



CITY OF DUBLIN

Land Use and Long Range Planning
5600 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

FINAL DEVELOPMENT PLAN/ AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Sections 153.053 (E)]

TO EXPIRE _____

NOTE: All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the PUD Final (and/or Amended) Development Plan process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

I. PLEASE CHECK THE TYPE OF APPLICATION:

- PUD Final Development Plan [Section 153.053 (E)]
- PUD Amended Final Development Plan [Section 153.053 (E) and (G)]
- Other (Please Describe) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address: <u>NUMEROUS</u>	
Tax ID/Parcel Number(s): <u>NUMEROUS</u>	Parcel Size (Acres): <u>23.77</u>
Existing Land Use/Development: <u>CONDOMINIUM DEVELOPMENT</u>	
Proposed Land Use/Development: <u>CONDOMINIUM DEVELOPMENT</u>	
Existing Zoning District:	

III. DEVELOPMENT PLAN STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

A. Please briefly explain the proposed development: <u>-SEE ATTACHMENT</u>
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity: <u>-SEE ATTACHMENT</u>
C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards: <u>SEE ATTACHMENT</u>
D. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(B)], (SEE ATTACHMENT A): <u>SEE ATTACHMENT</u>

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IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please submit **large** (24X36) and **small** (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 150 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT**
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:**
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
 - d. Size of the site in acres/square feet.
 - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Existing and proposed zoning district boundaries.
 - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): TRUBERRY GROUP	
Mailing Address: (Street, City, State, Zip Code) 5991-A CHANDLER COURT WESTERVILLE, OH 43082	
Daytime Telephone: (614) 890-5588	Fax: (614) 891-0954
Email or Alternate Contact Information: Kirk@truberry.com	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name: KIRK DENYES	
Organization (Owner, Developer, Contractor, etc.): TRUBERRY GROUP	
Mailing Address: (Street, City, State, Zip Code) 5991-A CHANDLER COURT WESTERVILLE, OH 43082	
Daytime Telephone: (614) 890 5588	Fax: (614) 891-0954
Email or Alternate Contact Information: Kirk@truberry.com	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: KIRK DENYES, ARCHITECT	
Organization: TRUBERRY GROUP	
Mailing Address: (Street, City, State, Zip Code) 5991-A CHANDLER COURT WESTERVILLE, OH 43082	
Daytime Telephone: (614) 890-5588	Fax: (614) 891-0954
Email or Alternate Contact Information: Kirk@truberry.com	

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Shelley Shively, the owner, hereby authorize KIRK DENYES to act as my applicant/representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Shelley Shively Date: 8/20/09

Subscribed and sworn to before me this 20th day of August, 2009
 State of Ohio
 County of Delaware Notary Public Jeri L. Jones



JERI L. JONES
 Notary Public, State of Ohio
 My Commission Expires 08-31-2011

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

XI. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Shelley Shively, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Shelley Shively Date: 8/26/09

Subscribed and sworn to before me this 20th day of August, 2009
 State of Ohio
 County of Delaware Notary Public Jeri L. Jones



JERI L. JONES
 Notary Public, State of Ohio
 My Commission Expires 08-31-2011

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>\$ 1010</u>	Application No: <u>09-081</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>987308</u>	MIS Fee No:	Date Received: <u>9-17-09</u>	Received By: <u>JEA</u>
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Corazon Drive</u>			
Nearest Intersection: <u>Hyland Croy Road</u>			
Distance from Nearest Intersection: <u>2000 feet west of Hyland Croy Rd (south)</u>			

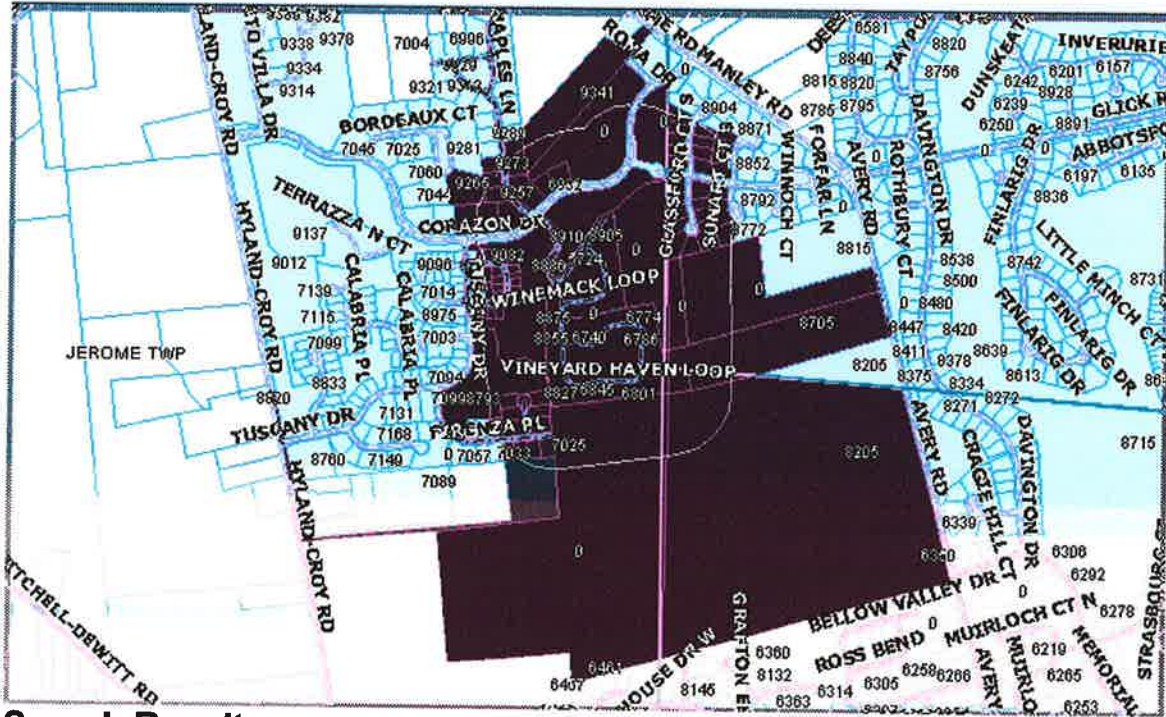
Map Zone: 5

ATTACHMENT A: FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

§ 153.055 PLAN APPROVAL CRITERIA.

(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:

- (1) The plan conforms in all pertinent respects to the approved preliminary development plan provided however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- (2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- (3) The development has adequate public services and open spaces;
- (4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;
- (5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- (6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- (7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- (8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;
- (9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;
- (10) The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.



Search Result

PARCEL ID	OWNER	ADDRESS
[detail] 1370000017000	TRUBERRY-TW LTD	JEROME RD
[detail] 1370000017001	TARTAN DEVELOPMENT CO WEST LLC	JEROME RD
[detail] 1370000018000	MUIRFIELD ASSOCIATIONS INC	JEROME RD
[detail] 1370000020001	LORENZ DANIEL E & MELISSA A	9341 JEROME RD
[detail] 1370000037001	TARTAN DEVLEPMENT CO WEST LLC	HYLAND CROY ROAD
[detail] 1370000043000	MULLINS KEVIN D	8600 HYLAND CROY RD
[detail] 1370000049000	AM ITALIAN GOLF ASSOCIATION	8205 AVERY ROAD
[detail] 1370500816601	TARTAN DEVELOPMENT CO WEST LLC	MCKITRICK RD
[detail] 1370500817601	TARTAN DEVELOPMENT CO WEST LLC	JEROME RD
[detail] 1370500839601	TARTAN DEVELOPMENT CO WEST LLC	HYLAND CROY ROAD
[detail] 1370501001000	CITY OF DUBLIN	CORAZON DRIVE
[detail] 1370501002000	CITY OF DUBLIN	CORAZON DRIVE
[detail] 1370501003000	CITY OF DUBLIN	CORAZON DRIVE
[detail] 1370502002000	HUGHES THOMAS L & CONNIE G	9090 MEDITERRA PLACE
[detail] 1370502003000	TRUBERRY TW LTD	9082 MEDITERRA PLACE
[detail] 1370502004000	COLTER LARRY R & CATHERINE A JT LIVES	9074 MEDITERRA PLACE
[detail] 1370502005000	TRUBERRY GROUP INC	9066 MEDITERRA PLACE
[detail] 1370504001000	ZIMPFER DAVID TROY & MARGHRETTA WOOD ZIMPFER JT LIVES	6916 CORAZON DR

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CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING

[detail]	1370504002000	POOLEY SHARON	6932 CORAZON DRIVE	-
[detail]	1370504003000	FUSSNER BONNIE A	6948 CORAZON DR	-
[detail]	1370504004000	HUMBERT JOHN E & KATHRYN J JT LIVES	9260 DONATELLO DR	-
[detail]	1370504005000	FLETCHER THOMAS R & CHLOIS V	9268 DONATELLO DR	-
[detail]	1370504006000	CHOUNG EDWARD Y & LISA L WHITE-CHOUNG JT LIVES	9276 DONATELLO DRIVE	-
[detail]	1370506008000	NEWBURY HOMES INC	9273 DONATELLO DR	-
[detail]	1370506009000	CROWSON JORDAN B & HOLLY H JT LIVES	9265 DONATELLO DRIVE	-
[detail]	1370506010000	NEWBURY HOMES INC	9257 DONATELLO DR	-
[detail]	1370506011000	MICHAEL EDWARDS BUILDING & DESIGN INC	CORAZON DR OR DONATELLO DR	-
[detail]	1370506012000	CUA BUILDERS INC	6980 CORAZON DRIVE	-
[detail]	1370506013000	LAWSON CHARLES D & XIMENA JT LIVES	6996 CORAZON DRIVE	-
[detail]	1370506022000	LAUFENBERG SCOTT M & PAULA L JT LIVES	7000 BORDEAUX CT	-
[detail]	1370901001000	CITY OF DUBLIN	CORAZON DRIVE	-
[detail]	1370901002000	SUTPHEN JUDI R	9058 MEDITERRA PLACE	-
[detail]	1370901003000	STAHL GREGORY R	9050 MEDITERRA PL	-
[detail]	1370901004000	OBRIEN DENNIS & DIANE JT LIVES	9042 MEDITERRA PL	-
[detail]	1370901005000	SCHULTZ LAURA E	9034 MEDITERRA PL	-
[detail]	1370901006000	SNYDER LAURIE M TRUSTEE	9018 MEDITERRA PL	-
[detail]	1370901007000	AMIGO ROGER G & NATASHA J JT LIVES	9010 MEDITERRA PLACE	-
[detail]	1370901008000	ROBERTO FRANK C & DIANA C JT LIVES	9002 MEDITERRA PLACE	-
[detail]	1370902002000	CLYMER JAMES G	9083 MEDITERRA PLACE	-
[detail]	1370902003000	TRUBERRY TW LTD	9059 MEDITERRA PL	-
[detail]	1370902004000	TRUBERRY TW LTD	9051 MEDITERRA PL=	-
[detail]	1370902005000	TRUBERRY TW LTD	9043 MEDITERRA PL	-
[detail]	1370902006000	TRUBERRY TW LTD	9019 MEDITERRA PL	-
[detail]	1370902007000	HUNT ROBERT & JOYCE JT LIVES	9003 MEDITERRA PL	-
[detail]	1370907001000	TAYLOR LARRY E & AMBER L JT LIVES	6789 VINEYARD HAVEN LOOP	-
[detail]	1370908025000	TARTAN DEVELOPMENT CO WEST LLC	7049 FIRENZA PL	-
[detail]	1370908026000	C V PERRY BUILDERS LLC	7041 FIRENZA PL	-
[detail]	1370908027000	C V PERRY BUILDERS LLC	7033 FIRENZA PL	-
[detail]	1370908028000	C V PERRY BUILDERS LLC	7025 FIRENZA PL	-
[detail]	1370910001000	C V PERRY BUILDERS LLC	SORRENTO COURT OR FIRENZA PL	-
[detail]	1370910002000	C V PERRY BUILDERS LLC	8790 SORRENTO CT	-
[detail]	1370910003000	C V PERRY BUILDERS LLC	8798 SORRENTO CT	-
[detail]	1370910004000	TARTAN DEVELOPMENT CO WEST LLC	8793 SORRENTO CT.	-

[detail]	1370910005000	TARTAN DEVELOPMENT CO WEST LLC	8785 SORRENTO PL	-
[detail]	1370910006000	TARTAN DEVELOPMENT CO WEST LLC	FIRENZA PLACE OR SORRENTO CT	-
[detail]	1370910007000	TARTAN DEVELOPMENT CO WEST LLC	7054 FIRENZA PL	-
[detail]	273000362	BOARD OF EDUCATION OF DUBLIN LOCAL SCHOOL DISTRICT	AVERY RD	-
[detail]	273000395	DUBLIN LOCAL SCHOOL DISTRICT BD OF EDUCATION	AVERY RD	-
[detail]	273000401	AMERICAN ITALIAN GOLF ASSN	8205 N AVERY RD	-
[detail]	60033405016000	TATE ROBERT S PAOLA N	8857 SUNART CT N	-
[detail]	60033405017000	DEWALT JUDITH PAIGE	8851 SUNART CT N	-
[detail]	60033405018000	FAULKENBERRY JACQUELINE C & COCHRAN PAULA E	8841 SUNART CT N	-
[detail]	60033405019000	MUHLEMAN RICHARD K MARIANNE A	8829 SUNART CT N	-
[detail]	60033405020000	BRYANT MICHAEL R	8836 GLASSFORD CT N	-
[detail]	60033405021000	KANADE PRADEEP NILIMA	8848 GLASSFORD CT N	-
[detail]	60033405022000	CAMPAGNI ANTHONY P	8862 GLASSFORD CT N	-
[detail]	60033405023000	BEYL BARTON L KATHY JO	8874 GLASSFORD CT N	-
[detail]	60033405031000	MUTHUPERUMAL MARAN & MARAN LATA	8885 GLASSFORD CT N	-
[detail]	60033405032000	METZLER STEVEN T & ANNE GEMENSKY	8873 GLASSFORD CT N	-
[detail]	60033405033000	GAUSE MICHAEL L LINDA A	8861 GLASSFORD CT N	-
[detail]	60033405034000	MCKINNEY MICHAEL O & DAWN B	8849 GLASSFORD CT N	-
[detail]	60033405035000	RODGERS PAMELA M MILLER CARL A	8837 GLASSFORD CT N	-
[detail]	60033406001000	BATISTA GUILLERMO & AMY M	8809 GLASSFORD CT S	-
[detail]	60033406002000	RYAN JOHN M STARKEY MARCIA J	8793 GLASSFORD CT S	-
[detail]	60033406003000	LAUDERBACK DAVID T	8779 GLASSFORD CT S	-
[detail]	60033406004000	HANHART SCOTT E CARA S	8763 GLASSFORD CT S	-
[detail]	60033406005000	HOMON CAROL A TRUSTEE	8757 GLASSFORD CT S	-
[detail]	60033406006000	HENRY BYRON T STACY S	8752 GLASSFORD CT S	-
[detail]	60033406007000	SMITH KENNETH S MARY G	8758 GLASSFORD CT S	-
[detail]	60033406008000	REED JOHN B	8764 GLASSFORD CT S	-
[detail]	60033406009000	CACIOPPO ERIC & CARRIE	8772 GLASSFORD CT S	-
[detail]	60033406010000	WEIBLE CHRISTOPHER W KIMBERLY	8786 GLASSFORD CT S	-
[detail]	60033406011000	BENNETT BRENT C CAROLYN E PETEK	8806 GLASSFORD CT S	-
[detail]	60033406012000	CAJIGAL GUILLERMO R & ELIZABETH S	8799 SUNART CT S	-
[detail]	60033406013000	COLLINS WILLIAM D & JENNIFER LYNN	8787 SUNART CT S	-
[detail]	60033406014000	TAYLOR MYRON LYNN R	8777 SUNART CT S	-
[detail]	60033406015000	PITTSENBARGER MATTHEW E & MICHELLE A	8769 SUNART CT S	-
[detail]	60033406031000	BD OF EDUCATION DUBLIN LOCAL SCHOOL	AVERY RD	-

[\[detail\]](#) 60033406032000 MUIRFIELD ASSOCIATION INC

MANLEY RD

-

[\[detail\]](#) 60033406033000 BOARD OF EDUCATION OF DUBLIN LOCAL SCHOOL
DIST

8705 AVERY RD

-

WARRANTY DEED
By a Corporation

333977

KNOW ALL MEN BY THESE PRESENTS, That Tartan Development Company (West), LLC, an Ohio limited liability company corporation hereinafter referred to as GRANTOR, in consideration of the sum of \$1.00 and other good and valuable consideration, to it paid by Truberry-TW, Ltd., an Ohio limited liability company, hereinafter referred to as GRANTEE, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY with general warranty covenants to the said GRANTEE, its successors and assigns forever, the following described real estate:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION MADE A PART HEREOF.

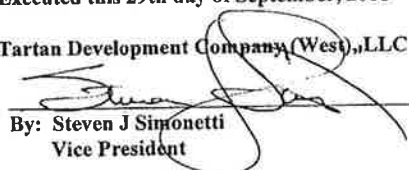
Prior Instrument Reference: Official Record 663, page 748
Parcel Number: 39-0015027.000
Property Address: 6.976 Acres Corazon Drive (Condos),
Dublin, Ohio 43017
Tax Billing Address: 5991-A. Chandler Ct. Westerville, OH 43082
MAP # 137-00-00-017.000

TO HAVE AND TO HOLD SAID PREMISES, with all the privileges and appurtenances thereunto belonging to the said GRANTEE, it successors and assigns forever. And the said GRANTOR for itself and its successors, does hereby covenant with the said GRANTEE, its successors and assigns, that the said premises are FREE AND CLEAR FROM ALL ENCUMBRANCES WHATSOEVER except conditions, restrictions and easements of record.

260060023
Stewart Title Agency
of Columbus Box

Executed this 29th day of September, 2006

Tartan Development Company (West), LLC


By: Steven J Simonetti
Vice President

STATE OF Ohio,
COUNTY OF Delaware, ss:

BE IT REMEMBERED, that on this 29th day of September, 2006, before me, the subscriber, personally came the above named, Tartan Development Company (West), LLC By: TDA Holding Company, LLC, Its: Managing Member, the GRANTOR in the foregoing warranty deed by Steven J Simonetti, its Vice President and as such Vice President, acknowledged the signing of the same to be his/her voluntary act and deed for and as the act and deed of said Corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



GERALD L. McNUTT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 29, 2011


Notary Public

This Instrument prepared by: Steven H.O. Fireman Esq., Attorney-at-Law
259 W. Schrock Rd
Westerville, Ohio 43081

File No. 260060023

TRANSFERRED FILE COPY

NOV 03 2009 - 081 AFD

MARY H. SNIDER, AUDITOR
This conveyance has been examined and the grantee
complied with section 319.20 of the Revised Code.
FEE \$ 1.75
EXEMPT

OR 708 PG 316

SEP 17 2009

CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

TERESA L. MARKHAM
RECORDER, UNION CO., OHIO

2006 NOV -3 PM 2:00

DESCRIPTION OF 6.976 ACRES
South of Jerome Road
East of Hyland-Croy Road

3600

Situated in the State of Ohio, County of Union, City of Dublin (Township of Washington), located in Virginia Military Survey Number 5162 (6152), being out of the remainder of that 51.923 acre tract as conveyed to Tartan Development Company (West), LLC by deed of record in Official Record 538, Page 417 (Recorder's Office, Union County, Ohio) and Official Record 496, Page 82 (Recorder's Office, Delaware County, Ohio), and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 6670 marking an intersection of the Franklin, Union, and Delaware County lines;

thence North 00° 50' 10" West, with the Delaware and Union County line, an easterly line of that 16.794 acre tract conveyed to Truberry-TW, LLC by deed of record in Official Record 602, Page 393, and a westerly line of a 1.214 acre tract as conveyed to the Board of Education of the Dublin Local School District by deed of record in Official Record 08831D10 (Recorder's Office, Franklin County, Ohio) and Deed Book 485, Page 379 (Recorder's Office, Delaware County, Ohio), a distance of 143.94 feet to an iron pin set at a corner of said 51.923 acre tract, a northwesterly corner of said 1.214 acre tract, and in a southerly line of a 9.398 acre tract, being a part of Reserve "HHHHH" of Muirfield Village Phase 43, Plat Book 23, Pages 161, 162, and 163 (Recorder's Office, Delaware County, Ohio) and Plat Book 4, Pages 134, 135, and 136 (Recorder's Office, Union County, Ohio), conveyed to Muirfield Association, Inc. of record in Deed Book 315, Page 308 (Recorder's Office, Union County, Ohio) and Deed Book 360, Page 138 (Recorder's Office, Delaware County, Ohio);

thence with the common perimeter of said 16.794 acre tract and said 9.398 acre tract, the following courses:

South 73° 55' 51" West, a distance of 58.48 feet to a ¼ inch iron pin with a BDM cap found;

North 09° 34' 33" West, a distance of 395.00 feet to a ¼ inch iron pin with a BDM cap found;

South 79° 25' 27" West, a distance of 235.92 feet to a ¼ inch iron pin with a BDM cap found at a common corner of said 51.923 acre tract and said 9.398 acre tract, the *True Point of Beginning*;

thence with the northerly lines of said 16.794 acre tract, the following courses:

South 79° 25' 27" West, a distance of 398.98 feet to an iron pin set;

North 86° 19' 36" West, a distance of 106.23 feet to an iron pin set;

North 03° 22' 57" East, a distance of 36.06 feet to an iron pin set at a point of curvature to the left;

northwesterly, with the arc of said curve, having a central angle of 37° 52' 53", a radius of 413.00 feet, an arc length of 273.06 feet, and a chord bearing and chord distance of North 15° 33' 30" West, 268.11 feet to an iron pin set;

North 55° 30' 03" East, a distance of 17.00 feet to an iron pin set at a southwesterly corner of Reserve "B" as shown on Tartan West Section 1 Part 1 of record in Plat Book 5, Page 132 - 134 (Recorder's Office, Union County, Ohio) and Plat Cabinet 3, Slide 500 (Recorder's Office, Delaware County, Ohio);

thence with the southerly perimeter of said Reserve "B", the following courses;

North 34° 16' 26" East, a distance of 600.92 feet to an iron pin set;

North 63° 23' 49" East, a distance of 123.67 feet to a ¼ inch iron pin found at a northwesterly corner of said 9.398 acre tract;

thence South 07° 34' 33" East, with a line common to said 51.923 and 9.398 acre tracts, a distance of 796.40 feet to the *True Point of Beginning*, containing 6.976 acres, more or less.

A drawing of this description is attached hereto and made a part thereof.

DESCRIPTION OF A 6.976 ACRE TRACT

-2-

Subject to all easements, restrictions and rights-of-way of record.

The bearings contained herein are based on Ohio State Plane Coordinate System per NAD83. Control for bearings was from coordinates of monuments McNeal and FCGS 6648, established by the Franklin County Engineering Department.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared using documents of record, prior plats of survey, and actual field surveys performed by EMH&T, Inc., Columbus, Ohio during September 2002 and December 2003.



EVANS, WIECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8250

No Plat Required
City of Dublin

6_976 so52572.doc

Daniel D. Bird
Daniel D. Bird
Planning Director
Date: *January 31, 2006*

OR 708 P 317 A

RECORDED & INDEXED
DATE 10/13/06 SS

DESCRIPTION OF 16.794 ACRES
South of Jerome Road
East of Hyland-Croy Road

Situated in the State of Ohio, County of Union, City of Dublin (Township of Washington), located in Virginia Military Survey Number 5162 (6152), being out of the remainder of that 51.923 acre tract conveyed to Tartan Development Company (West), LLC by deed of record in Official Record 538, Page 417 (Recorder's Office, Union County, Ohio) and Official Record 496, Page 82 (Recorder's Office, Delaware County, Ohio), and described as follows:

Beginning at Franklin County Geodetic Survey Monument Number 6670 marking an intersection of the Franklin, Union, and Delaware County lines;

thence South 00° 45' 12" West, with the Franklin and Union County line and with a westerly line of a 1.214 acre tract conveyed to the Board of Education of the Dublin Local School District by deed of record in Official Record 08831D10 (Recorder's Office, Franklin County, Ohio) and Deed Book 485, Page 379 (Recorder's Office, Delaware County, Ohio), a distance of 201.89 feet to an iron pin set, being in the Franklin and Union County line, at a southeasterly corner of said 51.923 acre tract, a southwesterly corner of said 1.214 acre tract, and at a northeasterly corner of a 56 acre tract conveyed to the American-Italian Golf Club Association by deed of record in Deed Book 216, Page 68 (Recorder's Office, Union County, Ohio), Deed Book 2600, Page 393 (Recorder's Office, Franklin County, Ohio), and Deed Book 315, Page 64 (Recorder's Office, Delaware County, Ohio);

thence South 82° 39' 28" West, with a southerly line of said 51.923 acre tract and a northerly line of said 56 acre tract, a distance of 944.37 feet an iron pin set, being North 82° 39' 28" East, 15.29 feet from a ½ inch iron pin found at the southwesterly corner of said 51.923 acre tract;

thence across said 51.923 acre tract, the following courses:

North 07° 20' 32" West, a distance of 171.59 feet to an iron pin set;

North 06° 05' 41" West, a distance of 423.13 feet to an iron pin set;

North 03° 11' 44" East, a distance of 284.92 feet to an iron pin set;

North 72° 46' 24" East, a distance of 83.11 feet to an iron pin set on a curve to the left;

northwesterly, with the arc of said curve, having a central angle of 20° 23' 57", a radius of 370.00 feet, an arc length of 131.73 feet, and a chord bearing and chord distance of North 27° 25' 34" West, 131.04 feet to an iron pin set at a point of reverse curvature to the right;

northerly, with the arc of said curve, having a central angle of 76° 34' 57", a radius of 180.00 feet, an arc length of 240.59 feet, and a chord bearing and chord distance of North 00° 39' 56" East, 223.08 feet to an iron pin set at a point of tangency;

North 38° 57' 24" East, a distance of 13.11 feet to an iron pin set at a point of curvature to the left;

northerly, with the arc of said curve, having a central angle of 94° 26' 20", a radius of 120.00 feet, an arc length of 197.79 feet, and a chord bearing and chord distance of North 08° 15' 46" West, 176.15 feet to an iron pin set at a point of tangency;

North 55° 28' 56" West, a distance of 69.16 feet to an iron pin set;

South 81° 33' 50" West, a distance of 36.28 feet to an iron pin set on a curve to the left, in the southerly right-of-way line of Corazon Drive as shown on Tartan West Section 1 Part 1 of record in Plat Book 5, Page 132 (Recorder's Office, Union County, Ohio) and Plat Cabinet 3, Slide 500 (Recorder's Office, Delaware County, Ohio);

thence with said southerly right-of-way line, the following courses:

northeasterly, with the arc of said curve, having a central angle of 09° 28' 44", a radius of 355.00 feet, an arc length of 58.73 feet, and a chord bearing and chord distance of North 33° 36' 39" East, 58.66 feet to an iron pin set at a point of reverse curvature to the right;

BR 602 PG 394

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CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

DESCRIPTION OF A 16.794 ACRE TRACT

-2-

northeasterly, with the arc of said curve, having a central angle of $06^{\circ} 37' 08''$, a radius of 460.00 feet, an arc length of 53.14 feet, and a chord bearing and chord distance of North $32^{\circ} 10' 51''$ East, 53.11 feet to an iron pin set at a northwesterly corner of Reserve "B" of said Tartan West Section 1 Part 1;

thence with the perimeter of said Reserve "B", the following courses:

South $09^{\circ} 54' 15''$ East, a distance of 37.81 feet to an iron pin set;

South $55^{\circ} 28' 56''$ East, a distance of 72.34 feet to an iron pin set at a point of curvature to the right;

southerly, with the arc of said curve, having a central angle of $94^{\circ} 26' 20''$, a radius of 180.00 feet, an arc length of 296.69 feet, and a chord bearing and chord distance of South $08^{\circ} 15' 46''$ East, 264.23 feet to an iron pin set at a point of tangency;

South $38^{\circ} 57' 24''$ West, a distance of 13.11 feet to an iron pin set at a point of curvature to the left;

southerly, with the arc of said curve, having a central angle of $76^{\circ} 34' 57''$, a radius of 120.00 feet, an arc length of 160.39 feet, and a chord bearing and chord distance of South $00^{\circ} 39' 56''$ West, 148.72 feet to an iron pin set at a point of reverse curvature to the right;

southeasterly, with the arc of said curve, having a central angle of $03^{\circ} 07' 36''$, a radius of 430.00 feet, an arc length of 23.47 feet, and a chord bearing and chord distance of South $36^{\circ} 03' 45''$ East, 23.46 feet to an iron pin set at a southwesterly corner of said Reserve "B";

thence across said 51.923 acre tract, the following courses:

South $55^{\circ} 30' 03''$ West, a distance of 17.00 feet to an iron pin set at a point on a curve to the right;

southerly, with the arc of said curve, having a central angle of $37^{\circ} 52' 53''$, a radius of 413.00 feet, an arc length of 273.06 feet, and a chord bearing and chord distance of South $15^{\circ} 33' 30''$ East, 268.11 feet to an iron pin set at a point of tangency;

South $03^{\circ} 22' 57''$ West, a distance of 36.06 feet to an iron pin set;

South $86^{\circ} 19' 36''$ East, a distance of 106.23 feet to an iron pin set;

thence North $79^{\circ} 25' 27''$ East, continuing across said 51.923 acre tract and partly with the common line to said 51.923 acre tract and that 9.398 acre tract, being a part of Reserve "HHHHH" of Muirfield Village Phase 43, Plat Book 23, Pages 161, 162, and 163 (Recorder's Office, Delaware County, Ohio) and Plat Book 4, Pages 134, 135, and 136 (Recorder's Office, Union County, Ohio), conveyed to Muirfield Association, Inc. of record in Deed Book 315, Page 308 (Recorder's Office, Union County, Ohio) and Deed Book 360, Page 138 (Recorder's Office, Delaware County, Ohio), passing a $\frac{3}{4}$ inch iron pin with BDM cap found at 398.98 feet, a distance of 634.90 feet to a $\frac{3}{4}$ inch iron pin with BDM cap found at a southwesterly corner of said 9.398 acre tract;

thence with the common perimeter of said 51.923 and 9.398 acre tracts, the following courses:

South $09^{\circ} 34' 33''$ East, a distance of 395.00 feet to a $\frac{3}{4}$ inch iron pin with BDM cap found;

North $73^{\circ} 55' 51''$ East, a distance of 58.48 feet to an iron pin set, being in the Union and Delaware County line, at a southeasterly corner of said 51.923 acre tract and a northwesterly corner of said 1.214 acre tract;

thence South $00^{\circ} 50' 10''$ East, with the Union and Delaware County line, an easterly line of said 51.923 acre tract, and the westerly line of said 1.214 acre tract, a distance of 143.94 feet to the *Point of Beginning*, containing 16.794 acres, more or less.

A drawing of this description is attached hereto and made a part thereof.

Subject to all easements, restrictions and rights-of-way of record.

DESCRIPTION OF A 16.794 ACRE TRACT

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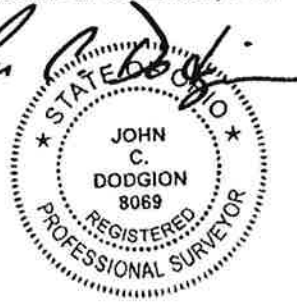
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Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared using documents of record, prior plats of survey, and actual field surveys performed by EMH&T, Inc., Gahanna, Ohio during September 2002 and December 2003.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Registered Surveyor No. 8069



02/14/05

SHG:shg/18jan05
rev.7feb05
16_794 ac 42001.doc

No Plat Required
City of Dublin

Daniel D. Bird
Daniel D. Bird
Planning Director
Date: *3/17/05*

DESCRIPTION ACCEPTABLE
16.794 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
15 REQUIRED
DATE *3-30-05 MK*
STEVE A. STOLTES
UNION COUNTY ENGINEER

TRANSFERRED

MAR 30 2005

MARY H. SNIDER, AUDITOR
This conveyance has been examined and the Grantor
complied with section 519.202 of the Revised Code.
FEE \$ *161840.00*
EXEMPT *EMH*

LIMITED WARRANTY DEED

313254

1

TARTAN DEVELOPMENT COMPANY (WEST), LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to TRUBERRY-TW, LTD., an Ohio limited liability company ("Grantee"), whose tax mailing address is 5991-A Chandler Court, Westerville, OH 43082, the following real property (the "Property"):

Situated in the City of Dnblin, County of Union, State of Ohio, and being more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR A COMPLETE LEGAL DESCRIPTION MADE A PART HEREOF.

Parcel Number: Split 16.794 acres out of 39.0015027 Map Number: 137-00-00-017.000
Property Address: Hyland Croy Road
Prior Instrument Ref.: Official Record 384, Page 154 and Official Record 538, Page 417
Union County Recorder's Office

EXCEPTION TO WARRANTIES: Except as herein provided, except all easements, leases, conditions and restrictions of record, if any, and except real estate taxes for the year and thereafter, for which taxes have been paid and/or adjustment has been made between the parties and which, therefore, the Grantees herein assume and agree to pay.

CU

IN WITNESS WHEREOF, the Grantor has caused its name to be subscribed hereto, effective the 8 day of March, 2005.

TARTAN DEVELOPMENT COMPANY (WEST), LLC,
an Ohio limited liability company

By: TDA Holding Company LLC,
an Ohio limited liability company
Its: Managing Member

Thomas D. Anderson

By: Thomas D. Anderson
Its: President

Stewart Jett

State of Ohio)
County of Union) ss:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Thomas D. Anderson, President of TDA Holding Company LLC, Managing Member of Tartan Development Company (West), LLC, who acknowledged that he did sign the foregoing Limited Warranty Deed and that the same is the free act and deed of Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Dublin, Ohio, this 8 day of March, 2005.



Gerald L. McNutt

Notary Public
GERALD L. MCNUTT
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 24, 2006

This instrument prepared by:
Marshall McCormick, Esq.
259 West Scrock Road
Westerville OH 43081

MR 602 PG 393

Mr. & Mrs. James Balyeat
8875 Vineyard Haven Drive
Dublin, OH 43016

Mr. & Mrs. James Balyeat
8879 Vineyard Haven Drive
Dublin, OH 43016

Mr. & Mrs. Michael Mess
8823 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Ted Schaub
8843 Vineyard Haven Drive
Dublin, OH 43016

Mr. & Mrs. Tony Luzio
8847 Vineyard Haven Drive
Dublin, OH 43016

Mr. Jon Schmidhammer
6785 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Russell Gardner
6781 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. John Blankenship
6753 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Chris Grieser
6749 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Jim Dixon
8839 Vineyard Haven Drive
Dublin, OH 43016

Mr. & Mrs. Dennis McCann
8835 Vineyard Haven Drive
Dublin, OH 43016

Mr. & Mrs. Larry Taylor
6789 Vineyard Haven Drive
Dublin, OH 43016

Mr. & Mrs. Bill Klosterman
6801 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Thomas Harb
6793 Vineyard Haven Loop
Dublin, OH 43016

Mr. Jack Krajekian
6702 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Wade Barghausen
6841 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Harvey Hook
8831 Vineyard Haven Drive
Dublin, OH 43016

Mr. & Mrs. John Duff
6845 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Rick Goebel
6849 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Jason Grove
6761 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Timothy Galli
6837 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Jeremy Float
6735 Winemack Loop
Dublin, OH 43016

Mr. & Mrs. Jeff Eble
6757 Vineyard Haven Loop
Dublin, OH 43016

Ms Kathy Connell
6745 Vineyard Haven Loop
Dublin, OH 43016

Mr. & Mrs. Robert Rowe
6829 Vineyard Haven Loop
Dublin, OH 43016

Muirfield Association Inc.
8372 Muirfield Drive
Dublin, OH 43017

Truberry – TW LTD
5991-A Chandler Court
Westerville, OH 43082

American Italian Group Assoc.
8205 N. Avery Road
Dublin, OH 43017

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

Dublin Local School District
Board of Education
7030 Coffman Road
Dublin, OH 43017

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Pamela M. Rogers & Carl A.
Miller
8837 N. Glassford Court
Dublin, OH 43017

Michael Edwards Build. & Design
5441 Edward's Farm Road
Columbus, OH 43221

David Troy & Marghrietta Wood
Zimpffr
6916 Corazon Drive
Dublin, OH 43017

Sharon Pooley
6932 Corazon Drive
Dublin, OH 43017

Bonnie A. Fussner
6948 Corazon Drive
Dublin, OH 43017

Advantage Builders LLC
100 East Wilson Bridge Road
Suite 105
Worthington, OH 43085-2938

SAVONA at TARTAN WEST PROPOSED SCREENED PORCHS, DECKS & PAVER PATIOS

The Goal

To allow flexibility of Outdoor Living Space for individual wants & needs.

The Proposal

To allow any combination of the following Outdoor Living Areas within the areas indicated on the attached Site plan up a total square footage of 360 Square Feet.

1. Screen Porch
2. Paver Patio (with or with out sitting wall)
3. Deck (with or without steps to grade.)

If a Paver Patio occurs under a deck, that square footage will not be included in the total square footage calculation

The white squares indicated on the Site plan are usually a Sunroom (conditioned indoor space,) however if this area is, instead used for a Screen Porch, Deck or Paver Patio, that square footage will not be included in the total square footage calculation

Foundation planting have been designed and approved as part of the original Development Text for each unit. If this plant material is compromised by any proposed Outdoor Living Space, those plants will be relocated to an appropriate area, still benefiting that unit.

Extensive Common Area plantings have been designed and approved as part of the original Development Text. If any proposed Outdoor Living Area occurs within 6'-0" of an other units Outdoor Living Area, additional screening plant material shall be installed.

The Benefit

To increase architectural Diversity

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