

AYRSHIRE FARMS

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF WASHINGTON, CITY OF DUBLIN VIRGINIA MILITARY SURVEY NO. 6953 FINAL PLAT

DEED REFERENCE:

SITUATED IN THE CITY OF DUBLIN, TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO AND BEING A SUBDIVISION CONTAINING 11.372 ACRES (MEASURED) AND BEING ALL OF THE SAME 6.808 ACRES (RECORDED AND MEASURED) TRACT CONVEYED TO AND DESCRIBED TO MC SHIER RINGS, LLC. IN DOCUMENT NUMBERS 201808140109232 AND 2018081040109233, THE SAME 2.878 ACRES (RECORDED AND MEASURED) TRACT CONVEYED TO MC SHIER RINGS, LLC. IN DOCUMENT NUMBER 201907090083345, AND THE SAME 1.700 ACRES (RECORDED AND MEASURED) TRACT CONVEYED TO MC SHIER RINGS, LLC. IN DOCUMENT NUMBER 201907090083346, ALL RECORDS REFERENCED HEREON ARE ON FILE AT THE OFFICE OF THE RECORDER FOR FRANKLIN COUNTY OHIO.

OWNER'S CONSENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THAT THIS PLAT CORRECTLY REPRESENTS OUR "AYRSHIRE FARMS", A SUBDIVISION OF LOTS 1 THROUGH 30, RESERVE AREAS A, B AND C, AND A PLAT DEDICATING 1.825 ACRES OF LAND TO THE CITY OF DUBLIN, OHIO, AND DO HEREBY DEDICATE LOCKROY DRIVE, DRUMMORE COURT AND DURNELL COURT, AS SHOWN HEREON TO THE PUBLIC USE FOREVER AND HEREBY DEDICATE EASEMENTS SHOWN ON THE PLAT FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

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 "DRAINAGE EASEMENT", "UTILITY EASEMENT", "SIDEWALK AND WATERLINE EASEMENT" AREAS AS DELINIATED ON THIS PLAT. EACH OF THE FOREMENTIONED 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, FOR THE CONSTRUCTION, OPERATION, AND AMINTENANCE 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 MAINTANING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER 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 DELINIATED ON THIS PLAT UNLESS APPROVED BY THE DUBLIN CITY ENGINEER. WITHIN "SIDEWALK AND WATERLINE EASEMENT" AREAS AS DELINIATED ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR USE BY THE PUBLIC AND A WATERLINE.

IN WITNESS THEREOF, _____ OF SAID MC SHIER RINGS, LLC

HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2021.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

MC SHIER RINGS, LLC

SIGN: _____
PRINT: _____

BY: _____

SIGN: _____
PRINT: _____

NOTE "A": Reserves "A" and "C" are for the purpose of open space and drainage facilities. Reserve "B" is for the purpose of open space. Reserves "A", "B" and "C" are non-buildable lots. Reserves "A", "B" and "C" are to be owned by City of Dublin, Ohio and maintained by the homeowner's association.

NOTE "B": Ayrshire Farms is in the Flood Hazard Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as shown on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Numbers 39049C0127K, 39049C0131K and 39049C0133K (effective date June 17, 2008).

NOTE "C": Tree Preservation Zones are for the purpose of protecting the existing trees within the delineated zones and existing trees on adjacent Lots within the Ballantrae Subdivisions.

NOTE "D": No building, structure, patio, recreational or athletic facility or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as "Landscaping Buffer", nor shall any work be performed thereon which would damage any of the trees therein; provided, however, that the zone may be disturbed to the extent necessary for the installation and maintenance of utilities and drainage facilities. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition. Any healthy trees removed shall be replaced per Dublin City Code. Otherwise, no trees may be removed from the zone, except for the removal of dead, diseased, decayed, or noxious trees or as may be required for conservation or aesthetic purposes or in keeping with good forest management practices. Nothing may be planted in the zone except vegetation and trees native to the area provided that nothing herein shall prohibit planting non-native turfgrasses throughout said zone. Protected trees shall be replaced per Dublin City Code.

NOTE "E": "Landscape Easements" shown hereon are reserved for the homeowner's association for the purpose of maintaining various landscaping features.

Approved this _____ day of _____, 2021

Director of Planning
City of Dublin, Ohio

Approved this _____ day of _____, 2021

Director of Engineering
City of Dublin, Ohio

Approved this _____ day of _____, 2021, by a vote of council, wherein all of the Drainage and Sidewalk and Waterline Easement dedications hereon are accepted as such by the Council of the City of Dublin, Ohio.

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

Clerk of Council
City of Dublin, Ohio

Transferred this _____ day of _____, 2021

Auditor
Franklin County, Ohio

Recorded this _____ day of _____, 2021

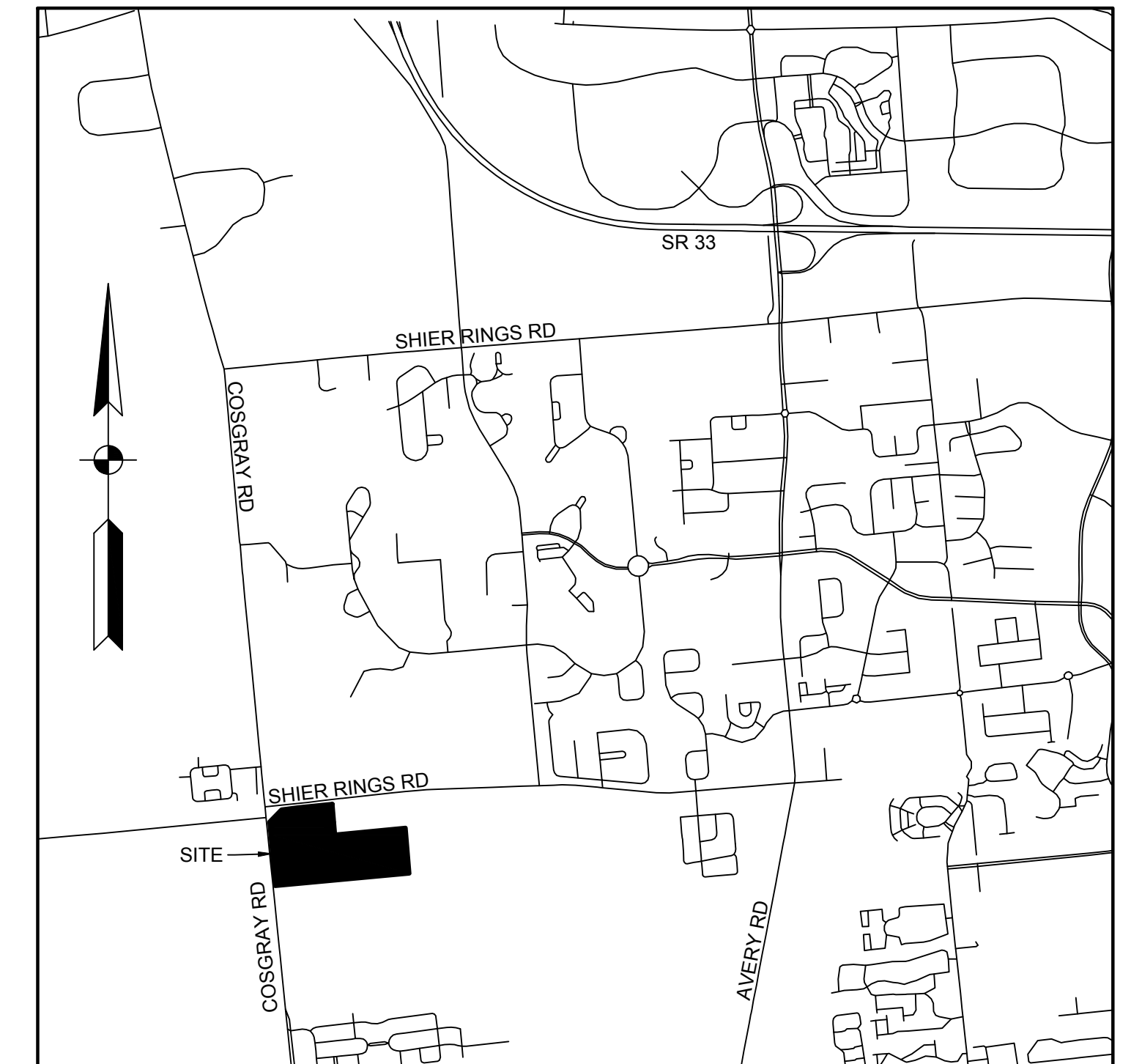
Deputy Auditor
Franklin County, Ohio

At _____ am/pm

Recorder
Franklin County, Ohio

Fee \$ _____

Plat Book _____, Page _____ Instrument Number _____



BASIS FOR BEARINGS

Bearings described hereon are based on North 84 degrees 26 minutes 31 seconds East, the centerline of right-of-way for Shier Rings Road, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

ACREAGE BREAKDOWN - The plat of Ayrshire Farms is comprised of the following Franklin County Parcel Number and acreages.

Parcel Number 274-012321 ----- 11.372 Ac.

Acreege in Lots ----- 7.115 Ac.
Acreege in Reserves ----- 2.392 Ac.
Acreege in Dedicated Right of Way --- 1.865 Ac.
Total Plat Acreage ----- 11.372 Ac.

SURVEYOR'S CERTIFICATION

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct and that all necessary survey monuments are correctly shown hereon. All dimensions are in feet and decimal parts thereof.

By: _____
Brian P. Bingham
Registered Professional Surveyor No. 8438

Date: _____, 2021

ACKNOWLEDGMENT

STATE OF OHIO)
) SS:
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, _____ of MC Shier Rings LLC, on behalf of the company.

Notary Public

ROADWAY AND CENTERLINE CURVES

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	157.08'	100.00'	090°00'00"	141.42'	S50°15'09"E
C2	104.37'	205.00'	029°10'15"	103.25'	N70°09'44"E
C3	51.61'	275.00'	010°45'07"	51.53'	S10°37'42"E
C4	13.67'	75.00'	010°26'46"	13.66'	S10°46'52"E
C5	226.93'	51.00'	254°56'38"	80.95'	N84°44'51"E
C6	49.05'	75.00'	037°28'19"	48.18'	S13°29'01"W
C7	49.05'	75.00'	037°28'19"	48.18'	N23°59'18"W
C8	117.81'	75.00'	090°00'00"	106.07'	S50°15'09"E
C9	196.35'	125.00'	090°00'00"	176.78'	N50°15'09"W
C10	208.32'	51.00'	234°02'03"	90.87'	S32°16'10"E
C11	70.73'	75.00'	054°02'03"	68.14'	N57°43'50"E
C12	46.91'	250.00'	010°45'07"	46.84'	N10°37'42"W
C13	56.30'	300.00'	010°45'07"	56.21'	S10°37'42"E
C14	18.23'	100.00'	010°26'46"	18.21'	N10°46'52"W
C15	9.12'	50.00'	010°26'46"	9.10'	S10°46'52"E
C52	3.38'	11.09'	017°28'07"	3.37'	N17°50'16"W

RESERVE & DRAINAGE EASEMENT CURVES

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C16	35.51'	20.00'	101°44'00"	31.03'	N31°34'13"E
C17	29.08'	20.00'	083°17'53"	26.58'	S53°54'32"E
C18	28.00'	19.83'	080°52'36"	25.73'	N59°19'57"W
C19	48.86'	96.00'	029°09'35"	48.33'	N84°47'19"W
C20	21.85'	50.00'	025°02'37"	21.68'	N82°43'50"W
C21	35.17'	20.00'	100°45'07"	30.81'	S34°22'18"W
C22	3.10'	250.00'	000°42'36"	3.10'	S15°38'57"E
C23	20.58'	25.00'	047°09'23"	20.00'	S62°43'03"E
C24	39.20'	25.00'	089°51'03"	35.31'	N49°49'53"W
C25	34.82'	25.00'	079°48'13"	32.07'	S45°20'29"W
C26	139.80'	101.00'	079°18'29"	128.91'	S45°05'37"W
C27	45.55'	29.00'	090°00'00"	41.01'	S39°44'51"W
C29	47.13'	30.00'	090°00'58"	42.43'	S50°15'38"E
C30	114.21'	73.00'	089°38'15"	102.91'	N39°54'48"E
C32	49.52'	50.98'	055°38'55"	47.59'	S78°14'41"W
C33	92.50'	51.00'	103°55'06"	80.33'	S32°47'19"W

LOT CURVES

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C34	45.12'	51.00'	050°41'37"	43.67'	N44°31'03"W
C35	60.00'	51.00'	067°24'24"	56.60'	S76°25'57"W
C36	10.70'	51.00'	012°00'56"	10.68'	S36°43'16"W
C38	43.82'	250.00'	010°02'31"	43.76'	S10°16'24"E
C40	17.08'	75.00'	013°02'42"	17.04'	S01°16'13"W
C41	31.97'	75.00'	024°25'37"	31.73'	S20°00'22"W
C42	39.64'	51.00'	044°32'18"	38.65'	S09°57'02"W
C43	54.85'	51.00'	061°37'02"	52.24'	S43°07'38"E
C44	44.56'	50.98'	050°04'40"	43.15'	S25°24'30"W
C45	38.36'	51.00'	043°05'55"	37.46'	S21°10'30"E
C46	31.23'	75.00'	023°51'23"	31.00'	S30°47'46"E
C47	17.82'	75.00'	013°36'56"	17.78'	S12°03'36"E
C48	43.34'	125.00'	019°51'55"	43.12'	S15°11'06"E
C49	55.17'	125.00'	025°17'21"	54.73'	S37°45'44"E
C50	55.17'	125.00'	025°17'21"	54.73'	S63°03'05"E
C51	42.67'	125.00'	019°33'23"	42.46'	S85°28'27"E

Surveyed and Platted By:



Owner and Developer:

MC Shier Rings, LLC
P.O. Box 3001
Dublin, Ohio 43016

**AYRSHIRE FARMS
FINAL PLAT**

AYRSHIRE FARMS

STATE OF OHIO, COUNTY OF FRANKLIN,
TOWNSHIP OF WASHINGTON, CITY OF DUBLIN
VIRGINIA MILITARY SURVEY NO. 6953
FINAL PLAT

MONUMENT LEGEND	LINE TYPE LEGEND
<ul style="list-style-type: none"> ○ I.P.F. IRON PIN/PIPE FOUND (SEE PLAT NOTES) ⊙ COUNTY MONUMENT FOUND ⊙ M.N.F. MAG NAIL FOUND ▲ MAG NAIL SET ⊙ 1"x30" REBAR SET WITH CAP "ASI" - PS8438 ● PERMANENT MONUMENT SET (1"x30" REBAR) 	<ul style="list-style-type: none"> — PLAT BOUNDARY — RIGHT OF WAY LINE — LOT LINE — CENTERLINE - - - UTILITY EASEMENT - - - SIDEWALK/WATERLINE EASEMENT - - - DRAINAGE EASEMENT - - - V.M.S. LINE

NOTE: NUMBERED LOTS EACH HAVE A TYPICAL 20 FOOT FRONT BUILDING LINE AS DEMONSTRATED HEREON.

