

RIVIERA SECTION 3-2 FINAL ADDRESSES

Address	Lot No.	Corner Lot Alternate Address
8501 Dicesare Loop	122	
8513 Dicesare Loop	123	
8525 Dicesare Loop	124	
8537 Dicesare Loop	125	
8549 Dicesare Loop	126	
6608 Dicesare Loop	127	
6596 Dicesare Loop	128	
6584 Dicesare Loop	129	
6572 Dicesare Loop	130	
6560 Dicesare Loop	131	
6575 Dicesare Loop	132	
6587 Dicesare Loop	133	
8534 Dicesare Loop	134	
8522 Dicesare Loop	135	
8510 Dicesare Loop	136	
8498 Dicesare Loop	137	
6599 Dicesare Loop	RESERVE "J"	
6618 Dicesare Loop	RESERVE "K1"	
6540 Dicesare Loop	RESERVE "K2"	

All addresses listed are within the ~~43017~~ ZIP Code
43016

CERTIFIED ADDRESSES

ISSUED BY 12/27/17
DATE
CITY OF DUBLIN-PUBLIC SERVICE
 ZIP CODE REVISION ONLY

CERTIFIED ADDRESSES

ISSUED BY 4-27-17
DATE
CITY OF DUBLIN-PUBLIC SERVICE

RIVIERA

SECTION 3 PART 2

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for Riviera Section 3 Part 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" - FEMA ZONE: At the time of platting, part of Reserve "K1" is within Zone A (Special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined). The remainder of Riviera Section 3 Part 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 3 Part 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 3 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 3 Part 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 3 Part 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 3 Part 2 is in the Dublin City School District.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage:	13.011 Ac.
Acreage in right-of-way:	0.953 Ac.
Acreage in Reserves (Delaware):	0.236 Ac.
Acreage in Reserves (Franklin):	7.113 Ac.
Acreage in remaining lots:	4.709 Ac.

NOTE "H" - RESERVES "K1", "K2" AND "J": Reserves "K1", "K2" and "J", 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 3 Part 2 is out of the following Franklin County Parcel Number:

273-00000401	12.775 Ac.
--------------	------------

NOTE "J" - ACREAGE BREAKDOWN: Riviera Section 3 Part 2 is out of the following Delaware County Parcel Number:

60033406034000	0.236 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, 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 3 Part 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 "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.

