

# RIVIERA SECTION 2

Situated in the State of Ohio, Counties of Delaware and Franklin, City of Dublin, and in Virginia Military Survey Number 5162, containing 24.983 acres of land, more or less, said 24.983 acres being comprised of part of Lots 5, 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 Official Record 1373, Page 1002 (Delaware 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 2", a subdivision containing Lots numbered 41 to 85, both inclusive, and areas designated as Reserve "E", Reserve "F", Reserve "G", Reserve "H1" and Reserve "H2", does hereby accept this plat of same and dedicates to public use, as such, all of Devictor Way, Avery Road, Timble Falls Drive, Gatto Lane and Dicesare Loop 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, Member of RIVIERA VENTURES, LLC has hereunto set his hand this 2<sup>nd</sup> day of Nov., 2016.

Signed and Acknowledged  
In the presence of:

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

*Jason Francis*  
Jason Francis

By  
TIMOTHY C. HALL, JR.,  
Area President

*Darlene W. Smith*  
Darlene W. Smith

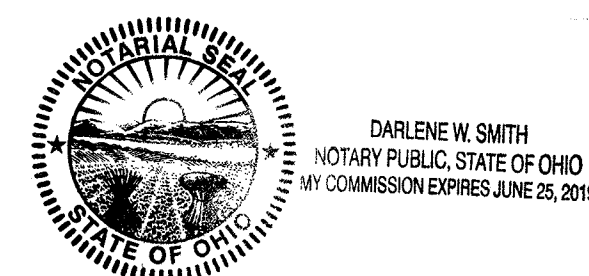
STATE OF OHIO  
COUNTY OF FRANKLIN ss:

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.

8<sup>th</sup> In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of Nov., 2016.

My commission expires 6/25/19

*Darlene W. Smith*  
Darlene W. Smith  
Notary Public, State of Ohio



Approved this 23<sup>rd</sup> Day of NOV 2016

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

Approved this 16<sup>th</sup> Day of Dec. 2016

*[Signature]*  
City Engineer,  
Dublin, Ohio

Approved this 24<sup>th</sup> day of October, 2016, by vote of Council, wherein all of Devictor Way, Avery Road, Timble Falls Drive, Gatto Lane and Dicesare Loop dedicated hereon is 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 19<sup>th</sup> day of Dec., 2016.

*[Signature]*  
Clerk of Council,  
Dublin, Ohio

Transferred this 3<sup>rd</sup> day of JAN. 2017.

*[Signature]*  
Auditor,  
Franklin County, Ohio

*[Signature]*  
Deputy Auditor,  
Franklin County, Ohio

Filed for record this 2<sup>nd</sup> day of JAN. 2017 at 1:01 P.M. Fee \$ 172.80

*[Signature]*  
Recorder,  
Franklin County, Ohio by M.E.

File No. 201701030000532

Recorded this 3<sup>rd</sup> day of JAN. 2017.

*[Signature]*  
Deputy Recorder, Franklin County, Ohio

Plat Book 121, Pages 088-090

Transferred this 7<sup>th</sup> day of Jan. 2017.

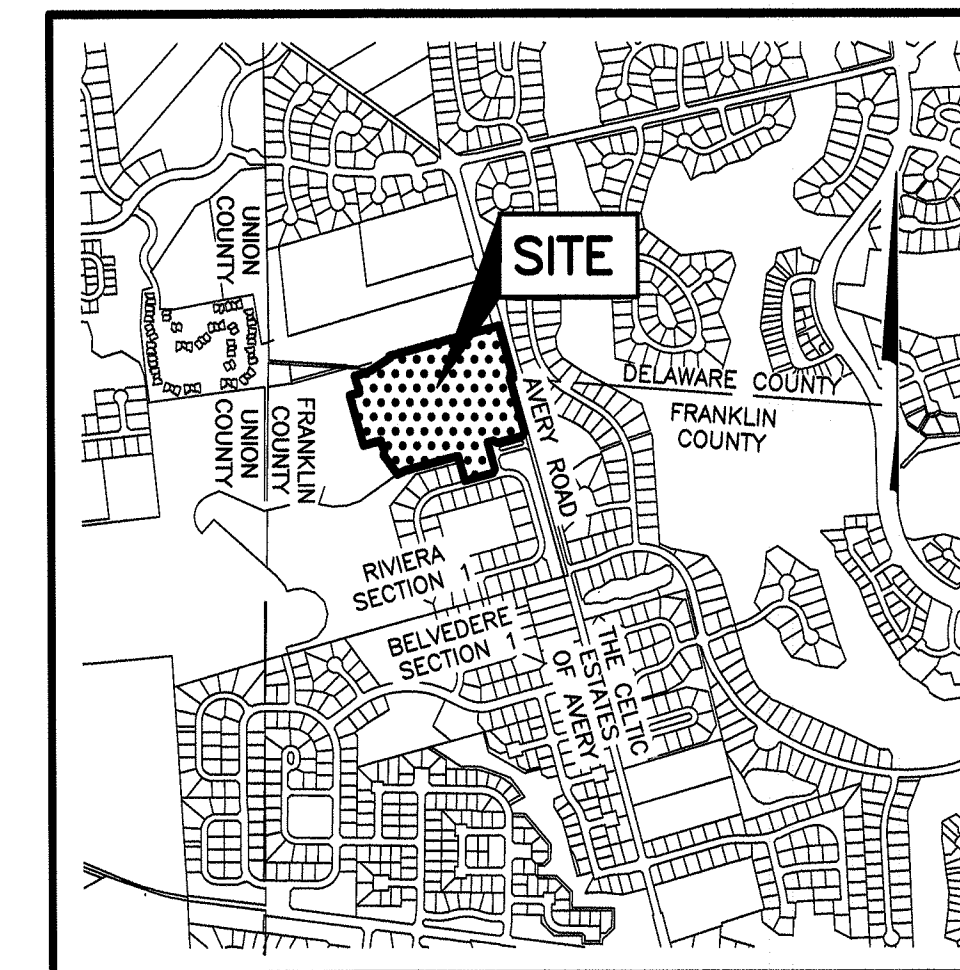
*[Signature]*  
Auditor,  
Delaware County, Ohio

Filed for record this 13<sup>th</sup> day of Jan. 2017 at 10:44 AM. Fee \$ 80.00

*[Signature]*  
Recorder,  
Delaware County, Ohio

File No. 2017-1388

Official Record 1480, Pages 946-947  
Plat Cabinet 4  
Slide 48



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

### SURVEY DATA:

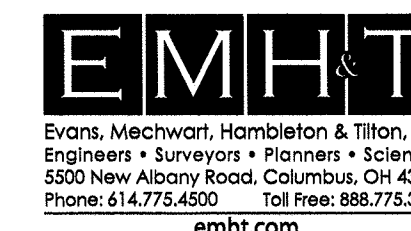
**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). Said bearings originated from a static GPS solution which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088. The portion of the centerline of Avery Road having a bearing of South 15°16'17" East is designated as the Basis of Bearings for this plat.

**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, Franklin and Delaware Counties, 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]*  
Professional Surveyor No. 7865

3 NOV 16  
Date





# RIVIERA SECTION 2

BOARD OF EDUCATION OF DUBLIN  
LOCAL SCHOOL DISTRICT  
O.R. 8831D12 (Franklin Co.)  
D.B. 485, P. 377 (Delaware Co.)

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	140.00'	219.91'	N 29°43'53" E	197.99'
C2	90°00'00"	140.00'	219.91'	N 60°16'07" W	197.99'
C3	18°10'31"	300.00'	95.17'	S 65°38'37" W	94.77'
C4	18°10'31"	300.00'	95.17'	N 65°38'37" E	94.77'
C5	19°57'09"	350.00'	121.88'	S 64°45'18" W	121.27'
C6	6°19'05"	350.00'	38.59'	S 57°56'16" W	38.57'
C7	13°38'04"	350.00'	83.29'	S 67°54'51" W	83.09'
C8	18°53'37"	325.00'	107.17'	N 64°13'33" E	106.69'
C9	1°03'32"	325.00'	6.01'	N 74°12'07" E	6.01'
C10	85°28'19"	165.00'	246.14'	N 27°28'02" E	223.94'
C11	46°35'11"	165.00'	134.16'	N 38°33'42" W	130.49'
C12	23°43'44"	165.00'	68.33'	N 73°43'10" W	67.85'
C13	19°41'05"	165.00'	56.69'	S 84°34'26" W	56.41'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C14	0°25'36"	325.00'	2.42'	S 74°31'14" W	2.42'
C15	12°21'53"	325.00'	70.14'	S 68°07'21" W	70.00'
C16	5°23'03"	325.00'	30.54'	S 59°14'53" W	30.53'
C17	17°58'01"	275.00'	86.24'	S 65°32'22" W	85.88'
C18	9°57'44"	325.00'	56.51'	N 61°32'14" E	56.44'
C19	2°33'55"	275.00'	12.31'	N 57°50'19" E	12.31'
C20	15°36'36"	275.00'	74.92'	N 66°55'35" E	74.69'
C21	90°00'00"	115.00'	180.64'	S 60°16'07" E	162.63'
C22	90°00'00"	115.00'	180.64'	S 29°43'53" W	162.63'
C23	6°27'14"	375.00'	42.24'	S 71°30'16" W	42.22'
C24	13°38'04"	115.00'	27.37'	S 22°05'09" E	27.30'
C25	13°38'04"	140.00'	33.32'	S 22°05'09" E	33.24'
C26	0°12'30"	275.00'	1.00'	N 74°37'38" E	1.00'

**NOTE "A" - MINIMUM SETBACKS:** Zoning regulations for Riviera Section 2 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: 6 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, all of Riviera Section 2 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 2 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 2 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 2, 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 2 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 2 is in the Dublin City School District.

**NOTE "G" - ACREAGE BREAKDOWN:**

Total acreage: 24,983 Ac. ± 24,761 Ac.  
Acreage in right-of-way: 3,944 Ac.  
Acreage in Reserves (Franklin): 7,466 Ac.  
Acreage in Reserves (Delaware): 1,104 Ac. ± 1,014 Ac.  
Acreage in remaining lots: 12,469 Ac. ± 12,287 Ac.

**NOTE "H" - RESERVES "E", "G", "H1", AND "H2":** Reserves "E", "G", "H1", and "H2", 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" - RESERVE "F":** Reserve "F", as designated and delineated hereon, will be owned and maintained by the City of Dublin for the purpose of passive open space, stormwater and any other uses allowed by the then current zoning.

**NOTE "J" - ACREAGE BREAKDOWN:** Riviera Section 2 is out of the following Franklin County Parcel Number:

273-000401 19.331 Ac.

**NOTE "K" - ACREAGE BREAKDOWN:** Riviera Section 2 is out of the following Delaware County Parcel Number:

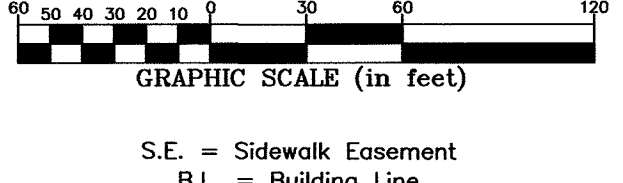
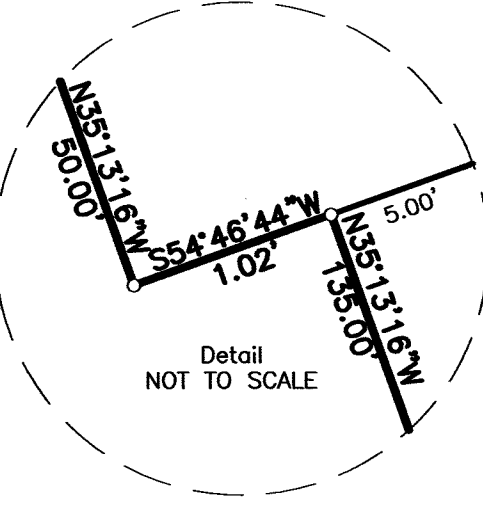
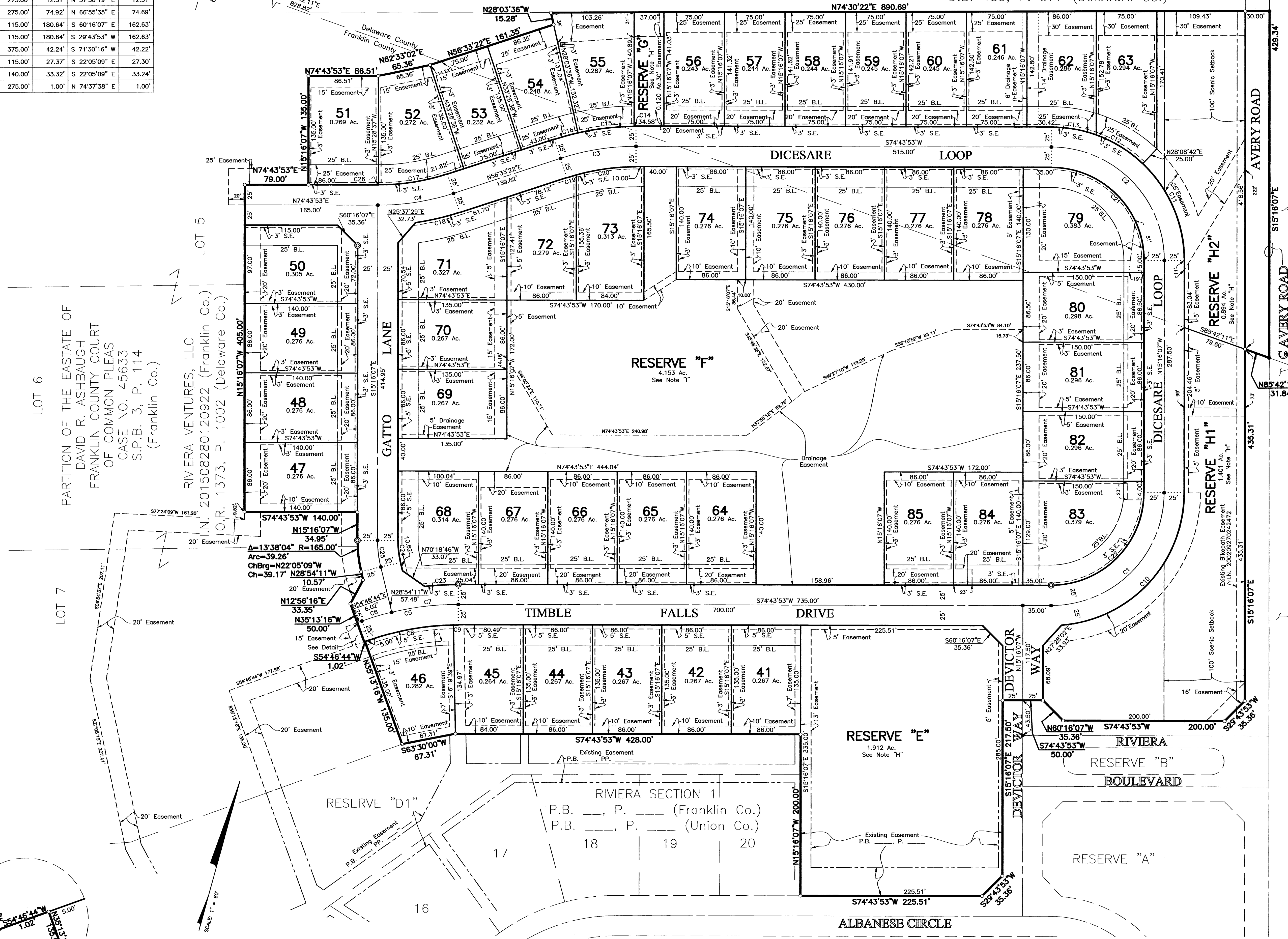
60033406034000 5.652 Ac.

**NOTE "L":** 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 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin and Delaware County Recorder's Offices.

**NOTE "M":** As per agreement between the Auditor's Offices of Delaware County and Franklin County, the lots of Riviera Section 2 shall reside in the individual County's taxing authority as follows:

Franklin County  
Lots 41 through 53  
Lots 64 through 76  
Lots 80 through 85

Delaware County  
Lots 54 through 63  
Lots 77 through 79



LOT 5  
LOT 6  
LOT 7

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.)  
O.R. 1373, P. 1002 (Delaware Co.)

429.34'  
30.00'  
100' Scenic Setback  
AVERY ROAD  
S15°16'07"E  
RESERVE "H2"  
S85°42'11"E  
25.00'  
RESERVE "H1"  
S85°42'11"E  
79.60'  
N85°42'11"W  
31.84'  
CAVERY ROAD  
S15°16'07"E  
THE VILLAGE OF DUBLIN, OHIO  
O.R. 7572C10 (Franklin Co.)  
MURFIELD VILLAGE  
PHASE 17 PART 2  
P.B. 61, P. 15  
(Franklin Co.)

12/27/2016 11:41:32 AM last saved by JUSTON on 11/17/2016 13:24:41 PM  
Xref: 12/27/2016 11:41:32 AM last saved by JUSTON, JOHN on 12/27/2016 11:41:32 AM last saved by JUSTON on 11/17/2016 13:24:41 PM