

PLAT OF  
EVANS FARM MARKETPLACE SECTION 1  
A RESUBDIVISION OF A PORTION OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST &  
A RESUBDIVISION OF A PORTION OF LOT 8890 OF EVANS FARM MARKETPLACE  
STATE OF OHIO, COUNTY OF DELAWARE, ORANGE TOWNSHIP,  
QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18  
FARMS LOTS 15 & 16, UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, FARM LOTS 15 & 16, UNITED STATES MILITARY LANDS, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18, BEING 1.964 ACRES OF LAND, BEING 0.171 ACRES ALL OUT OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST, OF RECORD IN PLAT CABINET 5, SLIDE 537, BEING 0.027 ACRES ALL OUT OF LOT 8890 OF EVANS FARM MARKETPLACE, OF RECORD IN PLAT CABINET 5, SLIDE 530-530J, BEING 0.980 ACRES OUT OF A 10.769 ACRE ORIGINAL TRACT OF LAND AS CONVEYED TO BZ EVANS, LLC, OF RECORD IN DEED BOOK 1701, PAGE 2316, BEING 0.717 ACRES OUT A 6.00 ACRE TRACT OF LAND AS CONVEYED TO BZ EVANS, LLC, OF RECORD IN DEED BOOK 1701, PAGE 2196 AND BEING 0.069 ACRES OUT OF A 21.264 ACRE TRACT OF LAND AS CONVEYED TO BZ EVANS, LLC, OF RECORD IN DEED BOOK 1614, PAGE 1715, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, BZ EVANS LLC, BY ZENIOS MICHAEL ZENIOS, MANAGING MEMBER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "EVANS FARM MARKETPLACE SECTION 1, A RESUBDIVISION OF A PORTION OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST & A RESUBDIVISION OF A PORTION OF LOT 8890 OF EVANS FARM MARKETPLACE", A SUBDIVISION CONTAINING LOTS NUMBERED 9050-9051, LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST AND LOT 8890 OF EVANS FARM MARKETPLACE 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", "UTILITY EASEMENT" OR "ACCESS EASEMENT". EASEMENTS DESIGNATED AS "SANITARY EASEMENT", "UTILITY EASEMENT" OR "ACCESS 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.

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.

EASEMENTS DESIGNATED AS "ACCESS EASEMENT" SHALL MEAN AN EASEMENT FOR A PRIVATE ROADWAY, OVER, THROUGH, WITHIN, UPON AND ACROSS THE GRANTORS TRACTS THAT ADJOIN THE EASEMENT AREA FOR THE PURPOSE OF PUBLIC ACCESS.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN A 10.769 ACRE ORIGINAL TRACT OF LAND OWNED BY BZ EVANS FARM, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN DEED BOOK 1614, PAGE 1715 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, ZENIOS MICHAEL ZENIOS, MANAGING MEMBER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 16<sup>TH</sup> DAY OF MARCH 2021.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

BY: *Chris Boone*

*Chris Boone*

STATE OF OHIO  
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ZENIOS MICHAEL ZENIOS, MANAGING MEMBER OF SAID BZ EVANS LLC, AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF BZ EVANS LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

16<sup>TH</sup> DAY OF March 2021

MY COMMISSION EXPIRES 10-18-2024 *Emily Chapin*



EMILY CHAPIN  
Notary Public  
State of Ohio  
My Comm. Expires  
October 18, 2024

APPROVED THIS 16 DAY OF Mar 20 21

*Michelle Boni*  
ORANGE TWP., ZONING INSPECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DELAWARE COUNTY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DIRECTOR, DELAWARE COUNTY  
REGIONAL PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

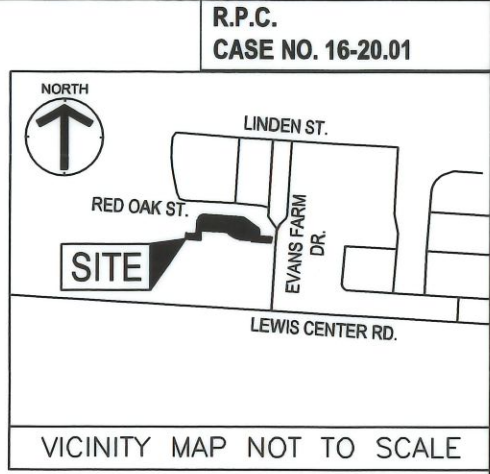
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

AUDITOR, DELAWARE COUNTY, OHIO

RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ A.M./P.M.  
IN BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_  
PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, FEE \$ \_\_\_\_\_



**BASIS OF BEARING**  
OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK, WITH A BEARING OF SOUTH 03° 40' 45" WEST FOR THE CENTERLINE OF EVANS FARM DRIVE.

**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 JULY 2020.

**FLOOD NOTE**  
BY UTILIZING FEMA'S FLOOD MAP SERVICE CENTER, THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39041C0234K

- CESO IRON PIN LEGEND**
- SANDS AND DECK IRON PIN FOUND (UNLESS OTHERWISE NOTED)
  - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
  - ⊗ MAG NAIL FOUND
  - △ MAG NAIL SET
  - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
  - PERMANENT MARKER FOUND

*Jeffrey Miller* 3-12-21  
JEFFREY MILLER, P.S.  
OHIO P.S. NO. 7211  
2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
COLUMBUS, OHIO 43231



ORANGE TOWNSHIP		DELAWARE COUNTY, OHIO	
SCALE: N/A		DATE: 03/10/2021	
DESIGN: N/A	 WWW.CESOINC.COM		JOB NO.: 758137
DRAWN: ALB			SHEET NO.: 1 OF 3
CHECKED: JAM			



PLAT OF  
EVANS FARM MARKETPLACE SECTION 1  
A RESUBDIVISION OF A PORTION OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST &  
A RESUBDIVISION OF A PORTION OF LOT 8890 OF EVANS FARM MARKETPLACE  
STATE OF OHIO, COUNTY OF DELAWARE, ORANGE TOWNSHIP,  
QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18  
FARMS LOTS 15 & 16, UNITED STATES MILITARY LANDS

**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":** ORANGE TOWNSHIP ZONING CODE FOR "EVANS FARM MARKETPLACE SECTION 1 A RESUBDIVISION OF A PORTION OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST & A RESUBDIVISION OF A PORTION OF LOT 8890 OF EVANS FARM MARKETPLACE". IN EFFECT AT TIME OF PLATTING OF "EVANS FARM MARKETPLACE SECTION 1 A RESUBDIVISION OF A PORTION OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST & A RESUBDIVISION OF A PORTION OF LOT 8890 OF EVANS FARM MARKETPLACE". SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION (LOTS 9050 & 9051): YELLOWSTONE STREET:	PCD 6 FEET
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<b>NOTE "C":</b> ACREAGE BREAKDOWN TOTAL ACREAGE: ACREAGE IN LOTS 9050 & 9051 INCLUSIVE: ACREAGE IN RESUBDIVIDED LOT 8884 INCLUSIVE: ACREAGE IN RESUBDIVIDED LOT 8890 INCLUSIVE: ACREAGE IN RIGHT-OF-WAY:	1.964 1.964 0.171 0.027 0.000
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FARM LOT BREAKDOWN ACREAGE IN FARM LOT 15: ACREAGE IN FARM LOT 16: TOTAL ACREAGE:	0.168 1.796 1.964
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**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 OF "EVANS FARM MARKETPLACE SECTION 1 A RESUBDIVISION OF A PORTION OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST & A RESUBDIVISION OF A PORTION OF LOT 8890 OF EVANS FARM MARKETPLACE". 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 39041C0234K, WITH EFFECTIVE DATE, OF APRIL 16, 2009.

**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 "EVANS FARM MARKETPLACE SECTION 1 A RESUBDIVISION OF A PORTION OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST & A RESUBDIVISION OF A PORTION OF LOT 8890 OF EVANS FARM MARKETPLACE". 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":** 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":** 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 "V":** 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 "W":** 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 "X":** WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES, 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.

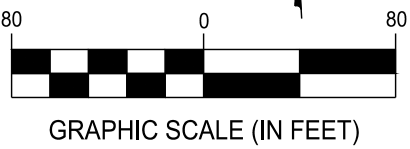
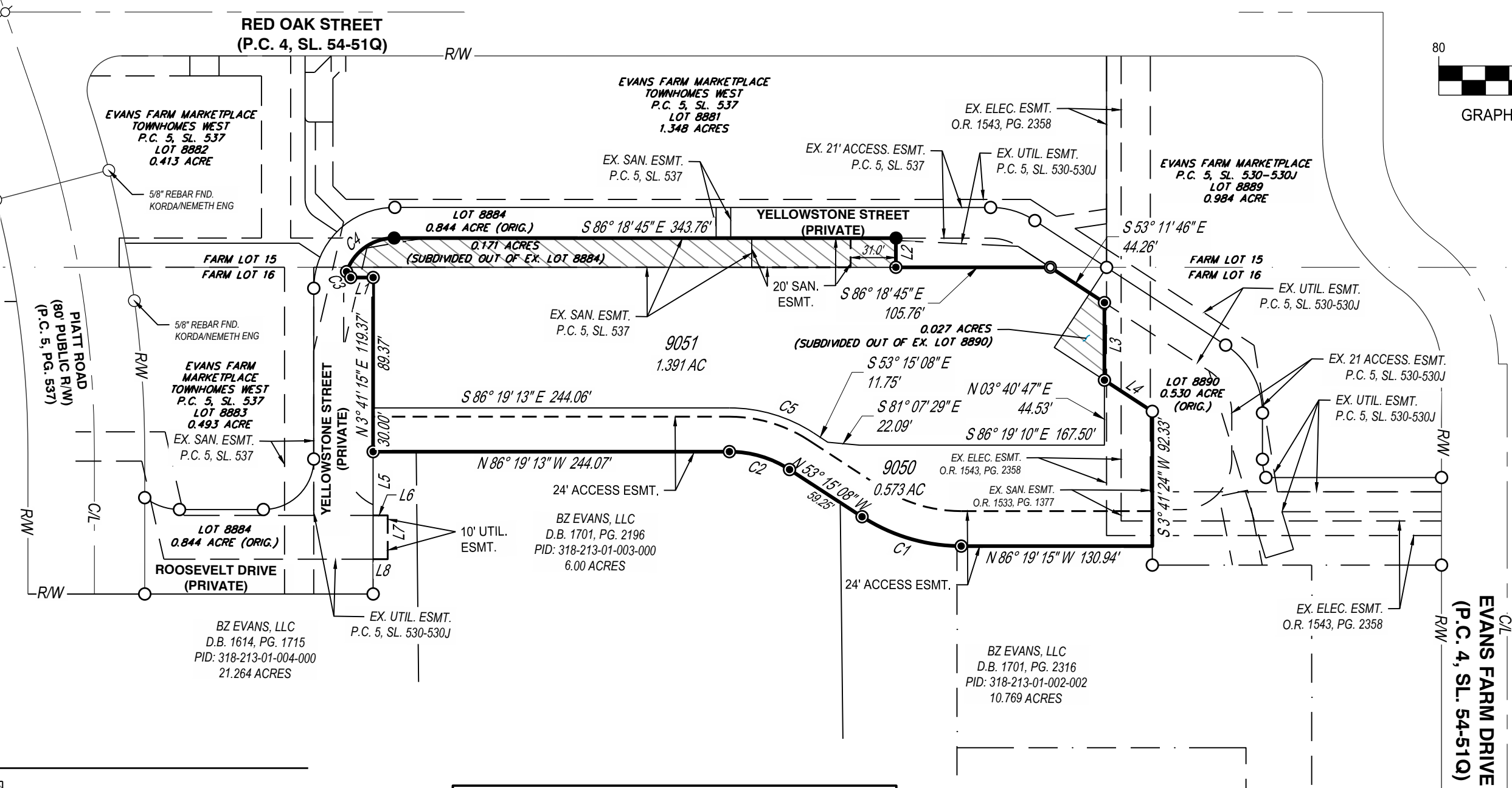
**NOTE "Y":** APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET SHOWN THEREON, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY. THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONS 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 PRIVATE STREET. 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.

CESO IRON PIN LEGEND

- SANDS AND DECK IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- ⦿ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ⚡ MAG NAIL FOUND
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- ⦿ PERMANENT MARKER FOUND

ORANGE TOWNSHIP		DELAWARE COUNTY, OHIO	
SCALE: N/A		DATE: 03/10/2021	
DESIGN: N/A	 WWW.CESOINC.COM	JOB NO.: 758137	
DRAWN: ALB		SHEET NO.:	
CHECKED: JAM		2 OF 3	

PLAT OF  
EVANS FARM MARKETPLACE SECTION 1  
A RESUBDIVISION OF A PORTION OF LOT 8884 OF EVANS FARM MARKETPLACE TOWNHOMES WEST &  
A RESUBDIVISION OF A PORTION OF LOT 8890 OF EVANS FARM MARKETPLACE  
STATE OF OHIO, COUNTY OF DELAWARE, ORANGE TOWNSHIP,  
QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18  
FARMS LOTS 15 & 16, UNITED STATES MILITARY LANDS



Line Table		
Line #	Direction	Length
L1	N86° 30' 17"W	15.35'
L2	S03° 41' 15"W	20.00'
L3	N03° 40' 47"E	53.13'
L4	N53° 11' 46"W	39.20'
L5	S03° 41' 15"W	43.67'
L6	S86° 18' 45"E	10.00'
L7	S03° 41' 15"W	30.00'
L8	N86° 18' 45"W	10.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	124.50'	71.86'	N69° 47' 12"W, 70.86'	33° 04' 06"
C2	75.50'	43.57'	N69° 47' 11"W, 42.97'	33° 04' 05"
C3	3.00'	5.73'	N31° 45' 28"W, 4.90'	109° 29' 38"
C4	34.50'	42.57'	N58° 20' 18"E, 39.92'	70° 41' 55"
C5	105.50'	60.89'	S69° 47' 11"E, 60.05'	33° 04' 05"

LEGEND

PORTIONS OF THE RESUBDIVIDED LOT 8884 & 8890

CESO IRON PIN LEGEND

- SANDS AND DECK IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL FOUND
- MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

ORANGE TOWNSHIP

DELAWARE COUNTY, OHIO

SCALE: N/A

DATE: 03/10/2021

DESIGN: 1"=80'

DRAWN: ALB

CHECKED: JAM

**CESO**  
WWW.CESOINC.COM

JOB NO.: 758137

SHEET NO.: 3 OF 3