

# MEIJER 143, LOT 2782, DIVISION #1

SITUATED IN THE TOWNSHIP OF ORANGE, COUNTY OF DELAWARE, AND STATE OF OHIO

PART OF FARM LOTS 13 AND 15, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS

## LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, BEING PART OF FARM LOTS 13 AND 15, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS AND BEING PART OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY MEIJER LIMITED PARTNERSHIP AS RECORDED IN VOLUME 111 PAGE 2648 OF THE DELAWARE COUNTY RECORDS.

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID MEIJER PARCEL AND BEING ON THE WESTERLY LINE OF OWENFIELD DRIVE (70 FEET WIDE) THENCE SOUTH 07°21'27" EAST ALONG THE SAID WESTERLY LINE OF OWENFIELD DRIVE, A DISTANCE OF 810.95 FEET TO AN IRON PIN SET AT A POINT THEREON AND BEING THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

COURSE NO. 1: THENCE SOUTH 07°21'27" EAST CONTINUING ALONG THE WESTERLY LINE OF SAID OWENFIELD DRIVE, A DISTANCE OF 19.58 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE THEREON;

COURSE NO. 2: THENCE SOUTHWESTERLY ALONG THE SAID WESTERLY LINE OF OWENFIELD DRIVE AND ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, A DISTANCE OF 309.74 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY THEREON, SAID CURVE HAVING A RADIUS OF 195.00 FEET, A DELTA OF 91°00'34" AND A CHORD DISTANCE OF 278.19 FEET BEARING SOUTH 38°08'49" WEST;

COURSE NO. 3: THENCE SOUTH 83°39'06" WEST CONTINUING ALONG THE SAID WESTERLY LINE OF OWENFIELD DRIVE, A DISTANCE OF 68.68 FEET TO A 5/8 INCH IRON PIN FOUND SOUTH 0.03 AND WEST 0.24 FEET OF A POINT OF CURVATURE THEREON;

COURSE NO. 4: THENCE SOUTHWESTERLY CONTINUING ALONG THE SAID WESTERLY LINE OF OWENFIELD DRIVE AND ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, A DISTANCE OF 175.16 FEET TO AN IRON PIN SET AT A POINT THEREON, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A DELTA OF 37°52'14" AND A CHORD DISTANCE OF 171.98 FEET BEARING SOUTH 64°42'59" WEST;

COURSE NO. 5: THENCE NORTHWESTERLY ALONG A NEW DIVISION LINE AND ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, A DISTANCE OF 56.61 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 65.40 FEET, A DELTA OF 49°35'43" AND A CHORD DISTANCE OF 54.86 FEET BEARING NORTH 23°35'40" WEST;

COURSE NO. 6: THENCE NORTH 01°12'12" EAST ALONG A NEW DIVISION LINE, A DISTANCE OF 215.73' TO AN IRON PIN SET;

COURSE NO. 7: THENCE NORTH 82°38'14" EAST ALONG A NEW DIVISION LINE, A DISTANCE OF 413.97 FEET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED CONTAINING 2.000 ACRES OF LAND ACCORDING TO A SURVEY BY ATWELL, LLC UNDER THE SUPERVISION OF ALEX E. MARKS PS 8616 AND BEING THE SAME MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCHES REBAR CAPPED "ATWELL" BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM ZONE OHIO NORTH ESTABLISHED BY ODOT VRS GPS OBSERVATIONS.

TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN MEIJER STORES LIMITED PARTNERSHIP AND ZIPS CAR WASH, LLC, FILED FOR RECORD \_\_\_\_\_ 20\_\_\_\_ IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE DELAWARE COUNTY, OHIO RECORDS.

PART OF PPN 318-324-02-003-000

## OWNERS ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED, MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, BY Michael Flickinger, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "MEIJER 143 LOT 2782, DIVISION #1" A SUBDIVISION OF LOT NUMBER 2782, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DOES VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

MEIJER STORES LIMITED PARTNERSHIP

BY: Michael Flickinger - V.P. - Real Estate  
PRINT: Michael Flickinger - V.P. - Real Estate

Kurt Adams  
WITNESS (PRINT & SIGNATURE)

Mattie Leuth  
WITNESS (PRINT & SIGNATURE)

## NOTARY:

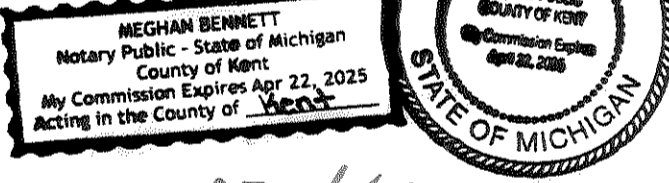
STATE OF Michigan  
COUNTY OF Kent

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) WHO ACKNOWLEDGED, THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF Michael Flickinger, V.P. Real Estate, HAS HERE UNTO SET HIS HAND AND OFFICIAL SEAL THIS 22nd DAY OF November, 2022

MY COMMISSION EXPIRES April 22, 2025

Meghan Bennett  
NOTARY PUBLIC-STATE OF



## ORANGE TOWNSHIP ZONING:

APPROVED THIS 28 DAY OF November, 2022, \_\_\_\_\_ ORANGE TOWNSHIP ZONING OFFICER

## DELAWARE COUNTY ENGINEER:

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_ DELAWARE COUNTY ENGINEER

## DELAWARE COUNTY SANITARY ENGINEERING:

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_ DELAWARE COUNTY SANITARY ENGINEER

## DELAWARE COUNTY PLANNING COMMISSION:

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_ DELAWARE COUNTY REGIONAL PLANNING COMMISSION

## DELAWARE COUNTY COMMISSIONERS:

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_ DELAWARE COUNTY COMMISSIONER

\_\_\_\_\_  
DELAWARE COUNTY COMMISSIONER

\_\_\_\_\_  
DELAWARE COUNTY COMMISSIONER

## AUDITOR:

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_ AUDITOR DELAWARE COUNTY, OHIO

## RECORDER:

RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ AM/PM \_\_\_\_\_ DELAWARE COUNTY RECORDER

## GENERAL NOTES:

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 EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE

ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DSWCD) 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 WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

DRIVES SHALL NOT ENCRUCH INTO ANY SIDE YARD DRAINAGE EASEMENT.

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.

ON FILE WITH THE COUNTY ENGINEER, CODE COMPLIANCE, GENERAL HEALTH DISTRICT, AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS OF LAND DESIGNATED ON THIS PLAT AS "EASEMENT OR DRAINAGE 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, EXCEPTING THAT, WITHIN SAID AREAS DESIGNATED "EASEMENT AND DRAINAGE EASEMENT" HEREON, NO GAS LINE, UNDERGROUND TELEPHONE, ELECTRIC OR TELEVISION CABLE LINE OR CONDUIT OR ANY OTHER UTILITY LINE SHALL BE INSTALLED OR PLACED ON A COURSE OR ALIGNMENT THAT BOTH 1) IS PARALLEL WITH OR APPROXIMATELY PARALLEL WITH ANY EXISTING UTILITY AT THE TIME OF SAID INSTALLATION OR PLACEMENT; 2) SANITARY SEWER LINE IN SAID EASEMENT AREA AND 2) HAS ANY POINT THEREIN CLOSER THAN TEN FEET TO SAID SANITARY SEWER LINE UNLESS SAID COURSE OR ALIGNMENT IS APPROVED, IN WRITING, BY THE DELAWARE COUNTY SANITARY ENGINEER. NO RIGHT ANGLE OR NEAR RIGHT ANGLE CROSSING OF SAID LINES OR CONDUITS AND SAID SEWER IS HEREBY RESTRICTED.

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 DRIVE SHOWN THEREON, AND ALL SUCH COMMON ACCESS DRIVE(S) SHALL BE AND REMAIN PRIVATE ACCESS WAY, AND 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 ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH COMMON ACCESS DRIVE. 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.

ACCESS TO THE PUBLIC ROAD RIGHT OF WAY FROM THE LOTS WITHIN THE CAD SHALL BE RESTRICTED TO THE COMMON ACCESS DRIVE LOCATED WITHIN THE COMMON ACCESS DRIVE EASEMENT.

SIGNATURE BY THE DELAWARE COUNTY ENGINEER'S OFFICE ON THIS PLAT DOES NOT CONVEY APPROVAL OF THE STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL, SITE ACCESS POINTS, OR ANY WORK WITHIN THE RIGHT-OF-WAY FOR ANY LOT SHOWN ON THIS PLAT.

AS REQUIRED BY THE ZONING CODE, NO DRIVEWAY SHALL BE LOCATED SO IT ENTERS A PUBLIC ROAD WITHIN 40 FEET OF THE INTERSECTION OF THE RIGHTS-OF-WAYS OF ANY TWO PUBLIC ROADS.

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 IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION OF 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 PLAT PLAN REQUIRED WITH THE BUILDING PERMIT.

## SURVEY REFERENCES:

DEEDS AS SHOWN.  
MEIJER 143 - PC 1, SL 522.  
MEIJER 143 SECTION 2 - PC 1 SL 690.  
DELAWARE COUNTY GIS.

## FLOOD DESIGNATION:

THE SUBJECT PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NO. 39041C0242K WITH AN EFFECTIVE DATE OF 4/16/2009.

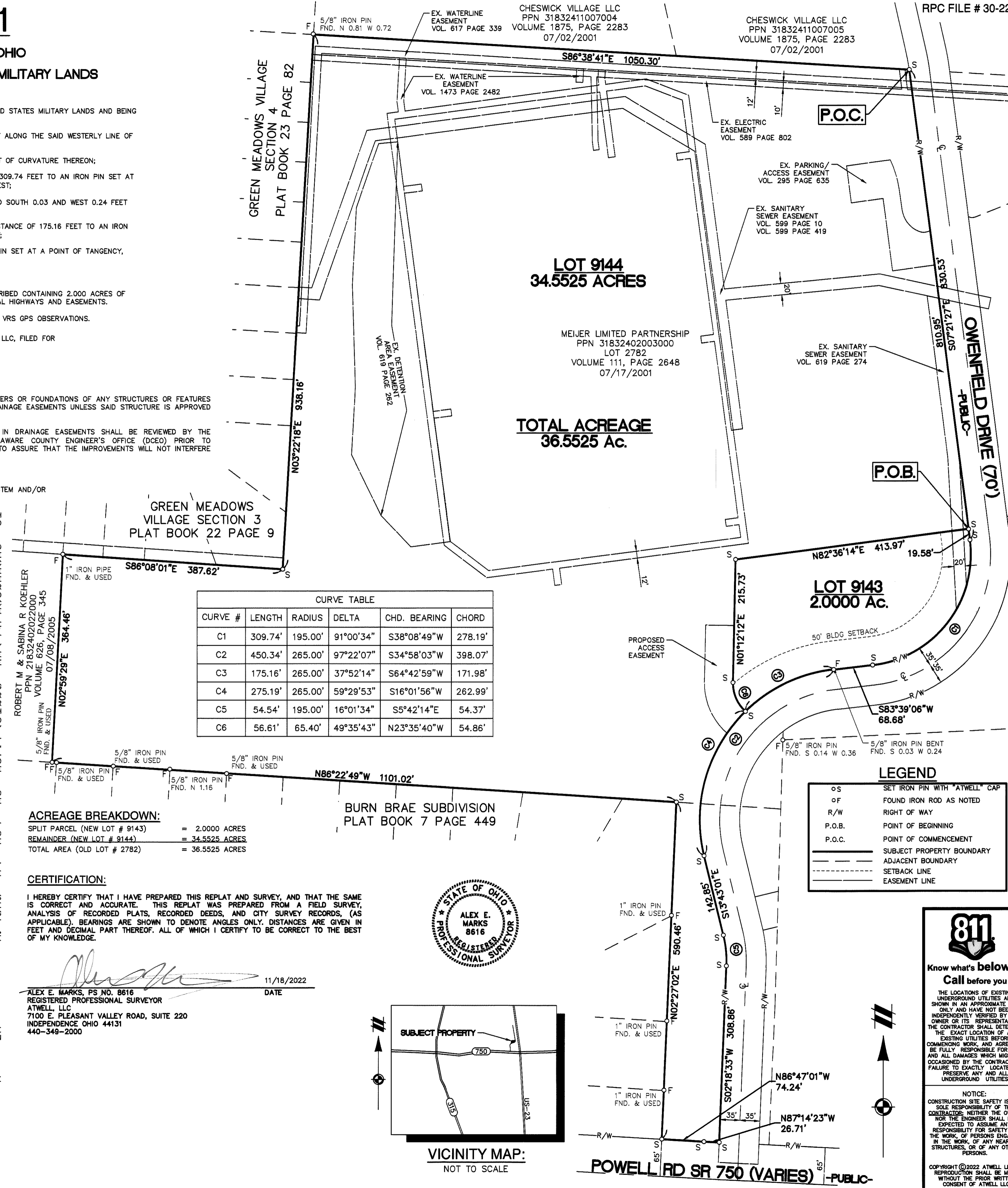
## BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, NAD83 ZONE OHIO NORTH, AS ESTABLISHED BY ODOT RTN OBSERVATIONS ON AUGUST 4, 2022

## ZONING DESIGNATION:

PLANNED COMMERCIAL AND OFFICE DISTRICT (PC)

SETBACKS	
TYPE	DISTANCE (FT)
FRONT	50
SIDE	E - 50, W - 0
REAR	0

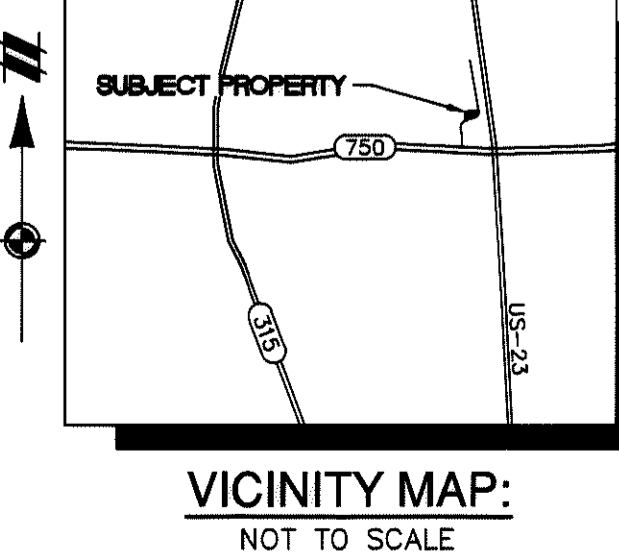
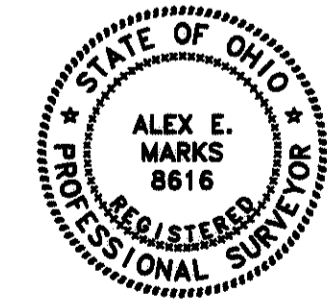


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	309.74'	195.00'	91°00'34"	S38°08'49"W	278.19'
C2	450.34'	265.00'	97°22'07"	S34°58'03"W	398.07'
C3	175.16'	265.00'	37°52'14"	S64°42'59"W	171.98'
C4	275.19'	265.00'	59°29'53"	S16°01'56"W	262.99'
C5	54.54'	195.00'	16°01'34"	S5°42'14"E	54.37'
C6	56.61'	65.40'	49°35'43"	N23°35'40"W	54.86'

**ACREAGE BREAKDOWN:**  
SPLIT PARCEL (NEW LOT # 9143) = 2.0000 ACRES  
REMAINDER (NEW LOT # 9144) = 34.5525 ACRES  
TOTAL AREA (OLD LOT # 2782) = 36.5525 ACRES

**CERTIFICATION:**  
I HEREBY CERTIFY THAT I HAVE PREPARED THIS REPEAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS REPEAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ALEX E. MARKS, PS NO. 8616  
REGISTERED PROFESSIONAL SURVEYOR  
ATWELL, LLC  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE OHIO 44131  
440-349-2000  
DATE 11/18/2022



LEGEND	
OS	SET IRON PIN WITH "ATWELL" CAP
OF	FOUND IRON ROD AS NOTED
R/W	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
---	SUBJECT PROPERTY BOUNDARY
---	ADJACENT BOUNDARY
- - - -	SETBACK LINE
- - - - -	EASEMENT LINE



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDENTIFIED VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.



PART OF QUARTER TOWNSHIP 3  
RANGE 18 UNITED STATES MILITARY LANDS  
TOWNSHIP OF ORANGE  
DELAWARE COUNTY, OHIO

CEI ENGINEERING ASSOCIATES, INC  
MEIJER 143  
LOT 2782, DIVISION #1

CLIENT  
DATE 10/31/2022

11-14-2022 ADDRESS COUNTY COMMENTS  
11-18-2022 ADDRESS COUNTY COMMENTS  
REVISIONS

SCALE 0 50 100  
1" = 100 FEET  
DR. BTS | CH. MS  
P.M. P. ERAK  
BOOK  
JOB 22002287  
SHEET NO. 01

CAD FILE: 22002287SU-01-LEIMS CENTER DIVISION PLATTING