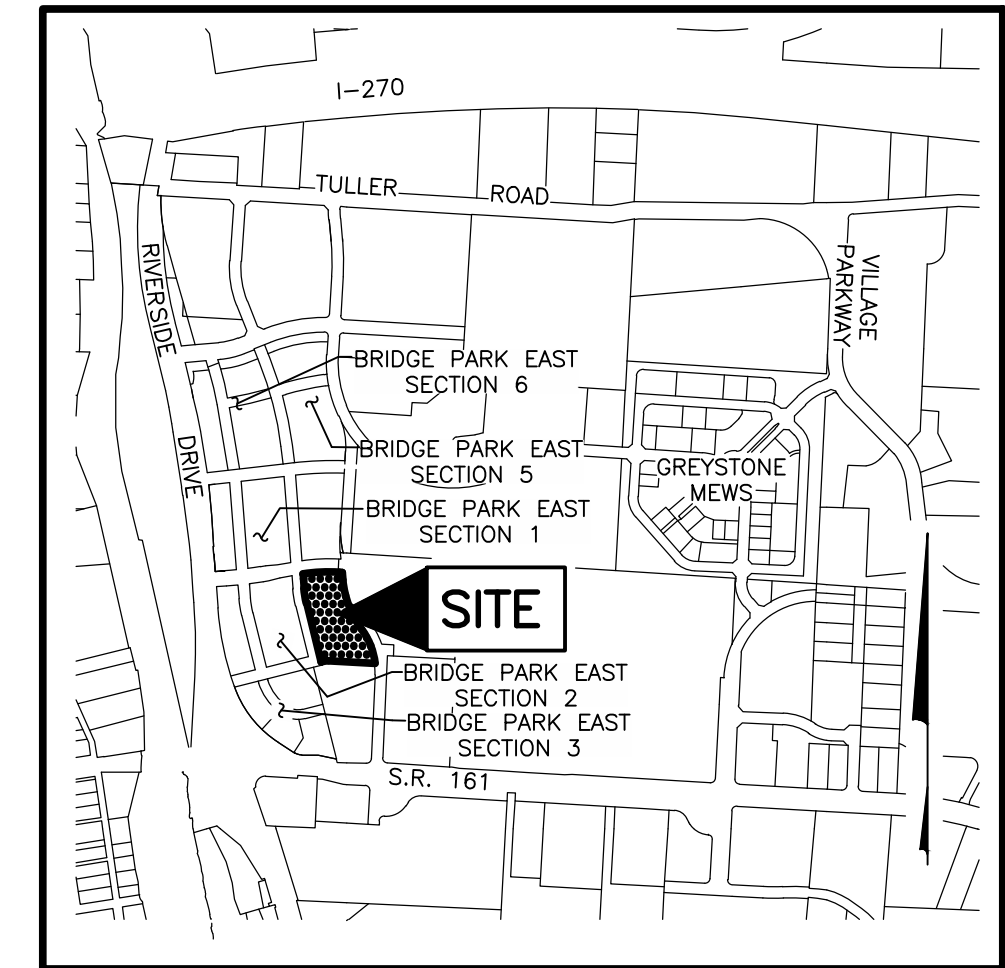


# BRIDGE PARK EAST SECTION 7

## (INCLUDING A VACATION OF A PORTION OF DALE DRIVE)



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

In Witness Whereof, **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of: **CITY OF DUBLIN, OHIO**

By \_\_\_\_\_  
**DANA McDANIEL**,  
City Manager

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 2.549 acres of land, more or less, said 2.549 acres being comprised of a resubdivision of part of Lot 2 of the subdivision entitled "Dale Center", of record in Plat Book 58, Page 81, part of that tract of land conveyed **CITY OF DUBLIN, OHIO** by deed of record in Instrument Number 201506250085517, and part of that tract of land conveyed to **SCIOTO TULLER ACQUISITION, LLC** by deed of record in Instrument Number 201510140145391, Recorder's Office, Franklin County, Ohio.

The undersigned, **CITY OF DUBLIN, OHIO**, an Ohio municipal corporation, by **DANA McDANIEL**, City Manager, and **SCIOTO TULLER ACQUISITION, LLC** an Ohio limited liability company, by **BRENT D. CRAWFORD**, Authorized Member, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "**BRIDGE PARK EAST SECTION 7**", a subdivision containing Lots numbered 18 and 19, and an area designated as Reserve "B", do hereby accept this plat of same.

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.

Scioto Tuller Acquisition, LLC, in recording this plat of Bridge Park East Section 7, have designated certain areas of land as Reserves, which may contain but not be limited to parking, walking, green areas, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in the Bridge Park East development. Reserve "B" is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in the Bridge Park East development as more fully provided in the master association declaration of covenants, conditions and restrictions for the Bridge Park East development and the declaration of covenants, conditions and restrictions to Bridge Park East Section 7, both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots numbered 18 and 19, and to said Reserve "B", and to lots, units and reserve areas in existing and future sections of the Bridge Park East development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "B" to be shared with the owners of the fee simple titles to each other of said Lots numbered 18 and 19, and Reserve "B", and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Bridge Park East development. Said owners of the fee simple titles to said Lots numbered 18 and 19, and to said Reserve "B", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Bridge Park East development may provide.

**STATE OF OHIO**  
**COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **CITY OF DUBLIN, OHIO** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
\_\_\_\_\_  
Director of Land Use and Long  
Range Planning, Dublin, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
\_\_\_\_\_  
City Engineer, Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by vote of Council, wherein all of Bridge Park East Section 7 is accepted as such by the Council of the City of Dublin, Ohio. The City of Dublin, Ohio by its approval and acceptance of this plat does hereby vacate the portions of Dale Drive and the portions of the existing easements shown hereon by hatching (See Hatch Legend).

In Witness Thereof I have hereunto set my hand and affixed my seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Clerk of Council, Dublin, Ohio

Transferred this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Auditor, Franklin County, Ohio

\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_  
\_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_  
\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Recorded this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_

**STATE OF OHIO**  
**COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **BRENT D. CRAWFORD**, Authorized Member of **SCIOTO TULLER ACQUISITION, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **SCIOTO TULLER ACQUISITION, LLC** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_ State of Ohio

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 174, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, having a bearing of South 75° 57' 18" East between said monuments.

**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 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 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



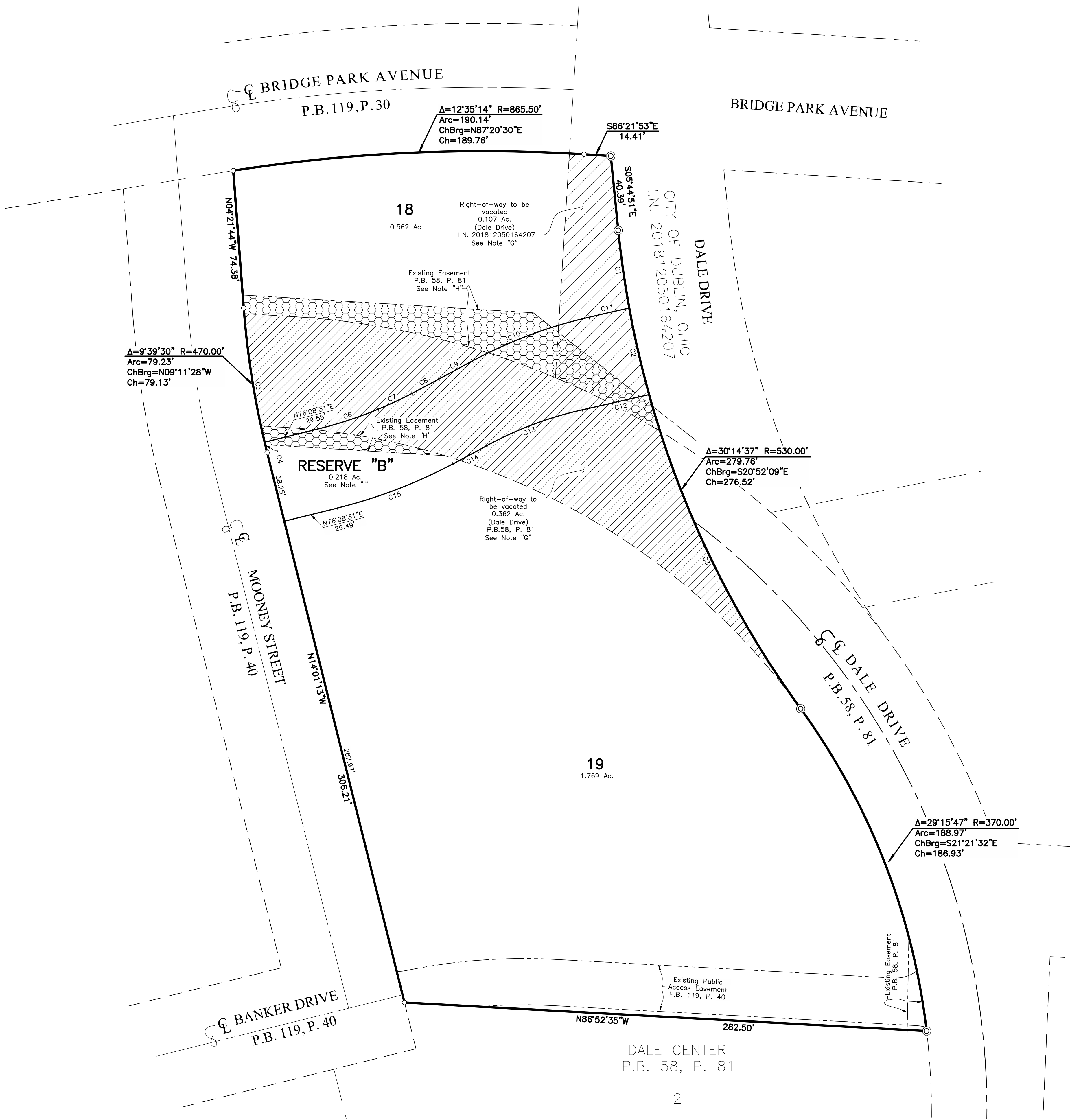
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

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# BRIDGE PARK EAST SECTION 7



LOT	Contributing Owner	Source of Title
18	City of Dublin, Ohio	I.N. 201506250085517
19	Scioto Tuller Acquisition LLC	I.N. 201510140145391
RESERVE "B"		
"B"	City of Dublin, Ohio Scioto Tuller Acquisition LLC	I.N. 201506250085517 I.N. 201510140145391

**NOTE "A" - MINIMUM SETBACKS:** City of Dublin zoning regulations for Bridge Park East Section 7 in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances.

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 Bridge Park East Section 7 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 Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0151K, with effective date of June 17, 2008.

**NOTE "C" - UTILITY PROVIDERS:** Buyers of the lots in the Bridge Park East Section 7 subdivision are hereby notified that, at the time of platting, utility service to Bridge Park East Section 7 for electric power is provided by American Electric Power and telephone service is provided by AT&T.

**NOTE "D" - SCHOOL DISTRICT:** At the time of platting, all of Bridge Park East Section 7 is in the City of Dublin School District.

**NOTE "E" - ACREAGE BREAKDOWN:** Bridge Park East Section 7 is comprised of the following Franklin County Parcel Numbers:

273-008867	1.690 Ac.
273-009155	0.390 Ac.
<b>ROW Vacation Acreages</b>	
0.193 Ac. vacated to Parcel Number 273-008867	
0.276 Ac. vacated to Parcel Number 273-009155	

**NOTE "F" - ACREAGE BREAKDOWN:**

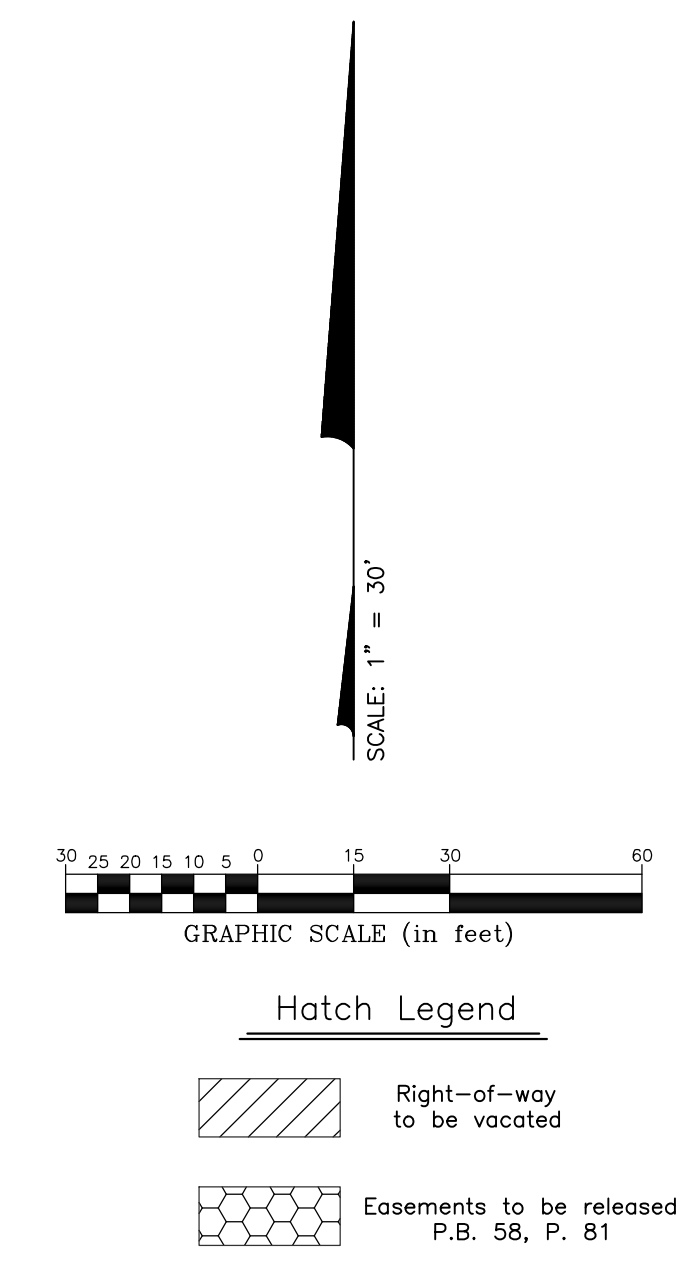
Total acreage:	2.549 Ac.
Acreage in Reserve "B":	0.218 Ac.
Acreage in lots:	2.331 Ac.

**NOTE "G" - VACATION OF PUBLIC STREETS:** The parts of Dale Drive dedicated to the City of Dublin, Ohio by the subdivision plat entitled "Dale Center", of record in Plat Book 58, Page 81, and by deed of record in Instrument Number 201812050164207 shown hereon by hatching (see hatch legend), are hereby vacated.

**NOTE "H" - RELEASE OF CERTAIN EASEMENTS:** All rights and easements granted to the City of Dublin, Ohio by the subdivision plat entitled "Dale Center", of record in Plat Book 58, Page 81, in, over and under the areas indicated hereon by honeycomb hatching (see hatch legend), are hereby released and rendered null and void.

**NOTE "I" - RESERVE "B":** Reserve "B", as designated and delineated hereon, shall be owned and maintained by Scioto Tuller Acquisition, LLC, its successors and/or assigns. The street constructed within said Reserve "B" will be a private street which will not be dedicated to the City of Dublin and the City of Dublin will not be responsible for the maintenance of said street.

**NOTE "J":** 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 Bridge Park East Section 7 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°34'51"	530.00'	42.37'	S 08°02'17" E	42.36'
C2	5°11'06"	530.00'	47.96'	S 12°55'15" E	47.95'
C3	20°28'38"	530.00'	189.42'	S 25°45'08" E	188.41'
C4	0°42'06"	470.00'	5.76'	S 13°40'11" E	5.76'
C5	8°57'25"	470.00'	73.47'	N 08°50'26" W	73.40'
C6	8°35'54"	228.00'	34.22'	S 71°50'34" W	34.18'
C7	5°05'38"	230.20'	20.47'	S 64°59'48" W	20.46'
C8	1°22'09"	684.55'	16.36'	S 61°45'54" W	16.36'
C9	1°10'38"	996.96'	20.48'	S 61°40'09" W	20.48'
C10	15°25'41"	251.00'	67.59'	S 69°25'47" W	67.38'
C11	1°12'36"	1052.91'	22.24'	S 77°12'24" W	22.24'
C12	0°38'34"	3301.00'	37.03'	N 77°06'21" E	37.03'
C13	15°59'41"	197.72'	55.20'	N 69°25'47" E	55.02'
C14	0°33'01"	2151.36'	20.66'	N 61°42'27" E	20.66'
C15	14°09'34"	272.00'	67.22'	N 69°03'44" E	67.05'

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 Xrefs: 20170988 - BLOCK F WINNER DRIVE PROPERTY LINES.DWG