

# FOUR DOCTORS DRIVE

Situated in the Township of Brown, County of Delaware, State of Ohio and being part of Farm Lot 4 in Quarter-Township 4, Township 5, Range 18 of the United States Military Lands. Being a subdivision of 28.988 acres, being all of an original 28.17 acre tract conveyed to Greg and Kathy Holland in Official Records Volume 1547, Page 1303 in the Delaware County Recorder's Office.

Easements are reserved for the construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands and for storm drainage.

We, the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our "FOUR DOCTORS DRIVE", a subdivision of Lots 191 to 194 inclusive, and do hereby accept this plat and do voluntarily dedicate 0.203 acres for public road right-of-way as shown hereon and not heretofore dedicated.

IN WITNESS THEREOF We hereunto set our hands this 23 day of July, 2018.

[Signature]  
Greg Holland

[Signature]  
Kathy Holland

STATE OF OHIO

Before me, a Notary Public, personally came the above named Greg Holland and Kathy Holland who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes as expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal this 23 day of July, 2018

[Signature]  
MEGAN N. TONER  
NOTARY PUBLIC

My Commission expires March 29<sup>th</sup>, 2022



MEGAN N TONER  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
March 29, 2022

PC 4 51.58-58B

16-17

FOUR DOCTORS DRIVE, PAGE 1 OF 3

APPROVED THIS 25 DAY OF July, 2018

[Signature]  
BROWN TOWNSHIP ZONING INSPECTOR

APPROVED THIS 25 DAY OF July, 2018

[Signature]  
DELAWARE GENERAL HEALTH DISTRICT

APPROVED THIS 27 DAY OF July, 2018

[Signature]  
DEL-CO WATER CO., INC.

APPROVED THIS 3 DAY OF August, 2018

[Signature]  
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 6th DAY OF August, 2018

[Signature]  
DELAWARE COUNTY ENGINEER

APPROVED THIS 24th DAY OF October, 2018

[Signature]  
DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

THIS 15 DAY OF Oct., 2018 RIGHT-OF-WAY FOR ALL ROADS, BOULEVARDS, AND EASEMENTS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

[Signature]  
[Signature]  
[Signature]  
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 17 DAY OF Oct, 2018

[Signature]  
DELAWARE COUNTY AUDITOR

[Signature]  
DELAWARE COUNTY RECORDER

SURVEYED AND PLATTED BY  
KAREN S. COFFMAN, SURVEYOR REG. No. 7845

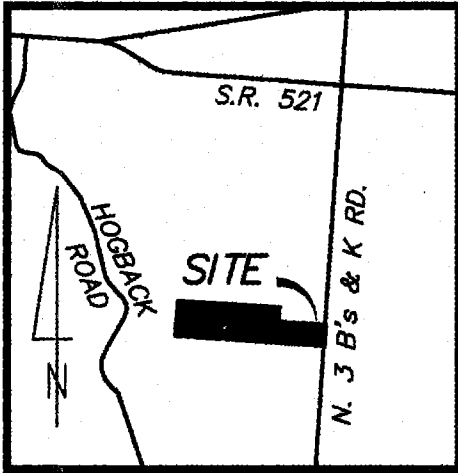
SCIOTO LAND SURVEYING SERVICE, INC.  
173 North Sandusky Street Delaware, Ohio 43015 740.389.7577 karen@sciotolandsurveying.com

# FOUR DOCTORS DRIVE

PART OF FARM LOT 4, QUARTER-TOWNSHIP 4,  
TOWNSHIP 5, RANGE 18, U.S.M.L.  
BROWN TOWNSHIP, DELAWARE COUNTY, OHIO  
ORIGINAL 28.17 Ac.  
OFFICIAL RECORDS VOLUME 1547, PAGE 1303

OWNERS:  
GREG HOLLAND &  
KATHY HOLLAND  
9785 RIVERWAY RUN  
POWELL, OHIO 43065

16-17



VICINITY MAP

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 system. 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 lots.

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

All Lots shall take access from the Common Access Drive and NOT directly from North 3 B's and K Road.

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

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., its successors and assigns, for the location of water lines, valves, and appurtenances within the rights-of-way hereby dedicated and within areas designated hereon as "Drainage Easement" or "Common Access Drive and Utility Easement" or "Utility Easement". Also granted is the right of Del-Co Water Company, Inc. to install, service, and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way. The easement area shall be for the unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.

Easements are reserved for the construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands, and for storm water drainage.

Easements designated as "Sanitary Easement" shall mean a perpetual, exclusive sanitary easement over, through, under, within, upon, and across the area herein delineated, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, solely for construction, operation and maintenance of public and or private sanitary sewers, sanitary sewer service connections, sanitary force mains, sanitary manholes, sanitary valves, and other sanitary appurtenances.

No other utility shall be located within the sanitary easement except for crossings as described herein; right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under the sanitary line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer or force main shall be subject to the review and approval of the Delaware County Sanitary Engineer; any utility crossing within the sanitary easement resulting in an angle less than 80 degrees shall only be permitted if approved in writing by the Delaware County Sanitary Engineer.

No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of the sanitary easement unless said structure is approved in writing by the Delaware County Sanitary Engineer; any landscaping features, such as, but not limited to, trees, fences, signs, retaining walls, etc., within the sanitary easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation; any landscaping features placed within the sanitary easement may be removed at any time by the Delaware County Sanitary Engineer or his/her representatives; the cost of restoration shall be the responsibility of the Grantor, or, upon conveyance by the Grantor, by the Grantor's successors and assigns.

The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer or force main within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer; the Delaware County Sanitary Engineer reserves the right to require that all earthwork within the sanitary easement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of or limit the County's reasonable access to the sanitary sewer or force main.

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 on-site sewage treatment system location is consistent with or compatible with the owner's desired site plan.

Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Regional Planning Commission, and Health Department are SITE IMPROVEMENT PLANS for the development of said lots showing finish grade elevations, sewage treatment system locations, and building envelopes.

A designed sewage treatment system plan will be required prior to permitting.

All lots are located in Flood Zone "X" per Flood Insurance Rate Map Panel No. 39041C0150K, dated April 16, 2009.

Approval of this plat 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 thereon, 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 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 and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.

SITE DATA

ORIGINAL PARCEL ACREAGE: 28.17 ACRES  
TOTAL SUBDIVISION ACREAGE: 28.988 ACRES  
ACRES REMAINING: 0 ACRES  
ACREAGE IN 4 LOTS: 28.785 ACRES  
ACREAGE IN CAD: 3.239 ACRES  
ACREAGE TO BE DEDICATED: 0.203 ACRES  
DEVELOPMENT DENSITY = 0.14 UNITS PER ACRE

C.A.D. MAINTENANCE AGREEMENT RECORDED  
IN O.R.V. 1599, PG. 561

Drainage Maintenance Petition Recorded in  
the Delaware County Commissioner's Journal,

Resolution No. \_\_\_\_\_

Journal Date \_\_\_\_\_

ZONED FR-1 - BROWN TOWNSHIP

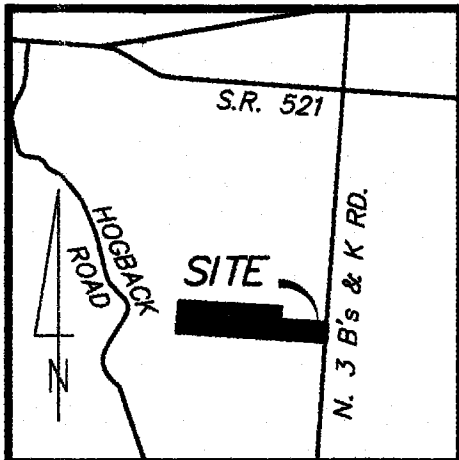
SETBACKS

FRONT - 90' FROM CENTERLINE OF CAD  
FRONT - 130' FROM CENTERLINE OF ROAD  
SIDE - 25'  
REAR - 80' (15' ACCESSORY)

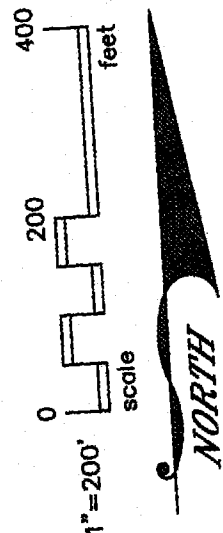
# FOUR DOCTORS DRIVE

PART OF FARM LOT 4, QUARTER-TOWNSHIP 4,  
TOWNSHIP 5, RANGE 18, U.S.M.L.  
BROWN TOWNSHIP, DELAWARE COUNTY, OHIO  
ORIGINAL 28.17 Ac.  
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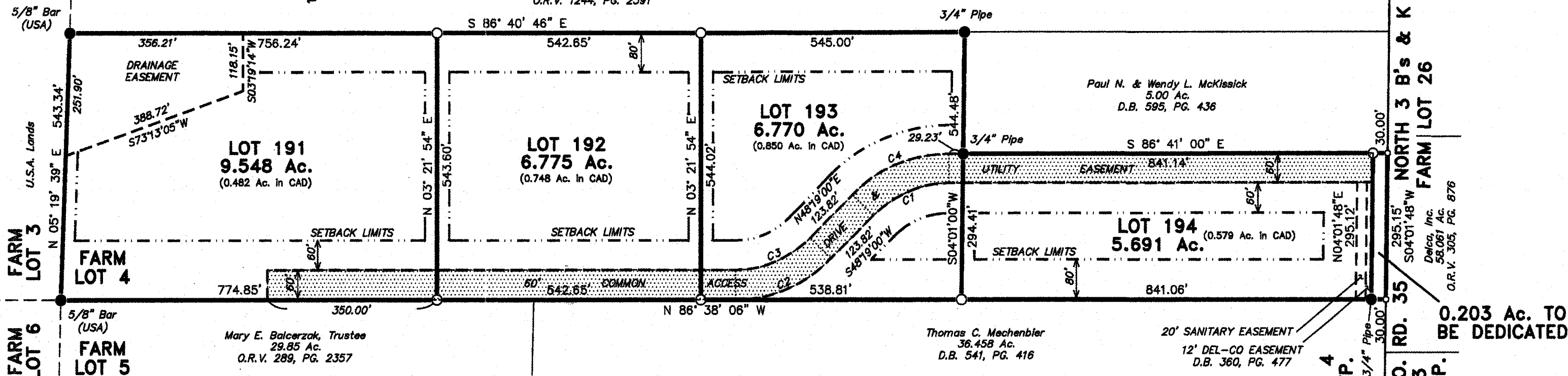
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH
C1	45° 00' 00"	220.00'	172.79'	S70°49'00"W	168.38'
C2	45° 02' 54"	280.00'	220.15'	S70°50'27"W	214.52'
C3	45° 02' 54"	220.00'	172.97'	N70°50'27"E	168.55'
C4	45° 00' 00"	280.00'	219.91'	N70°49'00"E	214.30'



VICINITY MAP



Merlin A. & Marlene A. Sheets  
102.85 Ac.  
O.R.V. 1244, PG. 2391



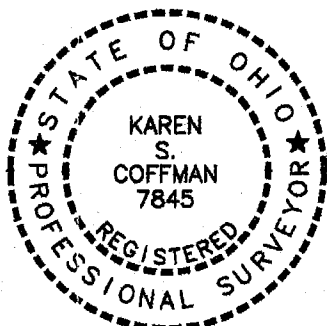
FARM LOT 3  
FARM LOT 4  
FARM LOT 5  
FARM LOT 6

NORTH 3 B's & K ROAD  
FARM LOT 26

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

*K S Coffman*  
KAREN S COFFMAN, SURVEYOR  
Registration No. 7845

JUNE 13, 2018  
Date



**LEGEND**

- Iron Bar or Pipe Found
- MAG Nail Set
- 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

**RECORDS USED**

Deeds as shown.

**BASIS OF BEARINGS**

State Plane Coordinate System  
Ohio North Zone, NAD 83.

ZONED FR-1 - BROWN TOWNSHIP

SETBACKS	
FRONT	90' FROM CENTERLINE OF CAD
FRONT	130' FROM CENTERLINE OF ROAD
SIDE	25'
REAR	80' (15' ACCESSORY)

18 - 5 - 4  
BROWN TWP.

17 - 5 - 3  
KINGSTON TWP.

0.203 Ac. TO BE DEDICATED