACREAGE BREAKDOWN:

Total Acreage:	9.477 Ac.
Acreage in Right-of-Way:	1.560 Ac.
Acreage in Reserve "U":	0.010 Ac.
Acreage in Remaining Lots:	7.899 Ac.

NOTE "J" - ACREAGE BREAKDOWN: Ballantrae Section 6 Part 2 is comprised of the following Franklin County Parcel Numbers

Parcel Number 274-000300	6.902 Ac.
Parcel Number 274-000343	2.575 Ac.



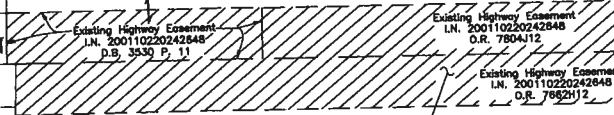
SCALE: 1" = 50'

Exhibit for the release of highway easement

200110220242648
0.861 AC.
THE CITY OF DUBLIN
I.N. 200011210236365

EDWARDS GOLF COMMUNITIES, LLC
I.N. 200110220242680
(0.103 AC. P.R.O.)
EDWARDS GOLF COMMUNITIES, LLC
I.N. 200110220242689
(0.401 AC. P.R.O.)

GLENDAVON PLACE



CURVE NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	41°20'32"	100.00'	72.16'	N 74°43'58" W	70.00'
C2	50°18'00"	100.00'	87.78'	N 28°54'40" W	65.00'
C3	81°38'37"	100.00'	158.85'	N 48°54'58" W	143.44'
C4	38°41'58"	100.00'	88.28'	N 18°03'20" E	87.21'
C5	81°38'37"	75.00'	119.88'	S 48°54'08" E	107.88'
C6	6°32'47"	125.00'	15.01'	N 07°12'01" W	15.00'
C7	24°34'37"	125.00'	53.80'	N 22°55'42" W	53.21'
C8	18°48'17"	125.00'	36.70'	N 18°17'08" E	36.57'
C9	14°38'08"	125.00'	31.83'	N 03°33'28" E	31.84'
C10	48°17'38"	50.00'	43.02'	N 30°53'17" E	41.70'
C11	23°58'31"	65.00'	27.22'	N 33°52'17" E	27.02'
C12	81°18'15"	65.00'	69.57'	N 08°07'07" W	68.28'
C13	83°58'33"	65.00'	81.24'	N 68°48'11" W	59.00'
C14	53°58'57"	65.00'	81.24'	S 69°14'58" W	80.00'
C15	52°22'48"	65.00'	62.83'	S 04°34'08" W	60.41'
C16	28°58'58"	65.00'	33.98'	S 38°05'18" E	33.97'
C17	27°38'19"	65.00'	31.80'	S 08°14'23" W	31.78'
C18	18°44'30"	75.00'	21.31'	S 04°38'29" W	21.84'
C19	20°15'30"	125.00'	44.20'	N 87°16'28" W	43.97'

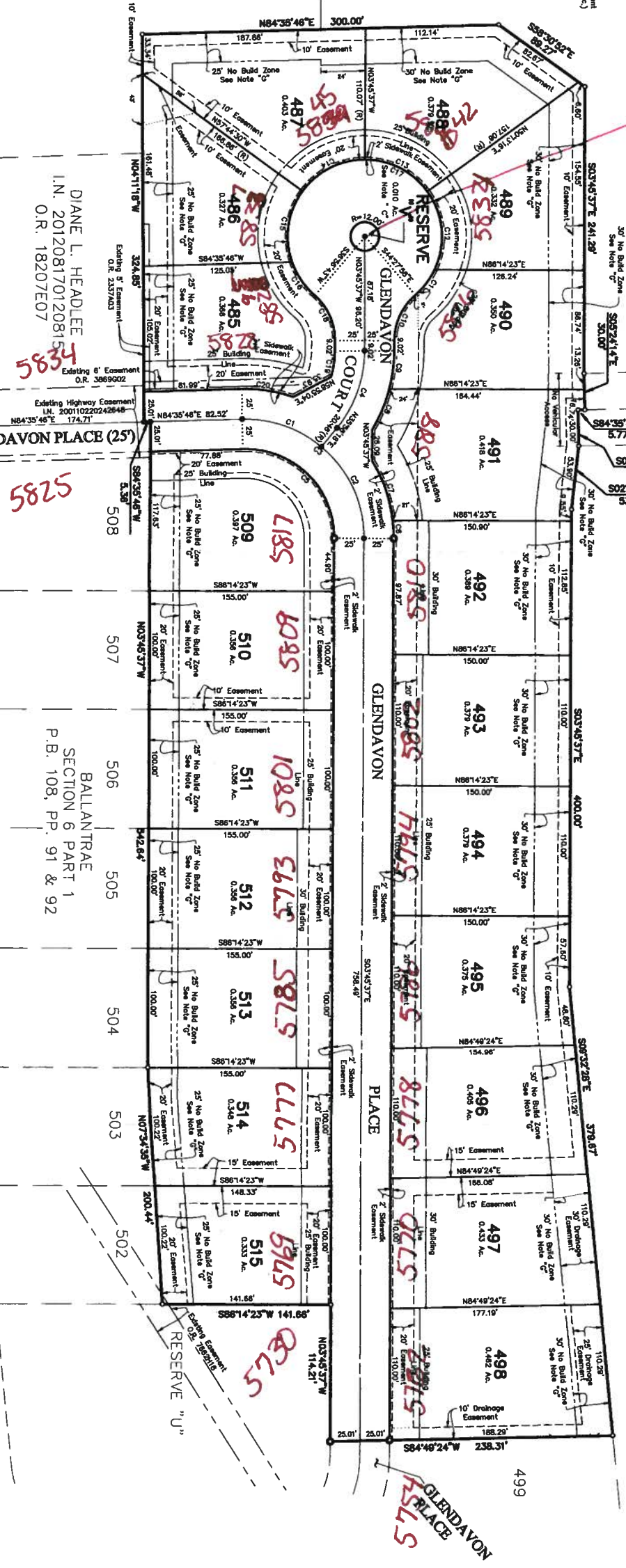
TIMOTHY W. DICKENS
I.N. 201308070133824
THE CITY OF DUBLIN, OHIO
I.N. 200011210236365

Existing Highway Easement to be vacated (0.401 Ac.) See Note "H"

BALLANTRAE SECTION 6 PART 2

I.N. 200110220242648
WERNER-TEMPLE ROAD (60')
0.443 AC.

THE CITY OF DUBLIN, OHIO
I.N. 200011210236365



DIANE L. HEADLEE
I.N. 201208170120815
O.R. 18207E07

SECTION 6 PART 1
P.B. 108, PP. 91 & 92



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Ballantrae Section 6 Part 2 in effect at the time of platting of Ballantrae Section 6 Part 2 specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon
Side: 7 feet (one side, 15 feet total)
Rear: 25 feet (30 feet on Golf Course)

Solid 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 Ballantrae Section 6 Part 2 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 and Areas of Special Flood Hazard Risk Map for Ballantrae Section 6 Part 2, Flood Map Number 39049C013K with effective date of June 17, 2006.

NOTE "C" - RESERVE "V": Reserve "V", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and will be maintained by an association comprised of the owners of the fee simple titles to the lots in the Ballantrae subdivisions.

NOTE "D" - FENCES: No fences may be placed in a drainage easement area. Fences are prohibited to the extent of the 25' wide utility easement shown on the City of Dublin, Ohio, zoning code.

NOTE "E" - UTILITY PROVIDERS: Buyers of the lots in the Ballantrae Section 6 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Ballantrae Section 6 Part 2 for electric power is provided by American Electric Power and telephone service is provided by Ameritech.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of Ballantrae Section 6 Part 2 is in the City of Hilliard School District.

NOTE "G" - NO BUILD ZONE: Areas of land designated hereon as "No Build Zone" shall remain undeveloped and shall be used only for agricultural purposes, including but not limited to stock, fence, swimming pool, decks, spring cesspools, structures, satellite dish antennas and hand-held courts. Nothing herein shall prohibit over the grading, drainage facilities, utility lines and utility structures, including above grade utility structures within said "No Build Zones".

NOTE "H" - VACATION OF PUBLIC STREETS: The existing highway easement known as Werner-Temple Road, conveyed to to the City of Dublin by deed of record in Instrument Number 200110220242648, shown hereon by hatching (See Hatching Legend) is hereby vacated.

NOTE "I" - ACREAGE BREAKDOWN:

Total Acreage	9.477 Ac.
Area in Right-of-Way	1.568 Ac.
Area in Reserve "V"	0.010 Ac.
Average in Remaining Lots	7.899 Ac.

NOTE "J" - ACREAGE BREAKDOWN: Ballantrae Section 6 Part 2 is comprised of the following Franklin County Parcel Numbers

Parcel Number 214-000300	6.902 Ac.
Parcel Number 214-000343	2.575 Ac.