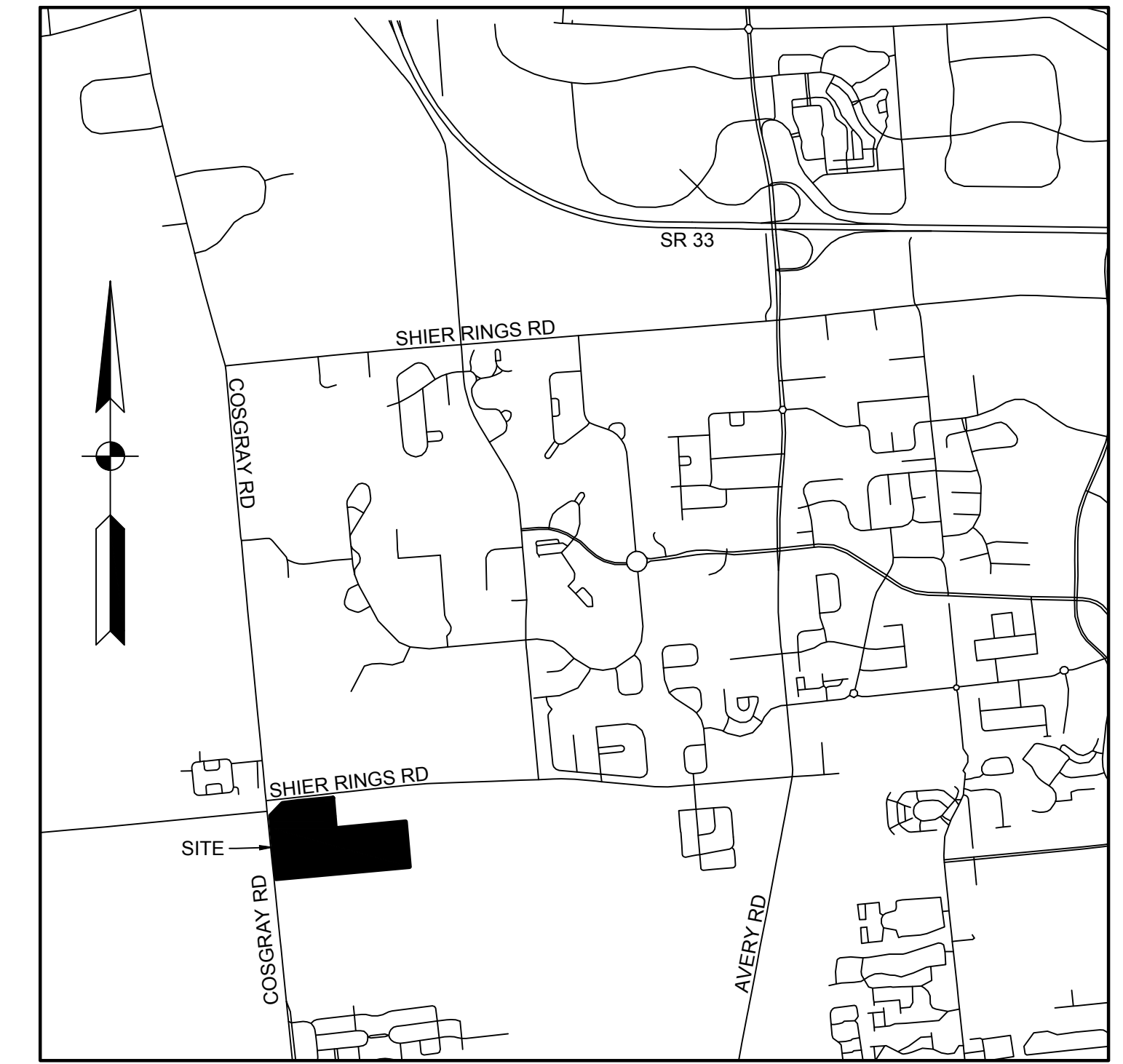


# AYRSHIRE FARMS

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

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.

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).



LOCATION MAP  
Not to Scale

ACREAGE BREAKDOWN - The plat of Ayrshire Farms is comprised of the following Franklin County Parcel Numbers with the acreage being platted out of each.

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

**Total Plat Acreage ----- 11.372 Ac.**

Acreage in Lots ----- 7.115 Ac.

Acreage in Reserves ----- 2.432 Ac.

Acreage in Dedicated Right of Way --- 1.825 Ac.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021  
\_\_\_\_\_  
Director of Land and Long Range Planning  
City of Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021  
\_\_\_\_\_  
City Engineer  
City of Dublin, Ohio

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021, by a vote of council, wherein all of the ????, Path Easement, and Sidewalk 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

\_\_\_\_\_  
Deputy Auditor  
Franklin County, Ohio

Recorded this \_\_\_\_ day of \_\_\_\_\_, 2021  
At \_\_\_\_ am/pm  
\_\_\_\_\_  
Recorder  
Franklin County, Ohio

Fee \$ \_\_\_\_\_

Plat Book \_\_\_\_\_, Page \_\_\_\_\_ Instrument Number \_\_\_\_\_

## 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


## 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.

## 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: \_\_\_\_\_ Date: \_\_\_\_\_, 2021  
Brian P. Bingham  
Registered Professional Surveyor No. 8438

Surveyed and Platted By:  
  
**AMERICAN  
STRUCTUREPOINT  
INC.**  
2550 CORPORATE EXCHANGE DR  
SUITE 300  
COLUMBUS, OHIO 43231-7859  
TEL 614.901.2235 FAX 614.901.2236  
www.structurepoint.com

Owner and Developer:  
MC Shier Rings, LLC  
P.O. Box 3001  
Dublin, Ohio 43016

**AYRSHIRE FARMS  
FINAL PLAT**

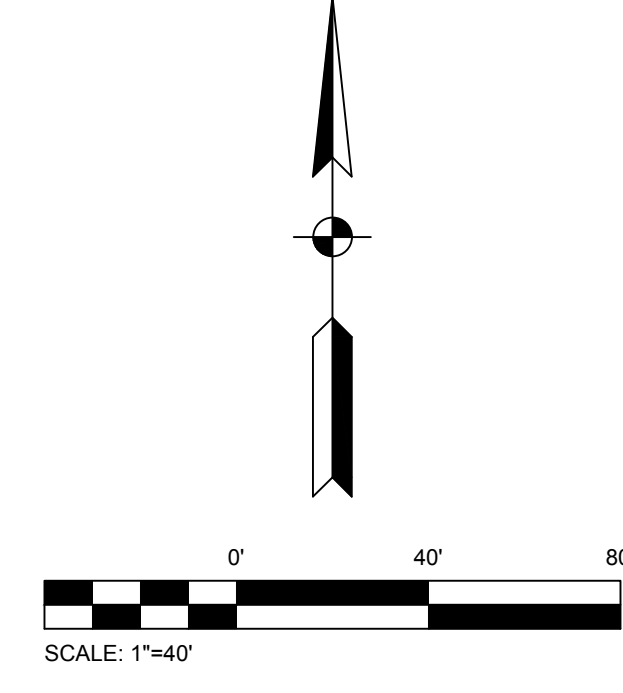
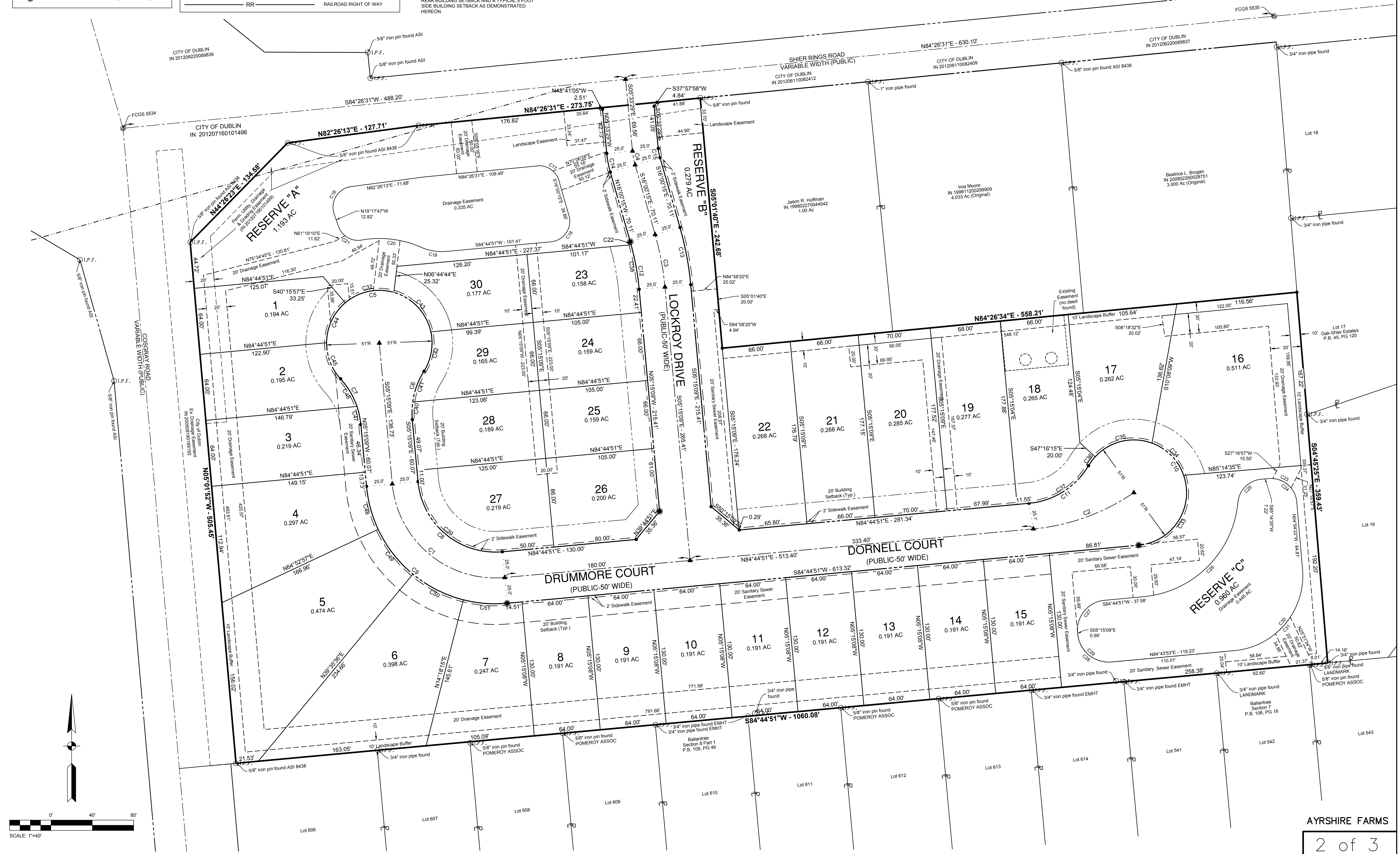
# AYRSHIRE FARMS

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

|          |  |
|----------|--|
| ○ 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)    |

|   |                         |
|---|-------------------------|
| — | PLAT BOUNDARY           |
| — | RIGHT OF WAY LINE       |
| — | LOT LINE                |
| — | CENTERLINE              |
| — | UTILITY EASEMENT        |
| — | SIDEWALK/PATH EASEMENT* |
| — | BUILDING SETBACK LINE   |
| — | HISTORIC LOT LINE       |
| — | RAILROAD RIGHT OF WAY   |

\* SIDEWALK EASEMENTS ARE 2 FOOT IN WIDTH (EXCEPT WHERE DIMENSIONED OTHERWISE) AND ARE NOT DEPICTED TO SCALE ON THIS PLAT.  
NOTE: NUMBERED LOTS EACH HAVE A TYPICAL 20 FOOT FRONT BUILDING SETBACK, A TYPICAL 30 FOOT REAR BUILDING SETBACK AND A TYPICAL 5 FOOT SIDE BUILDING SETBACK AS DEMONSTRATED HEREON.



# AYRSHIRE FARMS

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

## ROADWAY AND CENTERLINE CURVES

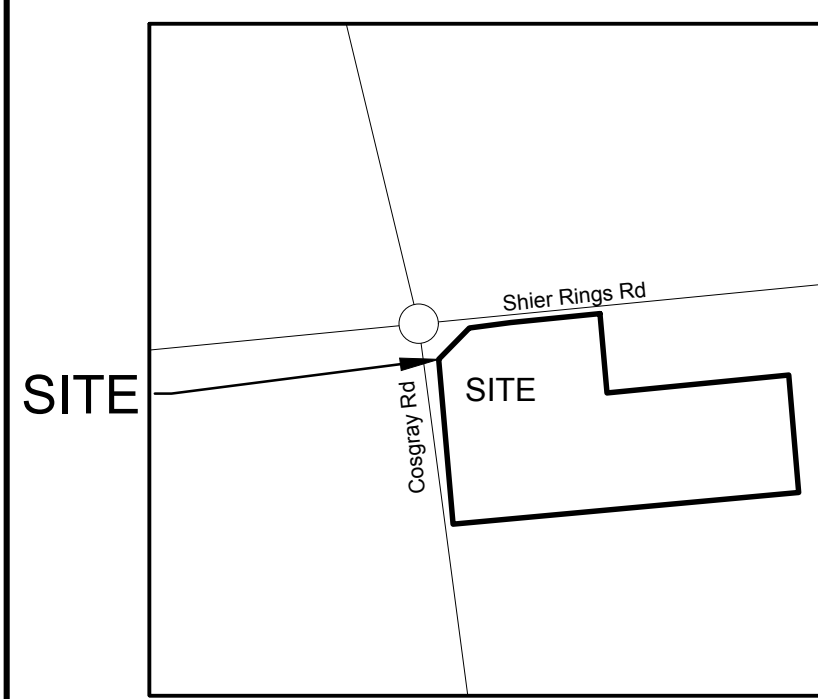
| Curve Table |         |         |            |              |               |
|-------------|---------|---------|------------|--------------|---------------|
| Curve #     | Length  | Radius  | Delta      | Chord Length | Chord Bearing |
| C1          | 157.08' | 100.00' | 090°00'00" | 141.42'      | 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   |

## RESERVE 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         | 27.77'  | 20.00'  | 079°33'14" | 25.59'       | S55°46'52"E   |
| C18         | 35.17'  | 20.00'  | 100°45'07" | 30.81'       | S34°22'18"W   |
| C19         | 25.17'  | 50.00'  | 028°50'17" | 24.90'       | N80°50'00"W   |
| C20         | 58.82'  | 101.00' | 033°22'06" | 57.99'       | N83°05'54"W   |
| C21         | 28.09'  | 20.00'  | 080°29'09" | 25.84'       | N59°32'22"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   |
| C28         | 47.13'  | 30.00'  | 090°00'58" | 42.43'       | S50°15'38"E   |
| 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°54'46"E   |
| C31         | 21.68'  | 73.00'  | 017°00'45" | 21.60'       | S41°58'32"W   |
| C32         | 50.14'  | 51.00'  | 056°19'49" | 48.15'       | S77°53'57"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   |
| C37         | 70.73'  | 75.00'  | 054°02'03" | 68.14'       | S57°43'50"W   |
| C38         | 43.82'  | 250.00' | 010°02'31" | 43.76'       | S10°16'24"E   |
| C39         | 117.81' | 75.00'  | 090°00'00" | 106.07'      | S50°15'09"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         | 43.94'  | 51.00'  | 049°21'35" | 42.59'       | S25°03'15"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°03'38"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   |

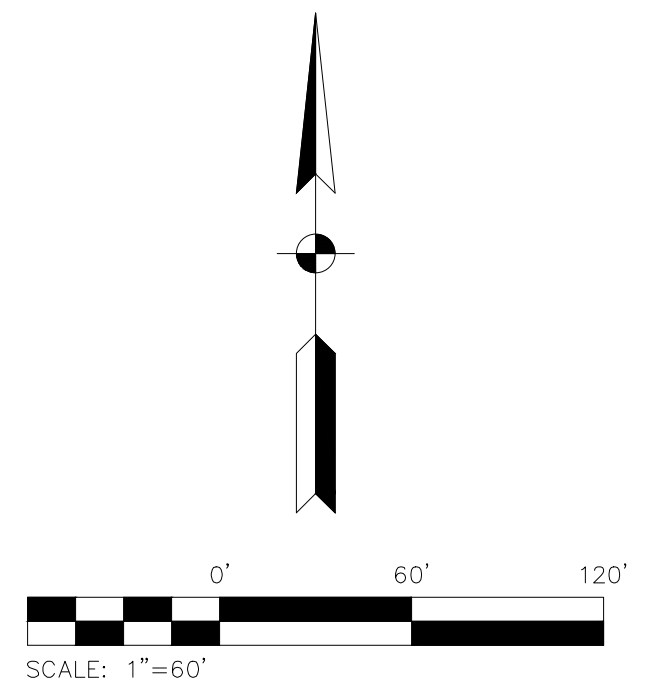


**GENERAL PROPERTY INFORMATION**  
 Owners of Record: MC Shier Rings LLC  
 Current Tax PIDs: 274-012321  
 Current Tax District: City of Dublin-Wash TWP-Hilliard  
 Current Deed Reference: I.N. 201808140109233, 201808140109232, 201907090083345 & 201907090083346  
 Current Site Address: Shier Rings Rd & Cosgray Road

# ALTA/NSPS LAND TITLE SURVEY

## STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF WASHINGTON

### VIRGINIA MILITARY SURVEY NO. 6953



- LEGEND**
- Bush
  - Curb Inlet
  - Drainage Inlet Round
  - Drainage Inlet Square
  - Electric Box
  - Electric Meter
  - Electric Transformer
  - Fire Hydrant
  - Gas Marker
  - Government Control Point Found
  - Guy Wire
  - Iron Pin & Cap Found
  - Iron Pin Found
  - Iron Pin Set
  - Light Pole
  - M.N.F. Mag Nail Found
  - Monument Box Found
  - Pine Tree
  - Post
  - Power & Light Pole
  - Power & Telephone Pole
  - Railroad Spike Found
  - Rock
  - Sanitary Manhole
  - Sign
  - Storm Manhole
  - Stump
  - Telephone Light Pole
  - Telephone Pole
  - Tree
  - Water Valve
  - Water Well Drilled

**ROCKFORD HOMES**

**AMERICAN STRUCTUREPOINT INC.**

2550 Corporate Exchange Ct., Ste. 400 | Columbus, Ohio 43221  
TEL: 614.222.2226  
www.structurepoint.com

PUBLIC STREET, STORM, AND WATER IMPROVEMENTS  
**AYRSHIRE FARMS**  
 FOR  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**EXISTING CONDITIONS SURVEY**

| REVISIONS | DATE | SHEET NO. | DESCRIPTION |
|-----------|------|-----------|-------------|
|           |      |           |             |
|           |      |           |             |
|           |      |           |             |
|           |      |           |             |

To: Chicago Title Insurance Company; First American Title Insurance Company; Title First Agency, LLC; MC Shier Rings, LLC; and all of their respective successors and/or assigns as their interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The original field work was completed on April 22, 2021 (date of latest field activity).

Date of Plat or Map: May 19, 2021  
 This document is not valid unless imprinted with a land surveyor's seal.

**BASIS OF 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.

Brian P. Bingham  
 Professional Land Surveyor 8438

Date \_\_\_\_\_

|             |            |
|-------------|------------|
| DATE:       | 07/09/2021 |
| DRAWN BY:   | ALH        |
| CHECKED BY: | JRP        |
| JOB NUMBER: | 2019.01745 |

S001

PLOT SCALE: 1"=60' EDIT DATE: 6/15/21 2:26 PM EDITED BY: BLUJHNSON DRAWING FILE: 0:201907165D.DRAWINGSCIVILCONSTRUCTION DOCUMENTS\STREET, STORM, & WATER\2019.07\16.CE.SV.DWG