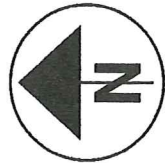
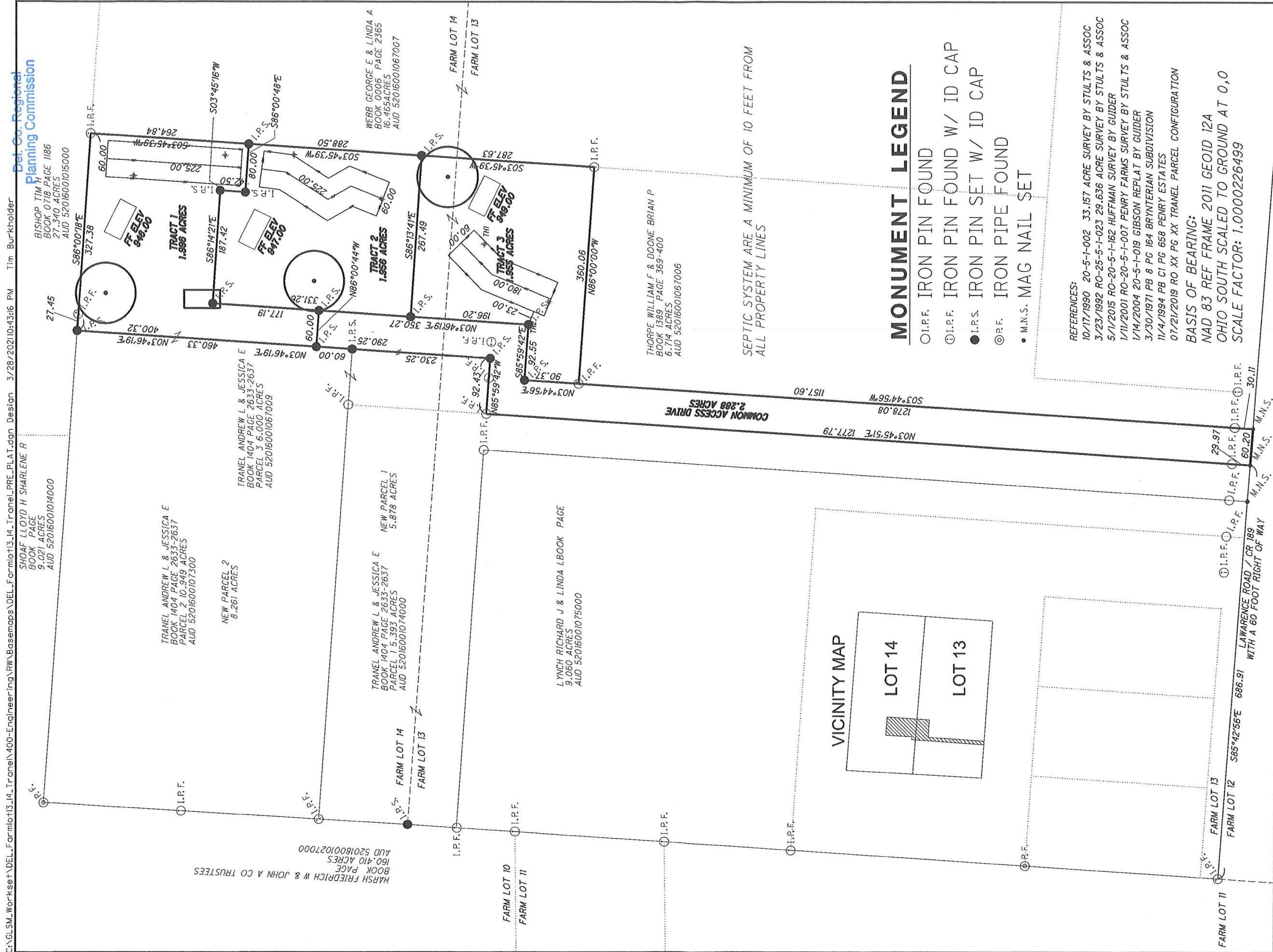


RECEIVED
APR 05 2021



75
150
HORIZONTAL
SCALE IN FEET

SEAL IS EMBOSSED

SIGNATURE BLUE INK

TRANEL SUBDIVISION

ANDREW TRANEL, 1627 LAWRENCE ROAD
DELAWARE COUNTY, OHIO 43015 PHONE 1-740-272-7227
LOCATED IN PART OF FARM LOTS 13 & 14
SEC 1 T 5 R 20 OF UNITED STATE MILITARY LANDS
RADNOR TOWNSHIP, DELAWARE COUNTY, OHIO
BEING ALL OF A 6.000 ACRE TRACT AND PART OF A
10.4949 ACRE TRACT IN BK 1404, PG 2633 IN THE
NAME OF ANDREW L. AND JESSICA E. TRANEL

GRAND LAKE SURVEYING LLC

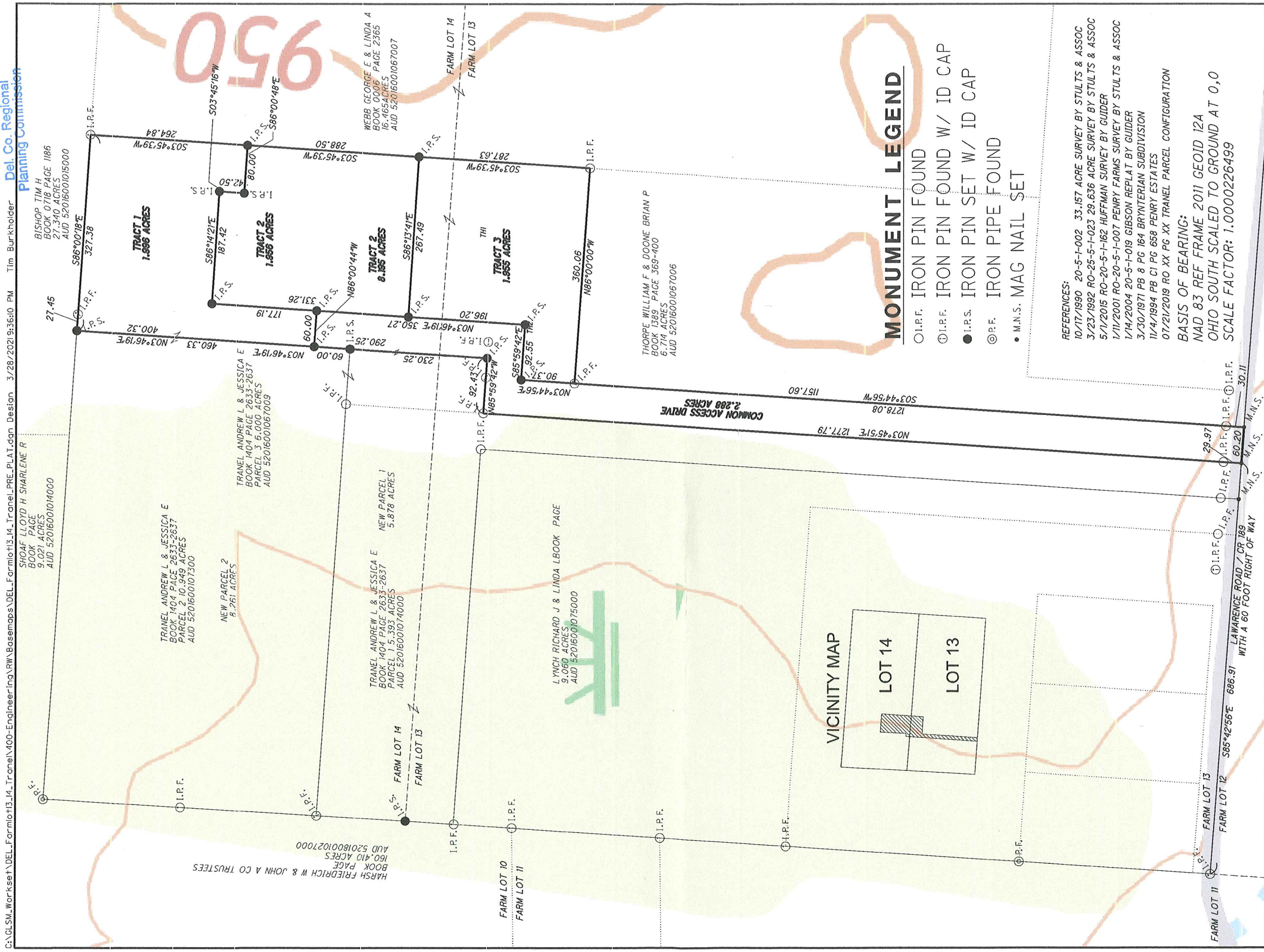
15730 MACKLIN RD MARYSVILLE OH
PHONE: 614-353-8462
EMAIL: TIM@GRANDLAKESURVEYING.COM
WWW.GRANDLAKESURVEYING.COM
THIS PLAT IS BASED ON ACTUAL FIELD
SURVEY:

DATE: APRIL 21 2019

TIMOTHY A. BURKHOLDER

P.S. 8464

RECEIVED
APR 05 2021



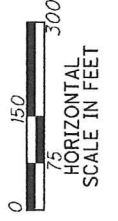
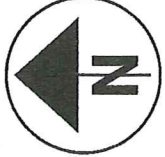
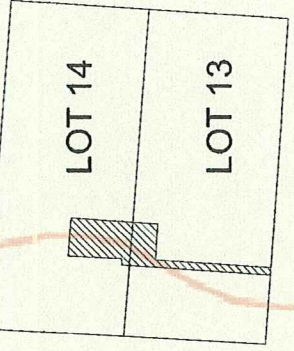
MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ R.F. IRON PIPE FOUND
- M.N.S. MAG NAIL SET

REFERENCES:
10/17/1990 20-5-1-002 33.157 ACRE SURVEY BY STULTS & ASSOC
3/23/1992 RO-25-5-1-023 29.636 ACRE SURVEY BY STULTS & ASSOC
5/1/2015 RO-20-5-1-162 HUFFMAN SURVEY BY GUIDER
1/11/2001 RO-20-5-1-007 PENRY FARMS SURVEY BY STULTS & ASSOC
1/14/2004 20-5-1-019 GIBSON REPLAT BY GUIDER
3/30/1971 PB 8 PG 164 BRYTERIAN SUBDIVISION
11/4/1994 PB CI PG 658 PENRY ESTATES
07/21/2019 RO XX PG XX TRANEL PARCEL CONFIGURATION

BASIS OF BEARING:
NAD 83 REF FRAME 2011 GEOID 12A
OHIO SOUTH SCALED TO GROUND AT 0.0
SCALE FACTOR: 1.0000226499

VICINITY MAP



TRANEL SUBDIVISION

LOCATED IN PART OF FARM LOTS 13 & 14
SEC 1 T 5 R 20 OF UNITED STATE MILITARY LANDS
RADNOR TOWNSHIP, DELAWARE COUNTY, OHIO

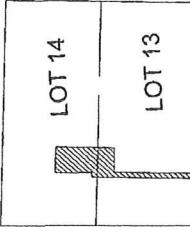
SEAL IS EMBOSSED
SIGNATURE BLUE INK

GRAND LAKE SURVEYING LLC
15730 MACKLIN RD MARYSVILLE OH
PHONE: 614-353-8462
EMAIL: TIM@GRANDLAKESURVEYING.COM
WWW.GRANDLAKESURVEYING.COM
THIS PLAT IS BASED ON ACTUAL FIELD SURVEY:
DATE: APRIL 21 2019
TIMOTHY A. BURKHOLDER P.S. 8464

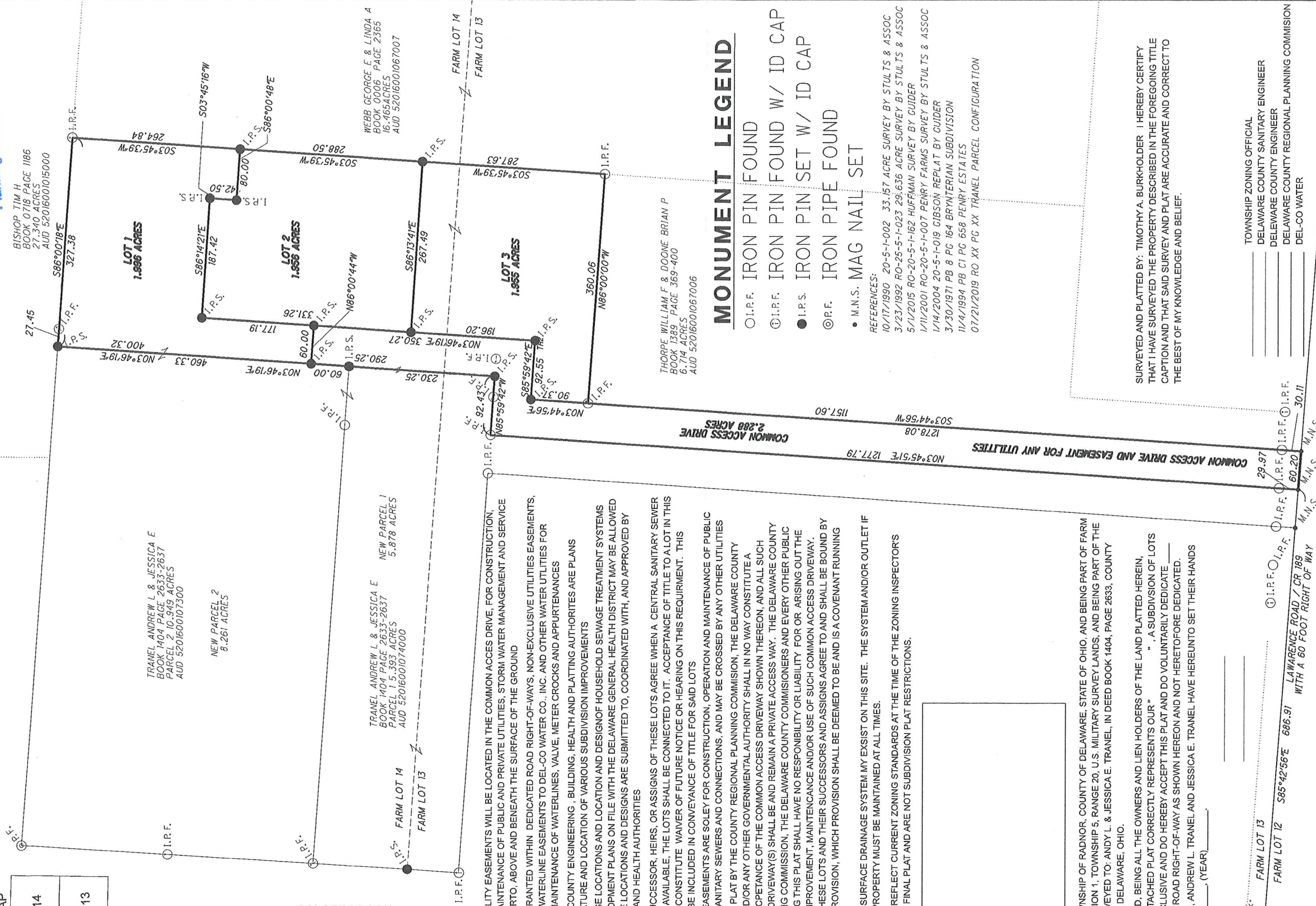
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APR 05 2021

C:\G:\SM\workset\DEL_Formlot13_14_Tranel\400-Engineering\RW\Bosemaps\DEL_Formlot13_14_Tranel_PRE_PLAI_mod.dgn Design 3/28/2021 8:44:32 PM Tim Burkholder Del. Co. Regional Planning Commission

VICINITY MAP



NAD 83 REF FRAME 2011 GEOID 12A
OHIO SOUTH SCALED TO GROUND
AT 0.0 SCALE FACTOR:
1.00002226499



NON-EXCLUSIVE UTILITY EASEMENTS WILL BE LOCATED IN THE COMMON ACES DRIVE, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT AND SERVICE CONNECTIONS THERTO, ABOVE AND BENEATH THE SURFACE OF THE GROUND

EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITIES 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 ON FILE WITH THE COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS

DEVIATION IN HOUSE LOCATIONS AND LOCATION AND DESIGN OF HOUSEHOLD SEWAGE TREATMENT SYSTEMS SHOWN ON DEVELOPMENT PLANS ON FILE WITH THE DELAWARE GENERAL HEALTH DISTRICT MAY BE ALLOWED ONLY IF ALTERNATE LOCATIONS AND DESIGNS ARE SUBMITTED TO, COORDINATED WITH, AND APPROVED BY BUILDING, ZONING AND HEALTH AUTHORITIES

OWNERS, THEIR SUCCESSOR, HEIRS, OR ASSIGNS OF THESE LOTS AGREE WHEN A CENTRAL SANITARY SEWER SYSTEM BECOMES AVAILABLE, THE LOTS SHALL BE CONNECTED TO IT. ACCEPTANCE OF TITLE TO A LOT IN THIS SUBDIVISION SHAL CONSTITUTE WAIVER OF FUTURE NOTICE OR HEARING ON THIS REQUIREMENT. THIS COVENANT SHALL BE INCLUDED IN CONVEYANCE OF TITLE FOR SAID LOTS

SANITARY SEWER EASEMENTS ARE SOLEY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND/OR PRIVATE SANITARY SEWERS AND CONNECTIONS, AND MAY BE CROSSED BY ANY OTHER UTILITIES APPROVAL OF THIS PLAT BY THE 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 DRIVEWAY SHOWN THEREON, AND ALL SUCH COMMON ACCESS DRIVEWAY(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY. 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 OR ARISING OUT THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF SUCH COMMON ACCESS DRIVEWAY.

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.

BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MY EXSIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

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.

MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ P.F. IRON PIPE FOUND
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REFERENCES:
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3/30/1971 PB 8 PG 164 BRYANTERIAN SUBDIVISION
11/4/1994 PB C1 PG 658 PENRY ESTATES
07/21/2019 RO XX PG XX TRANEL PARCEL CONFIGURATION

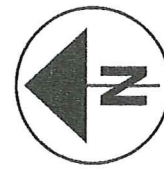
SURVEYED AND PLATTED BY: TIMOTHY A. BURKHOLDER I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TOWNSHIP ZONING OFFICIAL
DELAWARE COUNTY SANITARY ENGINEER
DELAWARE COUNTY ENGINEER
DELAWARE COUNTY REGIONAL PLANNING COMMISSION
DEL-CO WATER

SITUATED IN THE TOWNSHIP OF RADNOR, COUNTY OF DELAWARE, STATE OF OHIO, AND BEING PART OF FARM LOTS 13 & 14, IN SECTION 1, TOWNSHIP 5, RANGE 20, U.S. MILITARY SURVEY LANDS, AND BEING PART OF THE SAME TRACT AS CONVEYED TO: ANDY L. & JESSICA E. TRANEL, IN DEED BOOK 1404, PAGE 2633, COUNTY RECORDER'S OFFICE, DELAWARE, OHIO.

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR " " A SUBDIVISION OF LOTS NUMBERED 1 TO 3 INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS THERETO, ANDREW L. TRANEL AND JESSICA E. TRANEL HAVE HEREUNTO SET THEIR HANDS THIS ____ DAY OF ____ (YEAR) ____



75 150
HORIZONTAL
SCALE IN FEET

SEAL IS EMBOSSED
SIGNATURE BLUE INK

TRANEL SUBDIVISION

ANDREW TRANEL, 1627 LAWRENCE ROAD
DELAWARE COUNTY, OHIO 43015 PHONE 1-740-272-7227

LOCATED IN PART OF FARM LOTS 13 & 14
SEC 1 T 5 R 20 OF UNITED STATE MILITARY LANDS
RADNOR TOWNSHIP, DELAWARE COUNTY, OHIO
BEING ALL OF A 6.000 ACRE TRACT AND PART OF A
10.4949 ACRE TRACT IN BK 1404, PG 2633 IN THE
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GRAND LAKE SURVEYING LLC

15730 MACKLIN RD MARYSVILLE OH
PHONE: 614-353-8462
EMAIL: TIM@GRANDLAKESURVEYING.COM
WWW.GRANDLAKESURVEYING.COM

THIS PLAT IS BASED ON ACTUAL FIELD SURVEY:
DATE: _____
TIMOTHY A. BURKHOLDER P.S. 8464