PLAT OF
FOURWINDS DRIVE NORTH

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE AND BERLIN,
FARM LOTS 2 AND 3, SECTION 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

R.P.C.
CASE NO. 11-16.2

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE AND BERLIN, FARM LOTS 2 AND 3, SECTION 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS, BEING 85.383 ACRES OF LAND ALL OUT OF THAT 125.849 ACRE TRACT CONVEYED TO BROOKDOC II INVESTMENTS, LLC., BY DEED OF RECORD IN OFFICIAL RECORD 1482 PAGE 462. BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, BROOKDOC II INVESTMENTS, LLC., AN OHIO LIMITED LIABILITY COMPANY, BY PATRICK KELLEY, MANAGING MEMBER/AUTHORIZED SIGNATORY, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "FOURWINDS DRIVE NORTH" & "N 3 B'S & K ROAD", A SUBDIVISION CONTAINING LOTS NUMBERED 1361 AND 1362, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, 8.264 ACRES (0.878 ACRES CURRENT RIGHT OF WAY EASEMENT OF N. 3 B'S & K ROAD), AS SUCH FOURWINDS DRIVE AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT OR DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT" OR "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.

WITHIN THOSE AREAS OF LAND DESIGNATED AS "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 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. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

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" 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.

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICK KELLEY, MANAGING/AUTHORIZED SIGNATORY OF SAID BROOKDOC II INVESTMENTS, LLC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF BROOKDOC II INVESTMENTS, 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 _____, 2019

MY COMMISSION EXPIRES _____ _____

IN WITNESS WHEREOF, PATRICK KELLEY, MANAGING/AUTHORIZED SIGNATORY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF_____ , 2019.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: _____

_____

BROOKDOC II INVESTMENTS, LLC.
AN OHIO LIMITED LIABILITY COMPANY

_____
PATRICK KELLEY
MANAGING MEMBER/AUTHORIZED SIGNATORY

APPROVED THIS _____ DAY OF _____20__

_____
BERLIN TWP., ZONING INSPECTOR

APPROVED THIS _____ DAY OF _____20__

_____
BERKSHIRE 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 DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

DELAWARE COUNTY COMMISSIONERS:

_____

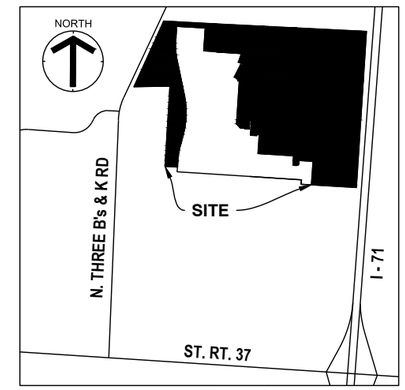
_____

_____

TRANSFERRED THIS _____ DAY OF _____, 2018

_____
AUDITOR, DELAWARE COUNTY, OHIO

_____
RECORDER, DELAWARE COUNTY, OHIO



VICINITY MAP
SCALE: 1"=2000'

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 24°51'02" E FOR A PORTION OF THE CENTERLINE OF N. 3B's & K ROAD AND BASED ON GPS OBSERVATIONS PERFORMED IN JULY 2017.

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, UNION 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 MARCH 2018.

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

ACREAGE BREAKDOWN

BUILDABLE LOT:	LOT 1362 (72.504 ACRES)
OPEN SPACE:	LOT 1361 (4.615 ACRES)
FOURWINDS DR:	7.386 ACRES
N. 3 B'S & K:	0.878 ACRES

REVISIONS

NO.	DATE	DESCRIPTION

PLAT
FOUR WINDS DRIVE NORTH

N. 3B's & K ROAD — DELAWARE COUNTY, OHIO

SCALE: N/A — DATE: 8/27/2019

DESIGN: N/A
DRAWN: ALB
CHECKED: JAM

CESO
WWW.CESOINC.COM

JOB NO.: 754900
SHEET NO.: 1 OF 8

W:\PROJECTS\KIMLEY HORN\754900-01 NORTH LAKES\04-SURVEY\PLAN\754900 KH - FOUR WINDS DRIVE NORTH_PLAT-04112019.DWG - 8/29/2019 9:44 AM

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": BERLIN TOWNSHIP ZONING CODE FOR SUBDIVISION PLAT OF "FOURWINDS DRIVE NORTH", IN EFFECT AT TIME OF PLATTING OF SUBDIVISION PLAT OF "FOURWINDS DRIVE NORTH", SPECIFIES THE FOLLOWING DESIGNATION AND SETBACK REQUIREMENTS:

DESIGNATION:	FR-1
FRONT YARD:	60 FEET MINIMUM
SIDE YARD:	25 FEET MINIMUM
REAR YARD:	80 FEET MINIMUM
PERIMETER SETBACK;	50 FEET MINIMUM

BERKSHIRE TOWNSHIP ZONING CODE FOR SUBDIVISION PLAT OF "FOURWINDS DRIVE NORTH", IN EFFECT AT TIME OF PLATTING OF SUBDIVISION PLAT OF "FOURWINDS DRIVE NORTH", SPECIFIES THE FOLLOWING DESIGNATION AND SETBACK REQUIREMENTS:

DESIGNATION:	FR-1
FRONT YARD:	30 FEET MINIMUM
SIDE YARD:	20 FEET MINIMUM
REAR YARD:	40 FEET MINIMUM
PERIMETER SETBACK:	N/A

DESIGNATION:	PMUD
FRONT YARD:	30 FEET MINIMUM
SIDE YARD:	25 FEET MINIMUM
REAR YARD:	25 FEET MINIMUM
PERIMETER SETBACK:	N/A

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	85.383
ACREAGE IN LOT 1 (OPEN SPACE):	4.615
ACREAGE IN LOT 2:	72.504
ACREAGE IN FOUR WINDS DR RIGHT-OF-WAY:	7.386
ACREAGE IN EXISTING P.R.O. N. 3 B'S & K EXISTING P.R.O. RIGHT-OF-WAY:	0.878

FARM LOT BREAKDOWN

ACREAGE IN FARM LOT 2:	60.129
ACREAGE IN FARM LOT 3:	25.254
TOTAL ACREAGE:	85.383

TOWNSHIP ACREAGE

ACREAGE IN BERLIN:	6.052
ACREAGE IN BERKSHIRE:	79.331
TOTAL ACREAGE:	85.383

NOTE "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.

NOTE "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.

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

NOTE "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.

NOTE "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.

NOTE "I": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "J": AT THE TIME OF PLATTING AS SUBDIVISION PLAT "FOURWINDS DRIVE NORTH", 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 39041C0145K, WITH EFFECTIVE DATE, OF APRIL 16, 2009, THE REMAINING LAND HEREBY BEING PLATTED AS SUBDIVISION PLAT OF FOURWINDS DRIVE NORTH, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (DATED APRIL 16, 2009) SHOWN HEREON LIES WITHIN A COMMUNITY PANEL NOT PRINTED DUE TO NO SPECIAL FLOOD HAZARD AREA, IDENTIFIED, COMMUNITY PANEL NO. 39041C0145K.

NOTE "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 "FOURWINDS DRIVE NORTH" 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.

NOTE "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 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.

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 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, FOR DRAINAGE MAINTENANCE PURPOSES.

NOTE "Q": AS REQUIRED BY BERLIN AND BERKSHIRE TOWNSHIP ZONING CODES, NO DRIVEWAY SHALL BE LOCATED SO THAT IT ENTERS A PUBLIC ROAD WITHIN FORTY FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY OF ANY TWO PUBLIC ROADS AS MEASURED FROM THE EDGE OF THE RIGHT-OF-WAY AT THE INTERSECTION TO THE CENTER OF THE PRIVATE DRIVEWAY MAY BE NO CLOSER THAN FORTY FEET FROM THE INTERSECTION.

NOTE "R": LOT 1361 AS NUMBERED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE PLATTED LOTS SHOWN HEREON FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM RUN-OFF FACILITIES; ALL OF LOT 1361 IS DESIGNATED AS OPEN SPACE.

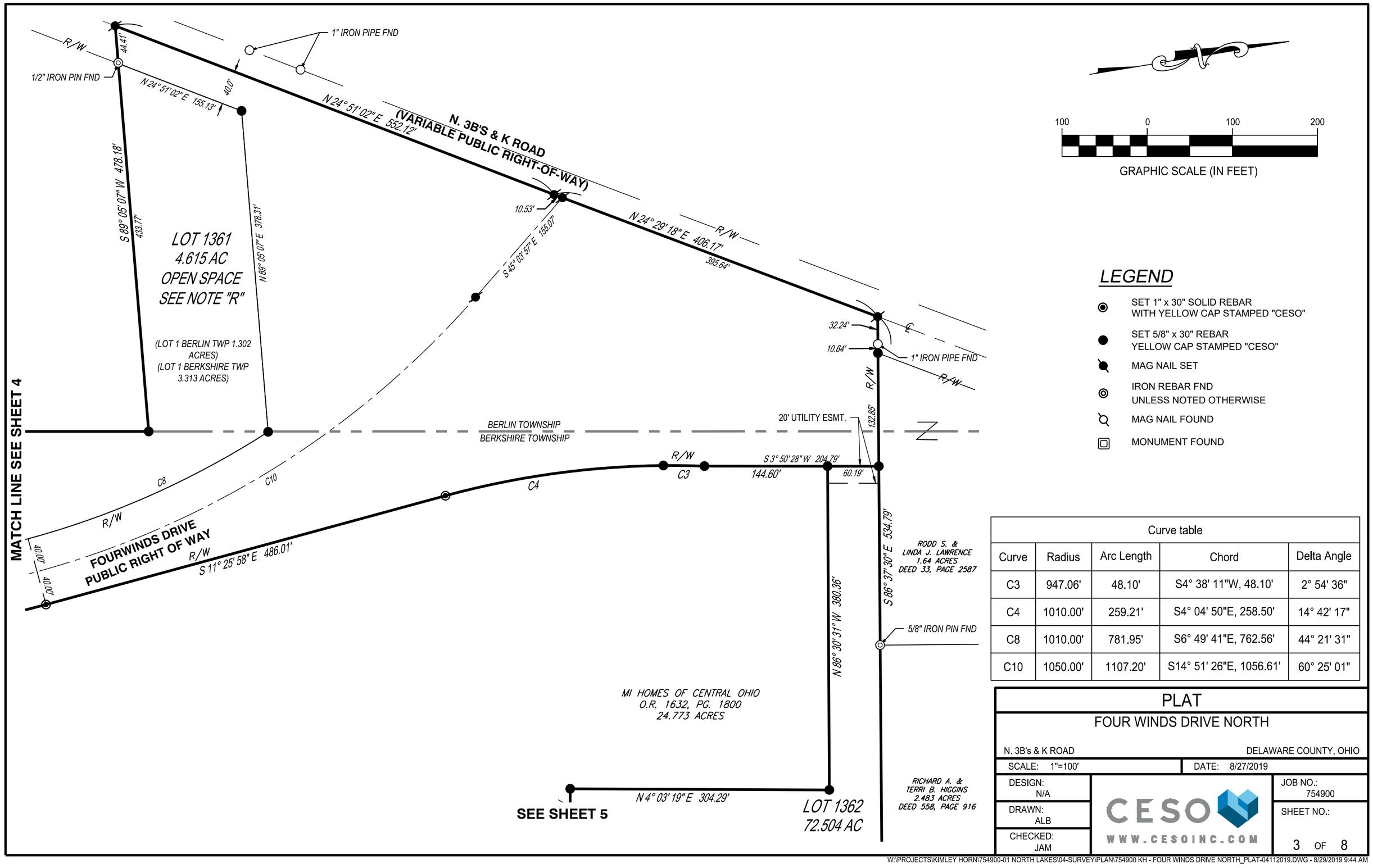
NOTE "S": THE SIDEWALK WITHIN FOURWINDS DRIVE SHALL BE MAINTAINED BY THE CONDO/HOMEOWNER'S ASSOCIATION, WHICHEVER IS IN CONTROL OF THE ADJACENT LAND.

PLAT

FOUR WINDS DRIVE NORTH

N. 3B's & K ROAD — DELAWARE COUNTY, OHIO

SCALE: N/A	DATE: 8/27/2019	
DESIGN: N/A	CESO WWW.CESOINC.COM	JOB NO.: 754900
DRAWN: ALB		SHEET NO.:
CHECKED: JAM		2 OF 8



Curve table

Curve	Radius	Arc Length	Chord	Delta Angle
C3	947.06'	48.10'	S4° 38' 11"W, 48.10'	2° 54' 36"
C4	1010.00'	259.21'	S4° 04' 50"E, 258.50'	14° 42' 17"
C8	1010.00'	781.95'	S6° 49' 41"E, 762.56'	44° 21' 31"
C10	1050.00'	1107.20'	S14° 51' 26"E, 1056.61'	60° 25' 01"

PLAT

FOUR WINDS DRIVE NORTH

N. 3B's & K ROAD — DELAWARE COUNTY, OHIO

SCALE: 1"=100' — DATE: 8/27/2019

DESIGN: N/A
DRAWN: ALB
CHECKED: JAM

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JOB NO.: 754900
SHEET NO.: 3 OF 8

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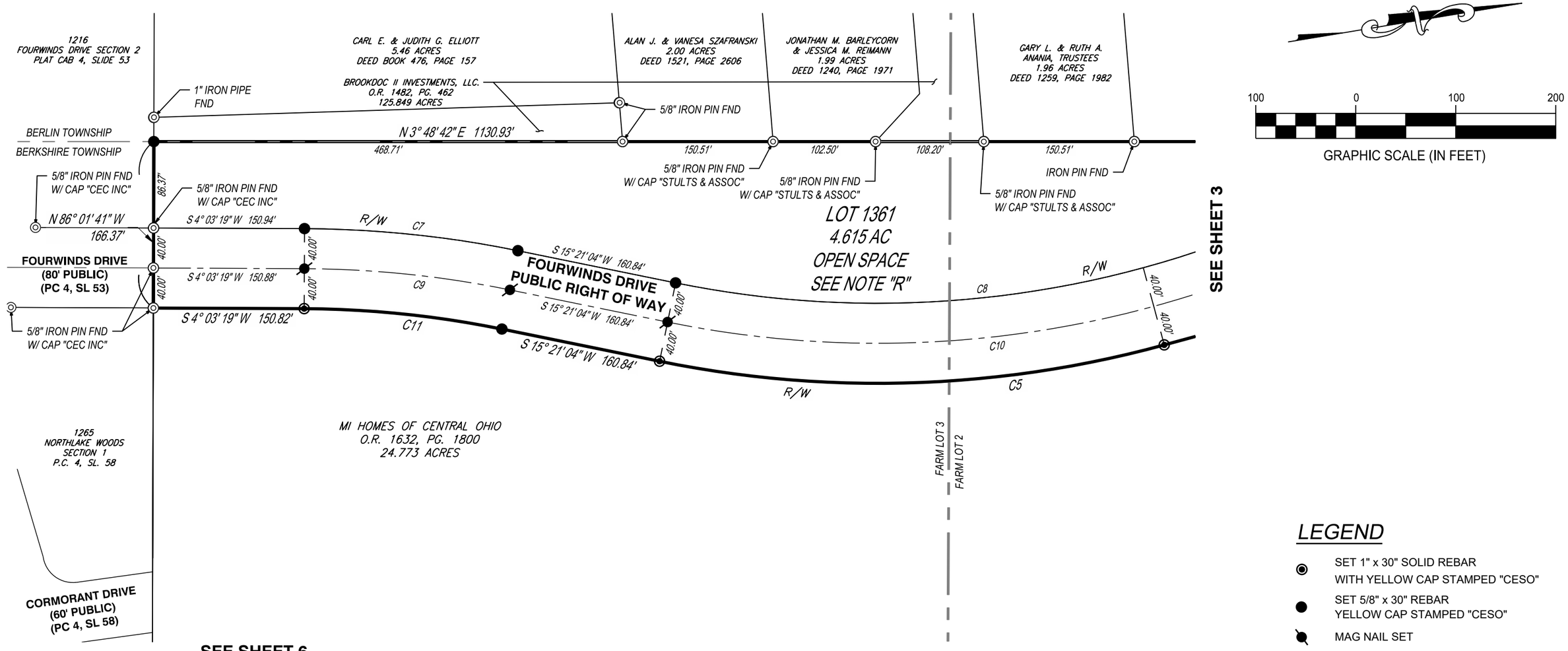

LEGEND

- SET 1" x 30" SOLID REBAR WITH YELLOW CAP STAMPED "CESO"
- SET 5/8" x 30" REBAR YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- IRON REBAR FND UNLESS NOTED OTHERWISE
- MAG NAIL FOUND
- MONUMENT FOUND

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C5	1090.00'	509.54'	S1° 57' 33"W, 504.92'	26° 47' 02"
C7	1090.00'	214.89'	S9° 42' 11"W, 214.55'	11° 17' 45"
C8	1010.00'	781.95'	S6° 49' 41"E, 762.56'	44° 21' 31"
C9	1050.00'	207.01'	S9° 42' 11"W, 206.67'	11° 17' 45"
C10	1050.00'	1107.20'	S14° 51' 26"E, 1056.61'	60° 25' 01"
C11	1010.00'	199.12'	S9° 42' 11"W, 198.80'	11° 17' 45"

PLAT

FOUR WINDS DRIVE NORTH

N. 3B's & K ROAD — DELAWARE COUNTY, OHIO

SCALE: 1"=100' — DATE: 8/27/2019

DESIGN: N/A

DRAWN: ALB

CHECKED: JAM

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JOB NO.: 754900

SHEET NO.: 4 OF 8

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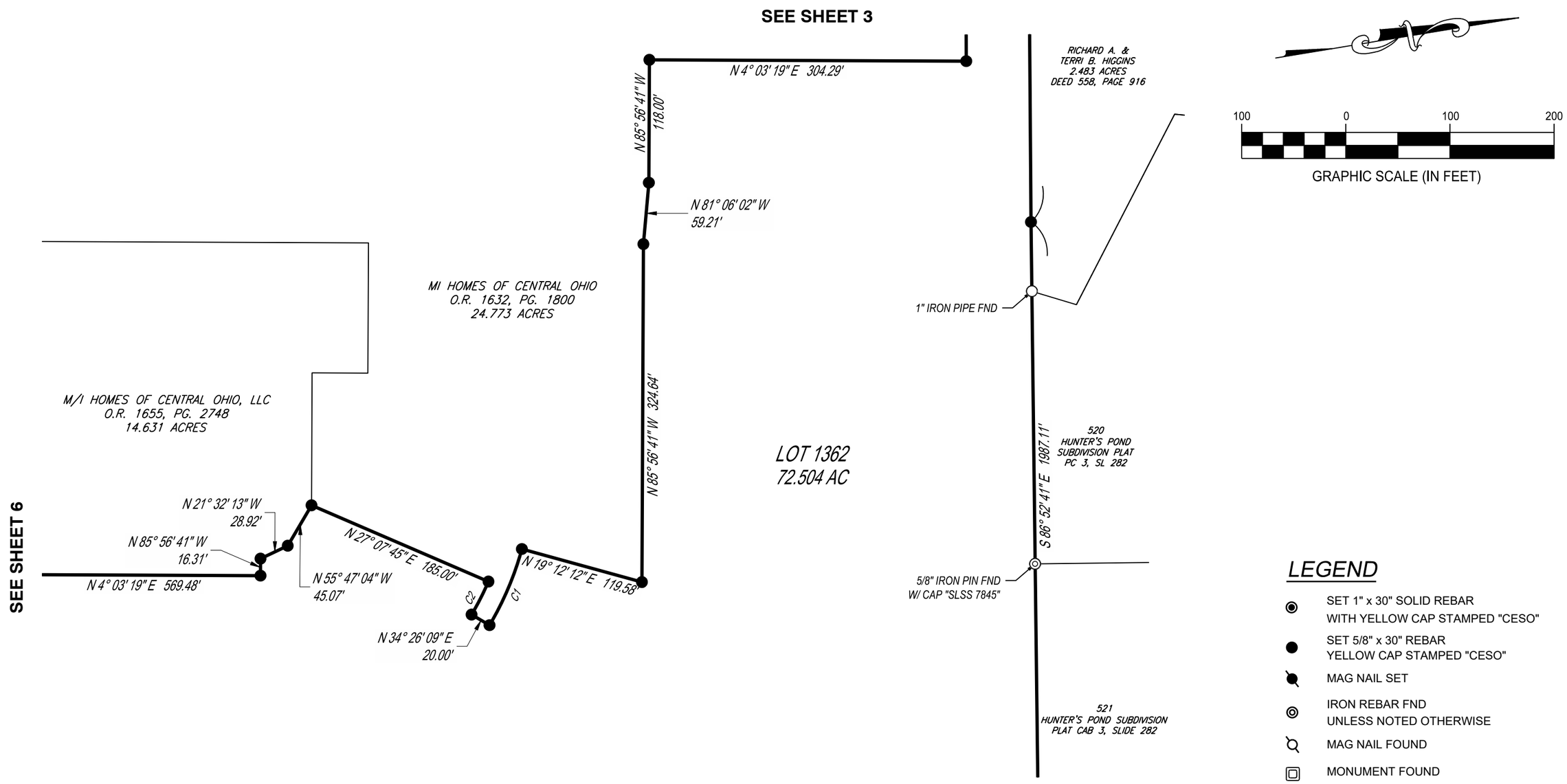

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	300.00'	79.76'	N63° 10' 50"W, 79.52'	15° 13' 57"
C2	280.00'	35.71'	S59° 13' 03"E, 35.68'	7° 18' 24"

PLAT

FOUR WINDS DRIVE NORTH

N. 3B's & K ROAD — DELAWARE COUNTY, OHIO

SCALE: N/A — DATE: 8/27/2019

DESIGN: N/A

DRAWN: ALB

CHECKED: JAM

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JOB NO.: 754900

SHEET NO.: 5 OF 8

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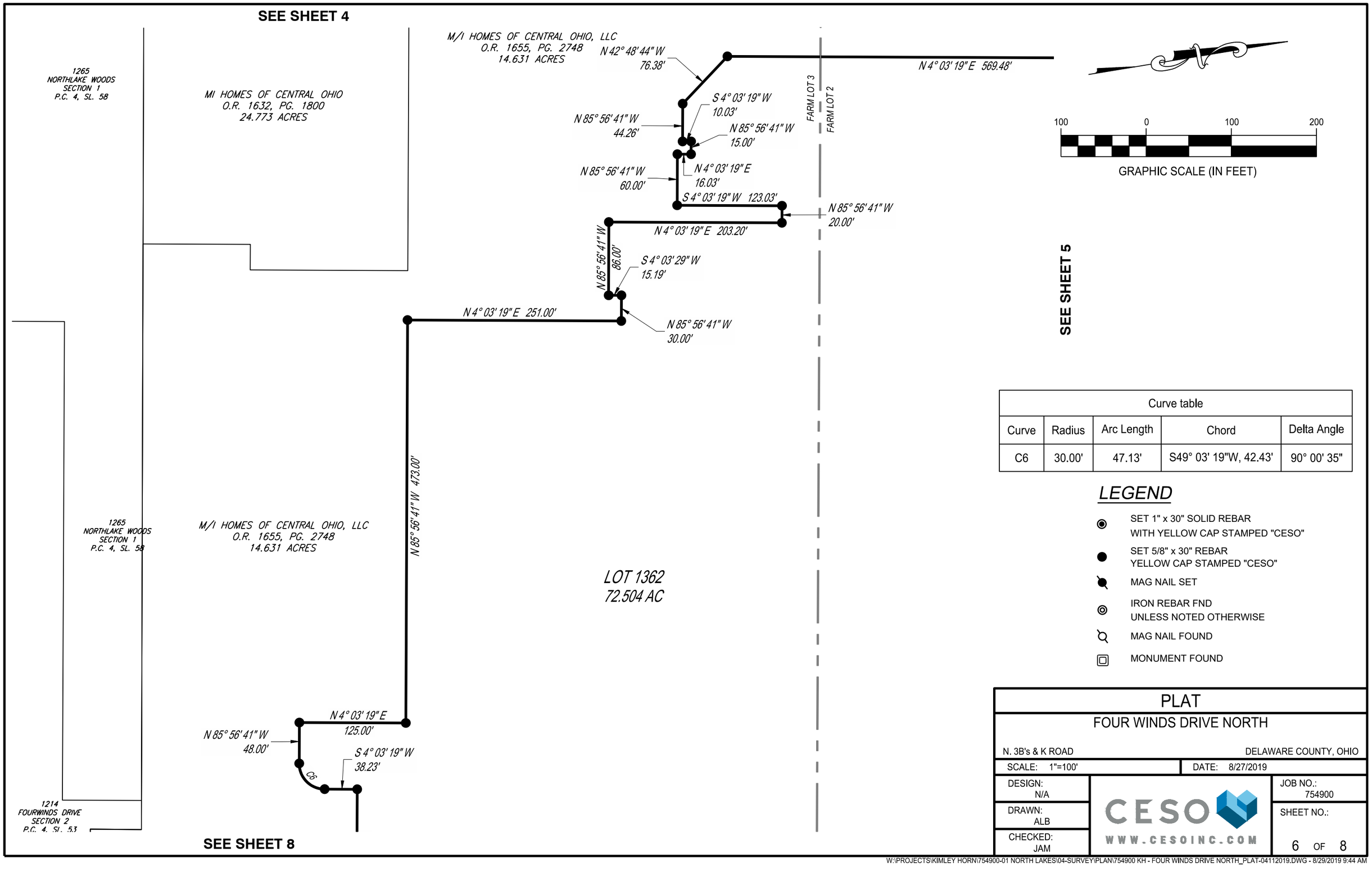

Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C6	30.00'	47.13'	S49° 03' 19"W, 42.43'	90° 00' 35"

LEGEND

- SET 1" x 30" SOLID REBAR WITH YELLOW CAP STAMPED "CESO"
- SET 5/8" x 30" REBAR YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- IRON REBAR FND UNLESS NOTED OTHERWISE
- MAG NAIL FOUND
- MONUMENT FOUND

PLAT

FOUR WINDS DRIVE NORTH

N. 3B's & K ROAD — DELAWARE COUNTY, OHIO

SCALE: 1"=100'	DATE: 8/27/2019	
DESIGN: N/A	CESO WWW.CESOINC.COM	JOB NO.: 754900
DRAWN: ALB		SHEET NO.:
CHECKED: JAM		6 OF 8

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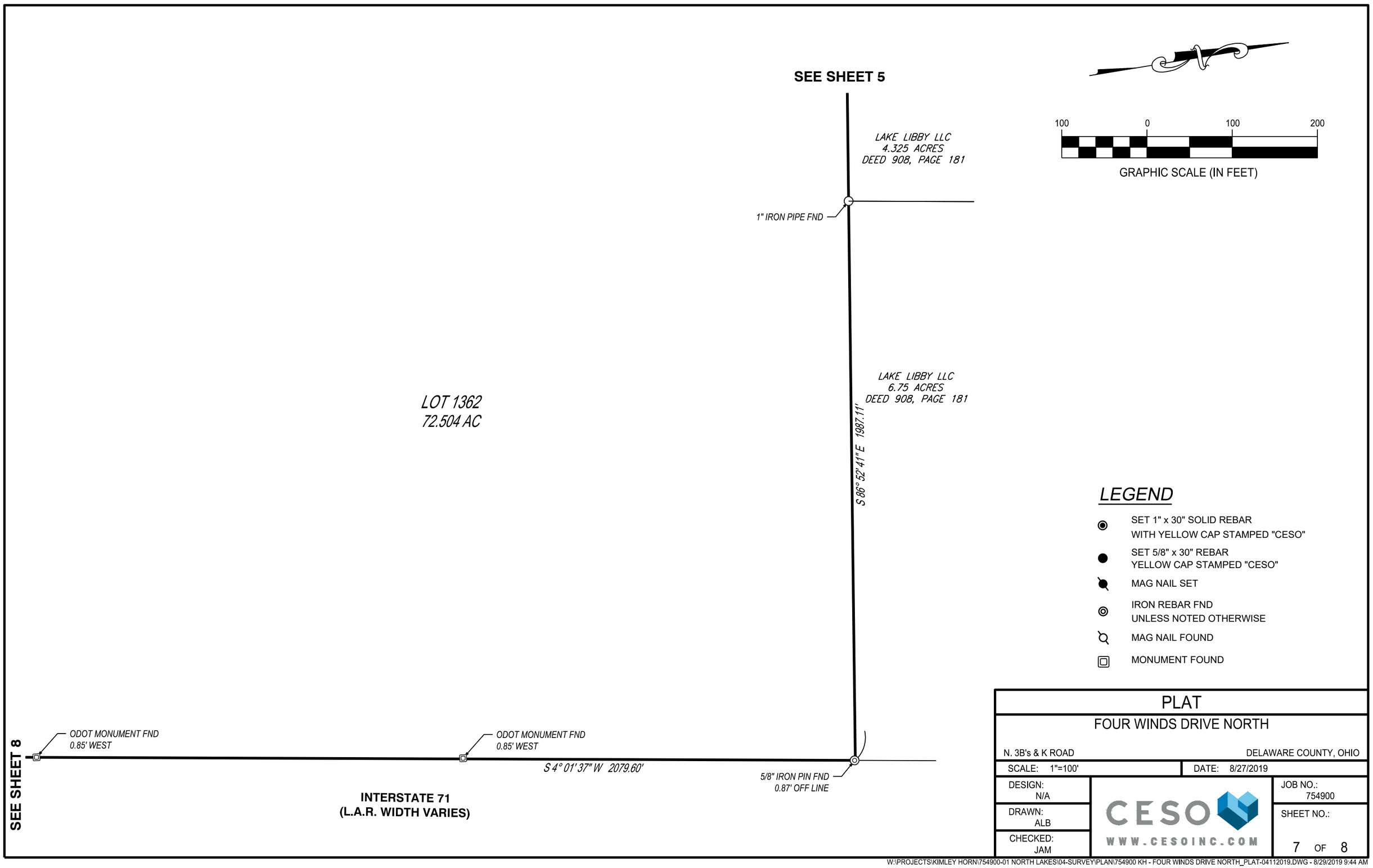

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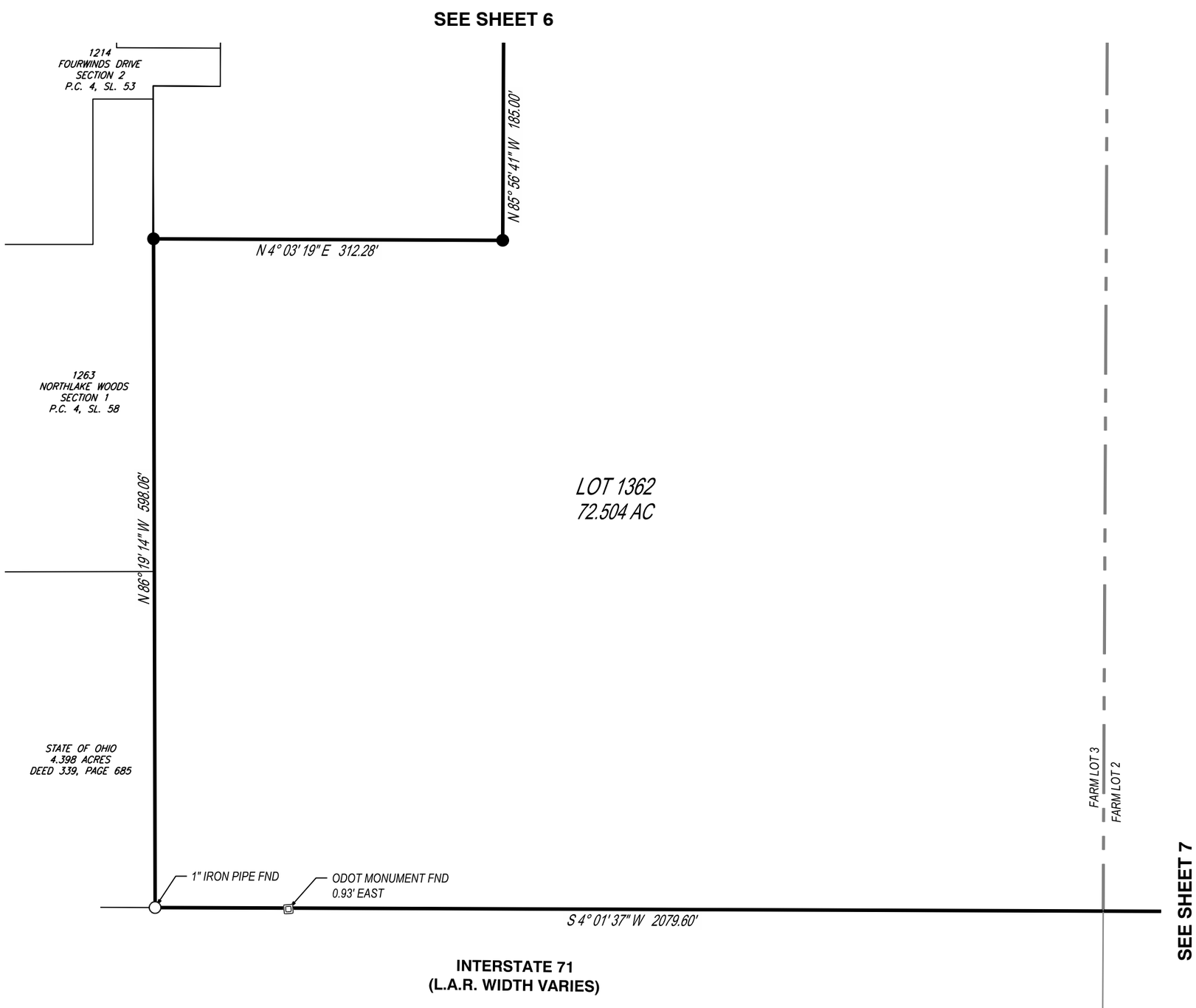

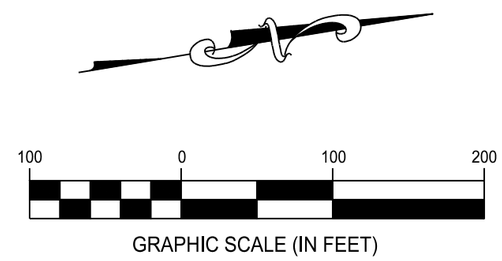

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- IRON REBAR FND UNLESS NOTED OTHERWISE
- MAG NAIL FOUND
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PLAT

FOUR WINDS DRIVE NORTH

N. 3B's & K ROAD — DELAWARE COUNTY, OHIO

SCALE: 1"=100'	DATE: 8/27/2019	
DESIGN: N/A	CESO WWW.CESOINC.COM	JOB NO.: 754900
DRAWN: ALB		SHEET NO.: 8 OF 8
CHECKED: JAM		

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