

THE OVERLOOK AT TARTAN RIDGE

Situated in the State of Ohio, County of Union, Townships of Jerome and Washington (Franklin County), City of Dublin, and in Virginia Military Survey Number 2991, containing 23.975 acres of land, more or less, said 23.975 acres being comprised of a part of Reserve "Q" of the subdivision entitled "Tartan Ridge Section 5 Part 2", of record in Plat Book 5, Page 315, said Reserve "Q" being conveyed to **CITY OF DUBLIN, OHIO** by deed of record in Instrument Number 201806150004700, and all of those tracts of land conveyed to **ROMANELLI AND HUGHES BUILDING COMPANY** by deed of record in Instrument Number _____, Recorder's Office, Union County, Ohio.

The undersigned, **CITY OF DUBLIN, OHIO**, an Ohio municipal 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", Reserve "D" and Reserve "E", do hereby accept this plat of same and dedicate to public use, as such, all of Blackthorn Point, Brenham Way, Claymore Drive, Emmet Row Lane, Highland Pass, Hyland-Croy Road and McKittrick Road (3.789 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, **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

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

In Witness Whereof, **VINCENT ROMANELLI**, President of **ROMANELLI AND HUGHES BUILDING COMPANY**, has hereunto set his hand this ___ day of _____, 20__.

Signed and Acknowledged
In the presence of: **ROMANELLI AND HUGHES BUILDING COMPANY**

By _____
VINCENT ROMANELLI,
President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT ROMANELLI**, Owner of **ROMANELLI AND HUGHES BUILDING COMPANY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **ROMANELLI AND HUGHES BUILDING COMPANY**, 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 Blackthorn Point, Brenham Way, Claymore Drive, Emmet Row Lane, Highland Pass, Hyland-Croy Road and McKittrick Road dedicated hereon are 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 that portion of Baronet Boulevard shown hereon by hatching.

In Witness Thereof I have hereunto set my hand and affixed my seal this day of _____, 20__.

Clerk of Council, Dublin, Ohio

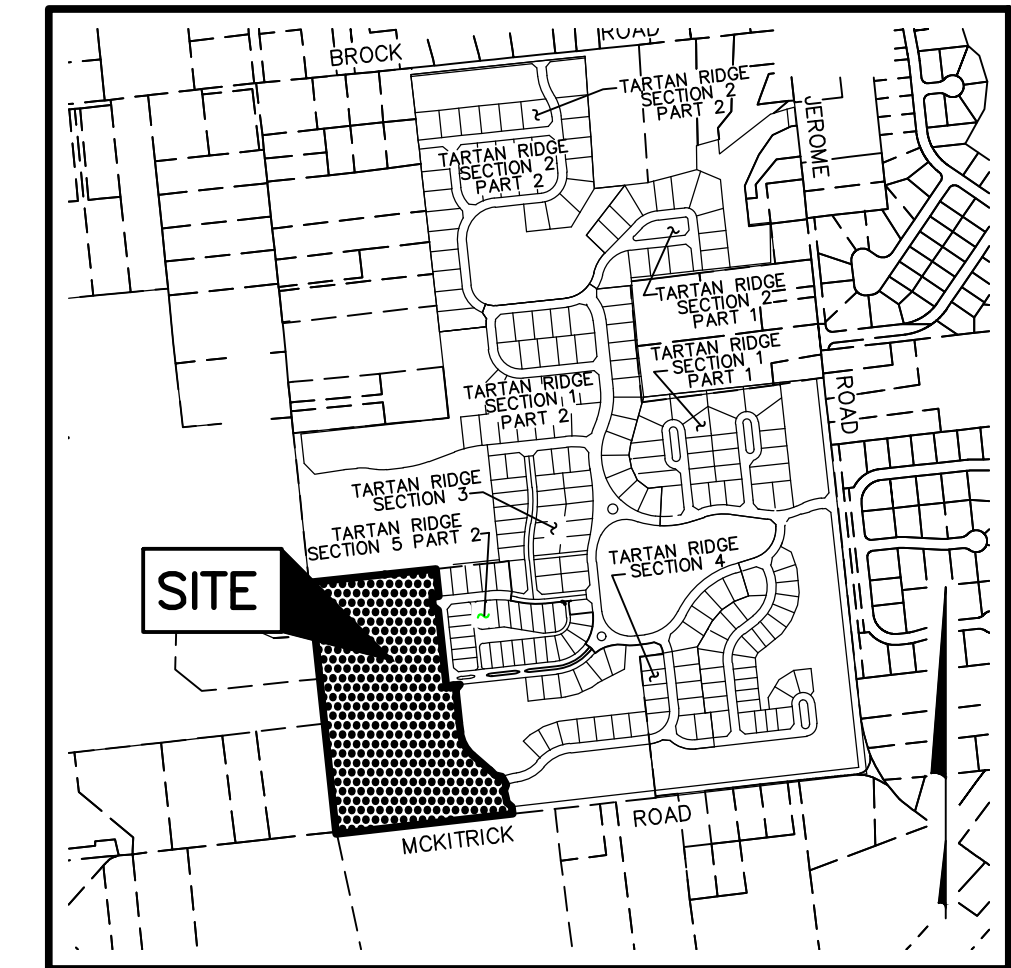
I hereby certify that the land by this plat was transferred on _____ 20__.

Union County Auditor

I hereby certify that this plat was filed for recording on _____ 20__, and that it was recorded on _____ 20__ in Plat Book _____, Pages _____, plat records of Union County, Ohio.

Union County Recorder

Fee \$ _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: Bearings 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.

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

By _____ Date _____
Professional Surveyor No. 7865

THE OVERLOOK AT TARTAN RIDGE

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'
C3	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'

CURVE NO.	DELTA	RADIUS	LENGTH	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 78°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'

- Line Type Legend
- Existing Property Line
 - - - Existing R/W Line
 - - - Existing R/W Centerline
 - - - Existing Easement Line
 - Proposed Subdivision Boundary Line
 - Proposed Lot Line
 - Proposed R/W Line
 - - - Proposed R/W Centerline
 - - - Proposed Easement Line

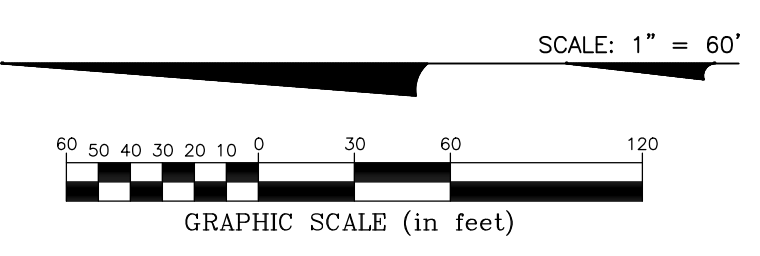
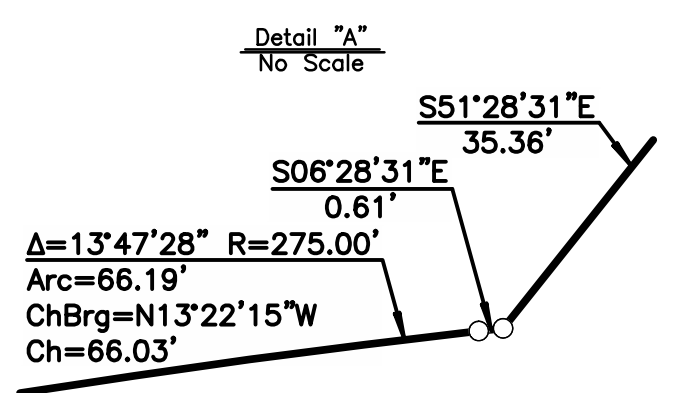
- * = RESERVE "E"
0.123 Ac.
See Note "H"
- ** = RESERVE "D"
0.121 Ac.
See Note "H"
- *** = RESERVE "C"
0.121 Ac.
See Note "H"
- **** = RESERVE "B"
0.221 Ac.
See Note "H"

Detail "B"
No Scale

$\Delta=28^{\circ}53'02"$ R=90.00'
Arc=45.37'
ChBrg=S68°27'30"W
Ch=44.89'

Detail "A"
No Scale

$\Delta=13^{\circ}47'28"$ R=275.00'
Arc=66.19'
ChBrg=S13°22'15"E
Ch=66.03'



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 rear yard setbacks for all lots:

Front 25' Building/ 15' Courtyard Garage/Porch
Side Yard 6 feet each side
Rear Yard 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, 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 date of December 16, 2008.

NOTE "C" - 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 approved zoning development text.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots within 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 "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 District.

NOTE "G" - ACREAGE BREAKDOWN:

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

NOTE "H" - RESERVES "A", "B", "C", "D" AND "E": Reserves "A", "B", "C", "D" and Reserve "E", 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 Overlook at 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 "I" - ACREAGE BREAKDOWN: Riviera West is out of the following Union County Parcel Number and Map Number:

P.N. 3900140580000	6.944 Ac.
M.N. 1271303003001	
P.N. 3900140580020	13.688 Ac.
M.N. 1360000196000	
P.N. 4000140580020	2.717 Ac.
M.N. 1360000195000	
P.N. 4000140580920	0.146 Ac.
M.N. 1370112006000	
P.N. 4001470581010	0.448 Ac.
M.N. 1370104002000	

NOTE "J" - 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 "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 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.



THE BOARD OF EDUCATION OF THE DUBLIN CITY SCHOOL DISTRICT
O.R. 609, P. 601

CITY OF DUBLIN, OHIO
O.R. 687, P. 589

CITY OF DUBLIN, OHIO
O.R. 687, P. 608

CITY OF DUBLIN, OHIO
PARCEL 19-WD
I.N. 201805140003711

CITY OF DUBLIN, OHIO
PARCEL 18-WD
I.N. 201805140003709

CITY OF DUBLIN, OHIO
PARCEL 16-WD
I.N. 201805140003710

J:\2020025\DWG\CASHSETS\PLAT\2020025-SV-PLAT.DWG plotted by KRK, MATTHEW on 9/23/2020 2:38:22 PM. Plot saved by MKRK on 9/23/2020 2:38:30 PM. Xrefs: 20121679A-SS3.DWG & 20190507-VS-ALTA-01.DWG