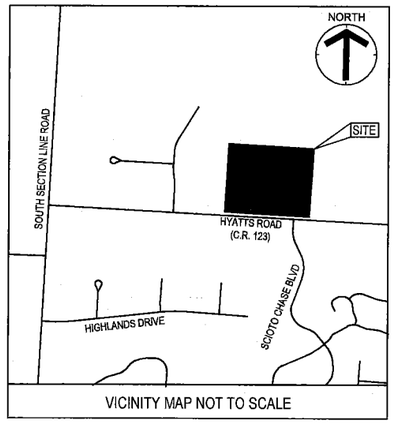
THE COTTAGES AT HYATTS
A RESUBDIVISION OF LOT 6798 OF THE SCIOTO RESERVE EXPANSION SECTION 1, PHASE B

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD,
FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS

R.P.C.
CASE NO. 14-18



VICINITY MAP NOT TO SCALE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY DISTRICT AND BEING ALL OF LOT 6798 OF THE SCIOTO RESERVE EXPANSION SECTION 1, PHASE B, OF RECORD IN O.R.V. 721, PG. 2678-2688, AS CONVEYED TO COTTAGES AT HYATT, LLC, OR RECORD IN O.R.V. 1591, PG. 1307, ALL REFERENCES REFER TO THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, COTTAGES AT HYATTS, LLC., BY JAMES K. ROST, VICE PRESIDENT, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "THE COTTAGES AT HYATTS" , A SUBDIVISION CONTAINING LOTS NUMBERED 7261-7320, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "DRAINAGE EASEMENT (NOT ON MAINTENANCE), DRAINAGE EASEMENT (ON MAINTENANCE)" AND "UTILITY EASEMENT". EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT", PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THIS PLAT INCLUDES BOTH DRAINAGE EASEMENTS THAT NOT ON THE PUBLIC MAINTENANCE PETITION AS WELL AS DRAINAGE EASEMENTS THAT ARE ON THE PUBLIC MAINTENANCE PETITION. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS THAT ARE NOT BEING PUBLICLY MAINTAINED.

EASEMENTS DESIGNATED AS "SANITARY EASEMENT" SHALL MEAN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THIS EASEMENT, EXCLUSIVELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

WITHIN THOSE AREAS OF LAND DESIGNATED AS "DRAINAGE EASEMENT" OR "UTILITY 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 ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENTS AREAS AS DELINEATED ON THIS PLAT.

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 "UTILITY EASEMENT", "SANITARY EASEMENT" OR "DRAINAGE 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 RIGHT-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.

A NONEXCLUSIVE EASEMENT IS GRANTED FOR INGRESS/EGRESS, IN AN OVER SAID LOT 7320 FOR PEDESTRIAN AND VEHICULAR ACCESS. ADDITIONALLY WITHIN SAID LOT 7320, A NONEXCLUSIVE EASEMENT IS HEREBY GRANTED TO DELAWARE COUNTY AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL, OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID LOT.

IN WITNESS WHEREOF, JAMES K. ROST, VICE PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 2018.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

COTTAGES AT HYATTS, LLC.

BY: _____

_____
NATIONWIDE REALTY INVESTORS, LTD.
ITS SOLE MEMBER & MANAGER
JAMES K. ROST
VICE PRESIDENT

_____

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES K. ROST, VICE PRESIDENT OF SAID COTTAGES AT HYATTS, LLC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF COTTAGES AT HYATTS, LLC., FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____ DAY OF _____, 2018

MY COMMISSION EXPIRES _____ _____

APPROVED THIS _____ DAY OF _____ 20___

_____
CONCORD TWP., ZONING INSPECTOR

APPROVED THIS _____ DAY OF _____ 20___

_____
DEPUTY GENERAL MANAGER
DEL-CO WATER CO., INC.

APPROVED THIS _____ DAY OF _____ 20___

_____
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____ 20___

_____
DELAWARE COUNTY ENGINEER
SIGNATURE BY THE DELAWARE COUNTY ENGINEER'S OFFICE ON THE PLAT DOES NOT CONVEY APPROVAL OF THE STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL, SIDE ACCESS POINTS, OR ANY WORK WITHIN THE RIGHT-OF-WAY FOR ANY LOT SHOWN ON THIS PLAT.

APPROVED THIS _____ DAY OF _____ 20___

_____
DIRECTOR, DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

THIS _____ DAY OF _____ 20___ RIGHTS-OF-WAY FOR PUBLIC

DELAWARE COUNTY COMMISSIONERS:

THERE ARE NO PUBLIC RIGHT-OF-WAYS DEDICATED WITH THIS PLAT. DELAWARE COUNTY WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE. SEE NOTE "X" PAGE 2 OF THIS PLAT.

_____

_____

_____

TRANSFERRED THIS _____ DAY OF _____, 2018

_____
AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, AT _____A.M/P.M.
IN BOOK _____, PAGE(s)_____; PLAT CABINET_____, SLIDE_____
FEE $_____

_____
RECORDER, DELAWARE COUNTY, OHIO

NOTE: DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL No. _____, JOURNAL

DATE _____

LEGEND

- IRON PIPE FOUND
- IRON PIN SET
- PERMANENT MARKER SET

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 88°41'10" W FOR A PORTION OF THE CENTERLINE OF HYATTS ROAD, AS DETERMINED BY GPS OBSERVATIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE NORTH ZONE AND POST PROCESSED USING AN OPUS SOLUTION.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK WAS COMPLETED IN APRIL 2018.

_____ DATE:
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43231

THE COTTAGES AT HYATTS A RESUBDIVISION OF LOT 6798 OF THE SCIOTO RESERVE EXPANSIONS SECTION 1 PHASE 1

PLAT

CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: N/A | DATE: OCTOBER 2018

DESIGN: N/A
DRAWN: ALB
CHECKED: JAM

CESO
WWW.CESOINC.COM

JOB NO.: 755247

SHEET NO.: 1 OF 8

W:\PROJECTS\KIMLEY HORN\755247-01-THE RESERVE\04-SURVEY\PLAN\755247 - KIMLEY HORN THE RESERVE - PLAT.DWG - 11/8/2018 2:38 PM

NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENTS PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.

NOTE "B": CONCORD TOWNSHIP ZONING CODE FOR SUBDIVISION PLAT OF "THE COTTAGES AT HYATTS", IN EFFECT AT TIME OF PLATTING OF SUBDIVISION PLAT OF "THE COTTAGES AT HYATTS", SPECIFIES THE FOLLOWING DESIGNATION AND SETBACK REQUIREMENTS:

DESIGNATION:	PRD
FRONT YARD:	20 FEET MINIMUM
SIDE YARD:	05 FEET MINIMUM
REAR YARD:	40 FEET MINIMUM
PERIMETER SETBACK:	N/A

OTE "C":

ACREAGE BREAKDOWN	
TOTAL ACREAGE:	23.180
ACREAGE IN LOTS 7317-7261, INCLUSIVE	8.890
ACREAGE IN LOTS 7318 & 7319 (OPEN SPACE)	12.935
ACREAGE IN LOT 7320 (PRIVATE DRIVE)	1.265

"D": NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND.

"E": EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITY EASEMENTS, AND DESIGNATED WATERLINE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKS AND APPURTENANCES.

"F": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

"G": BE ADVISED: 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.

"H": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

"J": AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "THE COTTAGES AT HYATTS", IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39041C0230K, WITH EFFECTIVE DATE, OF APRIL 16, 2009.

E "K": AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT SUBDIVISION PLAT OF "THE COTTAGES AT HYATTS" PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

E "L": FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN AND/OR OTHER STORM WATER STRUCTURE (HEREIN REFERRED TO AS STORM SEWER), THE STORM SEWER RIGHTS ARE SENIOR TO THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY OR INTEREST UTILIZING THE EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A "SANITARY EASEMENT". ANY COSTS ASSOCIATED WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR OF REPLACEMENT OF THE STORM SEWER SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES. PLANTINGS, LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.

NOTE "M": ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS ON DRAINAGE MAINTENANCE, SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DCWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION. THE DSWCD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES. IN CASES FOR DRAINAGE EASEMENTS NOT ON DRAINAGE MAINTENANCE, THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR REVIEWING PROPOSED FEATURES AND/OR STRUCTURES IN EASEMENTS NOT ON MAINTENANCE AND ASSURING THAT IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

NOTE "N": 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 ANY DRAINAGE EASEMENT ON DRAINAGE MAINTENANCE UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

NOTE "O": DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

NOTE "P": ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, TO ACCESS DRAINAGE EASEMENTS ON DRAINAGE MAINTENANCE FOR DRAINAGE MAINTENANCE PURPOSES.

NOTE "Q": SANITARY EASEMENTS ARE SOLELY FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

NOTE "R": ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" WITHIN THE OVERLAP OR COVER AREAS. WORK TO FACILITATE SURFACE WATER DRAINAGE WITHIN THE OVERLAP OR COVER AREAS IS NOT RESTRICTED; HOWEVER ANY PROPOSED NEW STORM SEWER PIPES, INLETS, CATCH BASINS, STRUCTURES, OR OTHER STORM WATER APPURTENANCES OR INFRASTRUCTURE FEATURES SUBSEQUENT TO THOSE WHICH WERE PERMITTED WITH THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE GOVERNING STORMWATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "S": THE ADDITION OR REMOVAL OF ANY DIRT, SOIL, FILL, OR OTHER CHANGES TO THE GROUND ELEVATION ABOVE THE SANITARY SEWER OR FORCE MAIN AND/OR WITHIN THE SANITARY EASEMENT SHALL BE SUBJECT TO APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "T": 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, INFRINGE UPON, OR LIMIT THE COUNTY'S REASONABLE ACCESS TO THE SANITARY SEWER OR FORCE MAIN.

NOTE "U": LOT 7318 AND 7319 AS NUMBERED AND DELINEATED HEREON AS RESERVES, SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM OWNERS ASSOCIATION FOR THE COTTAGES AT HYATTS FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM RUN-OFF FACILITIES; ALL OF LOT 7318 AND 7319 IS DESIGNATED AS OPEN SPACE AND NO BUILD ZONE.

NOTE "V": WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCE MAINS, VALUES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE OR ANY OTHER FEATURE LOCATED WITHIN THE SANITARY EASEMENT, WITH THE EXCEPTION OF DRIVEWAYS AND PEDESTRIAN PATHWAYS. THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE."

NOTE "W": LANDSCAPING EASEMENT AREA SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM OWNERS ASSOCIATION FOR THE COTTAGES AT HYATTS AND SHALL BE FOR THE INSTALLATION, AND MAINTENANCE OPEN SPACE AND LANDSCAPE FEATURES AS STATED IN THE APPROVED DEVELOPMENT TEXT."

NOTE "X": LOT 7320, AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY A CONDOMINIUM OWNERS ASSOCIATION FOR THE COTTAGES AT HYATTS. THE DRIVES AND LANES CONSTRUCTED WITHIN LOT 7320 WILL BE PRIVATE DRIVES AND LANES THAT ALLOW FOR EMERGENCY ACCESS WHICH WILL BE OWNED AND MAINTAINED BY SAID ASSOCIATION. THESE DRIVES AND LANES WILL NOT BE DEDICATED TO DELAWARE COUNTY AND DELAWARE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE DRIVES. ONCE DEVELOPED THE CONDOMINIUM ASSOCIATION WILL OWN THE LAND BEYOND BUILDINGS. THE OWNER AND ANY SUBSEQUENT TRANSFEREE OF A LOT DELINEATED HEREIN ACKNOWLEDGE AND AGREE THAT THE APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY COMMISSIONERS IS CONDITIONED ON THE DRIVES AND LANES REMAINING PRIVATE IN PERPETUITY, THAT ANY OFFER OF DEDICATION, WHETHER EXPRESS OR IMPLIED, IS HEREBY REJECTED, AND THAT NO DEDICATION OF RIGHT-OF-WAY, WHETHER STATUTORY OR AT COMMON LAW, SHALL OCCUR UNLESS EXPRESSLY ACCEPTED BY A SUBSEQUENT RESOLUTION OF THE DELAWARE COUNTY COMMISSIONERS."

NOTE "Y" THE PRIVATE DRIVES WILL BE OWNED AND MAINTAINED IN PERPETUITY BY AN ASSOCIATION COMPRISED OF THE OWNERS OF CONDOMINIUMS IN THE "THE COTTAGES AT HYATTS". THE PRIVATE DRIVES ASSOCIATED WITH THIS DEVELOPMENT WERE NOT DESIGNED OR CONSTRUCTED TO PUBLIC ROAD STANDARDS, AND WILL NOT BE DEDICATED AS PUBLIC ROAD. NEITHER DELAWARE COUNTY NOR CONCORD TOWNSHIP WILL BE RESPONSIBLE FOR MAINTENANCE, REPAIR OR RE-CONSTRUCTION OF THE PRIVATE DRIVES. ALL RESIDENTIAL AND OTHER IMPROVEMENTS SHALL AND MUST BE PART OF THE AFORESAID CONDOMINIUM OWNERS ASSOCIATION. AS SUCH, ALL COMMON ELEMENTS, INCLUDING THE ENTIRE EXTERIOR BUILDING STRUCTURE OF EACH BUILDING, INCLUDING THE FOUNDATION, EXTERIOR WALLS, ROOF AND ANY EXTERIOR PORCH OR STOOP SHALL AND MUST BE COMMON AREA OWNED AND MAINTAINED BY THE AFORESAID ASSOCIATION. INTERIOR WALLS MECHANICAL COMPONENTS, HVAC COMPONENTS AND WINDOWS SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL UNIT OWNERS. NO RESIDENTIAL STRUCTURE MAY BE OCCUPIED UNLESS AND UNTIL IT COMPILES WITH THE TERMS AND CONDITIONS OF THIS NOTE, AND THE OWNER AND ANY SUBSEQUENT TRANSFEREE OF A LOT DELINEATED HEREIN AFFIRMATIVELY WAIVE THE RIGHT TO CHALLENGE OR APPEAL THE DENIAL OF ANY OCCUPANCY PERMIT UNTIL THE TERMS AND CONDITIONS OF THIS NOTE HAVE BEEN MET."

NOTE "Z" NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFORMERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITHIN ANY SANITARY EASEMENT UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS, OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPT THAT THE RIGHTS GRANTED TO DELCO WATER COMPANY, ITS SUCCESSORS, AND ASSIGNS TO INSTALL, SERVICE AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKS AND APPURTENANCES AS DESIGNATED ON THIS PLAT ARE NOT RESTRICTED.

NOTE "AA" OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENT ARE ONLY PERMITTED AS DESCRIBED HEREIN, UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER. 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 A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER, OR THROUGH THE SANITARY EASEMENT ARE NOT HEREBY RESTRICTED, EXCEPT THAT ALL UTILITY CROSSINGS UNDER A SANITARY SEWER OR FORCE MAIN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "BB": 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.

NOTE "CC": ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.

NOTE "DD": THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE MULTI-USE PATH LOCATED ON THIS SITE.

NOTE "EE": AS REQUIRED BY THE ZONING CODE, WITHIN THOSE AREAS DESIGNATED HEREON AS NO BUILD ZONE, NO ACCESSORY BUILDING OR STRUCTURE (EXCEPT UTILITY STRUCTURES) SHALL BE CONSTRUCTED OR PLACED. NO OTHER LIMITATION OF THE USE OF THOSE AREA IS INTENDED OR IMPLIED BY THE NO BUILD ZONE DESIGNATION.

LOT BREAKDOWN	
TOTAL ACREAGE:	23.180 ACRES
ACREAGE IN LOTS 7317-7261 (BUILDABLE LOTS), INCLUSIVE	8.890 ACRES
ACREAGE IN LOTS 7318 & 7319 (NON-BUILDABLE LOTS) (OPEN SPACE)	12.935 ACRES
ACREAGE IN LOT 7320 (PRIVATE DRIVE)	1.265 ACRES

NOTE: *D.E. OM = DRAINAGE EASEMENT ON MAINTENANCE

**D.E. NOM = DRAINAGE EASEMENT NOT ON MAINTENANCE

THE COTTAGES AT HYATTS A RESUBDIVISION OF LOT 6798 OF THE SCIOTO RESERVE EXPANSIONS SECTION 1 PHASE 1

PLAT

CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: N/A

DATE: OCTOBER 2018

DESIGN: N/A

DRAWN: ALB

CHECKED: JAM

CESO
WWW.CESOINC.COM

JOB NO.: 755247

SHEET NO.: 2 OF 8

W:\PROJECTS\KIMLEY HORN\755247-01-THE RESERVE\04-SURVEY\PLAN\755247 - KIMLEY HORN THE RESERVE - PLAT.DWG - 11/8/2018 2:38 PM

SEE SHEET 4

SEE SHEET 4

LOT 6829

JED A. ALEXANDER
D.B. 439, PG. 182
2.00 ACRES

N 3° 22' 21" E 901.13'

7276
0.155 AC

20' SANITARY EASEMENT

N 86° 33' 56" W 129.75'

7275
0.155 AC

N 86° 33' 56" W 129.75'

7274
0.157 AC

N 86° 33' 56" W 138.87'

N 3° 26' 04" E 260.00'

20' SETBACK

WINDING OAK DRIVE
(PRIVATE 25')

N 86° 33' 56" W 67.75'

7319
0.917 AC
RESERVE
OPEN SPACE
SEE NOTE "U"

7304
0.193 AC

7303
0.156 AC

7302
0.146 AC

7301
0.139 AC

7300
0.136 AC

7299
0.136 AC

7298
0.139 AC

7297
0.146 AC

7296
0.156 AC

7320
1.265 AC
SEE NOTES "X & Y"

N 86° 33' 56" W 108.75'

WINDING OAK DRIVE
(PRIVATE 25')

20' SANITARY EASEMENT

7318
12.017 AC
RESERVE
OPEN SPACE
SEE NOTE "U"

10' DRAINAGE EASEMENT
**(D.E. NOM)

20' EMERGENCY ACCESS EASEMENT

7273
0.159 AC

7272
0.157 AC

7271
0.156 AC

7270
0.155 AC

7269
0.155 AC

7268
0.155 AC

7267
0.155 AC

7266
0.156 AC

7265
0.157 AC

7264
0.157 AC

S 3° 26' 04" W 134.28'

S 3° 26' 04" W 129.54'

N 86° 33' 56" W
2.05'

EX. 90' SETBACK

EX. 90' SETBACK

10' DRAINAGE EASEMENT
**(D.E. NOM)

10' UTILITY EASEMENT

EX. 10' DRAINAGE & UTILITY EASEMENT
O.R. 721, PG. 2679

7318
12.017 AC
RESERVE
OPEN SPACE
SEE NOTE "U"

90.0'

116.19'

22.09'

N 86° 41' 10" W 1118.22'

IRON PIPE FND

R/W

C/L

HYATTS ROAD
(C.R. 123)
(VARIABLE RIGHT OF WAY)

NOTE:
*D.E. OM= DRAINAGE EASEMENT ON MAINTENANCE
**D.E. NOM= DRAINAGE EASEMENT NOT ON MAINTENANCE

60 0 60

GRAPHIC SCALE (IN FEET)

THE COTTAGES AT HYATTS A RESUBDIVISION OF LOT 6798 OF THE SCIOTO RESERVE EXPANSIONS SECTION 1 PHASE 1

PLAT

CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: 1"=60'

DATE: OCTOBER 2018

DESIGN: N/A

DRAWN: ALB

CHECKED: JAM

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JOB NO.: 755247

SHEET NO.: 3 OF 8

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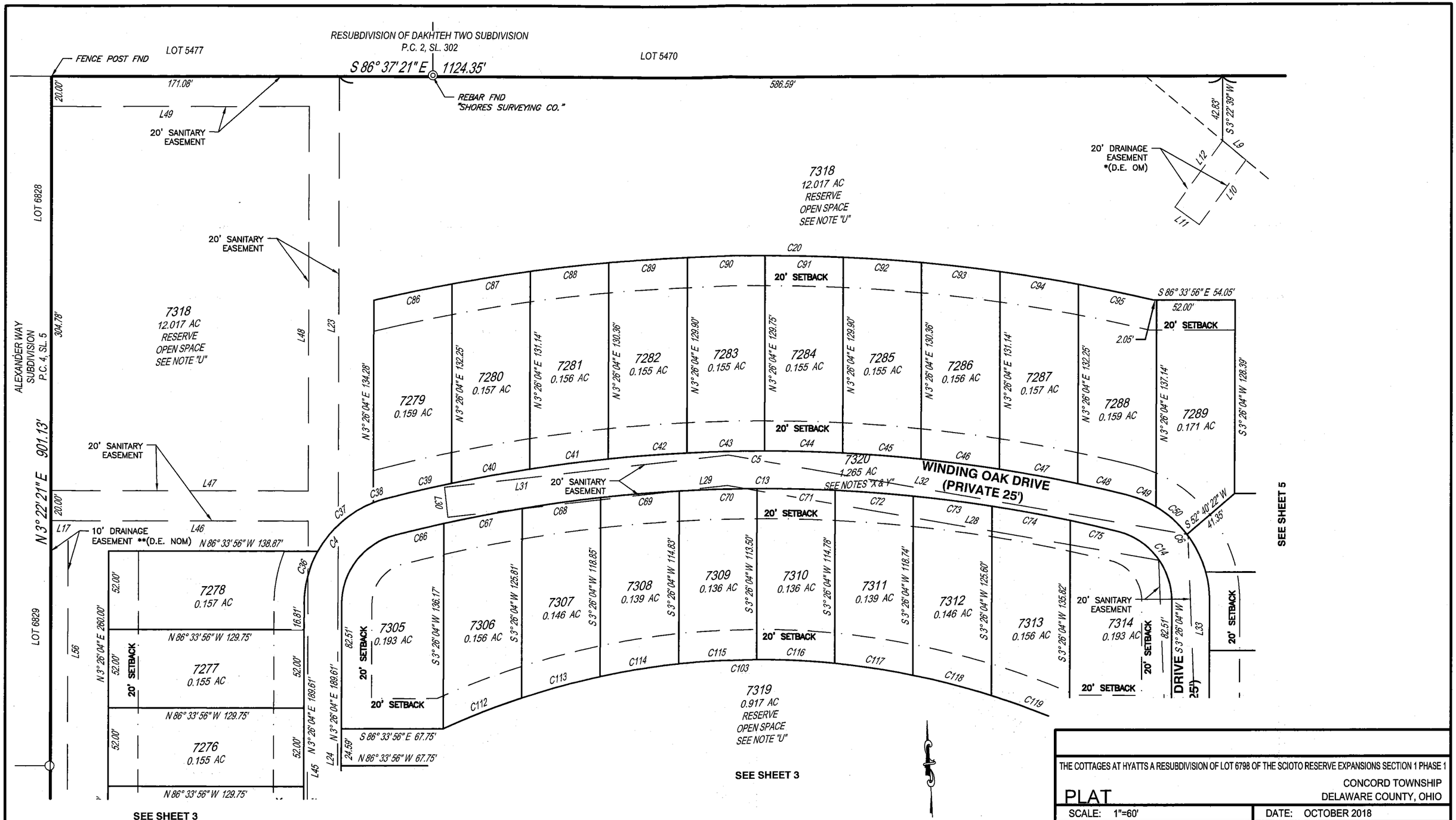

NOTE: *D.E. OM = DRAINAGE EASEMENT ON MAINTENANCE

**D.E. NOM = DRAINAGE EASEMENT NOT ON MAINTENANCE

60 0 60

GRAPHIC SCALE (IN FEET)

THE COTTAGES AT HYATTS A RESUBDIVISION OF LOT 6798 OF THE SCIOTO RESERVE EXPANSIONS SECTION 1 PHASE 1

PLAT

CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: 1"=60'	DATE: OCTOBER 2018	
DESIGN: N/A	CESO WWW.CESOINC.COM	JOB NO.: 755247
DRAWN: ALB		SHEET NO.:
CHECKED: JAM		4 OF 8

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RESUBDIVISION OF DAKHTEH TWO SUBDIVISION
P.C. 2, SL. 302

LOT 5470

S 86° 37' 21" E 1124.35'

346.68'

FARM LOT 40 / FARM LOT 39

SEE SHEET 4

42.83'
S 3° 22' 39" W

20' DRAINAGE EASEMENT *(D.E. OM)

L12 L9 L10 L11

EX. DRAINAGE EASEMENT
O.R. 721, PG. 2678

365.16'

PAUL JANTON AND JUDITH SPRING
D.B. 415, PG. 639
1.731 ACRES

20' SETBACK

7288
0.159 AC

7289
0.171 AC

S 86° 33' 56" E 111.55'

S 52° 40' 22" W
41.35'

7320
1.265 AC
SEE NOTES "X & Y"

C51

7290
0.157 AC

40.00'
S 3° 26' 04" W

S 86° 33' 56" E 131.73'

C97 C96 C52 C98

20' SETBACK

20' SANITARY EASEMENT

7314
0.193 AC

20' SETBACK

82.51'
S 3° 26' 04" W
L33

7291
0.155 AC

32.75'
36.28'

S 86° 33' 56" E 129.75'

20' SETBACK

L27

7292
0.155 AC

52.00'
S 3° 26' 04" W 88.28'

S 86° 33' 56" E 67.75'

S 86° 33' 56" E 129.75'

WINDING OAK DRIVE (PRIVATE 25')

29.60'
30.00'

N 86° 33' 56" W 67.75'

S 86° 33' 56" E 129.75'

20' SETBACK

20' SETBACK

S 3° 26' 04" W 215.00'

52.00'

7293
0.155 AC

52.00'
S 3° 26' 04" W

103.88'

20' SANITARY EASEMENT

SEE SHEET 6

7318
12.017 AC
RESERVE
OPEN SPACE
SEE NOTE "U"

20' DRAINAGE EASEMENT *(D.E. OM)

L16 63.57'
N 86° 14' 13" W

L15 L13 L14

S 3° 45' 47" W 899.91'

PAUL JANTON AND JUDITH SPRING
D.B. 337, PG. 271
2.00 ACRES

SEE SHEET 6

60 0 60

GRAPHIC SCALE (IN FEET)

NOTE:

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**D.E. NOM = DRAINAGE EASEMENT NOT ON MAINTENANCE

THE COTTAGES AT HYATTS A RESUBDIVISION OF LOT 6798 OF THE SCIOTO RESERVE EXPANSIONS SECTION 1 PHASE 1

PLAT

CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: 1"=60'

DATE: OCTOBER 2018

DESIGN: N/A

DRAWN: ALB

CHECKED: JAM

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JOB NO.: 755247

SHEET NO.: 5 OF 8

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SEE SHEET 5

SEE SHEET 5

SEE SHEET 3

SEE SHEET 3

7293
0.155 AC

20' SANITARY EASEMENT

S 86° 33' 56" E 129.75'

103.88'

103.88'

S 3° 26' 04" W 215.00'

48.25'

20' SETBACK

20' SETBACK

S 3° 26' 04" W 141.84'

89.84'

7294
0.220 AC

20' SETBACK

L34

7320
1.265 AC
SEE NOTES "X & Y"

C1

S 86° 33' 56" E 58.50'

C53

20' SANITARY EASEMENT

7318
12.017 AC
RESERVE
OPEN SPACE
SEE NOTE "U"

L38

C8

C54

C15

92.25'

20' SETBACK

S 86° 33' 56" E 126.27'

C55

7263
0.219 AC

71.75'

7315
0.145 AC

24.25'

52.00'

N 86° 33' 56" W 139.75'

S 86° 33' 56" E 120.75'

S 3° 26' 04" W 175.75'

52.00'

20' SETBACK

N 3° 26' 04" E 48.06'

S 3° 26' 04" W 48.06'

23.81'

7262
0.166 AC

20' SETBACK

20' SETBACK

7316
0.144 AC

20' SETBACK

52.00'

S 3° 26' 04" W 156.00'

28.25'

28.25'

N 86° 33' 56" W 137.87'

S 86° 33' 56" E 118.87'

52.00'

7261
0.163 AC

L37

62.12'

N 7° 14' 55" E 90.20'

SEE NOTES "X" & "Y"

S 0° 22' 47" E 90.20'

52.12'

7317
0.140 AC

52.00'

7320
1.265 AC
SEE NOTES "X & Y"

9.83'

9.83'

N 86° 33' 56" W 134.40'

S 86° 33' 56" E 115.40'

L53

EX. 90' SETBACK

PAUL JANTON AND JUDITH SPRING
D.B. 337, PG. 271
2.00 ACRES

S 3° 45' 47" W 899.91'

PAUL JANTON AND JUDITH SPRING
D.B. 341, PG. 209
1.178 ACRES

20' DRAINAGE & UTILITY EASEMENT *(D.E. OM)

S 86° 41' 10" E 12.67'

L35

L52

L54

L20

L19

L21

20' SANITARY EASEMENT

25' UTILITY EASEMENT

10' UTILITY EASEMENT

SCIOTO CHASE BLVD (PRIVATE)

N 3° 26' 04" E 88.21'

N 3° 26' 04" E 88.73'

L36

C16

42.08'

C17

L51

158.91'

10.00'

N 86° 41' 10" W 1118.22'

EX. 10' DRAINAGE & UTILITY EASEMENT O.R. 721, PG. 2678

FARM LOT 39

R/W

FARM LOT 40

FARM LOT 39

FARM LOT 19

C/L

HYATTS ROAD
(C.R. 123)
(VARIABLE RIGHT OF WAY)

R/W

C/L

SCIOTTO CHASE BLVD
(60' RIGHT OF WAY)
(O.R. 721, PG. 2678)

R/W

60 0 60

GRAPHIC SCALE (IN FEET)

NOTE:

*D.E. OM = DRAINAGE EASEMENT ON MAINTENANCE

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THE COTTAGES AT HYATTS A RESUBDIVISION OF LOT 6798 OF THE SCIOTO RESERVE EXPANSIONS SECTION 1 PHASE 1

PLAT

CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: N/A

DATE: OCTOBER 2018

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SHEET NO.: 6 OF 8

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