

# RIVIERA SECTION 4

Section 4-1

43016

## FINAL ADDRESSES

Address	Bldg. No.	Alternative Address
8302 Timble Falls Drive	138	
8294 Timble Falls Drive	139	
8286 Timble Falls Drive	140	
8278 Timble Falls Drive	141	
8270 Timble Falls Drive	142	
8262 Timble Falls Drive	143	
8254 Timble Falls Drive	144	
8246 Timble Falls Drive	145	
8238 Timble Falls Drive	146	6700 Oddi Place
6692 Oddi Place	147	
6684 Oddi Place	148	
6676 Oddi Place	149	
6677 Oddi Place	150	
6685 Oddi Place	151	
8222 Timble Falls Drive	152	6693 Oddi Place
8211 Timble Falls Drive	153	
8219 Timble Falls Drive	154	
8227 Timble Falls Drive	155	
8235 Timble Falls Drive	156	
8243 Timble Falls Drive	157	
8251 Timble Falls Drive	158	6703 Corna Court
8267 Timble Falls Drive	179	6708 Corna Court
8275 Timble Falls Drive	180	
8283 Timble Falls Drive	181	
8291 Timble Falls Drive	182	
8299 Timble Falls Drive	183	
8307 Timble Falls Drive	184	
8315 Timble Falls Drive	185	6721 Cacchio Lane
8203 Timble Falls Drive	Reserve "N-1"	



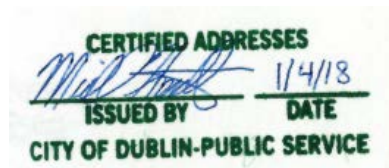
# RIVIERA SECTION 4

## Section 4-2

43016

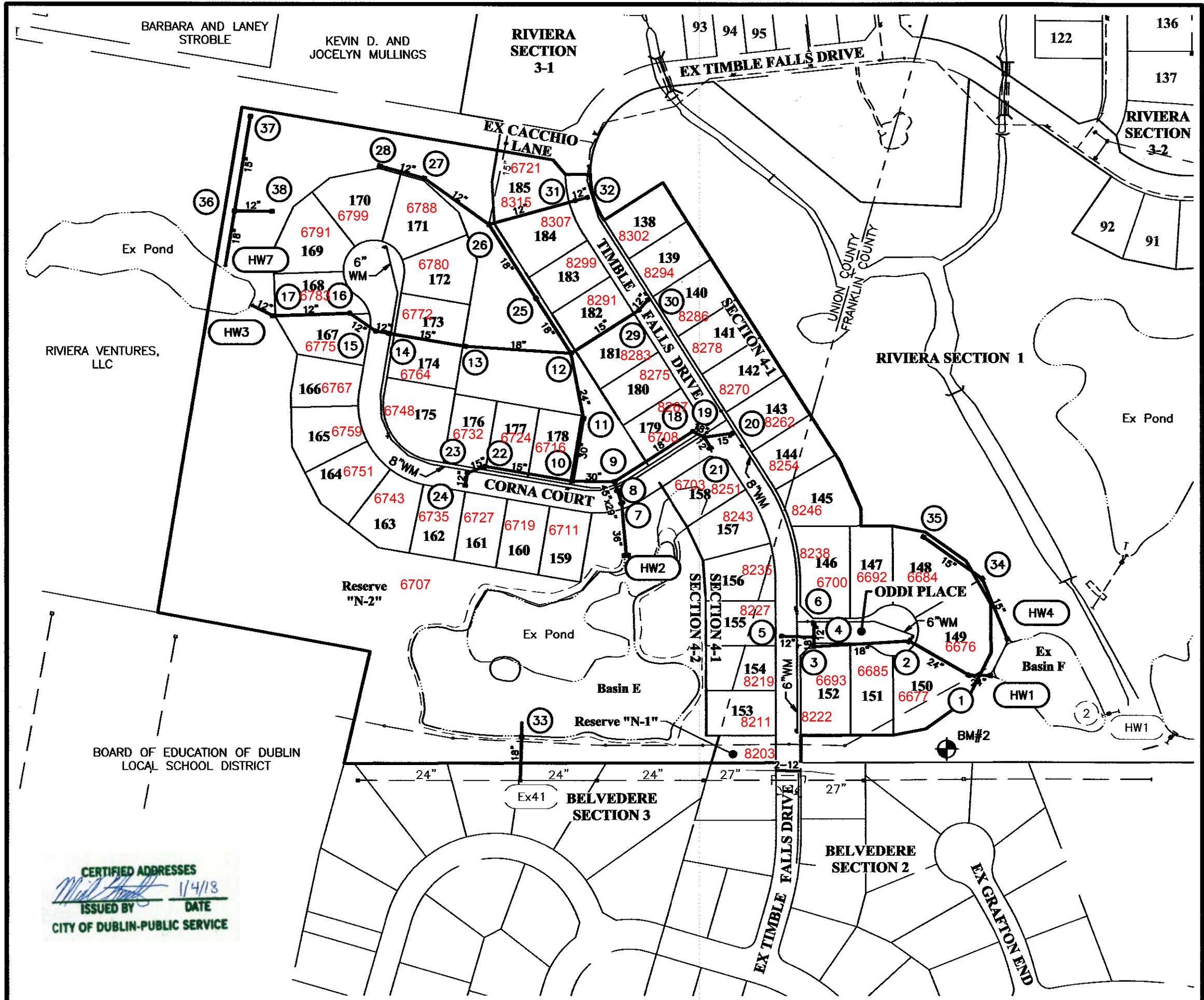
### FINAL ADDRESSES

Address	Bldg. No.
6711 Corna Court	159
6719 Corna Court	160
6727 Corna Court	161
6735 Corna Court	162
6743 Corna Court	163
6751 Corna Court	164
6759 Corna Court	165
6767 Corna Court	166
6775 Corna Court	167
6783 Corna Court	168
6791 Corna Court	169
6799 Corna Court	170
6788 Corna Court	171
6780 Corna Court	172
6772 Corna Court	173
6764 Corna Court	174
6748 Corna Court	175
6732 Corna Court	176
6724 Corna Court	177
6716 Corna Court	178
6707 Corna Court	Reserve "N-2"



# RIVIERA SECTION 4-1 & 4-2

## FINAL ADDRESSES



# RIVIERA SECTION 4 PART 1

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	31°50'23"	200.0'	111.14'	S 32°00'03" E	109.72'
C2	32°21'20"	350.0'	197.65'	N 31°44'34" W	195.03'
C3	14°06'48"	325.00'	80.05'	S 22°37'18" E	79.85'
C4	18°14'32"	325.00'	103.48'	S 38°47'58" E	103.04'
C5	17°01'44"	225.00'	66.87'	S 39°24'22" E	66.63'
C6	14°48'39"	225.00'	58.16'	S 23°29'11" E	58.00'
C7	2°29'50"	375.00'	16.34'	N 46°40'19" W	16.34'
C8	12°14'47"	375.00'	80.15'	N 39°18'01" W	80.00'
C9	17°36'43"	375.00'	115.27'	N 24°22'16" W	114.82'
C10	39°17'36"	64.00'	43.89'	S 54°47'17" W	43.04'
C11	39°18'02"	51.00'	34.98'	S 54°47'30" W	34.30'
C12	59°59'42"	51.00'	53.40'	N 75°33'38" W	51.00'
C13	59°59'42"	51.00'	53.40'	N 15°33'55" W	51.00'
C14	59°59'42"	51.00'	53.40'	N 44°25'49" E	51.00'
C15	39°18'02"	51.00'	34.98'	S 85°55'19" E	34.30'
C16	39°17'36"	64.00'	43.89'	S 85°55'06" E	43.04'
C17	14°26'59"	200.0'	50.44'	N 08°51'22" W	50.31'

**NOTE "A" - MINIMUM SETBACKS:** Zoning regulations for Riviera Section 4 Part 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:	As shown hereon
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 4 Part 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 4 Part 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 4 Part 1 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 4 Part 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 4 Part 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 4 Part 1 is in the Dublin City School District.

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

Total acreage:	11.504 Ac.
Acreage in right-of-way:	2.025 Ac.
Acreage in Reserve:	0.154 Ac.
Acreage in remaining lots:	9.325 Ac.

**NOTE "H" - RESERVE "N1":** Reserve "N1", 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 "I" - ACREAGE BREAKDOWN:** Riviera Section 4 Part 1 is out of the following Franklin County Parcel Number:

273-000401	4.933 Ac.
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**NOTE "J" - ACREAGE BREAKDOWN:** Riviera Section 4 Part 1 is out of the following Union County Parcel Number and Map Number:

P.N. 3900240340020	6.571 Ac.
M.N. 1370000049000	

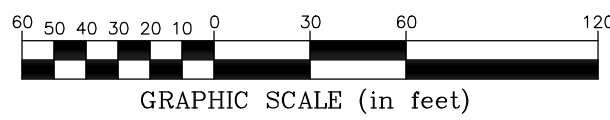
**NOTE "K":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat, as deemed necessary by these providers, for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Riviera Section 4 Part 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.

**NOTE "L":** As per agreement between the Auditor's Offices of Union County and Franklin County, the lots of Riviera Section 4 Part 1 shall reside in the individual County's taxing authority as follows:

Franklin County	Union County
Lots 138 through 154	Lots 138 through 144
	Lots 155 through 158
	Lots 179 through 185

① RIVIERA SECTION 3 PART 1  
P.B. 122, P. 1 (Franklin Co.)  
P.B. 6, P. 3A – 3B (Union Co.)

\*\* The information used to show the location of Zone "A" flood limit lines was taken from a flood study, prepared by E.M.H&T, Inc. dated November, 2005 and the existing FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0018K, with effective date of June 17, 2008. A general review of the study for ordinance compliance was performed by the Dublin Municipal Engineer. It is the intention of the Developer of the Riviera Subdivisions to apply to FEMA for a LOMR-F or LOMA, as needed, to said map number 39049C0018K that may affect the location of these lines.

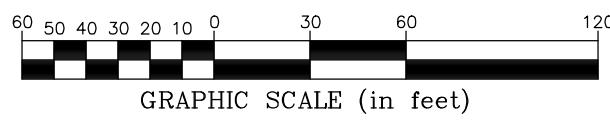


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P.B. 6, P. 1 (Union Co.)  
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P.B. 6, P. 3 (Union County)

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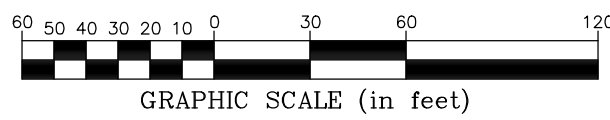


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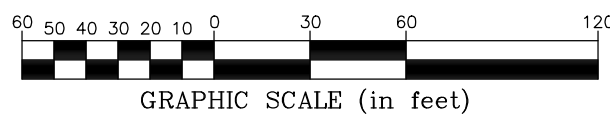


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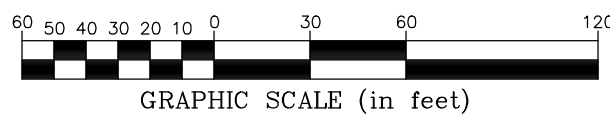


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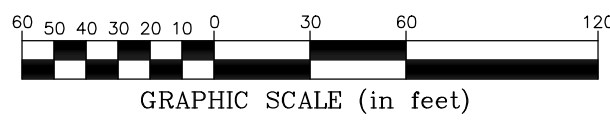


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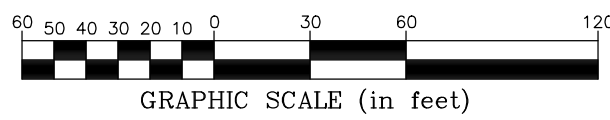


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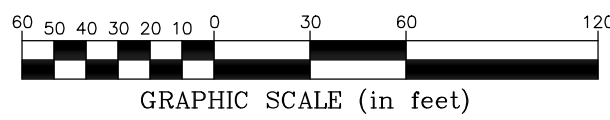


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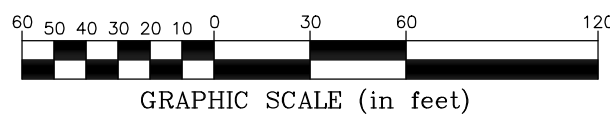


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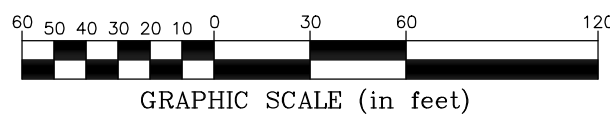


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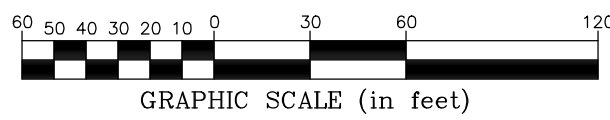


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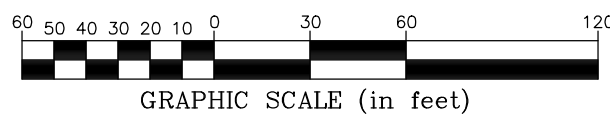


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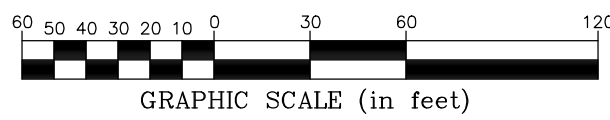


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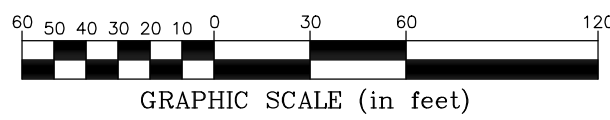


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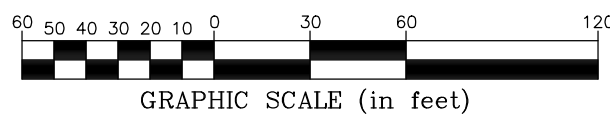


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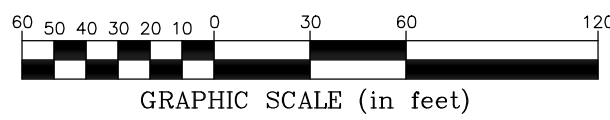


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① RIVIERA SECTION 3 PART 1  
P.B. 122, P. 1 (Franklin Co.)  
P.B. 6, P. 3A – 3B (Union Co.)

\*\* The information used to show the location of Zone "A" flood limit lines was taken from a flood study, prepared by E.M.H&T, Inc. dated November, 2005 and the existing FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0018K, with effective date of June 17, 2008. A general review of the study for ordinance compliance was performed by the Dublin Municipal Engineer. It is the intention of the Developer of the Riviera Subdivisions to apply to FEMA for a LOMR-F or LOMA, as needed, to said map number 39049C0018K that may affect the location of these lines.

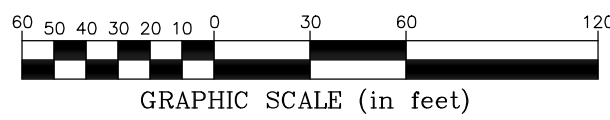


B.L. = Building Line  
S.E. = Sidewalk Easement

Existing Easement  
P.B. 121, P. 84 (Franklin Co.)  
P.B. 6, P. 1 (Union Co.)  
Existing Easement  
P.B. 122, P. 1 (Franklin County)  
P.B. 6, P. 3 (Union County)

① RIVIERA SECTION 3 PART 1  
P.B. 122, P. 1 (Franklin Co.)  
P.B. 6, P. 3A – 3B (Union Co.)

\*\* The information used to show the location of Zone "A" flood limit lines was taken from a flood study, prepared by E.M.H&T, Inc. dated November, 2005 and the existing FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0018K, with effective date of June 17, 2008. A general review of the study for ordinance compliance was performed by the Dublin Municipal Engineer. It is the intention of the Developer of the Riviera Subdivisions to apply to FEMA for a LOMR-F or LOMA, as needed, to said map number 39049C0018K that may affect the location of these lines.

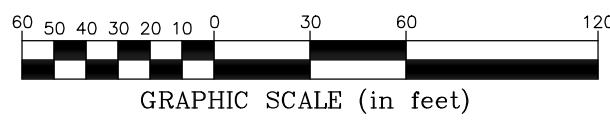


B.L. = Building Line  
S.E. = Sidewalk Easement

Existing Easement  
P.B. 121, P. 84 (Franklin Co.)  
P.B. 6, P. 1 (Union Co.)  
Existing Easement  
P.B. 122, P. 1 (Franklin County)  
P.B. 6, P. 3 (Union County)

① RIVIERA SECTION 3 PART 1  
P.B. 122, P. 1 (Franklin Co.)  
P.B. 6, P. 3A – 3B (Union Co.)

\*\* The information used to show the location of Zone "A" flood limit lines was taken from a flood study, prepared by E.M.H&T, Inc. dated November, 2005 and the existing FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0018K, with effective date of June 17, 2008. A general review of the study for ordinance compliance was performed by the Dublin Municipal Engineer. It is the intention of the Developer of the Riviera Subdivisions to apply to FEMA for a LOMR-F or LOMA, as needed, to said map number 39049C0018K that may affect the location of these lines.

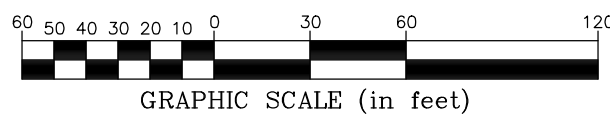


B.L. = Building Line  
S.E. = Sidewalk Easement

Existing Easement  
P.B. 121, P. 84 (Franklin Co.)  
P.B. 6, P. 1 (Union Co.)  
Existing Easement  
P.B. 122, P. 1 (Franklin County)  
P.B. 6, P. 3 (Union County)

① RIVIERA SECTION 3 PART 1  
P.B. 122, P. 1 (Franklin Co.)  
P.B. 6, P. 3A – 3B (Union Co.)

\*\* The information used to show the location of Zone "A" flood limit lines was taken from a flood study, prepared by E.M.H&T, Inc. dated November, 2005 and the existing FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0018K, with effective date of June 17, 2008. A general review of the study for ordinance compliance was performed by the Dublin Municipal Engineer. It is the intention of the Developer of the Riviera Subdivisions to apply to FEMA for a LOMR-F or LOMA, as needed, to said map number 39049C0018K that may affect the location of these lines.

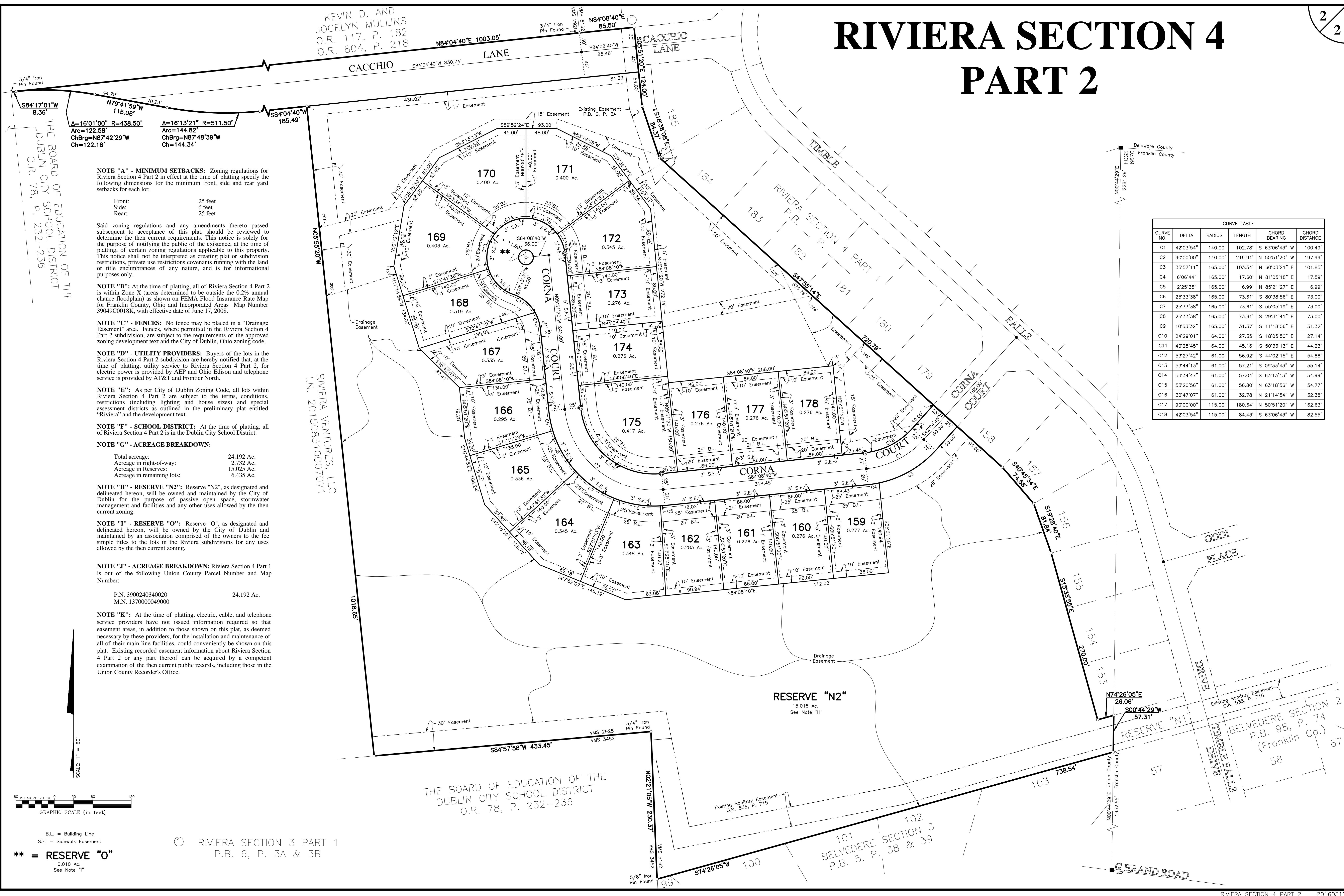


B.L. = Building Line  
S.E. = Sidewalk Easement

Existing Easement  
P.B. 121, P. 84 (Franklin Co.)<



# RIVIERA SECTION 4 PART 2



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	42°03'54"	140.00'	102.78'	S 63°06'43" W
C2	90°00'00"	140.00'	219.91'	N 50°51'20" W
C3	35°57'11"	165.00'	103.54'	N 60°03'21" E
C4	6°06'44"	165.00'	17.60'	N 81°05'18" E
C5	2°25'35"	165.00'	6.99'	N 89°21'27" E
C6	25°33'38"	165.00'	73.61'	S 80°38'56" E
C7	25°33'38"	165.00'	73.61'	S 55°05'19" E
C8	25°33'38"	165.00'	73.61'	S 29°31'41" E
C9	10°53'32"	165.00'	31.37'	S 11°18'06" E
C10	24°29'01"	64.00'	27.35'	S 18°05'50" E
C11	40°25'45"	64.00'	45.16'	S 50°33'13" E
C12	53°27'42"	61.00'	56.92'	S 44°02'15" E
C13	53°44'13"	61.00'	57.21'	S 09°33'43" W
C14	53°34'47"	61.00'	57.04'	S 63°13'13" W
C15	53°20'56"	61.00'	56.80'	N 63°18'56" W
C16	30°47'07"	61.00'	32.78'	N 21°14'54" W
C17	90°00'00"	115.00'	180.64'	N 50°51'20" W
C18	42°03'54"	115.00'	84.43'	S 63°06'43" W

**NOTE "A" - MINIMUM SETBACKS:** Zoning regulations for Riviera Section 4 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":** At the time of platting, all of Riviera Section 4 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 4 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 4 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 4 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 4 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 4 Part 2 is in the Dublin City School District.

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

Total acreage: 24.192 Ac.  
Acreage in right-of-way: 2.732 Ac.  
Acreage in Reserves: 15.025 Ac.  
Acreage in remaining lots: 6.435 Ac.

**NOTE "H" - RESERVE "N2":** Reserve "N2", 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 "I" - RESERVE "O":** Reserve "O", as designated and delineated hereon, will be owned by the City of Dublin and maintained by an association comprised of the owners to the fee simple titles to the lots in the Riviera subdivisions for any uses allowed by the then current zoning.

**NOTE "J" - ACREAGE BREAKDOWN:** Riviera Section 4 Part 1 is out of the following Union County Parcel Number and Map Number:

P.N. 3900240340020 24.192 Ac.  
M.N. 1370000049000

**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 4 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

THE BOARD OF EDUCATION OF THE  
DUBLIN CITY SCHOOL DISTRICT  
O.R. 78, P. 232-236

RIVIERA VENTURES, LLC  
I.N. 201508310007071

THE BOARD OF EDUCATION OF THE  
DUBLIN CITY SCHOOL DISTRICT  
O.R. 78, P. 232-236

101  
BELVEDERE SECTION 3  
P.B. 5, P. 38 & 39

BELVEDERE SECTION 2  
P.B. 98, P. 74  
(Franklin Co.)

B.L. = Building Line  
S.E. = Sidewalk Easement  
  
\*\* = RESERVE "O"  
0.010 Ac.  
See Note "I"

① RIVIERA SECTION 3 PART 1  
P.B. 6, P. 3A & 3B

U:\20160310\DWG\CASHIERS\PLAT\_20160310-VS-PLAT-SEC4-HRT2.DWG plotted by HIRICHARD, JIN on 10/25/2017 10:25:08 AM last saved by HIRICHARD on 10/25/2017 10:21:47 AM