

TOWNS ON THE PARKWAY

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 2, Township 2, Range 19, United States Military Lands, containing 11.004 acres of land, more or less, said 11.004 acres being comprised of a resubdivision of part of Lot 3 of the subdivision entitled "Lands of Chauncey McGurer", of record in Plat Book 12, Page 27, all of that 7.659 acre tract of land conveyed to **TULLER LAND HOLDINGS, LLC** by deed of record in Instrument Number 201801220008633, and all of that 3.345 acre tract of land conveyed to **TULLER LAND HOLDINGS, LLC** by deed of record in Instrument Number 201802270026746, Recorder's Office, Franklin County, Ohio.

The undersigned, **TULLER LAND HOLDINGS, LLC**, an Ohio limited liability company, by **WILLIAM J. RIAT**, Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**TOWNS ON THE PARKWAY**", a subdivision containing Lots numbered 1 to 4, both inclusive, and an area designated as Reserve "A", does hereby accept this plat of same and dedicates to public use, as such, all of Holcomb Street, Seville Street, and McCune Avenue 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" 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 "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, **WILLIAM J. RIAT**, Manager of **TULLER LAND HOLDINGS, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged **TULLER LAND HOLDINGS, LLC**
In the presence of:

By **WILLIAM J. RIAT**,
Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **WILLIAM J. RIAT**, Manager of **TULLER LAND HOLDINGS, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **TULLER LAND HOLDINGS, LLC** for the uses and purposes expressed herein.

In Witness Whereof, 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 Grafton Street, Hobbs Landing Drive West and McCune Avenue dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

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 \$ _____

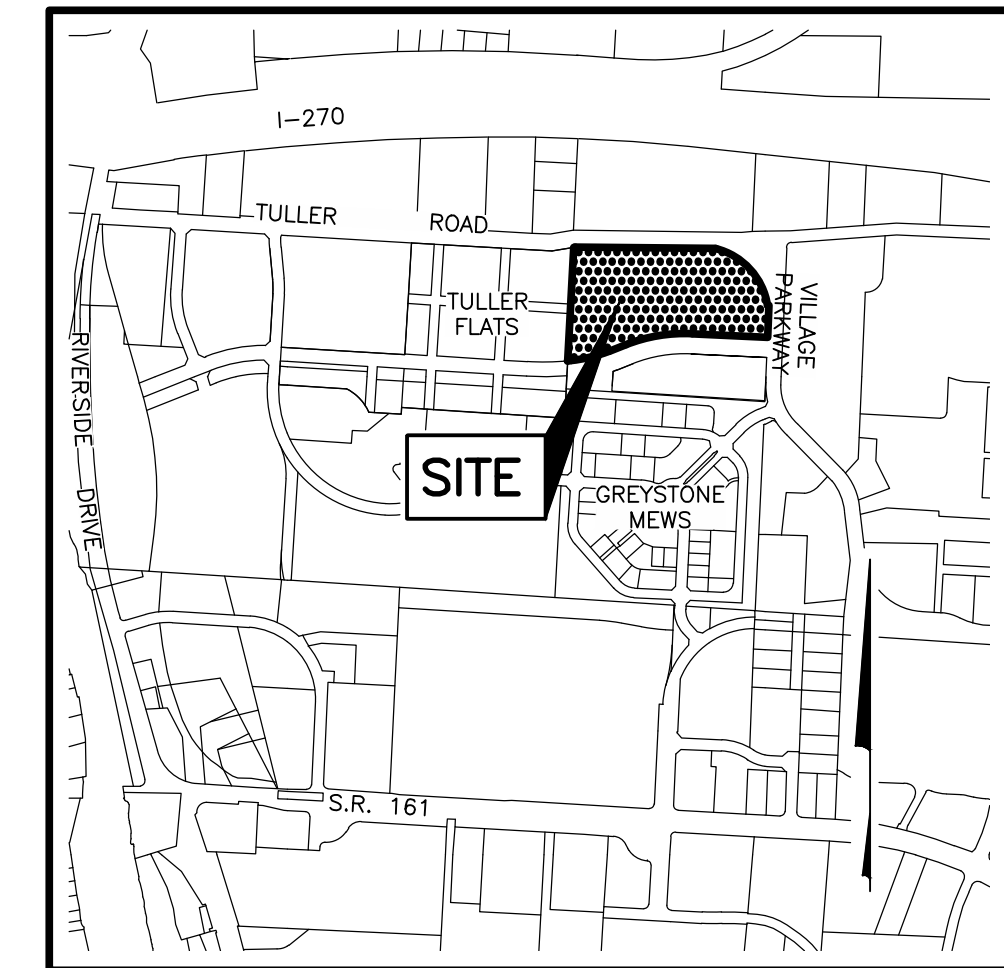
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

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, giving a bearing of South 89° 24' 38" East for a portion of the southerly right of way line of Tuller Road.

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

I:\2021\0247\WORKSHEETS\PLAT\20210247-15-PLAT-01.DWG plotted by KIRK, MATTHEW on 5/13/2021 7:46:22 AM last saved by MKRK on 5/13/2021 7:46:46 AM
 Date: 20210515-15-01.DWG & 20210515-15-02.DWG & 20210515-15-03.DWG & 20210515-15-04.DWG & 20210515-15-05.DWG & 20210515-15-06.DWG & 20210515-15-07.DWG & 20210515-15-08.DWG & 20210515-15-09.DWG & 20210515-15-10.DWG & 20210515-15-11.DWG & 20210515-15-12.DWG & 20210515-15-13.DWG & 20210515-15-14.DWG & 20210515-15-15.DWG & 20210515-15-16.DWG & 20210515-15-17.DWG & 20210515-15-18.DWG & 20210515-15-19.DWG & 20210515-15-20.DWG & 20210515-15-21.DWG & 20210515-15-22.DWG & 20210515-15-23.DWG & 20210515-15-24.DWG & 20210515-15-25.DWG & 20210515-15-26.DWG & 20210515-15-27.DWG & 20210515-15-28.DWG & 20210515-15-29.DWG & 20210515-15-30.DWG & 20210515-15-31.DWG & 20210515-15-32.DWG & 20210515-15-33.DWG & 20210515-15-34.DWG & 20210515-15-35.DWG & 20210515-15-36.DWG & 20210515-15-37.DWG & 20210515-15-38.DWG & 20210515-15-39.DWG & 20210515-15-40.DWG & 20210515-15-41.DWG & 20210515-15-42.DWG & 20210515-15-43.DWG & 20210515-15-44.DWG & 20210515-15-45.DWG & 20210515-15-46.DWG & 20210515-15-47.DWG & 20210515-15-48.DWG & 20210515-15-49.DWG & 20210515-15-50.DWG & 20210515-15-51.DWG & 20210515-15-52.DWG & 20210515-15-53.DWG & 20210515-15-54.DWG & 20210515-15-55.DWG & 20210515-15-56.DWG & 20210515-15-57.DWG & 20210515-15-58.DWG & 20210515-15-59.DWG & 20210515-15-60.DWG & 20210515-15-61.DWG & 20210515-15-62.DWG & 20210515-15-63.DWG & 20210515-15-64.DWG & 20210515-15-65.DWG & 20210515-15-66.DWG & 20210515-15-67.DWG & 20210515-15-68.DWG & 20210515-15-69.DWG & 20210515-15-70.DWG & 20210515-15-71.DWG & 20210515-15-72.DWG & 20210515-15-73.DWG & 20210515-15-74.DWG & 20210515-15-75.DWG & 20210515-15-76.DWG & 20210515-15-77.DWG & 20210515-15-78.DWG & 20210515-15-79.DWG & 20210515-15-80.DWG & 20210515-15-81.DWG & 20210515-15-82.DWG & 20210515-15-83.DWG & 20210515-15-84.DWG & 20210515-15-85.DWG & 20210515-15-86.DWG & 20210515-15-87.DWG & 20210515-15-88.DWG & 20210515-15-89.DWG & 20210515-15-90.DWG & 20210515-15-91.DWG & 20210515-15-92.DWG & 20210515-15-93.DWG & 20210515-15-94.DWG & 20210515-15-95.DWG & 20210515-15-96.DWG & 20210515-15-97.DWG & 20210515-15-98.DWG & 20210515-15-99.DWG & 20210515-15-100.DWG

