

**OLENTANGY CROSSINGS SECTION 2,
LOT 7528, DIVISION # 1, AND
PRIVATE ACCESS EASEMENT VACATION
PLAT CABINET 4, SLIDE 9 (O.R. 871, PG. 1940)
F.L. 9, SEC. 2, TWP 3, R. 18,
UNITED STATES MILITARY LANDS,
ORANGE TWP, DELAWARE COUNTY, OHIO**

APPROVED THIS 1 DAY
OF MAR, 2018

Michelle Davis
ORANGE TOWNSHIP
PLANNING & ZONING DIRECTOR

APPROVED THIS 28 DAY
OF FEB, 2018

Sharon F. Cook
DEPUTY GENERAL MANAGER
DEL-CO WATER

APPROVED THIS 5TH DAY
OF MARCH, 2018

Maureen A. Jones
DELAWARE COUNTY
SANITARY ENGINEER

APPROVED THIS 6th DAY
OF MARCH, 2018

Chris Bannum
DELAWARE COUNTY ENGINEER

APPROVED THIS 30 DAY
OF MARCH, 2018

Scott Sanders
DELAWARE COUNTY REGIONAL
PLANNING COMMISSION

DELAWARE COUNTY COMMISSIONERS

APPROVED THIS 9 DAY
OF APR, 2018

Jeff Benton
COMMISSIONER

APPROVED THIS 9 DAY
OF APR, 2018

Larry Menard
COMMISSIONER

APPROVED THIS 9 DAY
OF APR, 2018

Buck Lewis
COMMISSIONER

TRANSFERRED THIS 12 DAY OF April, 2018

George Kaitisa-TB/cm
AUDITOR, DELAWARE COUNTY, OHIO

Melissa Jordan
RECORDER, DELAWARE COUNTY,

Doc ID: 012537130005 Type: OFF
Kind: PLAT
Recorded: 04/12/2018 at 09:43:30 AM
Fee Amt: \$200.00 Page 1 of 5
Workflow# 0000161188-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2018-00009078

BK 1564 PG 2397-2401 (S)

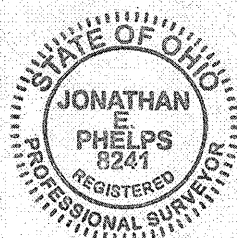
Plat Cabinet 4
Slide 54

LEGEND

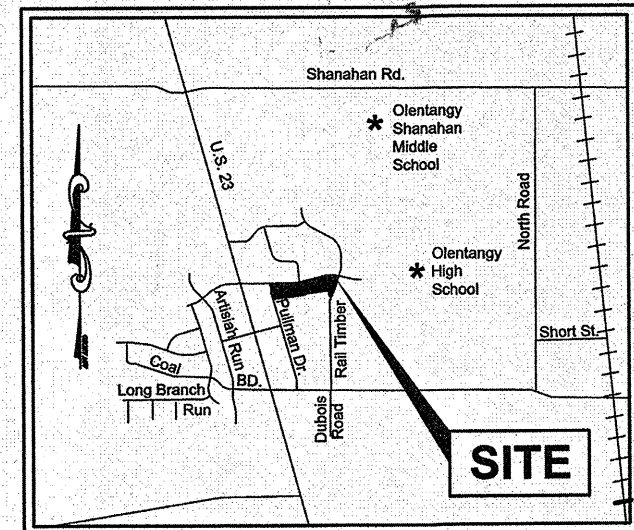
- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- ✕ = PK NAIL SET
- = IRON PIN FOUND
- ✕ = PK NAIL FOUND

I HEREBY STATE THAT THIS SURVEY IS
BASED ON ACTUAL FIELD MEASUREMENTS
AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE. ALL DIMENSIONS ARE IN
FEET AND DECIMAL PARTS THEREOF

Jonathan E. Phelps 2/28/18
JONATHAN E. PHELPS, P.S. DATE
REGISTRATION NUMBER 8241



RPC # 05-18



VICINITY MAP

SCALE: NTS



ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP
422 Beecher Road
Gahanna, Ohio 43230

ph 614.428.7750
fax 614.428.7755

DATE: FEBRUARY 28, 2018

SHEET 1 / 5
JOB NO.: 17-0001-901

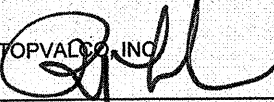
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, BEING IN FARM LOT 9, SECTION 2, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS, BEING ALL OF LOT 7528 (4.320 ACRES), OF OLENTANGY CROSSING, SECTION 2, LOT 7353, DIVISION #1, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN OFFICIAL RECORD 871, PAGE 1940 (PLAT CABINET 4, SLIDE 9), AS CONVEYED TO TOPVALCO, INC. IN OFFICIAL RECORD 1089, PAGE 1209.

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DEL-CO EASEMENT", "DRAINAGE AND UTILITY EASEMENT" OR "SANITARY EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH 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.

RICK J. LANDRUM, VICE

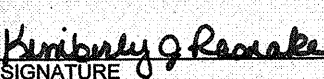
THE UNDERSIGNED, ~~NICHOLAS G. HODGE~~, PRESIDENT OF TOPVALCO, INC. BEING THE OWNER OF THE LAND PLATTED HEREON, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "OLENTANGY CROSSINGS SECTION 2, LOT 7528, DIVISION #1, AND PRIVATE ACCESS EASEMENT VACATION" A SUBDIVISION CONTAINING LOTS 8643 & 8644, AND DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE TO PUBLIC USE ALL EASEMENTS NOT HERETOFORE DEDICATED.

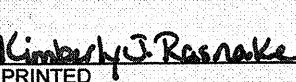
IN WITNESS WHEREOF, **RICK J. LANDRUM, VICE** ~~NICHOLAS G. HODGE~~, PRESIDENT OF TOPVALCO, INC., HAS HEREUNTO SET HIS HAND THIS 1ST DAY OF MARCH, 2018.

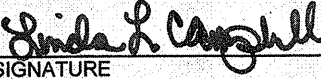
TOPVALCO, INC.


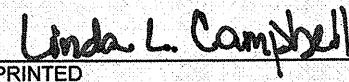
~~NICHOLAS G. HODGE~~ **RICK J. LANDRUM**
PRESIDENT
VICE

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:


SIGNATURE


PRINTED


SIGNATURE


PRINTED

Notary for Owner

STATE OF OHIO SS:

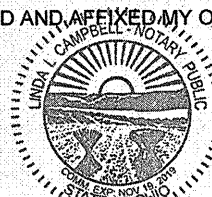
RICK J. LANDRUM, VICE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ~~NICHOLAS G. HODGE~~, PRESIDENT OF TOPVALCO, INC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1ST DAY OF March, 2018.

MY COMMISSION EXPIRES 11-19-19


NOTARY PUBLIC, STATE OF OHIO



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PLAT CABINET 4, SLIDE 9 AND O.R. 871, PG. 1940,
F. L. 9, SEC. 2, TWP 3, R. 18,
UNITED STATES MILITARY LANDS,
ORANGE TWP, DELAWARE COUNTY, OHIO**

DRAINAGE MAINTENANCE
PETITION RECORDED IN
COMMISSIONER'S JOURNAL.

RESOLUTION NO.: 07-05

JOURNAL DATE: 01-02-2007

ZONING CLASSIFICATION

PLANNED COMMERCIAL AND OFFICE DISTRICT (PC)
REZONING APPLICATION #15785

LOT COVERAGE REQUIREMENTS

BUILDING COVERAGE: 42,596 S.F. (45%)
TOTAL TRACT COVERAGE: 70,933 S.F. (75%)

BUILDING SETBACKS

OLENTANGY CROSSINGS EAST: 50 FEET
RAIL TIMBER WAY: 50 FEET
PRIVATE ST. (PULLMAN DR.): 25 FEET
INTERNAL REAR: 12.5 FEET
INTERNAL SIDE: 12.5 FEET

PARKING SETBACKS

OLENTANGY CROSSINGS EAST: 15 FEET
RAIL TIMBER WAY: 6 FEET
PRIVATE ST (PULLMAN DR): 20 FEET
INTERNAL REAR: 6 FEET
INTERNAL SIDE: 6 FEET

SUBDIVISION OF LOT 7528

TOTAL AREA: 4.320 ACRES
BUILDABLE LOTS (2) AREA: 4.320 ACRES

SOURCE DATA

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

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

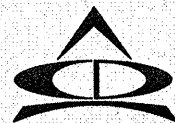
PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0234K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BASIS OF BEARINGS

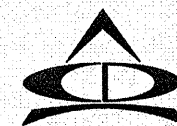
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2007). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION THAT DETERMINE A PORTION OF THE CENTERLINE OF OLENTANGY CROSSINGS EAST, HAVING A BEARING OF S 87° 18' 14" E.

 ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS		Final Plat	
		PLAN PREPARED BY: JEP CHECKED BY: JEP 422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755	
DATE: FEBRUARY 28, 2018		SHEET 2 / 5 JOB NO.: 17-0001-901	

NOTES

1. DRAINAGE EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND APPURTENANT WORKS IN THE ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR THE SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSE. EXCEPT AS PROVED FOR IN THE DEVELOPERS OVERALL SCHEME FOR THE DEVELOPMENT OF OLENTANGY CROSSINGS SECTION 2, LOT 7528, DIVISION # 1, 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.
2. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOT DELINEATED UPON THIS PLAT THAT SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOT SHOWING PROPOSED LOT DRAINAGE AND PROPOSED GRADING PLANS MUST BE SUBMITTED TO AND APPROVED BY THE DELAWARE COUNTY ENGINEER AND THE DELAWARE COUNTY CODE COMPLIANCE OFFICE PRIOR TO ANY CONSTRUCTION. ALL SITE IMPROVEMENT PLANS SHALL COMPLY WITH THE CURRENT EDITION OF THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL.
3. ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
4. ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS: ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS AND DELAWARE COUNTY DRAINAGE, EROSION AND SEDIMENT CONTROL (DESC) PROGRAM.
5. 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.
6. NO DRIVEWAY SHALL BE LOCATED SO THAT IT ENTERS A PUBLIC ROAD WITHIN FORTY (40) FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY OF ANY TWO (2) PUBLIC ROADS.
7. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
8. ACCESS POINTS TO OLENTANGY CROSSINGS EAST AND RAIL TIMBER WAY ARE SUBJECT TO FINAL APPROVAL FROM THE DELAWARE COUNTY ENGINEER'S OFFICE AT SUCH TIME FINAL ENGINEERING PLANS ARE SUBMITTED.
9. FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION 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. 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 OR REPLACEMENT OF THE STORM SEWER WILL BE THE RESPONSIBILITY OF THE OWNER OF SAID UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A STORM SEWER CAUSED THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING FENCE OR DECORATIVE 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.
10. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY DELAWARE COUNTY SOIL AND WATER CONSERVATION DISTRICT (DCSWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION.
11. SIGNATURE BY THE DELAWARE COUNTY ENGINEER'S OFFICE ON THIS PLAT DOES NOT CONVEY APPROVAL OF THE STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL, ETC. FOR ANY COMMERCIAL SITE.
12. 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", "DEL-CO WATER EASEMENT", " EASEMENT & 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 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.

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PLAT CABINET 4, SLIDE 9 AND O.R. 871, PG. 1940,
F. L. 9, SEC. 2, TWP 3, R. 18,
UNITED STATES MILITARY LANDS,
ORANGE TWP, DELAWARE COUNTY, OHIO**



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat

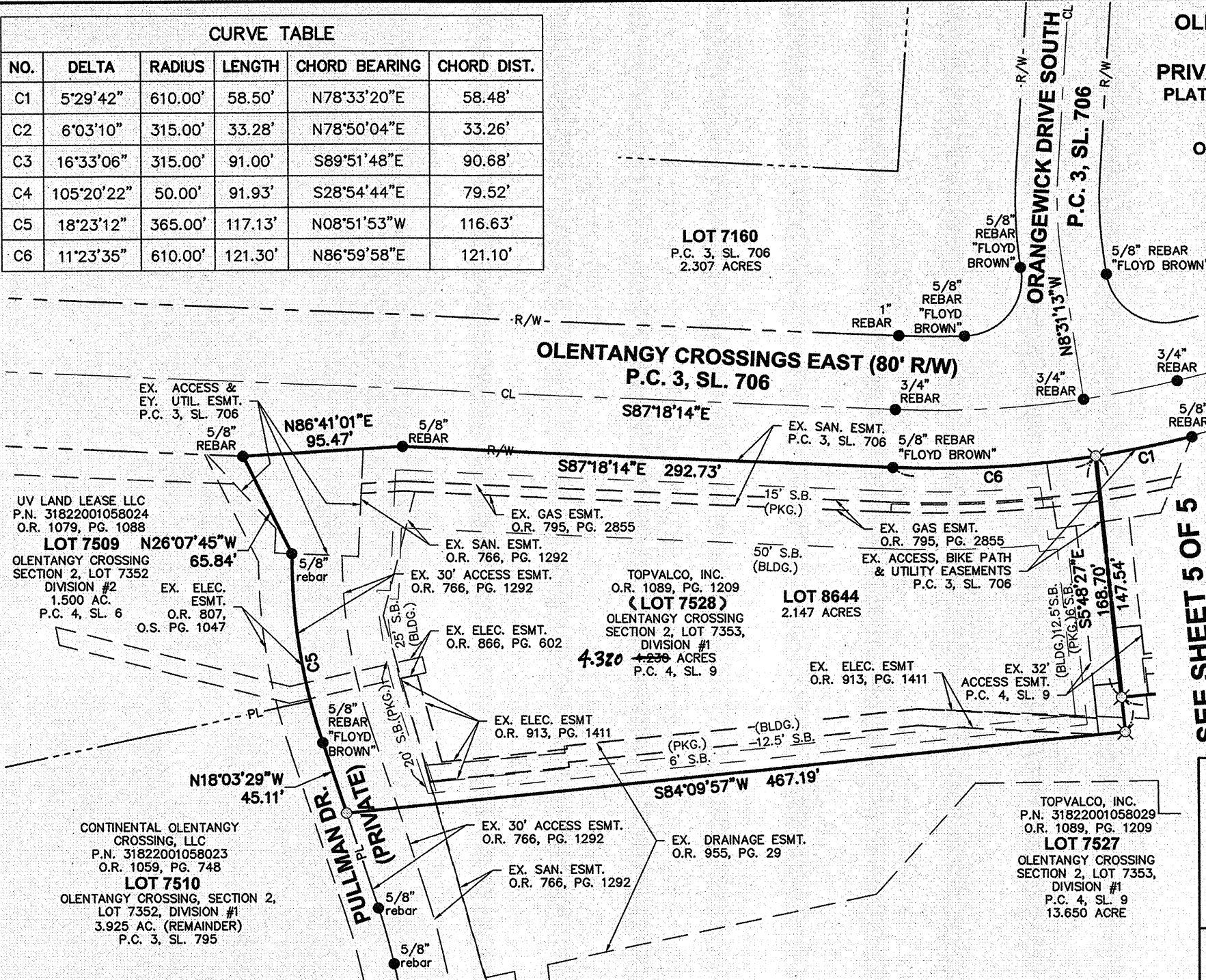
PLAN PREPARED BY: JEP
CHECKED BY: JEP
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: FEBRUARY 28, 2018

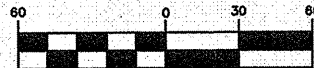
SHEET 3 / 5
JOB NO.: 17-0001-901

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	5°29'42"	610.00'	58.50'	N78°33'20"E	58.48'
C2	6°03'10"	315.00'	33.28'	N78°50'04"E	33.26'
C3	16°33'06"	315.00'	91.00'	S89°51'48"E	90.68'
C4	105°20'22"	50.00'	91.93'	S28°54'44"E	79.52'
C5	18°23'12"	365.00'	117.13'	N08°51'53"W	116.63'
C6	11°23'35"	610.00'	121.30'	N86°59'58"E	121.10'

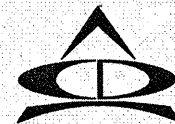
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UNITED STATES MILITARY LANDS,
ORANGE TWP. DELAWARE COUNTY, OHIO**



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



ADVANCED
CIVIL DESIGN

E N G I N E E R S S U R V E Y O R S

SCALE: 1" = 60'
DATE: FEBRUARY 28, 2018

SHEET 4 / 5
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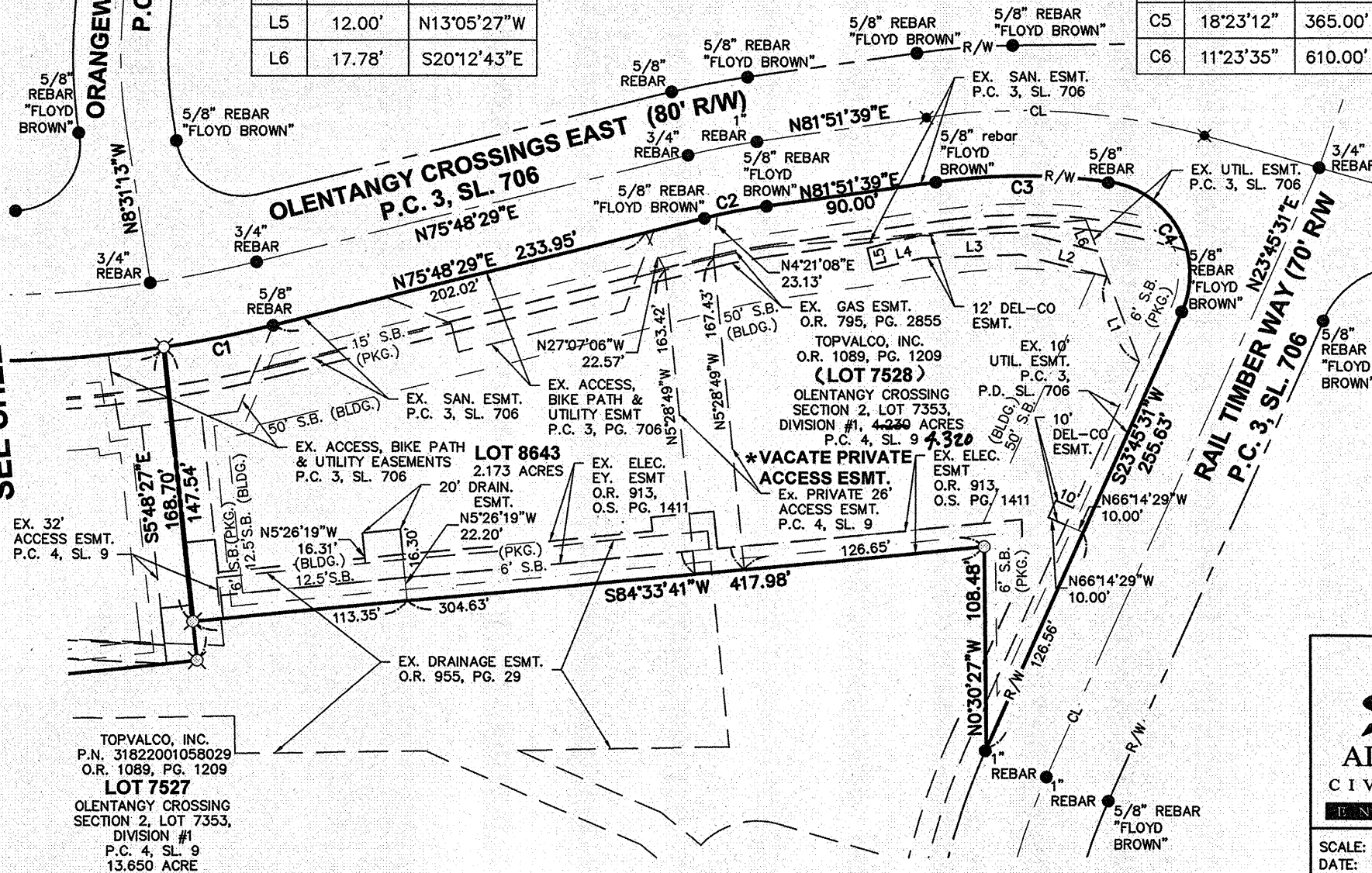
SEE SHEET 4 OF 5

ORANGIEWICK DRIVE SOUTH
P.C. 3, SL. 706

LINE TABLE		
LINE	DISTANCE	BEARING
L1	48.19'	N20°12'43"W
L2	46.87'	N75°24'35"W
L3	51.25'	S88°09'33"W
L4	27.43'	S76°54'33"W
L5	12.00'	N13°05'27"W
L6	17.78'	S20°12'43"E

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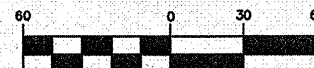
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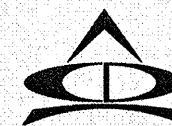
NOTE "A"

* PRIVATE 26' ACCESS EASEMENT
RECORDED WITHIN PLAT CABINET 4,
SLIDE 9, TO BE VACATED WITHIN
THIS PLAT AS SHOWN HEREON

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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CIVIL DESIGN**

ENGINEERS SURVEYORS

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CHECKED BY: JEP
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SHEET 5 / 5
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