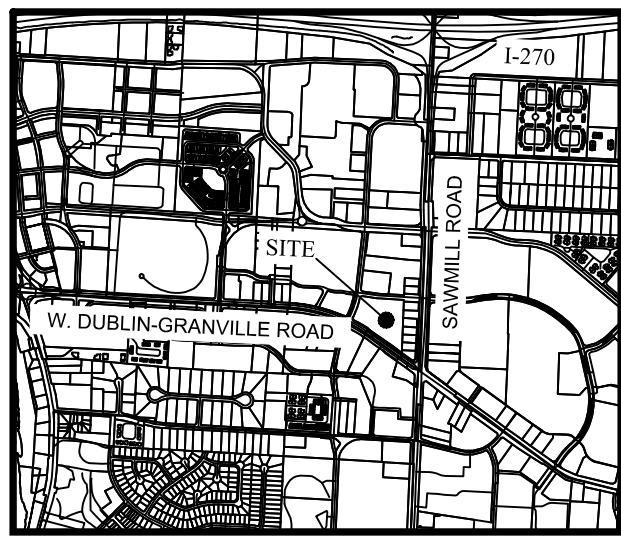


ORIG. SHT. SZ. 22" x 34"



LOCATION MAP
NO SCALE

DUBLIN CITY CENTER RESUBDIVISION OF RESERVE "A"

QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

NOTES:

EASEMENTS:

Easements where designated on this plat, are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. In addition, Within the area designated "Storm Detention Easement" on this plat, an additional easement is hereby granted for the purpose of constructing, operating and maintaining public stormwater drainage facilities. No above grade structure, dams, grading activities, or other actions resulting or contributing to the obstructions of the flow of stormwater runoff are permitted within the "Storm Detention Easement" as delineated in this plat and the approved development construction plans.

In addition, at the time of platting, electric, gas, cable and communication service providers have not issued information required for easement areas, in addition to those shown hereon and deemed necessary by these providers for the installation and maintenance of their main line facilities, to be shown on this plat.

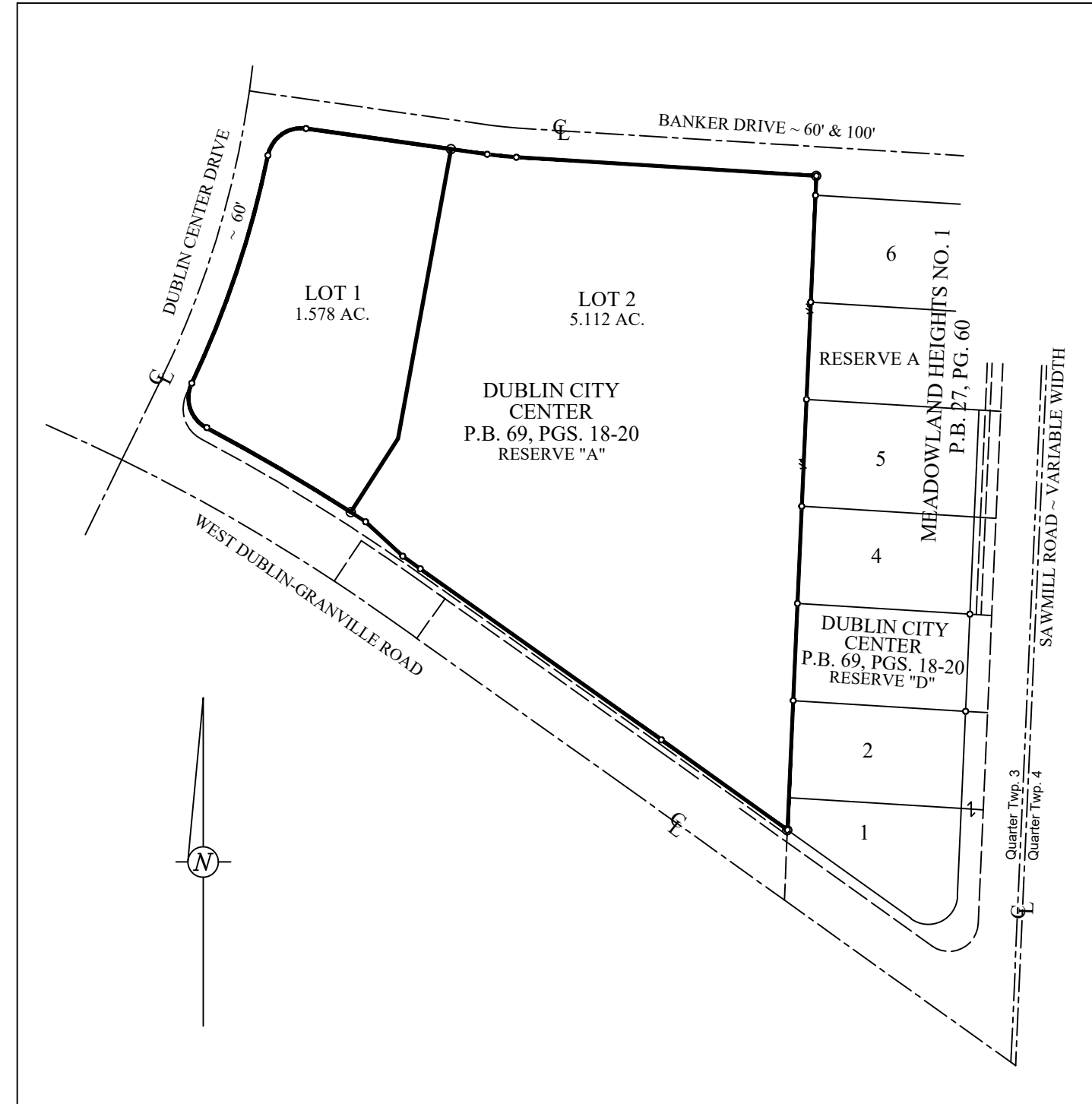
Lot 1 Area:	1.578 Ac.
Lot 2 Area:	5.112 Ac.
Total Area	6.690 Ac.

All of this Resubdivision of Reserve "A" is out of Franklin County Parcel No. 273-009082.

BASIS OF BEARINGS: Basis of bearings is the east line of Reserve "A", being S 02° 31' 52" W, as shown upon the plat entitled Dublin Village Center, of record in Plat Book 69, Pages 18-20, Recorder's Office, Franklin County, Ohio, and all other bearings are based upon this meridian.

FLOOD ZONE: By graphic depiction only: The subject property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 170 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0151 K (Effective Date: June 17, 2008). No field work specific to determining this zone was performed.

The boundary was established by utilizing the record surveys, deeds and plats of the area and available through the Franklin County Auditors web site and Franklin County Recorder's Office. Most of which are as noted on this plat.



Surveyed and Platted By
V3 Companies, Ltd.
Consulting Engineers & Surveyors
3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: —○—. Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —●—.

By Kevin L. Baxter - Ohio Surveyor No. 7697 Date: _____

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands and being a re-subdivision of a portion of Reserve "A" as conveyed to Dublin 18 LLC, by deed of record in Instrument No. 201908190105269, said tract being a portion of Reserve "A", as shown upon the plat entitled Dublin City Center, of record in Plat Book 69, Pages 18-20, all records referenced to the Recorder's Office, Franklin County, Ohio:

The undersigned ROBERT MEYERS, MANAGING MEMBER of DUBLIN 18 LLC., an Ohio limited liability company, owner of the land platted herein, does hereby certify that this plat correctly represents its "DUBLIN CITY CENTER, RESUBDIVISION OF RESERVE "A"", a subdivision of Lots Nos. 1 through 2, inclusive, and does hereby accept this plat of same and that the property within said plat is not subject to any liens.

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.

In witness whereof, ROBERT MEYERS, MANAGING MEMBER of DUBLIN 18 LLC, has set his hand this _____ day of _____, 2021.

Signed and acknowledged in the presence of: _____
DUBLIN 18 LLC.
c/o Lawyers Development Corporation
50 W. Broad Street, Suite 200,
Columbus, Ohio 43215
By _____
ROBERT MEYERS, MANAGING MEMBER

State of Ohio > SS

Before me, a Notary Public in and for said County, personally appeared ROBERT MEYERS, MANAGING MEMBER of DUBLIN 18 LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of Dublin 18 LLC., for the uses and purposes therein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2021.

My Commission Expires: _____
Notary Public, State of Ohio

Approved by:

Jennifer M. Rauch, AICP
Director of Land Use and Long Range Planning, Dublin, Ohio
Date

Paul A. Hammersmith, P.E.
City Engineer Dublin, Ohio
Date

Approved and accepted this _____ day of _____, 2021, by Resolution No. _____, wherein all of DUBLIN CITY CENTER, RESUBDIVISION OF RESERVE "A" as such by Council of the City of Dublin, Ohio.

Jennifer Delgado
Clerk of Council, Dublin, Ohio
Date

Transferred this _____ day of _____, 2021
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 2021 at _____, .M.

Fee _____ File No. _____
Recorder, Franklin County, Ohio

Deputy Recorder, Franklin County, Ohio

Recorded this _____ day of _____, 2021 Plat Book _____ Pages _____

H:\Jobs\2019\089\CADD\Survey\Exhibit\3800 Plat.dwg 07/20/2021

DUBLIN CITY CENTER RESUBDIVISION OF RESERVE "A"

QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

MINIMUM SETBACKS:

City of Dublin zoning regulations for Dublin City Center Resubdivision of Reserve "A" 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.

UTILITY PROVIDERS:

Buyers of the lots in the Dublin City Center Resubdivision of Reserve "A" are hereby notified that, at the time of platting, utility service to Dublin City Center Resubdivision of Reserve "A" for electric power is provided by American Electric Power and telephone service is provided by AT&T.

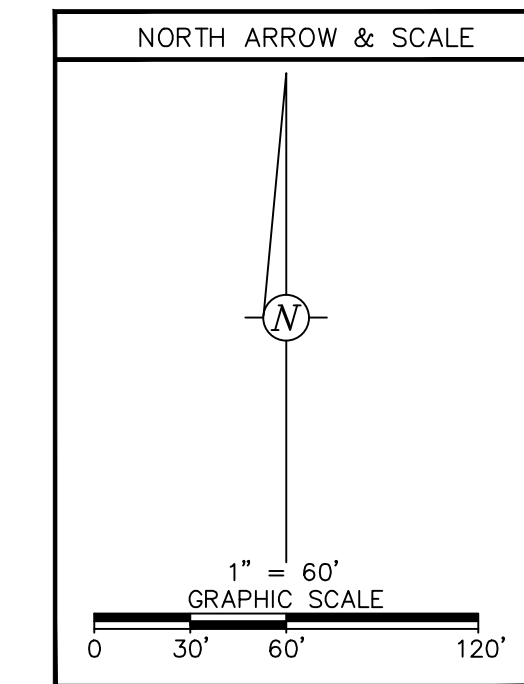
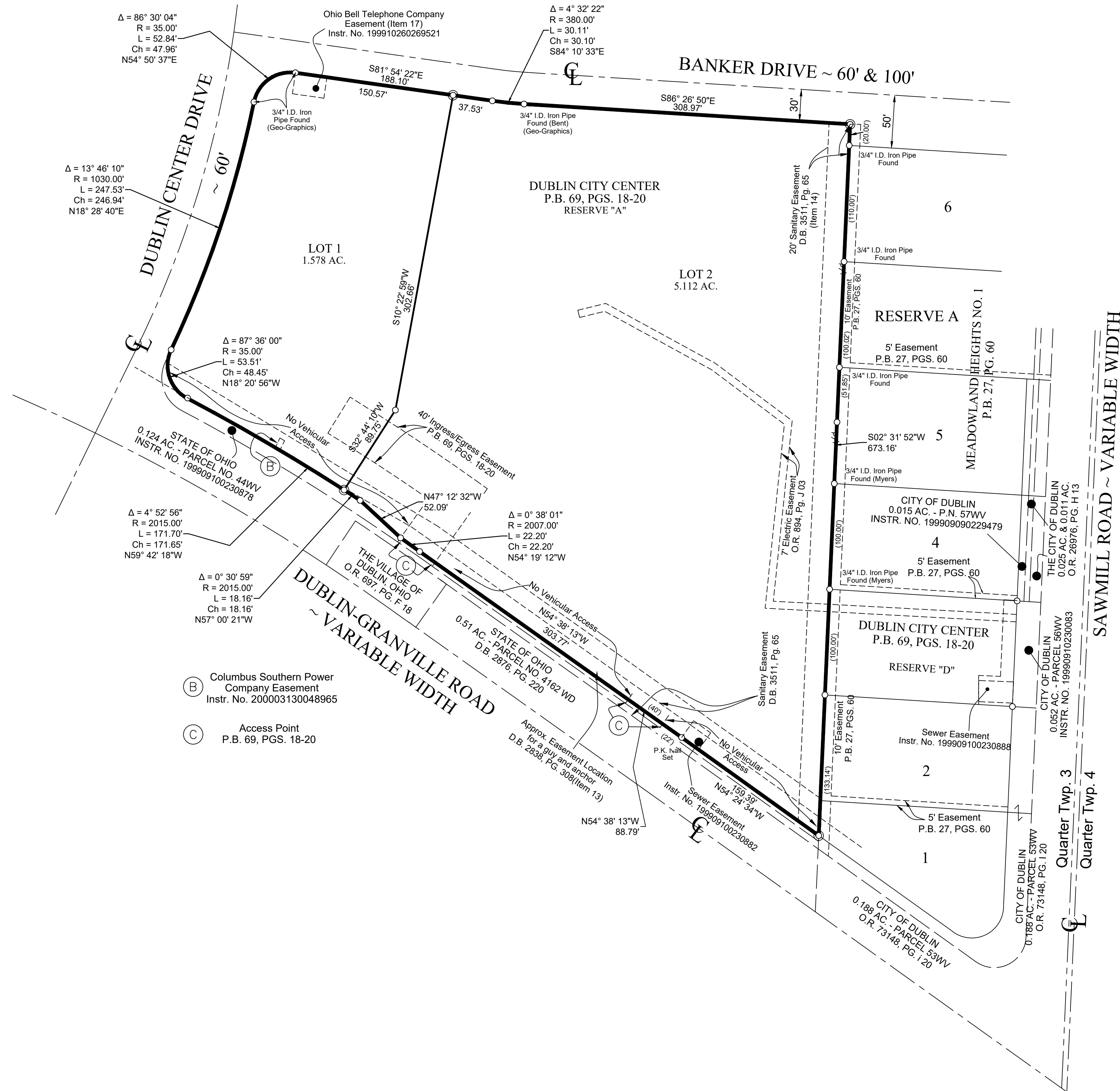
SCHOOL DISTRICT:

At the time of platting, all of Dublin City Center Resubdivision of Reserve "A" is in the City of Dublin School District.

FLOOD ZONE:

By graphic depiction only: The subject property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 170 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0151 K (Effective Date: June 17, 2008). No field work specific to determining this zone was performed.

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