## THE OVERLOOK AT TARTAN RIDGE

The undersigned, CITY OF DUBLIN, OHIO, an Ohio muncipal corporation, by DANA McDANIEL, City Manager, and ROMANELLI AND HUGHES BUILDING COMPANY, an Ohio corporation, by VINCENT ROMANELLI, President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "THE OVERLOOK AT TARTAN RIDGE", a subdivision containing Lots 1 to 56, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D", do hereby accept this plat of same and dedicate to public use, as such, all of Brenham Way, Claymore Drive, Emmet Row Lane, Highland Lane, Hyland-Croy Road, McKitrick Road and Overlook Drive (5.952 acres more or less), 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.

In Witness Whereof, <b>DANA McDAN</b> IO, has hereunto set his hand this d  Signed and Acknowledged In the presence of:	CITY OF DUBLIN, OHIO
in the presence of.	
	By
	City Manager
STATE OF OHIO	
STATE OF OHIO COUNTY OF FRANKLIN ss:	
COUNTY OF FRANKLIN ss:  Before me, a Notary Public in and DANIEL, City Manager of CITY Of ing of the foregoing instrument to be him.	for said State, personally appeared <b>DANA F DUBLIN, OHIO,</b> who acknowledged the is voluntary act and deed and the voluntary act r the uses and purposes expressed herein.
COUNTY OF FRANKLIN ss:  Before me, a Notary Public in and DANIEL, City Manager of CITY Of the ding of the foregoing instrument to be hidded of CITY OF DUBLIN, OHIO for In Witness Thereof, I have hereunto statements.	F DUBLIN, OHIO, who acknowledged the is voluntary act and deed and the voluntary act
COUNTY OF FRANKLIN ss:  Before me, a Notary Public in and DANIEL, City Manager of CITY Oring of the foregoing instrument to be hiddeed of CITY OF DUBLIN, OHIO for	F DUBLIN, OHIO, who acknowledged the is voluntary act and deed and the voluntary act refer the uses and purposes expressed herein.

Signed and Acknowledged In the presence of:		AND HUGHES COMPANY
	By VINCENT RO	MANELLI, Preside
STATE OF OHIO COUNTY OF FRANKLIN ss:		
Before me, a Notary Public in and ROMANELLI, Owner of ROMANEI who acknowledged the signing of the deed and the voluntary act and deed of s COMPANY, for the uses and purposes of In Witness Thereof, I have hereun	LLI AND HUGHES BUILI foregoing instrument to be haid ROMANELLI AND HUEXPRESSED herein.	DING COMPAN is voluntary act a IGHES BUILDIN
day of, 20	to set my hand and amixed h	my official scar
My commission expires	Notary Public,	State of Oh
Approved this Day of		
Approved this Day of	Director of Land Use a Range Planning,	
Approved this Day of 20  Approved this Day of 20		and Long Dublin, Ol Dublin, C
20  Approved this Day of	Range Planning,  City Engineer,  , 20, by vote of Cot Row Lane, Highland Lane, licated hereon are accepted as of Dublin, Ohio by its approximation.	Dublin, On
Approved this Day of  Approved this day of  Approved this day of  Brenham Way, Claymore Drive, Emme McKitrick Road and Overlook Drive decor of the City of Dublin, Ohio. The City of	Range Planning,  City Engineer,  , 20, by vote of Cot Row Lane, Highland Lane, licated hereon are accepted as of Dublin, Ohio by its approximation.	Dublin, On
Approved this Day of  20  Approved this day of Brenham Way, Claymore Drive, Emme McKitrick Road and Overlook Drive decof the City of Dublin, Ohio. The City of this plat does hereby vacate that portion of the City of Dublin, Ohio are the portion of Dublin, Ohio	Range Planning,  City Engineer,  , 20, by vote of Cot Row Lane, Highland Lane, licated hereon are accepted as of Dublin, Ohio by its approval Baronet Boulevard shown here.	Dublin, On

plat records of Union County, Ohio.



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

## **SURVEY DATA:**

BASIS OF BEARINGS: Bearings are based are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments McNeal and FCGS 6648, with a bearing of North 15° 07' 53" West, as established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

**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, Union County, 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

Professional Surveyor No. 7865

Date

## THE OVERLOOK AT TARTAN RIDGE

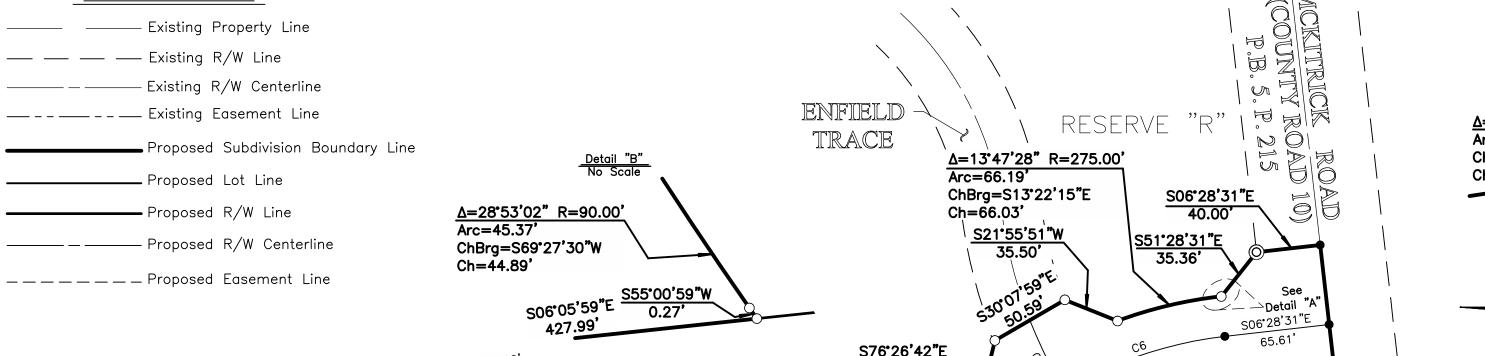
CURVE TABLE											
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE						
C1	90.00,00	75.00'	117.81	S 38°54'01" W	106.07						
C2	90.00,00	75.00'	117.81	S 38*54'01" W	106.07						
С3	90.00,00	75.00'	117.81	S 51°05'59" E	106.07						
C4	41°13'42"	150.00'	107.94	N 63°17'10" E	105.62						
C5	17*59'55"	250.00'	78.53	N 39°55'09" W	78.21						
C6	24°26'41"	250.00'	106.66	N 18°41'52" W	105.85						
C7	42°26'35"	250.00'	185.19	N 27°41'49" W	180.99						
C8	9*32'21"	295.10'	49.13	S 63°50'59" W	49.07						
C9	1°35'27"	220.00'	6.11'	S 48°07'23" E	6.11						
C10	41°13'41"	220.00'	158.30'	S 26°42'49" E	154.91						
C11	42°49'07"	220.00'	164.41	S 27°30'33" E	160.61						
C12	42°37'06"	225.00'	167.36	N 27°36'34" W	163.53						
C13	10*38'46"	175.00'	32.52	N 62°08'32" E	32.47						
C14	16*26'06"	175.00'	50.20'	N 75°40'58" E	50.03						
C15	12*23'16"	100.00	21.62	S 89°54'21" E	21.58						
C16	23°38'48"	100.00	41.27	S 71°53'18" E	40.98						

\* = F

\*\*\* = F

CURVE TABLE										
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE						
C17	25°13'59"	100.00'	44.04'	S 47*26'55" E	43.69'					
C18	28°43'56"	100.00'	50.15	S 20°27'57" E	49.62					
C19	1*05'41"	100.00'	1.91'	S 05*33'09" E	1.91'					
C20	29*39'17"	100.00'	51.76'	S 09°49'20" W	51.18'					
C21	30°50'07"	100.00'	53.82	S 40°04'02" W	53.17					
C22	28°24'56"	100.00'	49.59	S 69°41'33" W	49.09					
C23	8*02'52"	100.00'	14.05'	S 02*04'33" E	14.03'					
C24	24.07,13"	100.00'	42.10	S 14°00'30" W	41.79					
C25	23*29'59"	100.00'	41.01'	S 37°49'06" W	40.73					
C26	24'04'43"	100.00'	42.03	S 61°36'28" W	41.72					
C27	10°15'12"	100.00'	17.90	S 78°46'25" W	17.87					
C28	90'00'00"	50.00'	78.54	S 38*54'01" W	70.71					
C29	90'00'00"	50.00'	78.54	S 38*54'01" W	70.71					
C30	15°34'53"	125.00'	33.99'	N 76°06'35" E	33.89'					
C31	90'00'00"	50.00'	78.54	S 51'05'59" E	70.71					
C32	28°25'14"	245.00'	121.53	S 20*18'36" E	120.29					

	CHORD DISTANCE	
Ε	43.69'	
Ε	49.62'	
Ε	1.91'	
W	51.18'	
W	53.17	
W	49.09	
Ε	14.03'	
W	41.79'	
W	40.73	
W	41.72	
W	17.87	
W	70.71	
W	70.71	
Ε	33.89	
Ε	70.71	
Ε	120.29	



<u>Δ=13°47'28" R=275.00'</u> Arc=66.19' ChBrg=N13'22'15"W Ch=66.03' SCALE: 1" = 60'S76°26'42"E

> GRAPHIC SCALE (in feet) B.L. = Building Line G.P.L. = Courtyard Garage/Porch Line D.E. = Drainage Easement Esmt = Easement S.E. = Sidewalk Easement

Detail "A"
No Scale

EE1 =Exisitng Sanitary Sewer Easement O.R. 731, P. 971

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in The Overlook at Tartan Ridge subdivision are hereby notified that, at the time of platting, utility service to The Overlook at Tartan Ridge, power is provided by Ohio Edison and Union Rural Electric and telephone service is provided by Frontier Communications.

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for

The Overlook at Tartan Ridge in effect at the time of platting

specify the following dimensions for the minimum front, side and

15' Courtyard Garage/Porch Line (minimum)

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

NOTE "B" - FENCES: No fence may be placed in a "Drainage

Easement" area. Fences, where permitted in the The Overlook at Tartan Ridge subdivision, are subject to the requirements of the

NOTE "C" - FEMA ZONE: At the time of platting, all of The

Overlook at Tartan Ridge is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA

Flood Insurance Rate Map for Union County, Ohio and

Incorporated Areas Map Number 39159C0395D, with effective

25' Building Line (maximum)

Unless otherwise indicated hereon

rear yard setbacks for each lot:

Side Yard 6 feet each side

approved zoning development text.

date of December 16, 2008.

Rear Yard 25 feet

purposes only.

Front

NOTE "E": As per City of Dublin Zoning Code, all lots within The Overlook at Tartan Ridge are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Overlook at Tartan Ridge" and said Zoning Code.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of The Overlook at Tartan Ridge is in the Dublin City School

NOTE "G" - ACREAGE BREAKDOWN:

23.975 Ac. Total acreage: 5.985 Ac. Acreage in rights-of-way: 7.843 Ac. Acreage in Reserves Acreage in remaining lots: 10.147 Ac.

NOTE "H" - RESERVE "A": Reserve "A", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in The Tartan Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning. The Overlook structure and associated path adjacent to the retention basin within Reserve "A" shall be maintained by a sub-association comprised of the owners of the fee simple titles to the Lots in The Overlook at Tartan Ridge Subdivision(s).

NOTE "I" - RESERVES "B", "C" AND "D": Reserves "B", "C" and "D", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in The Tartan Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

NOTE "J" - ACREAGE BREAKDOWN: Riviera West is out of the following Union County Parcel Number and Map Number:

	3900140580000	6.944 Ac.
M.N.	1271303003001	
P.N.	3900140580020	13.688 Ac.
M.N.	1360000196000	
DΝ	4000140580020	2.717 Ac.
	1360000195000	2./1/ AC.
P.N.	4000140580920	0.146 Ac.
M.N.	1370112006000	
P.N.	4001470581010	0.448 Ac.
	1370104002001	

NOTE "K" - VACATION OF PUBLIC STREETS: The portion of Baronet Boulevard dedicated to the City of Dublin by the subdivision plat entitled "Tartan Ridge Section 5 Part 2", of record in Plat Book 5, Page 315, shown hereon by hatching is hereby vacated.

**NOTE "L" - PARKING:** The City of Dublin, Ohio may restrict or eliminate on-street parking, where indicated hereon within Emmet Row Lane and Claymore Drive. The owners of the fee simple titles to all of the lots in "The Overlook at Tartan Ridge", their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.

**NOTE "M":** 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 The Overlook at Tartan Ridge 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.

38'46" 175.0	0' 32.52' N 62°08'3	32" E 32.47'	C29 90°00'00"	" 50.00' 78.	.54' S 38*54'01" W	70.71'				E01 00'		<u>\$76</u>	126'42"E	C6 C6	65.6	,	60 50 40 30 2
26'06" 175.0			C30 15°34'53"		.99' N 76'06'35" E	33.89'							10.25'	67	T. J. J.	1	
23'16" 100.0 38'48" 100.0			C31 90°00'00" C32 28°25'14"	+	.54' S 51*05'59" E .53' S 20*18'36" E	70.71'					A	\(\frac{1}{2}\) \(\frac{1}2\) \(\frac{1}{2}\) \(\frac{1}2\) \(\frac{1}2\) \(\frac{1}2\) \(\frac{1}2\) \(\frac\		\$	35.30 7 7 W	- 0	
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													\$ \frac{1}{25}			N (	\
RESER 0.123 Ac	VE "D"						1									(C) NC 0100	] 
See Note	VE "C"							TARTAN	DIDCE					/\ .		MCKI (COL	
0.275 Ac. See Note "I	<b>,</b>								DADT 0		_	<b>3</b>		N <sub>4</sub> , 35,00.		9 4 6	
RESER	VE "B"						M. 51	SECTION 5 P.B. 5, F		$\Delta$ =41°52'26" R=198.3 Arc=144.93'	31'	P., L		SA. X.	sk.	RIC 45	
0.221 Ac. See Note "	<b>"</b>					BARONET-				ChBrg=S27*58'54"E Ch=141.73'		02'57		<b>1</b> <sub>0.288 Ac.</sub>	> 45/50		
			 		l	BOULEVARD		RESERV	/E Q			.988	S. John	_	cho /sh.	026 PR	91
						195   194	│	S38'54'01"W 35.36'		N07'02'41"W	- C11/	N16.5		06'05'59"E 127.24'	7	100 %	上
	$\circ$ $\circ$ $\wedge$			1	97   196	1901	N83°54'01"E	506'05	5'59"E 181.92'	V 491.	C10	N16.53.58.E	33'			$\frac{10}{10}$	
1	224		199	198		Right-of-W to be vaca 0.031 Ac	ted	BREN	HAM W A: 255.1	9'				20' D.E. S06'05'59"E	<u> </u>	-	
						Baronet Boul	evard 7 36.97	132.37	1	122.82	5°2 C32 **	* · · · · · · · · · · · · · · · · · · ·	5'	130.00'	EE1		
1	225	1 1 .	S06'05'59"E	BREN		W A I	∫netail "B"		35 × 0. 45 45	72.82' 1' S.E.	·			2			
	S8 <b>3</b> *!	,	50.00' S51*05'59"E					'E 248.50'		125.00'	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	0.00'   5, 5  6, F  6, F	G 6	0.197 Ac. 10' Esmt	<b>\</b>	91 25	
\	30 Famt	54'01"W 5.74'	35.36'	<del>-</del> S	06°05'59"E	259' — — 0 15' Esmt	125 00'	44 255	5	45 S83*54'01"W 52.00'	20° DE 0.155	Ac.   -   -   -	BLII	\$06.05,59,E 130.00, — — —	1	S 29	
Existing 15 P.B. 5, P.	Esmt 315 N06'05'59"V	150.57 35.00		N06'05'59"W	5.E. 249.50' 125.00'	25' 1 - 25 7	∠67' \ 57' (n \ (n	ص 0.161 AC. 2.12	5	0.149 Ac. S06°05'59"E	N06°	05'59"W × 30.00'	12 tst	7 Esmt	- 20'	∑ ≥ >>	
Ĭ	35.	EE1 O,	35° 124	4.50'	32		33 152 Ac.	6 10' Esmt N06'05'59"W		125.00'	S83.5	30.00' 25' 8.E. S.E. S.E. S.E. S.E. S.E. S.E. S.E.	MORE	0.197 Ac.	D.E.		<b>v</b>
	N06°05'59'	25'	<b>-1</b> 15	27	0.149 Ac. N06°05'59"W		06°05'59"E   125.00'	125.00' — —————————————————————————————————	广下57 H	55 6 46 6 0.149 Ac.		6°05'59"W	TI P	S06°05'59"E	$\exists$	\ \	83. 3.
	52.0   <b>26</b>	2.00 Esn	M <sub>[5]</sub>   soci	0.150 Ac. in 1970 of 1	N06'05 35 11 125.00'		34 0.149 Ac.	등 43 인당 0.161 Ac.		O S06.02,22.	\&  \ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	130.00'	\$83:	130.00'	62 S		1'29
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	g 24	ال السام الله	5	29 .219 Ac. .25' B.L.	0.222 Ac		125.00'_ 10' Esmt	5,52,50. 41	2.00°	0.149 Ac. S06*05'59"E	1 1	N06°05'59"W	VH 100.	0.10*			
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	72   0.248 A	10.52	23	ROW I	ANE 15' Esn	00' - 00' -	0.149 Ac.	N06.02,22	9"W	50 0.214 Ac.	3.54°C 77.0	<b>51</b> <sub>0.217 Ac.</sub>		25.00' S06'05'59"E		264	000
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ZA	120			Build Zone	25' B.L.	25, 6, 25, 25, 25, 25, 25, 25, 25, 25, 25, 25	38 0.206 Ac.	73.00 0.202 Ac		1' S.E.	3' S.E.,	5' G.P.L. 80.00' 1' S.E.		0.193 Ac.	8	5	2051
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), TO	39 H	N Ac.	, , , , , , , , , , , , , , , , , , ,	_		55.47	30; N			64.00' 64.00'	62.00 9.15' G.P.L.	V-1' S.E.   5.9	1 1 .8.	S83			
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$\bigcirc$ $\rightarrow$	382.0 T					7.57	01M D2.	, \&		00'	62.00'	66.00'	20' D.E.			2005	<u>\$</u>
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