

THE OVERLOOK AT TARTAN RIDGE

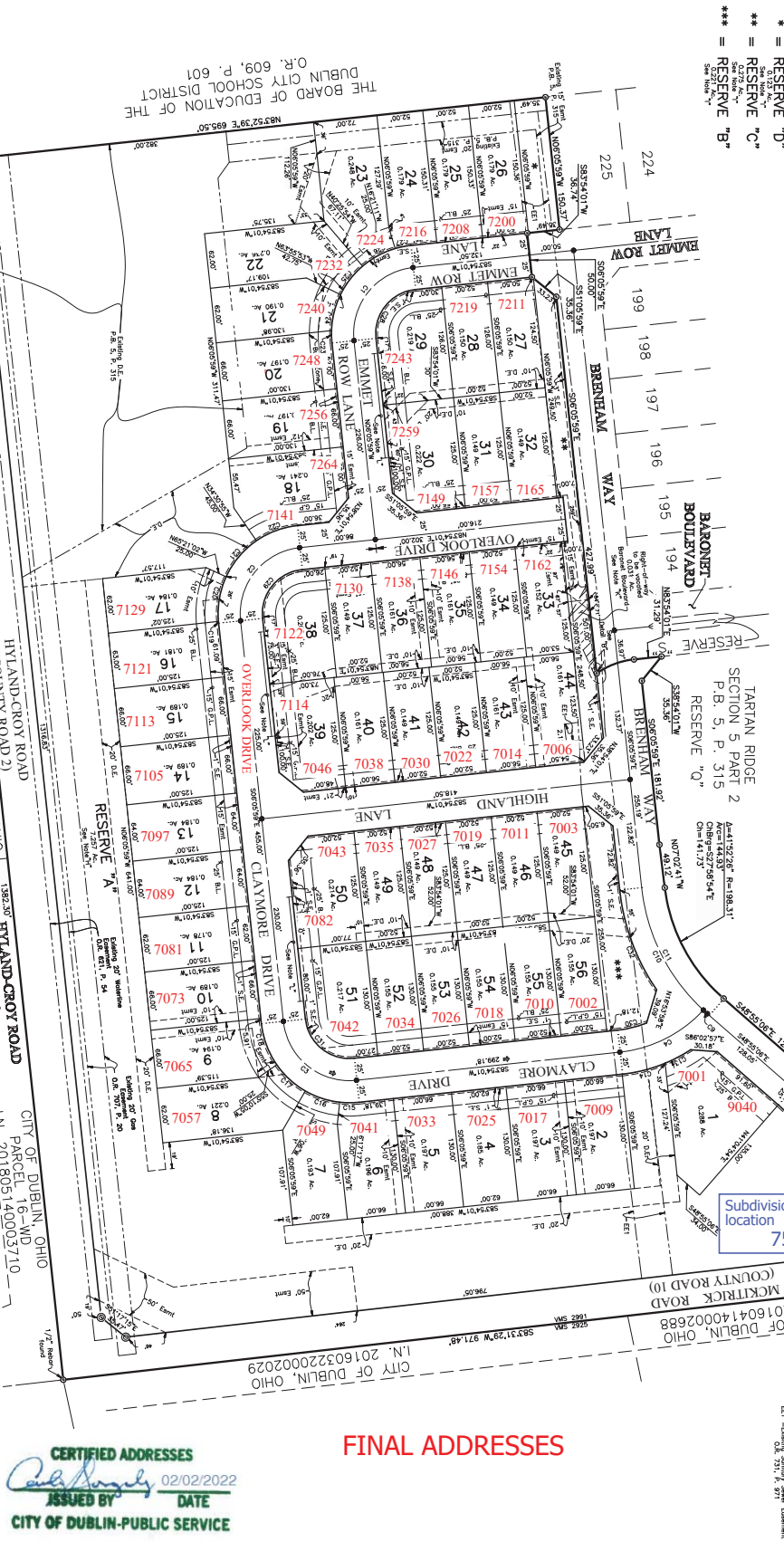
GRID #	DETA	REAR	LEIGH	BEHND	CHSD	CHSD
C1	9000'00"	7500'	11781'	S 28°30'0" W	106.07'	106.07'
C2	9000'00"	7500'	11781'	S 28°30'0" W	106.07'	106.07'
C3	9000'00"	7500'	11781'	S 28°30'0" W	106.07'	106.07'
C4	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C5	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C6	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C7	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C8	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C9	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C10	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C11	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C12	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C13	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C14	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C15	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C16	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C17	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'
C18	4113'42"	2000'	10724'	N 63°17'0" E	106.82'	106.82'

GRID #	DETA	REAR	LEIGH	BEHND	CHSD	CHSD
C17	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C18	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C19	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C20	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C21	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C22	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C23	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C24	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C25	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C26	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C27	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C28	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C29	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C30	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C31	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C32	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C33	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C34	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C35	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C36	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C37	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C38	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C39	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C40	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C41	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C42	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'

GRID #	DETA	REAR	LEIGH	BEHND	CHSD	CHSD
C43	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C44	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C45	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C46	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C47	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C48	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C49	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C50	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C51	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C52	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C53	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C54	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C55	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C56	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C57	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C58	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C59	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'
C60	2973'99"	1000'	6015'	S 20°23'0" E	49.62'	49.62'

Legend

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



CERTIFIED ADDRESSES
 ISSUED BY *Carol Murphy* 02/02/2022
 CITY OF DUBLIN PUBLIC SERVICE

FINAL ADDRESSES

NOTE "A" - MINIMUM SETBACKS: 2-foot minimum for the Overlook at Tartan Ridge is offset at the time of planting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: 15' (Building line maximum), 10' (minimum)

Side Yard: 15' (unless otherwise indicated between Rear Yard: 25 feet)

Sub zoning regulations and any amendments thereon passed subsequent to the date of this plat shall be deemed to be a part of this plat and shall be binding on the purchaser of any lot in this plat for the purpose of enforcing the public use of the land. The platting of certain zoning regulations applicable to this project, the minimum setbacks and other provisions of the zoning ordinance, are hereby approved and the same shall be binding on the purchaser of any lot in this plat for the purpose of enforcing the public use of the land.

NOTE "B" - FINES: No fines may be levied in a "Planning Assessment" area. Fines may be levied in the "Overlook at Tartan Ridge" sub-area. The fines of the City of Dublin shall apply to the "Overlook at Tartan Ridge" sub-area. The fines of the City of Dublin shall apply to the "Overlook at Tartan Ridge" sub-area. The fines of the City of Dublin shall apply to the "Overlook at Tartan Ridge" sub-area.

NOTE "C" - UTILITY PROVIDERS: Burrows of the lots in the "Overlook at Tartan Ridge" sub-area shall be subject to the requirements of the City of Dublin. The City of Dublin shall be responsible for the installation of the utility lines. The City of Dublin shall be responsible for the installation of the utility lines. The City of Dublin shall be responsible for the installation of the utility lines.

NOTE "D" - PARKING: The City of Dublin, Ohio may require the installation of parking spaces in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of parking spaces in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of parking spaces in the "Overlook at Tartan Ridge" sub-area.

NOTE "E" - FLOODING: The City of Dublin, Ohio may require the installation of flood protection in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of flood protection in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of flood protection in the "Overlook at Tartan Ridge" sub-area.

NOTE "F" - ARCHITECTURE: The City of Dublin, Ohio may require the installation of architectural standards in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of architectural standards in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of architectural standards in the "Overlook at Tartan Ridge" sub-area.

NOTE "G" - SIGNAGE: The City of Dublin, Ohio may require the installation of signage in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of signage in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of signage in the "Overlook at Tartan Ridge" sub-area.

NOTE "H" - LANDSCAPING: The City of Dublin, Ohio may require the installation of landscaping in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of landscaping in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of landscaping in the "Overlook at Tartan Ridge" sub-area.

NOTE "I" - MAINTENANCE: The City of Dublin, Ohio may require the installation of maintenance in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of maintenance in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of maintenance in the "Overlook at Tartan Ridge" sub-area.

NOTE "J" - UTILITIES: The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area.

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NOTE "Y" - UTILITIES: The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area.

NOTE "Z" - UTILITIES: The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area. The City of Dublin, Ohio may require the installation of utilities in the "Overlook at Tartan Ridge" sub-area.