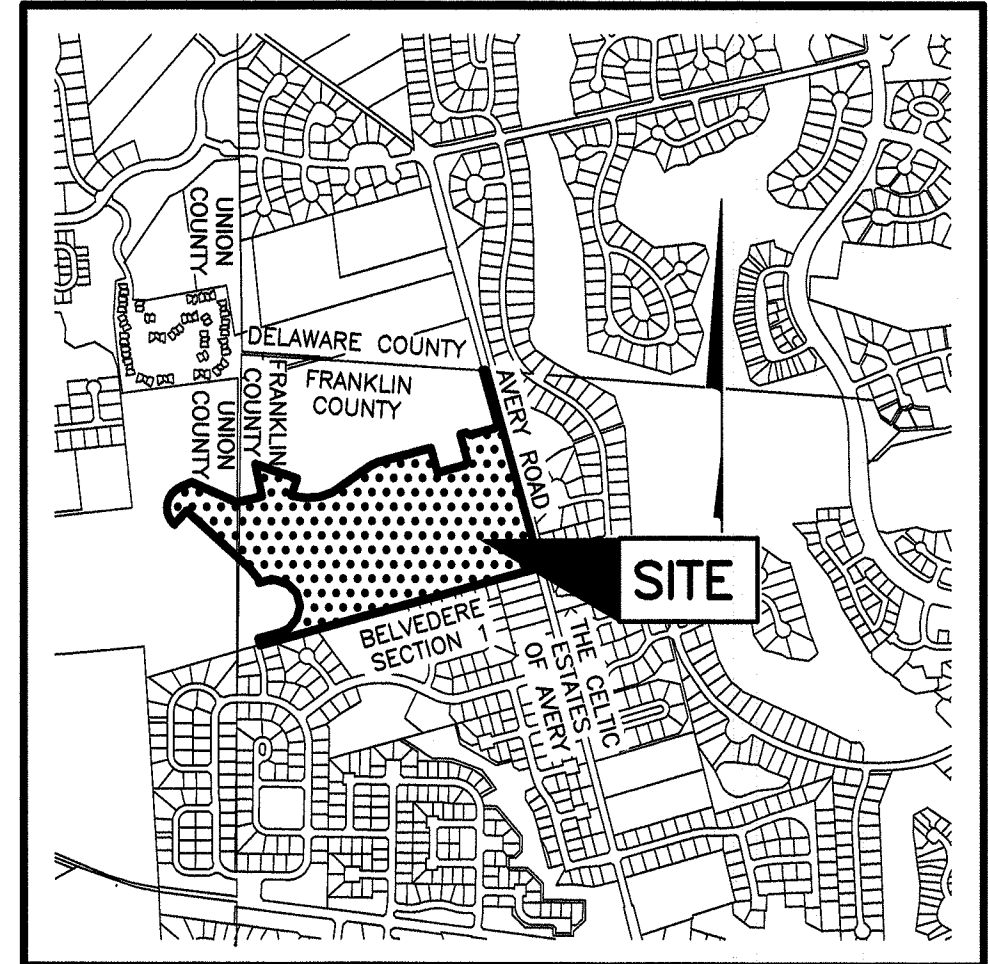


RIVIERA SECTION 1

201701130000437 12/18/2017
 Pages: 3 F: \$129.00 12:14 PM
 Teresa Markham T20170000269
 Union County Recorder DOC: PLAT



LOCATION MAP AND BACKGROUND DRAWING
 NOT TO SCALE

Situated in the State of Ohio, Counties of Franklin and Union, Township of Washington, City of Dublin, and in Virginia Military Survey Number 5162, containing 57.284 acres of land, more or less, said 57.284 acres being comprised of a resubdivision of the subdivision entitled "David M. Donaldson Heirs Subdivision of Part of Survey 5162", of record in Plat Book 3, Page 427 (Franklin County), part of Lots 6 and 7 of the "Partition of the Estate of David R. Ashbaugh" (Franklin County Court of Common Pleas Case Number 45633), of record in Survey Plat Book 3, Page 114 (Franklin County), and part of that tract of land conveyed to **RIVIERA VENTURES, LLC** by deed of record in Instrument Number 201508280120922 (Franklin County) and Instrument Number 201508310007071 (Union County), Recorder's Office, Ohio.

The undersigned, **RIVIERA VENTURES, LLC**, an Ohio limited liability company, by **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, Member, 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 "**RIVIERA SECTION 1**", a subdivision containing Lots numbered 1 to 40, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D1" and Reserve "D2", does hereby accept this plat of same and dedicates to public use, as such, all of Riviera Boulevard, Devictor Way, Avery Road, Tantalus Drive and Albanese Circle 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", "Landscape/Maintenance Easement" (see Note "R") 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**, Member of **RIVIERA VENTURES, LLC** has hereunto set his hand this 8th day of Nov., 2016.

Signed and Acknowledged
 In the presence of:

RIVIERA VENTURES, LLC
 By: **M/I HOMES OF CENTRAL OHIO, LLC**,
 Member

By **TIMOTHY C. HALL, JR.**,
 Area President

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**, Member of **RIVIERA VENTURES, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **RIVIERA VENTURES, LLC** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 8th day of Nov., 2016.

My commission expires 4/25/19

Darlene W. Smith
 Notary Public, State of Ohio



DARLENE W. SMITH
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES JUNE 25, 2019

Approved this 13 Day of Nov,
 2016

**Director of Land Use and Long
 Range Planning,**
 Dublin, Ohio

Approved this 16th Day of Dec.,
 2016

City Engineer,
 Dublin, Ohio

Approved this 24th day of October, 2016, by vote of Council, wherein all of Riviera Boulevard, Devictor Way, Avery Road, Tantalus Drive and Albanese Circle 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
19 day of Dec., 2016.

Clerk of Council,
 Dublin, Ohio

Transferred this 3 day of JAN,
 2017.

Auditor,
 Franklin County, Ohio

Deputy Auditor,
 Franklin County, Ohio

Filed for record this 3RD day of JAN,
 2017 at 12:59 P.M. Fee \$ 259.20

Recorder,
 Franklin County, Ohio

File No. 201701030000531

Recorded this 3RD day of JAN,
 2017

Deputy Recorder,
 Franklin County, Ohio

Plat Book 121, Pages 084-087

I hereby certify that the land
 by this plat was transferred
 on Jan 13, 2017.

Union County Auditor

I hereby certify that this plat was filed
 for recording on Jan 13, 2017,
 and that it was recorded on Jan 13,
 2017 in Plat Book 121, Pages 1 ABC
 plat records of Union County, Ohio.

Union County Recorder

Fee \$ 129.40

SURVEYED & PLATTED
 BY

EMHT
 Evans, Mechwart, Hambleton & Tillon, Inc.
 Engineers • Surveyors • Planners • Scientists
 5800 New Albany Road, Columbus, OH 43264
 Phone: 614.775.4500 Toll Free: 866.775.5648
 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**
 Professional Surveyor No. 7865

3 Nov 16
 Date

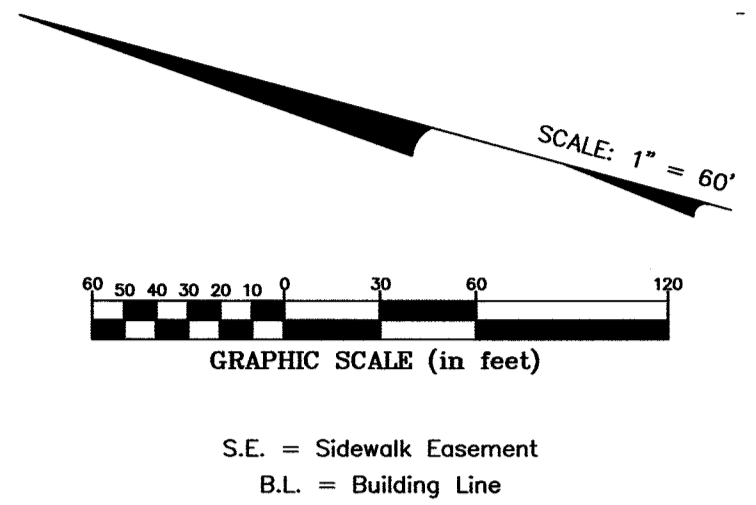


RIVIERA SECTION 1

MURFIELD VILLAGE
PHASE 17 PART 2
P.B. 61, P. 15
(Franklin Co.)

THE VILLAGE OF DUBLIN, OHIO
O.R. 7572C10
(Franklin Co.)

MURFIELD VILLAGE PHASE 30
P.B. 66, P. 55 (Franklin Co.)



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	140.00'	219.91'	N 60°16'07" W	197.99'
C2	90°00'00"	140.00'	219.91'	N 29°43'53" E	197.99'
C3	90°00'00"	140.00'	219.91'	S 60°16'07" E	197.99'
C4	90°00'00"	220.00'	345.58'	S 29°43'53" W	311.13'
C5	85°28'19"	165.00'	246.14'	N 58°00'16" W	223.94'
C6	90°00'00"	115.00'	180.64'	S 60°16'07" E	162.63'
C7	49°48'13"	165.00'	143.42'	N 09°37'59" E	138.95'
C8	26°22'30"	165.00'	75.95'	N 47°43'21" E	75.29'
C9	13°49'17"	165.00'	39.80'	N 67°49'14" E	39.71'
C10	90°00'00"	115.00'	180.64'	S 29°43'53" W	162.63'
C11	6°46'45"	165.00'	19.52'	N 78°07'15" E	19.51'
C12	29°29'14"	165.00'	84.92'	S 83°44'46" E	83.98'
C13	29°29'14"	165.00'	84.92'	S 54°15'32" E	83.98'
C14	24°14'48"	165.00'	69.83'	S 27°23'31" E	69.31'
C15	90°00'00"	115.00'	180.64'	N 60°16'07" W	162.63'
C16	12°13'04"	245.00'	52.24'	S 09°09'35" E	52.14'
C17	20°58'59"	245.00'	89.72'	S 07°26'26" W	89.22'
C18	20°58'59"	245.00'	89.72'	S 28°25'25" W	89.22'
C19	20°58'59"	245.00'	89.72'	S 49°24'23" W	89.22'
C20	14°50'00"	245.00'	63.43'	S 67°18'53" W	63.25'
C21	14°51'26"	195.00'	50.56'	N 07°50'24" W	50.42'
C22	75°08'34"	195.00'	255.74'	S 37°09'36" E	237.80'
C23	180°00'00"	16.50'	51.84'	N 15°16'07" W	33.00'
C24	180°00'00"	16.50'	51.84'	S 15°16'07" E	33.00'

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for Riviera Section 1 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front:	25 feet
Side:	8 feet
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": At the time of platting, part of Reserves "D1" and "D2" are within Zone A (Special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevation determined). The remainder of Riviera Section 1 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0018K, with effective date of June 17, 2008.

NOTE "C" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Riviera Section 1 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in the Riviera Section 1 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 1, for electric power is provided by AEP and Ohio Edison and telephone service is provided by AT&T and Frontier North.

NOTE "E": As per City of Dublin Zoning Code, all lots within Riviera Section 1 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Riviera" and the development text.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of Riviera Section 1 is in the Dublin City School District.

PARTITION OF THE ESTATE OF DAVID R. ASHBAUGH
FRANKLIN COUNTY COURT OF COMMON PLEAS
CASE NO. 45633

S.P.B. 3, P. 114 (Franklin Co.)

RIVIERA VENTURES, LLC
I.N. 201508280120922 (Franklin Co.)
I.N. 201508310007071 (Union Co.)

LOT 6

LOT 7

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage:	57.284 Ac.
Acreage in right-of-way:	5.451 Ac.
Acreage in Reserves:	36.335 Ac.
Acreage in remaining lots:	15.498 Ac.

NOTE "H" - RESERVES "A", "B" and "C": Reserves "A", "B" and "C", as designated and delineated hereon, will be owned by the City of Dublin and maintained by an association comprised of the owners of the fee simple titles to the lots in the Riviera subdivisions for the purpose of passive open space and any other uses allowed by the then current zoning.

NOTE "I" - ACREAGE BREAKDOWN: Riviera Section 1 is out of the following Franklin County Parcel Number:

273-000401	53.319 Ac.
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NOTE "J" - ACREAGE BREAKDOWN: Riviera Section 1 is out of the following Union County Parcel Number and Map Number:

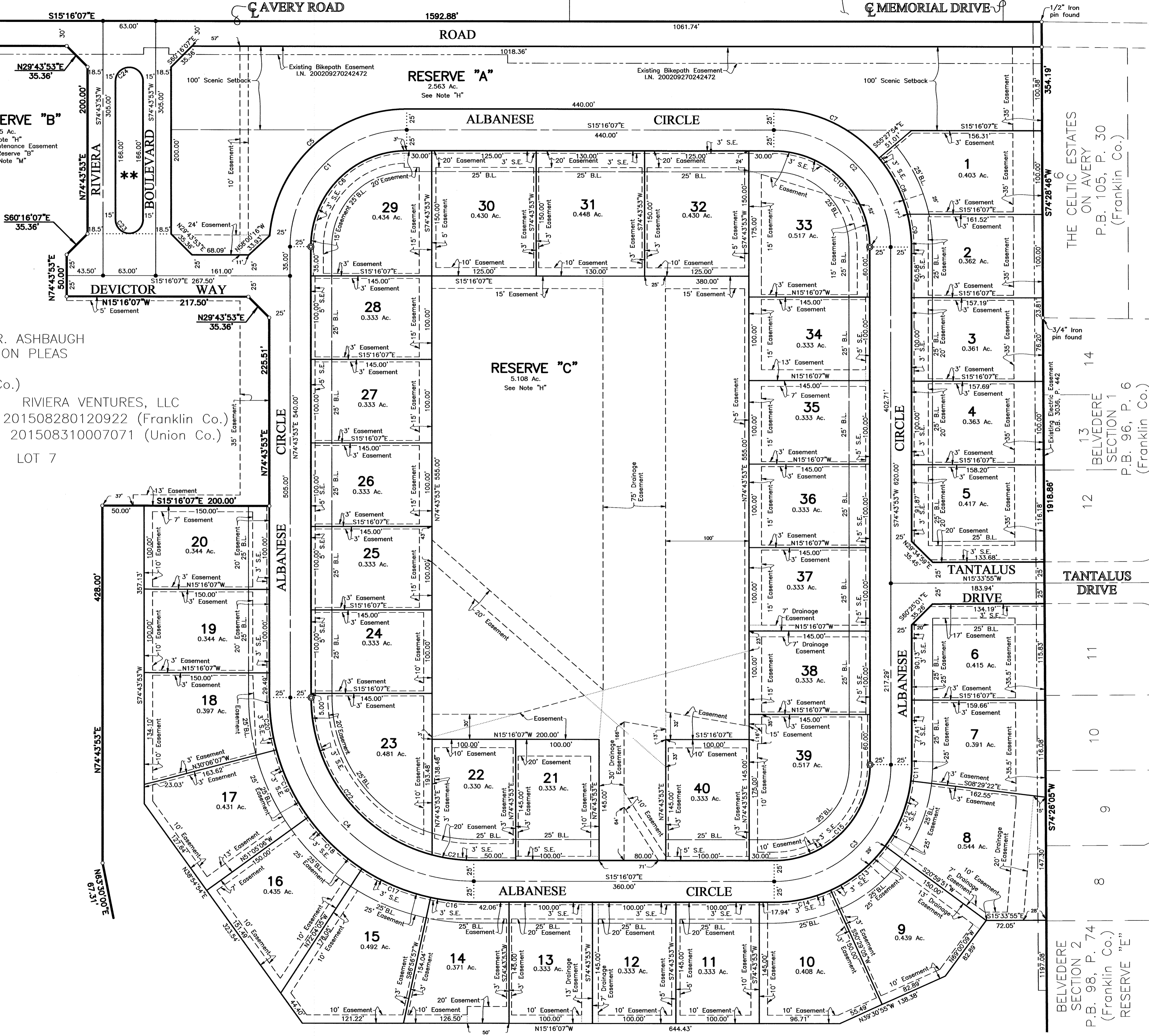
P.N. 3900240340020 M.N. 1370000049000	3.965 Ac.
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NOTE "K" - RESERVES "D1" AND "D2": Reserves "D1" and "D2", as designated and delineated hereon, will be owned and maintained by the City of Dublin for the purpose of passive open space, stormwater management and facilities and any other uses allowed by the then current zoning.

NOTE "L" - STREAM CORRIDOR PROTECTION ZONE: There shall be a Stream Corridor Protection Zone within the limits designated and delineated hereon. For definition of said zone, see the City of Dublin Codified Ordinance Section 53.200, sections 53.210-53.240.

NOTE "M" - LANDSCAPE/MAINTENANCE EASEMENT: Within, over, and under the area of land designated hereon as "Landscape/Maintenance Easement", a nonexclusive easement is hereby reserved for the purpose of installing/constructing, operating, using, and maintaining landscaping, landscaping features, and subdivision entrance features therein. Such landscaping, landscaping features, and subdivision entrance features shall be installed/constructed by the developer of Riviera subdivisions and operated, used, and maintained by said developer until such time as an association comprised of the owners of the fee simple titles to the lots in Riviera subdivisions is formed and funded. Thereafter, said association shall operate, use, and maintain said landscaping, landscaping features, and subdivision entrance features and said association shall have and is hereby granted a nonexclusive right to use said easement areas for said purpose. No developer-installed landscaping, landscaping features, and subdivision identification features shall be removed from said easement areas without the approval of said developer or said developer's designee.

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

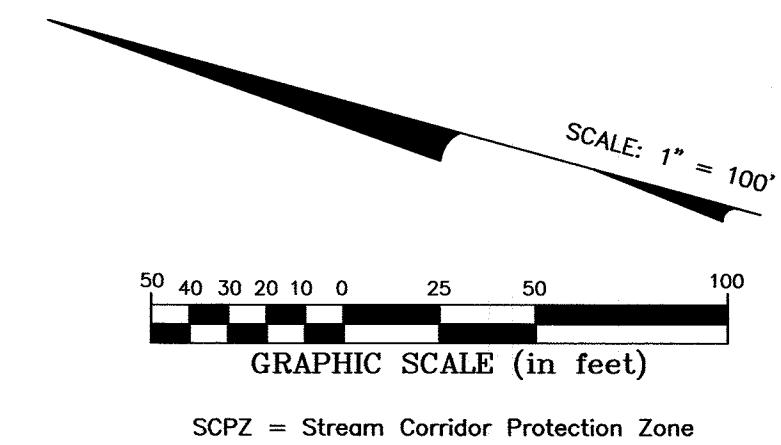


See Sheet 3

See Sheet 3

[illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°04'05"E	10.17'
L2	N16°19'39"W	42.98'
L3	N16°19'39"W	37.01'
L4	N27°05'19"W	7.03'
L5	S27°05'19"E	9.06'
L6	S43°47'47"E	60.05'
L7	N46°12'13"E	72.53'
L8	S64°34'30"W	82.60'
L9	S86°50'23"W	47.62'
L10	N41°25'04"W	53.21'
L11	N81°17'10"W	39.98'
L12	N78°53'17"W	13.81'
L13	S39°35'30"E	5.34'
L14	S15°33'55"E	5.47'



SCPZ = Stream Corridor Protection Zone

RIVIERA VENTURES, LLC
I.N. 201508280120922 (Franklin Co.)
I.N. 201508310007071 (Union Co.)

DAVID M. DONALDSON HEIRS
SUBDIVISION OF PART OF SURVEY 5162
P.B. 3, P. 427 (Franklin Co.)

RIVIERA VENTURES, LLC
 I.N. 201508280120922 (Franklin Co.)
 I.N. 201508310007071 (Union Co.)

$\Delta=116^{\circ}19'20''$ $R=175.00'$
 Arc=355.29'
 ChBrg=N10°14'26"E
 Ch=297.34'

(A) N15°33'55"W 55.00'	(H) S85°14'54"W 67.00'
(B) N63°37'17"E 67.00'	(I) S74°26'05"W 63.58'
(C) N38°49'15"E 104.27'	(J) N15°33'55"W 35.00'
(D) N11°19'54"E 102.84'	(K) N39°23'20"W 103.48'
(E) N15°33'55"W 97.59'	(L) N68°24'06"E 92.39'
(F) N45°33'47"W 100.00'	(M) S19°15'59"W 139.00'
(G) N69°57'04"W 100.00'	(N) S78°44'13"E 112.98'

(H) S85°14'54"W
67.00'
 (I) S74°26'05"W
63.58'
 (J) N15°33'55"W
35.00'
 (K) N39°23'20"W
103.48'
 (L) N68°24'06"E
92.39'
 (M) S19°15'59"W
139.00'
 (N) S78°44'13"E
112.98'

\\J0150910.DWG\04SHEETS\PLAT\20150910-VS-PLAT-SECT1.DWG plotted by MASTON, JOHN on 11/17/2016 1:37:21 PM last saved by JMASTON on 11/17/2016 12:22:32 PM
Xrefs: 20150910-CS-REFR-N.DWG