

Notes:

Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining 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 delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned, and easements are hereby reserved therein for the uses and purposes expressed herein.

Approval of this Plat of Survey by the Delaware County Regional Planning Commission, the Delaware County Commissioners, and/or any other governmental authority shall in no way constitute a dedication or acceptance of the Common Access Drive shown hereon, and all such Common Access Drive(s) shall be and remain a private access way, and the Delaware County Regional Planning Commission, the Delaware County Commissioners, and every other public authority signing this Plat of Survey shall have no responsibility or liability for or arising out of the construction, improvement, maintenance and/or use of any such Common Access Drive. The owners of these Lots and their successors or assigns agree to and shall be and is a covenant running with the land.

The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewage system becomes available, said lot shall be connected to said central sewer. Acceptance of title to a delineated lot for the subdivision shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included in conveyance of title for said lot(s). All fees and cost associated with the connection to central sewer are the responsibility of the homeowner at the time of the installation and connection.

Easements are reserved for the construction, operation and maintenance of all public and private utilities proposed above and below the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all Lots on this Plat of Survey, and for storm water drainage.

Where indicated, sanitary sewer easements are intended solely for the construction, operation and maintenance of public and/or private sanitary sewers and service connections and cannot be occupied by other utilities, except other utilities may laterally cross said easement.

Prior to preparation of building plans and/or detailed site plans, each Lot owner must coordinate with the Delaware County Health Department to determine that the approved sewage treatment system location is consistent with or compatible with the owners desired site plan.

Roof drains, foundation drains, and all other clean water connections to the sanitary sewer system are prohibited.

The earthwork contractor shall comply with the "Delaware County Urban Sediment and Pollution and Water Runoff Control Regulations" as adopted by the County Commissioners.

Notice is hereby given to any buyer of the Lots delineated upon this Plat of Survey, that on file with the Delaware County Health Department are Site Improvement Plans for the development of said Lots showing finish grade elevations, sewage treatment system locations, and building envelopes.

A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

All Lots shall take access from the Common Access Drive and not from the public road.

Owners on lots 546-547 must preserve the existing wetlands in perpetuity.

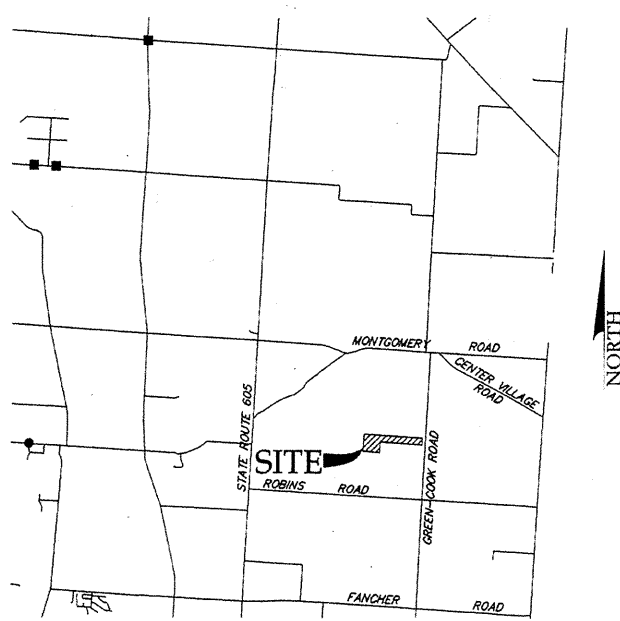
All Lots delineated on the Plat of Survey are located within a Non Flood Hazard Area indicated as Zone "X" per F.I.R.M. Map 39041C0295K, Effective Date April 16, 2009.

The proposed sts on these lots do not violate the prohibitions in 29.08.01(b) of the delaware general health department sts rules.

C.A.D. MAINTENANCE AGREEMENT RECORDED IN
O.R. Book 911 PG. 1009 - 1010

Fair Haven

PART OF FARM LOT #21 AND FARM LOT #22 IN SECTION 4 OF TOWNSHIP 3N RANGE 16W,
UNITED STATES MILITARY LANDS
HARLEM TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO



LOCATION MAP
No Scale

200900026802
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
08-07-2009 At 03:19 PM.
PLAT 80.00
OR Book 921 Page 640 - 641

DEDICATION:

Situate in the Township of Harlem, County of Delaware, State of Ohio, and being a part of Farm Lot #21 and Farm Lot #22 in Section 4 of Township 3N, Range 16W, of the "United States Military Lands" land survey. Being a survey of all of the lands containing a 16.834 acre tract, O.R. Volume 777, Page 2103, and an 11.206 acre tract being of record by Deed Volume 651, Page 145, a total of 28.040 Acres currently conveyed to Fry Family Investments LLC and in the record of deeds in the Delaware County Recorders Office, Delaware, Ohio.

I, Robert A. Fry, manager of Fry Family Investments LLC and owner of the land herein platted as subdivision lots 544 - 547, do hereby voluntarily consent to the execution of this plat and hereby certify the attached plat to be a correct representation of "Fair Haven", and do offer for dedication the street, parks, and public grounds as shown, hereon, to the public use forever.

This Plat of Survey is prepared by:
S.A. ENGLAND & ASSOCIATES
PROFESSIONAL LAND SURVEYING
5179 WALNUT ROAD \ P.O. BOX 1770
BUCKEYE LAKE, OHIO 43008
740-928-8680 / FAX 740-928-9565
WWW.SURVEYOHIO.COM



I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED 4/3/09
SCOTT A. ENGLAND, P.S.
OHIO REGISTERED SURVEYOR #7452

If the signature and seal stamp of this document is not in BLUE it is not an original document.

Approved this ___ day of ___, 2009.
Dan Adams
Harlem Township Zoning Inspector

Approved this 4th day of May, 2009.
James R. Cogger
Delaware General Health District

Approved this 4th day of May, 2009.
CC Ahl
Delaware County Sanitary Engineer

Approved this 9th day of May, 2009.
Ch. Bann
Delaware County Engineer

Approved this 4th day of May, 2009.
George Kaitera RW
Delaware County Auditor

Approved this 7 day of August, 2009.
Scott B. Smith
Delaware County Regional Planning Director

Approved this 29th day of JUNE, 2009.
[Signature]
Delaware County Commissioner 7-13-09

Approved this ___ day of ___, 2009.
[Signature]
Delaware County Commissioner 7-13-09

Approved this ___ day of ___, 2009.
[Signature]
Delaware County Commissioner 7-13-09

Filed for record this 7th day of August, 2009.
at 3:19 AM PM Fee \$80.00
Deed Instrument Number
Recorded this 7th day of August, 2009.
Plat Cabinet 4, Slide 13 Dist no.
P. Granlee 26802-09
Delaware County Recorder deputy

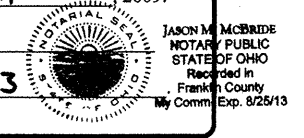
In witness thereof this 3rd day of April, 2009.
Robert A. Fry
Robert A. Fry

Shawn A. Leaning *[Signature]*
witness witness

STATE OF OHIO
COUNTY OF DELAWARE
Before me a Notary Public in and for said State, personally appeared, Robert A. Fry, who acknowledged the signing of the foregoing instrument to be of their voluntary act and deed for the uses and purposes herein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this 3rd day of April, 2009.

[Signature]
My commission expires 8-25-13
Notary Public



Cab 4 Slide 13

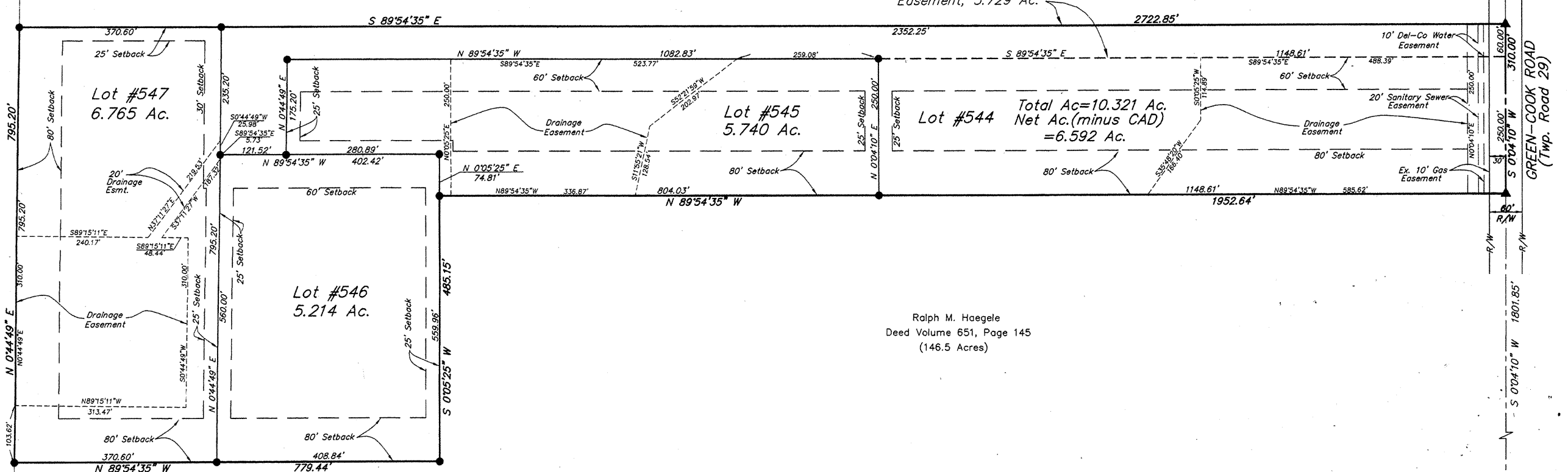
Fair Haven

PART OF FARM LOT #21 AND FARM LOT #22 IN SECTION 4 OF TOWNSHIP 3N RANGE 16W,
UNITED STATES MILITARY LANDS
HARLEM TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO



Dorothy V. Holobaugh
Deed Volume 500, Page 395
(80.0 Acres)

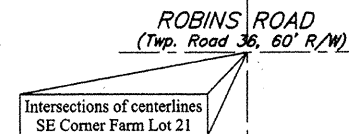
60' Common Access Drive (CAD),
ingress/Egress, Drainage & Utility
Easement, 3.729 Ac.



Vincent West
Deed Volume 553, Page 230
(75.0 Acres)

Ralph M. Haegele
Deed Volume 651, Page 145
(146.5 Acres)

Ralph M. Haegele
Deed Volume 651, Page 145
(146.5 Acres)

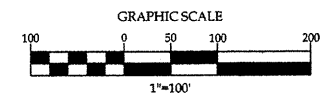


Building Setback Requirements:

- Front Setback = 90.00' from centerline of C.A.D.
50.00' from widening
- Rear Setback = 80.00' Principle Structure &
15.00' Accessory Structure
- Side Setback = 25.00' Principle Structure
15.00' Accessory Structure

Legend:

- - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- ⊙ - Iron Pin Found
5/8" Iron Rebar capped "SLSS"
- (T) - Total Dimension
- - Iron Pin Found 3/4" Galvanized Pipe
- ▲ - Mag Nail Set



C.A.D. MAINTENANCE AGREEMENT RECORDED IN
O.R. Book 911 PG. 1009-1010