RPC# 16-18

COMMON ACCESS DRIVE PLAT FOR

# DUNCAN RUN CAD

SITUATED IN AND BEING PART OF FARM LOTS 24 AND 25
QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 16
UNITED STATES MILITARY LANDS
HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

## PLAT ACCEPTANCE:

Situated in State of Ohio, County of Delaware, Harlem Township, and being part of Farm Lots 24 and 25, Quarter Township 4, Township 3 North, Range 16 West, United States Military Lands, and containing 27.282 acres of land, more or less, and being all of that 17.461 acre tract of land conveyed to DNJS Investments, LLC, of record in Official Record 1480, Page 2721, also being 9.821 acres out of that 16.487 acre tract of land conveyed to DNJS Investments, LLC, of record in Official Record 1480, Page 2707, Recorder's Office, Delaware County, Ohio.

We the undersigned, being the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our "Duncan Run CAD", a subdivision of 4 lots, numbered 555 through 558, inclusive, do hereby accept this plat and do voluntarily dedicate the 0.042 acre tract for public road Right of Way as shown hereon and not heretofore dedicated.

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 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 shall have no responsibility or liability for 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 provisions, which provisions shall be deemed to be and is a covenant running with the land.

In witness whereof, John Neibarger, Member of DNJS Investments, LLC, has set his hand this 7th day of November, 2018

Signed and acknowledged in the presence of:

John E. Neibarger
John Neibarger
Member, DNJS Investments, LLC

Deborah A. Biddle
Witness: Deborah A. Biddle

Larry F. Shafer
Witness: Larry F. Shafer

State of Ohio SS
County of ~~Delaware~~ Licking

Before me, a Notary Public in and for said State and County, personally appeared John Neibarger (Member of DNJS Investments, LLC) who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed for the uses and purposes expressed therein.

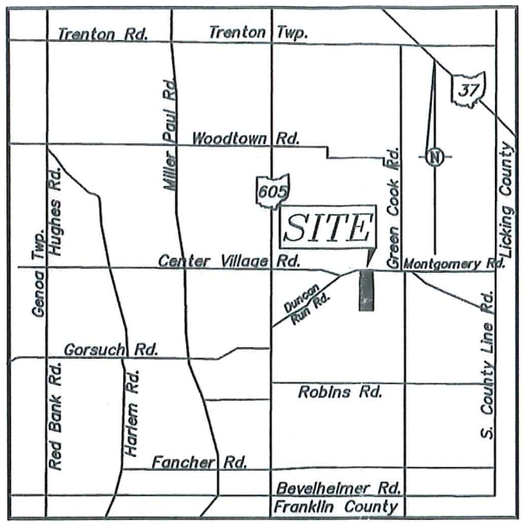
In witness thereof, I have set my hand and affixed my Official Seal this 7th day of November, 2018

My commission expires _____.

Larry F. Shafer
Notary Public, State of Ohio

NOTARIAL SEAL
STATE OF OHIO

LARRY F SHAFER
Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration
Date Section 147.03 O.R.C.




LOCATION MAP
NO SCALE

## LOT SUMMARY:

| | |
|---|---|
| Total CAD Development Area: | 27.282 Acres |
| (All of Parcel 316-420-01-002-005 | 17.461 Acres) |
| (Part of Parcel 316-420-01-002-003) | 9.821 Acres) |
| Proposed Lots | |
| Lot 555 (14484 Center Village Rd.) | 5.708 Acres |
| Lot 556 (14486 Center Village Rd.) | 5.274 Acres |
| Lot 557 (14488 Center Village Rd.) | 6.855 Acres |
| (2.099 Acre Common Access Drive included in Lot 557) | |
| Lot 558 (14490 Center Village Rd.) | 9.403 Acres |

**SURVEYED AND PLATTED BY:**

**Geo-Graphics Inc.**
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated.

Basis of Bearings: The centerline of Green Cook Road (Twp. Rd. 29) was assigned an assumed bearing of South 3°07'35" West, and all others calculated from this meridian.

By Kevin Beechy 11/2/18
Kevin Beechy - Ohio Professional Surveyor No. 7891 Date

STATE OF OHIO
KEVIN N. BEECHY S-7891
REGISTERED PROFESSIONAL SURVEYOR

## OWNER/SUBDIVIDER:

DNJS Investments, LLC
57 S. Main Street
Johnstown, Ohio 43031
740-967-1060
Contact: John Neibarger
jneibarger@rrohio.com

## APPROVALS:

Approved this 7 day of NOVEMBER, 2018

Harlem Township Zoning Inspector

Approved this 9th day of November, 2018

Delaware County General Health District

Approved this ____ day of _____, 201_

Delaware County Engineer

Approved this ____ day of _____, 201_

Delaware County Regional Planning Commission

Approved this 8th day of November, 2018

Deputy General Manager, Del-Co Water

RECEIVED
NOV 26 2018
Del. Co. Regional Planning Commission

This ____ day of _____, 201_, and Rights of Way for Public Streets and Roads herein dedicated for Public Use are hereby accepted for the County of Delaware, State of Ohio.

Delaware County Commissioners:

Transferred this ____ day of _____, 201_, _____
Delaware County Auditor

Filed for record this ____ day of _____, 201_, at _____.

Recorded this ____ day of _____, 201_

In Plat Book ____, Page No. ____, _____
Delaware County Recorder

DUNCAN RUN CAD
Sheet 1 of 3

## NOTES:

1) Basis of Bearings: The centerline of Green Cook Road (Twp. Rd. 29) was assigned an assumed bearing of South 3°07'35" West, and all others calculated from this meridian.

2) All linear dimensions shown are in feet and decimal parts thereof.

3) According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39041 C 0291 K (Effective Date: April 16, 2009), the parcel surveyed and shown hereon lies within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain).

4) 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, for the construction, operation and maintenance of service connections to all lots and lands and for storm water drainage.

5) Within that area designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the construction, operation and maintenance of major storm water drainage swales and/or other other storm water drainage facilities. No above ground structures, dams, or other obstructions to the flow of storm water runoff are permitted within this Drainage Easement area.

6) Where easements platted hereon overlap part(s) of other easements, it is not the intent to limit the use of the other easement(s) in any manner.

7) A non-exclusive easement is hereby specifically granted to 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 "Utility Easement", "Drainage Easement" or "2.099 Acre Common Access Drive, Drainage & Utility Easement" that are located alongside the rights-of-way hereby dedicated. 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.

8) On file with the County Engineering, Building, Health, and Platting Authorities are plans indicating the nature and location of various subdivision improvements, which shall be a part of this plat.

9) All contractors shall comply with the Delaware County Urban Sediment Pollution and Water Runoff Control Regulations adopted by the County Commissioners.

10) 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 owners desired site plan.

11) 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.

12) As designed, the proposed lot splits do not violate Ohio Administrative Code (OAC) Chapter 3701-29.

13) An approved STS designer plan needs to be submitted and approved prior to issuance of Division of Environmental Health permit.

14) 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 tract on the plat shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included in conveyance of title for said tract(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.

15) A pole sign shall be installed at the subdivider's expense, located at the CAD intersection with the connecting public road. Such a sign may be integrated into a common mailbox structure. The pole sign shall be made of rot resistant wood or comparable weather resistant material. The pole sign shall be placed outside of the public Right of Way and shall include the words "Private Drive" in contrasting letters. The "Private Drive" sign shall be no larger than two square feet (1 foot x 2 feet) on each side. All CAD addresses shall be displayed collectively on the pole sign at the CAD entrance and shall be made of reflective material. The "Private Drive" sign and addresses shall be legible from a connecting public road and continuously maintained at this location. A rendering of the sign including proposed materials shall be submitted at the time of the preliminary plan application.

16) Each lot shall individually display its address at the driveway entrance to the CAD when the address is assigned. The Address/Sign shall be made of reflective material and be legible from each lot's driveway entrance.

17) There shall be no future extension of or off of the CAD to additional lands unless approved by Delaware County RPC at its discretion.

18) 3/4 inch diameter iron pipe markers are to be set at all lot corners where permanent markers as shown on this record plat have not been set. The DEVELOPER shall be responsible to have these iron pipes set by a licensed Ohio Professional Surveyor.

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## COMMON ACCESS DRIVE MAINTENANCE AGREEMENT:

A Common Access Drive Maintenance Agreement was recorded in Official

Record _____, Page _____, Recorder's Office, Delaware County, Ohio.

## VARIANCES:

A Variance was approved on June 28, 2018 by Delaware County Regional Planning Commission allowing 4 lots on this Common Access Drive (CAD).

## ZONING:

Current Harlem Township Zoning: AR-1 (Agricultural Residential District).

Setbacks per Jon Trainer, Harlem Township Zoning:

| | |
|---|---|
| Side Yard | 50 feet |
| Rear Yard | 50 feet |
| Front Setback (from 300.0' lot width) | 50 feet |

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**Land Surveying & Civil Engineering**
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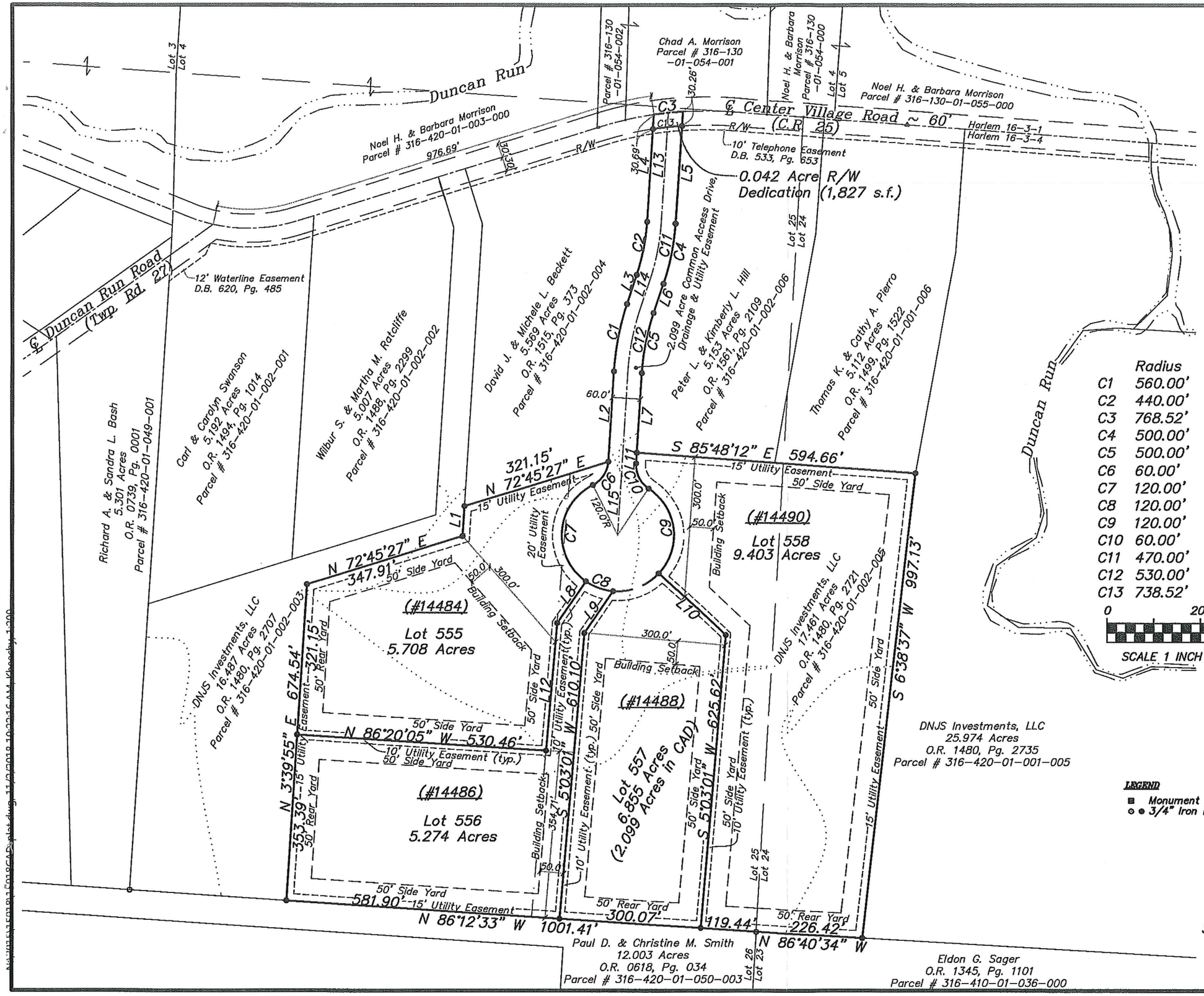
Phone: 614-231-2016 Fax: 614-231-2018

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Setbacks per Jon Trainer, Harlem Township Zoning:

| | |
|---|---|
| Side Yard | 50 feet |
| Rear Yard | 50 feet |
| Front Setback (from 300.0' lot width) | 50 feet |

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39041 C 0291 K (Effective Date: April 16, 2009), the parcel surveyed and shown hereon lies within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain).

| | Radius | Delta | Length | Chord | Bearing |
|---|---|---|---|---|---|
| C1 | 560.00' | 15°00'00" | 146.61' | 146.19' | N 11°09'55" E |
| C2 | 440.00' | 15°00'00" | 115.19' | 114.86' | N 11°09'55" E |
| C3 | 768.52' | 4°32'18" | 60.88' | 60.86' | N 84°01'33" E |
| C4 | 500.00' | 15°00'00" | 130.90' | 130.53' | S 11°09'55" W |
| C5 | 500.00' | 15°00'00" | 130.90' | 130.53' | S 11°09'55" W |
| C6 | 60.00' | 60°00'00" | 62.83' | 60.00' | S 33°39'55" W |
| C7 | 120.00' | 118°54'54" | 249.06' | 206.70' | S 4°12'28" W |
| C8 | 120.00' | 30°00'00" | 62.83' | 62.12' | S 70°15'00" E |
| C9 | 120.00' | 99°17'56" | 207.97' | 182.90' | N 6°41'07" W |
| C10 | 60.00' | 60°00'00" | 62.83' | 60.00' | N 26°20'05" W |
| C11 | 470.00' | 15°00'00" | 123.05' | 122.70' | S 11°09'55" W |
| C12 | 530.00' | 15°00'00" | 138.75' | 138.36' | S 11°09'55" W |
| C13 | 738.52' | 4°43'43" | 60.95' | 60.93' | S 83°37'46" W |

0 200 400

SCALE 1 INCH = 200 FEET

| | | |
|---|---|---|
| L1 | N 3°39'55" E | 64.23' |
| L2 | N 3°39'55" E | 193.58' |
| L3 | N 18°39'55" E | 65.59' |
| L4 | N 3°39'55" E | 228.62' |
| L5 | S 3°39'55" W | 238.81' |
| L6 | S 18°39'55" W | 65.59' |
| L7 | S 3°39'55" W | 170.66' |
| L8 | S 34°45'00" W | 108.45' |
| L9 | S 34°45'00" W | 108.61' |
| L10 | S 47°02'09" W | 192.85' |
| L11 | N 3°39'55" E | 22.92' |
| L12 | S 5°03'01" W | 272.69' |
| L13 | S 3°39'55" W | 234.33' |
| L14 | S 18°39'55" W | 65.59' |
| L15 | S 3°39'55" W | 349.47' |

**LEGEND**

■ Monument Box
○ ● 3/4" Iron Pipe (Found/Set)


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