

Conservation Club CAD

**PART OF FARM LOT 18, SECTION 1, TOWNSHIP 5, RANGE 18
BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
ALL OF AN ORIGINAL 41.482 ACRE PARCEL, OFFICIAL RECORD 1618, PAGES 16-18**

RPC 19-19

PAGE 1 OF 2

Situated in the State of Ohio, County of Delaware, Township of Brown and being part of Farm Lot 18, Section 1, Township 5, Range 18. Being a subdivision of 41.482 acre original parcel conveyed to Damboy Investments, LLC in Official Record 1618, Pages 16-18 in the Delaware County Recorder's Office.

Easements, other than Sanitary Easements, are reserved for the construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands and for storm drainage.

We, the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our "Conservation Club CAD", a subdivision of Lots 214 through 220 inclusive, do hereby accept this plat of same.

IN WITNESS THEREOF We hereunto set our hands this ____ day of _____, 2022.

William F. Bohannon, Jr., Managing Member

STATE OF OHIO

Before me, a Notary Public, personally came the above named William F. Bohannon, Jr. who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes as expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal this ____ day of _____, 2022.

_____. My Commission expires _____.
NOTARY PUBLIC

1. The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewage system becomes available, said lot shall be connected to said central sewer system. Acceptance of title to a delineated lot for the subdivision shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included in conveyance of title for said lots.

2. Roof drains, foundation drains and other clean water connections to the sanitary sewer system are prohibited.

3. The earthwork contractor shall comply with the "Delaware County Urban Sediment Pollution and Water Run-Off Control Regulations" as adopted by the County Commissioners.

4. 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 "Waterline Easement", "Utility and Drainage Easement" or "Common Access Drive, Utility & 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.

5. Easements designated as "Sanitary Easement" shall mean a perpetual, exclusive sanitary easement over, through, under, within, upon and across the area herein delineated, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, solely for construction, operation and maintenance of public and or private sanitary sewers, sanitary sewer service connections, sanitary force mains, sanitary manholes, sanitary valves, and other sanitary appurtenances.

6. No other utility shall be located within the sanitary easement except for crossings as described herein; 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 the sanitary line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer or force main shall be subject to the review and approval of the Delaware County Sanitary Engineer; any utility crossing within the sanitary easement resulting in an angle less than 80 degrees shall only be permitted if approved in writing by the Delaware County Sanitary Engineer.

7. Drainage Easement: Within those areas of land designated "Drainage Easement", an easement is hereby reserved for the maintenance of drainage facilities, including, but not limited to ditches, swales and subsurface drainage, for the benefit and use of the public. Development and future use of this lot shall not create obstructions to the flow of water within any Drainage Easement.

8. 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. Any landscaping features, such as, but not limited to trees, fences, signs, retaining walls, etc., within the sanitary easement shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation; any landscaping features placed within the sanitary easement may be removed at any time by the Delaware County Sanitary Engineer or his/her representatives; the cost of restoration shall be the responsibility of the Grantor, or upon conveyance by the Grantor, by the Grantor's successors and assigns.

9. The addition or removal of any dirt, soil, fill or other changes to the ground elevation above the sanitary sewer or force main within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer; 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/her opinion, not jeopardize the structural integrity of, or limit the County's reasonable access to the sanitary sewer or force main.

10. All lots are located in Flood Zone "X" per Flood Insurance Rate Map Panel No. 39041C0150K dated April 16, 2009.

11. Prior to preparation of building plans and/or detailed site plans, each lot owner must coordinate with the Delaware County Health Department to determine that the approved on-site sewage treatment system location is consistent with or compatible with the owner's desired site plan.

12. Notice is hereby given to any buyer of the lots delineated upon this plat that on file with the Delaware County Regional Planning Commission and Health Department are Site Improvement Plans for the development of said lots showing finish grade elevations, sewage treatment system locations and building envelopes.

13. 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.

14. 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 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 of the construction, improvement, maintenance and/or use of any 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.

15. CAD Maintenance Agreement Cross-Reference: Official Book _____, Page _____.

APPROVED THIS ____ DAY OF _____, 2022

BROWN TOWNSHIP ZONING INSPECTOR

APPROVED THIS ____ DAY OF _____, 2022

DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS ____ DAY OF _____, 2022

DEL-CO WATER CO., INC.

APPROVED THIS ____ DAY OF _____, 2022

DELAWARE COUNTY SANITARY ENGINEER

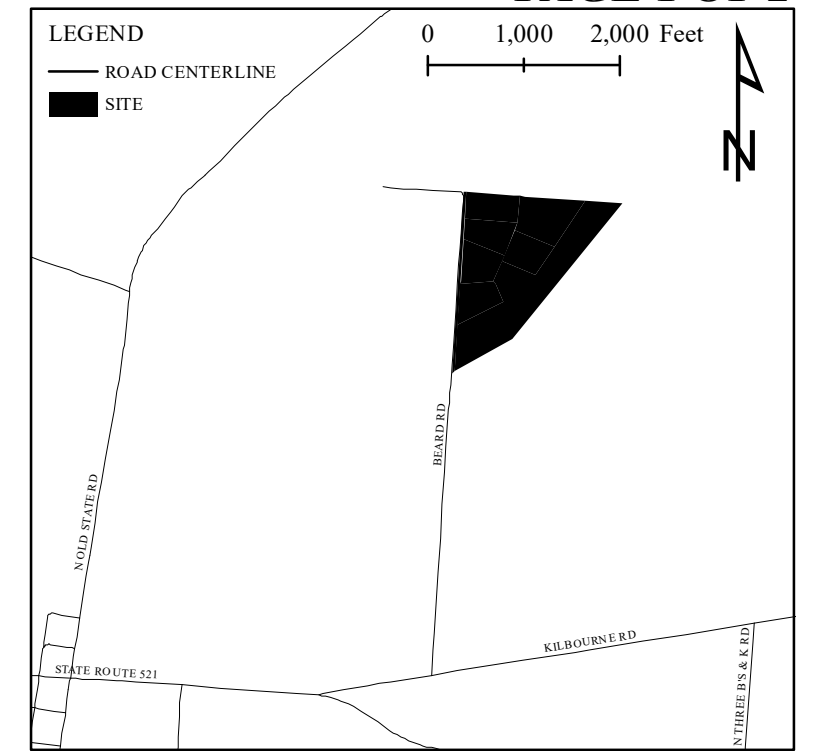
APPROVED THIS ____ DAY OF _____, 2022

DELAWARE COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 2022

DELAWARE CO. REGIONAL PLANNING DIRECTOR

SURVEYED AND PLATTED BY:
STEVEN W. NEWELL REG. NO. 7212
BLUE CHURCH SURVEYS
P.O. BOX 56
MARENGO, OHIO 43334
419.508.0951



VICINITY MAP

THIS ____ DAY OF _____, 2022, RIGHT-OF-WAY FOR ALL ROADS, BOULEVARDS, AND EASEMENTS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS ____ DAY OF _____, 2022

DELAWARE COUNTY AUDITOR

DELAWARE COUNTY RECORDER

Current Zoning Classification: FR-1
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.

Minimum Setbacks	
Front Yard	90 ft. from centerline of road/drive
Side Yard	25 ft.
Rear Yard	80 ft. for principal / 15 ft. for accessory

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 BROWN TOWNSHIP, DELAWARE COUNTY, OHIO
 ALL OF AN ORIGINAL 41.482 ACRE PARCEL, OFFICIAL RECORD 1618, PAGES 16-18

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I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

STEVEN W. NEWELL P.S. #7212
 DATE: NOVEMBER 28, 2022



TREE PRESERVATION EASEMENTS
 No tree of three (3) caliber inches or more in diameter, as measured at five (5) feet off the ground shall be removed in this area unless it is dead, dying or determined to be a risk to life or property.



1 inch = 100 feet

LEGEND

- 3/4" IRON PIPE FOUND
- 5/8" IRON PIN FOUND
- 5/8" PIN SET
- MAG NAIL SET
- SETBACKS
- COMMON ACCESS DRIVEWAY
- OTHER EASEMENTS
- LOT LINES
- OTHER PROPERTY LINES
- ROAD CENTERLINE

ORIGINAL PARCEL ACREAGE:
 41.482 ACRES

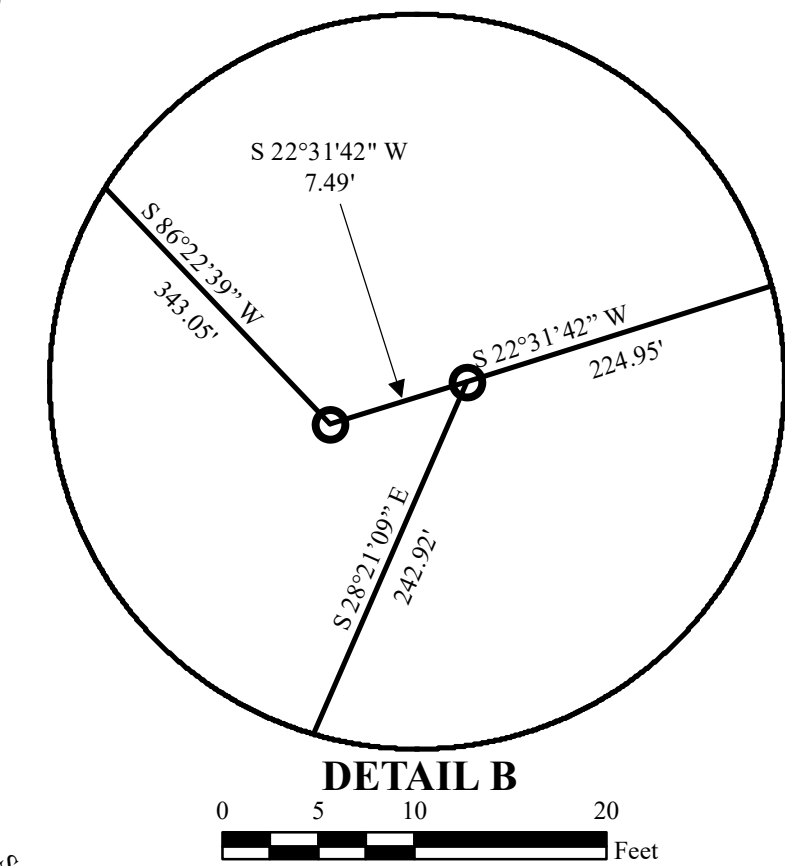
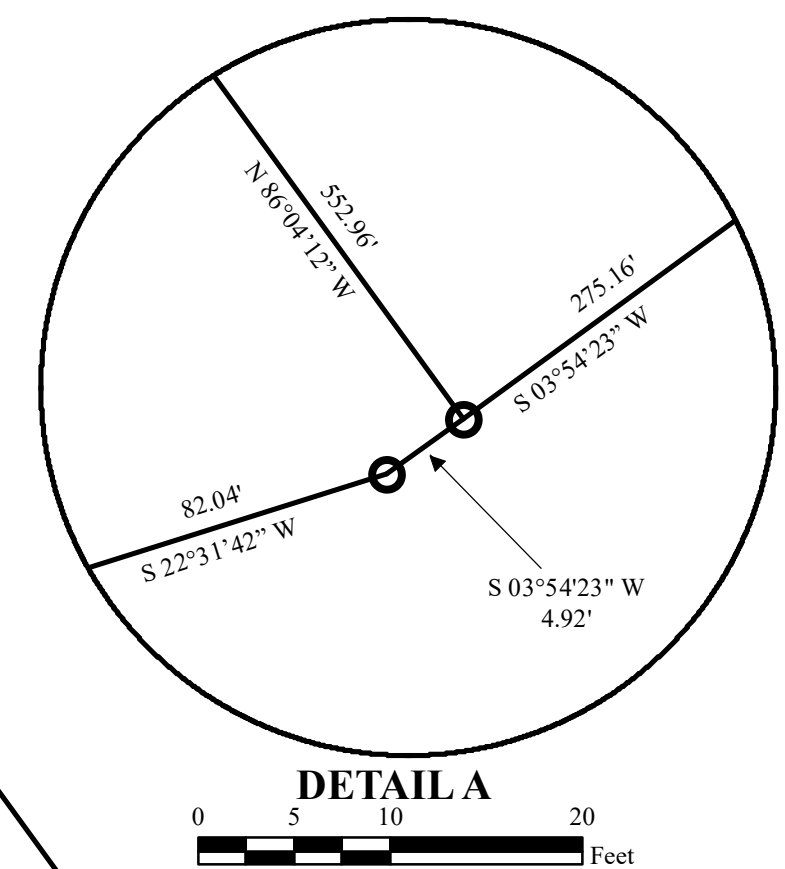
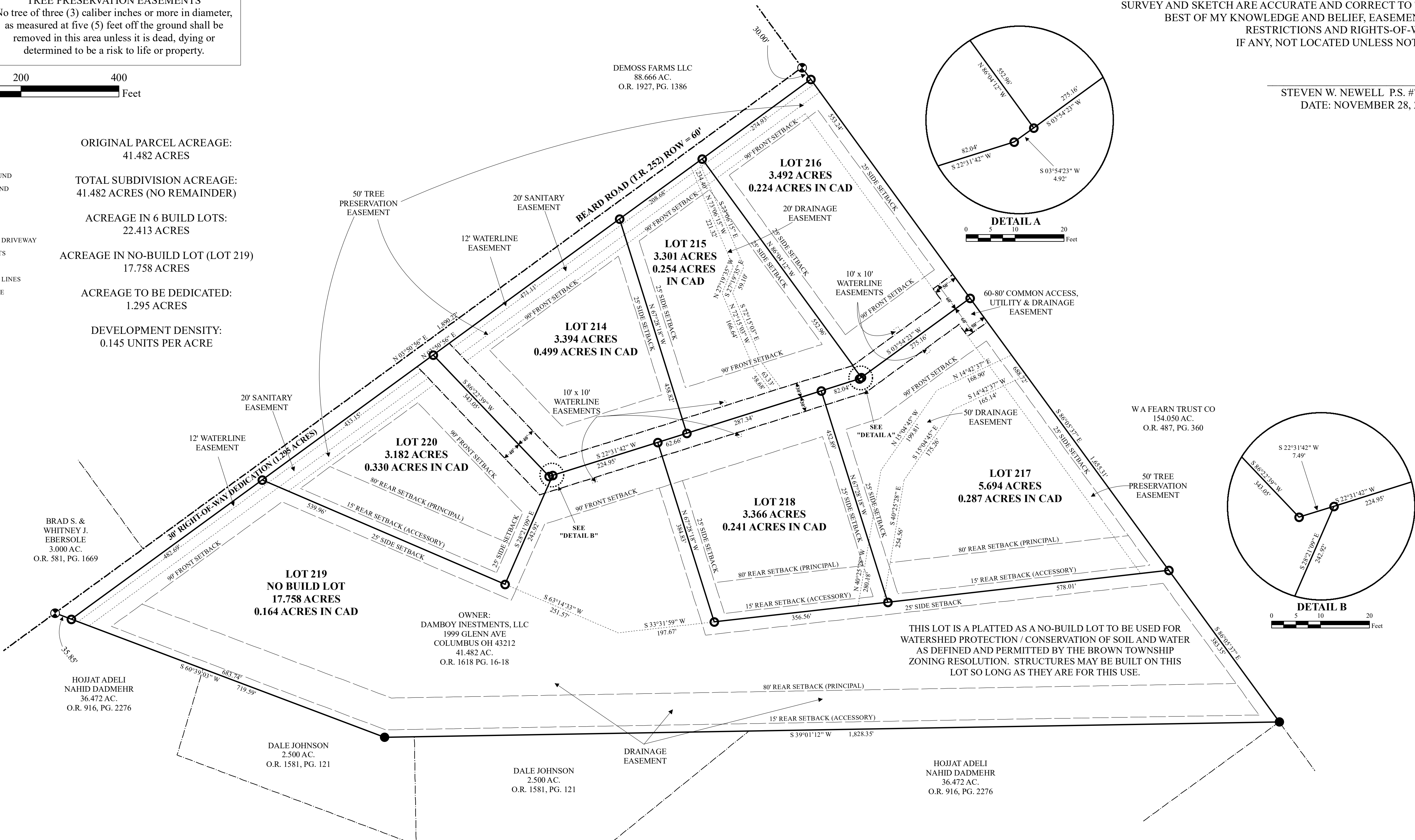
TOTAL SUBDIVISION ACREAGE:
 41.482 ACRES (NO REMAINDER)

ACREAGE IN 6 BUILD LOTS:
 22.413 ACRES

ACREAGE IN NO-BUILD LOT (LOT 219)
 17.758 ACRES

ACREAGE TO BE DEDICATED:
 1.295 ACRES

DEVELOPMENT DENSITY:
 0.145 UNITS PER ACRE



THIS LOT IS A PLATTED AS A NO-BUILD LOT TO BE USED FOR WATERSHED PROTECTION / CONSERVATION OF SOIL AND WATER AS DEFINED AND PERMITTED BY THE BROWN TOWNSHIP ZONING RESOLUTION. STRUCTURES MAY BE BUILT ON THIS LOT SO LONG AS THEY ARE FOR THIS USE.

RECORDS USED:
 Deeds as shown

BASIS OF BEARING:
 State Plane Coordinate
 System, Ohio North
 Zone, NAD83