

MA:\163004_RiverwoodFarms\DWG\Plats\1163004_FinalPlat.dwg -- Layout1 LAST EDITED BY WJANNERET ON 02/08/22 10:21

Situated in the State of Ohio, County of Delaware, Township of Liberty (5.356 acres), located in Farm Lots 5, 6, 9, 10, and 11, Section 4, Township 3, Range 17, of the United States Military Lands, in the Township of Orange (46.327 acres), located in Farm Lots 13, 14, and 17, Section 3, Township 3, Range 18, of the United States Military Lands, and being part of that 179.657 acre tract of land conveyed to Powell Road Holdings, LLC, an Ohio limited liability company, as recorded in Official Record 1547, Page 681, and all of that 1.004 acre tract of land conveyed to James D. Klingbeil, Jr. and Sarah S. Klingbeil in Official Record 1872, Page 1817, and all of that 11.617 acre tract of land conveyed to James D. Klingbeil, Jr. and Sarah S. Klingbeil in Official Record 86, Page 556, and all of that 18.069 acre tract of land conveyed to James D. Klingbeil and Sally A. Klingbeil, Trustees of the Klingbeil Trust, dated April 24, 1990 in Official Record 863, Page 2643, and all of that 0.220 acre tract of land conveyed to Powell Road Holdings, LLC, an Ohio limited liability company, in Official Record 1872, Page 1821.

Within those areas of land designated as "DRAINAGE EASEMENT" on this plat, no new 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. All subsurface and above ground systems conveying off-site stormwater runoff through the proposed platted lots and common access drive shall be located within 30 foot drainage easements centered on the existing drainage ways and their meanders. Existing drainage ways have been identified on sheet #2.

The undersigned, _____ of Powell Road Holdings, LLC, an Ohio limited liability company, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents "RIVERWOOD FARM CAD PLAT", a subdivision containing lots numbered 9106-9110 and 6747, inclusive, and does hereby accept this plat of the same and dedicates to public use, as such, all of W. POWELL ROAD shown hereon and not heretofore dedicated.

In witness whereof, _____ of Powell Road Holdings, LLC, an Ohio limited liability company have caused this plat to be executed by this duly authorized office.

This ____ day of _____, 20____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: Powell Road Holdings, LLC
an Ohio limited liability company

WITNESS

STATE OF OHIO
COUNTY OF _____

Before me a Notary Public in and for said county personally appeared _____, of Powell Road Holdings, LLC, an Ohio limited liability company, who acknowledged the signing of the fore going plat, for uses and purposes expressed therein.

In witness whereof I have hereunto set my hand and affixed my official seal this

____ day of _____, _____

My commission expires _____
Notary Public, State of Ohio

The undersigned, James D. Klingbeil and Sally A. Klingbeil, Trustees of the Klingbeil Trust, dated April 24, 1990, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents "RIVERWOOD FARM CAD PLAT", a subdivision containing lots numbered 9106-9110 and 6747, inclusive, and does hereby accept this plat of the same and dedicates to public use, as such, all of W. POWELL ROAD shown hereon and not heretofore dedicated.

In witness whereof, James D. Klingbeil and Sally A. Klingbeil, Trustees of the Klingbeil Trust, dated April 24, 1990, have caused this plat to be executed by this duly authorized office.

This ____ day of _____, 20____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: James D. Klingbeil and Sally A. Klingbeil, Trustees of the Klingbeil Trust, dated April 24, 1990

WITNESS

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA

Before me a Notary Public in and for said county personally appeared _____, who acknowledged the signing of the fore plat for uses and purposes expressed therein.

In witness whereof I have hereunto set my hand and affixed my official seal this

____ day of _____, _____

My commission expires _____
Notary Public, State of California



880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

The undersigned, James D. Klingbeil, Jr. & Sarah S. Klingbeil, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents "RIVERWOOD FARM CAD PLAT", a subdivision containing lots numbered 9106-9110 and 6747, inclusive, and does hereby accept this plat of the same and dedicates to public use, as such, all of W. POWELL ROAD shown hereon and not heretofore dedicated.

In witness whereof, James D. Klingbeil, Jr. & Sarah S. Klingbeil, have caused this plat to be executed by this duly authorized office.

This ____ day of _____, 20____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: James D. Klingbeil, Jr. & Sarah S. Klingbeil

WITNESS

STATE OF OHIO
COUNTY OF _____

Before me a Notary Public in and for said county personally appeared _____, who acknowledged the signing of the fore going plat, for uses and purposes expressed therein.

In witness whereof I have hereunto set my hand and affixed my official seal this

____ day of _____, _____

My commission expires _____
Notary Public, State of Ohio

MONUMENTS:

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

All permanent markers set are 1" rebar, 30" long with aluminum cap.

All monuments found are in good condition unless otherwise noted.

All monuments shall be set at the completion of construction.

SOURCE 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.

BASIS OF BEARINGS:

Basis of bearings from GPS Observation Ohio SPC north zone based on the east line of said 179.657 acre tract being South 02°56'16" West.

Transferred this ____ day of _____, 20____
Auditor, Delaware County, Ohio

Filed for record this ____ day of _____, 20____
at ____:, M. Fee _____
Recorder, Delaware County, Ohio

File No. _____

Plat Book _____, Slide _____

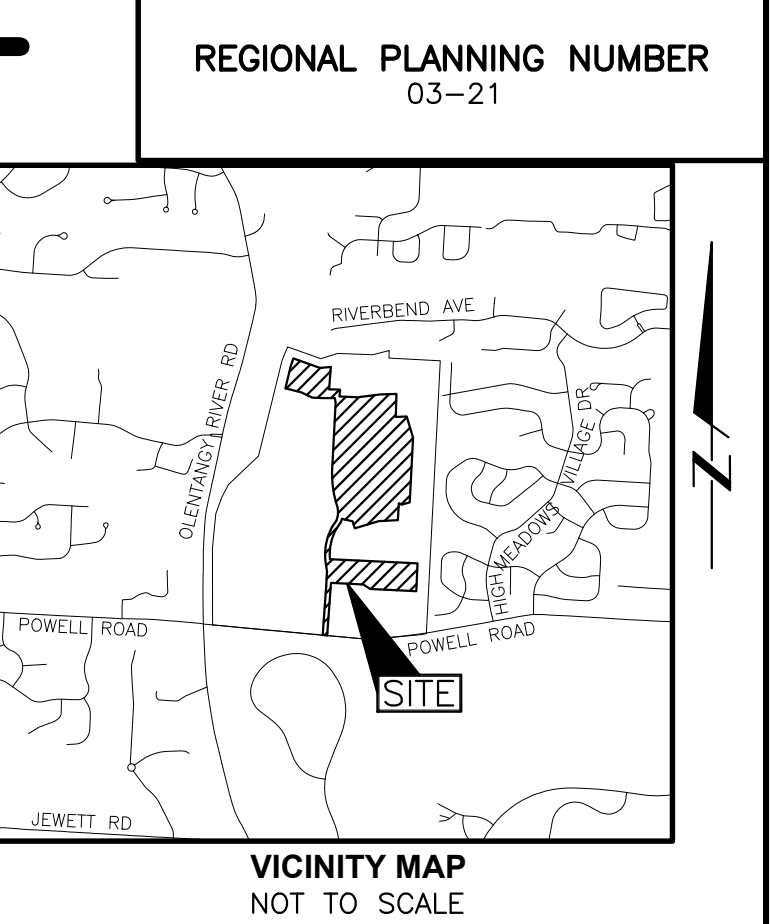
Official Record _____ Page _____

RIVERWOOD FARM CAD PLAT

LIBERTY AND ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 5, 6, 9, 10, AND 11, SECTION 4, TOWNSHIP 3, RANGE 17

(LIBERTY TOWNSHIP)
FARM LOTS 13, 14, AND 17, SECTION 3, TOWNSHIP 3, RANGE 18
(ORANGE TOWNSHIP)

UNITED STATES MILITARY LANDS
2021



Approved this ____ day of _____

Liberty Township, Zoning Inspector

Approved this ____ day of _____

Orange Township, Zoning Inspector

Approved this ____ day of _____

Deputy General Manager, Del-Co Water

Approved this ____ day of _____

Delaware County, Sanitary Engineer

Approved this ____ day of _____

Delaware County Engineer
Signature by the Delaware County Engineer's office on this plat does not convey approval of the private storm water management, erosion and sedimentation control, internal access points, or any work within the private Right-of-Way for any lot shown on this plat.

Approved this ____ day of _____

Director, Delaware County
Regional Planning Commission

Delaware County Commissioners:

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, dimensions shown along curves are chord measurements.

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

DRWN BY JEC CHK BY MJA DATE 02/08/2022

Note "A": The owners, their successors, heirs or assigns of the herein delineated lots agree that said lots shall be connected to the existing central sewer system. Any established homes or lots prior to these plans may opt-out of the connection to said central sewer system until such time as the existing on-site sewer system is no longer functional. 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.

Note "B": Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

Note "C": All lots shall take access from the Common Access Drive (CAD) and NOT directly from Powell Road. The existing adjacent and surrounding land may continue to access the CAD and Powell Road.

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

Note "E": 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 any approved on-site sewage treatment system location is consistent with or compatible with the owner's desired site plan.

Note "F": 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 DRAINAGE EASEMENT), 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, or 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 "G": Drives shall not encroach into any side yard drainage easement.

Note "H": Easements are hereby reserved in, over and under areas of land designated on this plat as "Drainage Easement", for the 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 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 (existing at the time of said installment or placement) sanitary sewer line in a 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.

Note "I": **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 "J": Proposed drainage easements where offsite runoff passes through the CAD will be reviewed in final engineering.

Note "K": 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.

Note "L": Within those areas of land designated as "DRAINAGE EASEMENT" on this plat, no new 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. All subsurface and above ground systems conveying off-site stormwater runoff through the proposed platting lots and common access drive shall be located within 30 foot drainage easements centered on the existing drainage ways and their meanders. Existing drainage ways have been identified on this sheet.

Note "M": 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 corks and appurtenances as designed on this plat are not restricted.

Note "N": Any new landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the existing sanitary easement shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.

Note "O": 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 (CAD) shown thereon, and all such Common Access Drive(s) shall be and remain a private access way, and the Delaware County Regional Planning Commission, the Delaware County Commissioners and every public authority signing this plat shall have no responsibility liability for or 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.

Note "P": The location of the existing sanitary service lateral is unknown. A 10 foot easement shall be recorded between title owner of James Klingbeil, Sr. and Powell Road Holdings, LLC for repair, maintenance, and replacement of the existing sanitary lateral.

CAD MAINTENANCE AGREEMENT CROSS-REFERENCE:
OFFICIAL BOOK _____, PAGE _____



880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

REPORT OF THE WATERS OF THE U.S.:

No land disturbance activities proposed for the CAD and lot creation. Future land disturbance by home construction or linear utility installations will provide appropriate environmental reporting specific to the area of work.

ZONING:

The property is Zoned as FR-1.

FLOOD PLAIN:

At the time of platting, all lots with the exception of lot 6747, are located entirely in

Flood Zone "X" per Flood Insurance Rate Map Panel No. 39041C0241K, dated April 16, 2009. The westerly portion (0.162 acres) of lot 6747 is located within Flood Zone "AE" per the aforementioned Flood Insurance Rate Map.

SETBACKS:

LIBERTY TOWNSHIP:
FRONT: 60' (from centerline of road) or 50' from the point where the lot widens to the minimum required frontage width (300').
SIDE: 25'
REAR: 60' (15' Accessory)

ORANGE TOWNSHIP:
FRONT: 60' (From R/W)
SIDE: 25'
REAR: 80' (15' Accessory)

ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE ON THIS PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

RIVERWOOD FARM CAD PLAT

LIBERTY AND ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO

2021

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	547.36'	14°48'09"	141.41'	N02°09'46"W	141.02'
C2	739.97'	38°47'49"	501.06'	N09°50'04"E	491.54'
C3	228.01'	49°42'00"	197.78'	N04°23'00"E	191.64'
C4	905.00'	7°43'27"	122.01'	N16°36'15"W	121.91'
C5	1303.99'	15°41'33"	357.14'	N04°53'45"W	356.03'
C6	288.01'	11°24'13"	57.32'	S23°31'50"W	57.23'
C7	679.97'	34°18'11"	407.10'	S12°04'54"W	401.04'
C8	845.00'	15°50'13"	233.56'	S04°48'30"E	232.82'
C9	288.01'	38°17'44"	192.50'	N01°19'08"W	188.93'
C10	845.00'	7°44'22"	114.14'	N16°35'48"W	114.06'
C11	607.36'	14°48'10"	156.92'	N02°09'46"W	156.48'
C12	679.97'	4°29'40"	53.34'	N07°19'01"W	53.32'

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	60.30'	N10°46'29"W	L10	85.27'	S82°33'08"W
L2	141.12'	N84°19'35"E	L11	154.64'	S67°32'03"W
L3	294.29'	S04°44'40"W	L12	72.79'	S79°58'17"W
L4	84.35'	N89°59'23"E	L13	146.16'	N03°09'03"W
L5	60.00'	S85°15'20"E	L14	210.02'	N03°16'32"E
L6	87.94'	S04°52'44"W	L15	63.83'	N10°46'21"W
L7	92.51'	S29°13'58"W	L16	16.43'	N04°52'44"E
L8	112.48'	S04°52'44"W	L17	25.88'	N05°14'19"E
L9	60.95'	S37°09'55"W	L18	74.53'	N09°33'51"W

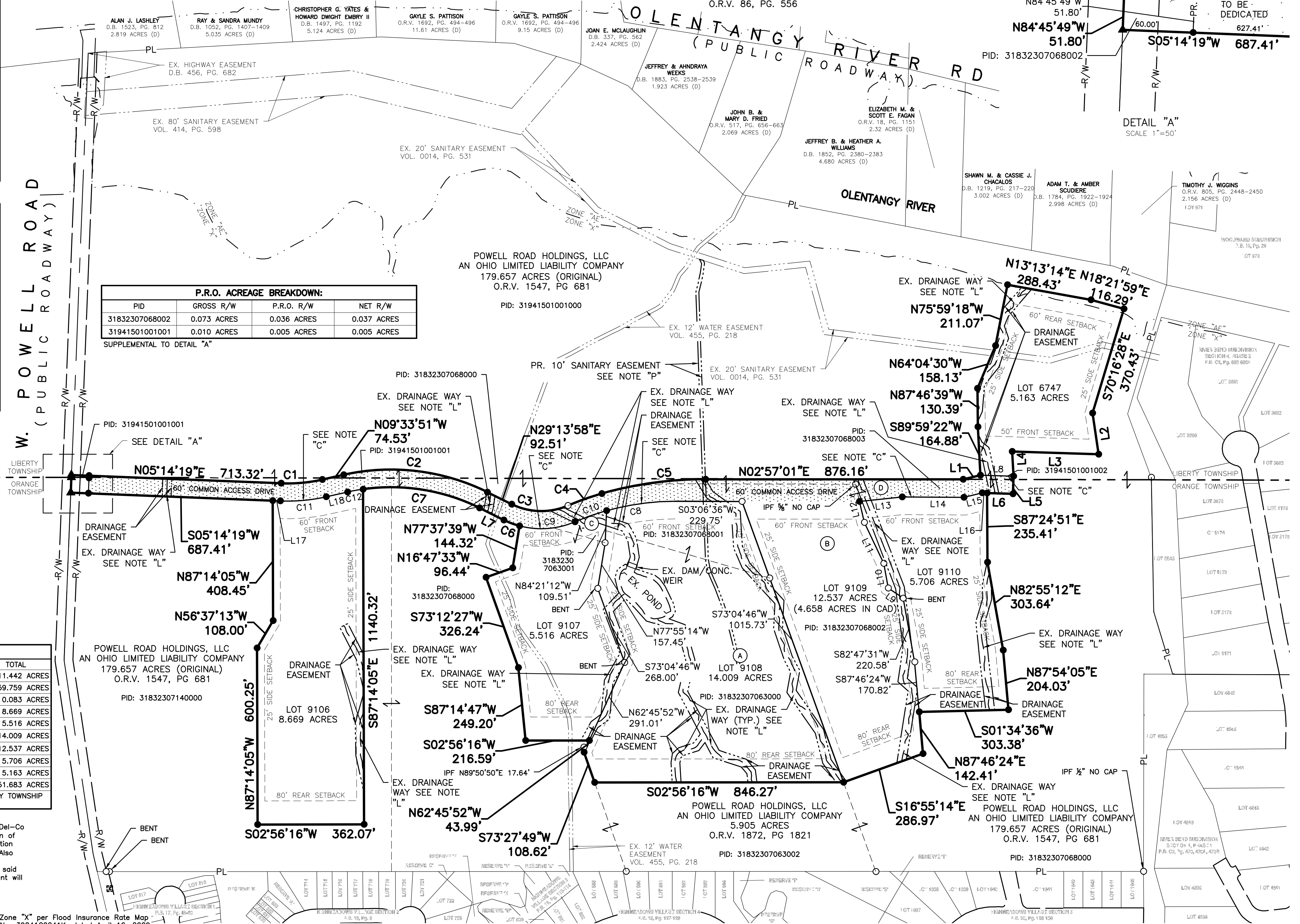
ACREAGE BREAKDOWN:			
	PID	ACREAGE	TOTAL
DEDICATED RIGHT-OF-WAY	31832307068002*	0.073 ACRES (M)	0.083 ACRES (M)
	31941501001001*	0.010 ACRES (M)	
LOT 9106	31832307140000	8.669 ACRES (M)	8.669 ACRES (M)
LOT 9107	31832307068000	5.299 ACRES (M)	5.516 ACRES (M)
	31832307063001*	0.217 ACRES (M)	
LOT 9108	31832307063000*	12.045 ACRES (M)	14.009 ACRES (M)
	31832307068001*	1.964 ACRES (M)	
LOT 9109	31941501001002	0.042 ACRES (M)	
	31832307068003	0.962 ACRES (M)	12.537 ACRES (M)
	31832307068002*	11.344 ACRES (M)	
	31941501001001*	0.189 ACRES (M)	
LOT 9110	31832307068000	5.706 ACRES (M)	5.706 ACRES (M)
LOT 6747	31941501001000	5.163 ACRES (M)	5.163 ACRES (M)
TOTAL PLATTED			51.683 ACRES (M)

* DISCREPANCY BETWEEN DEEDED ACREAGE AND MEASURED ACREAGE

OVERALL ACREAGE BREAKDOWN:			
	LIBERTY TOWNSHIP	ORANGE TOWNSHIP	TOTAL
OVERALL ACREAGE	99.228 ACRES	112.216 ACRES	211.442 ACRES
POWELL ROAD HOLDINGS, LLC.	93.822 ACRES	65.937 ACRES	159.759 ACRES
DEDICATED RIGHT-OF-WAY	0.010 ACRES	0.073 ACRES	0.083 ACRES
LOT 9106		8.669 ACRES	8.669 ACRES
LOT 9107		5.516 ACRES	5.516 ACRES
LOT 9108 (JAMES KLINGBEIL SR.)		14.009 ACRES	14.009 ACRES
LOT 9109 (JAMES KLINGBEIL JR.)	0.231 ACRES	12.306 ACRES	12.537 ACRES
LOT 9110		5.706 ACRES	5.706 ACRES
LOT 6747		5.163 ACRES	5.163 ACRES
TOTAL PLATTED	5.404 ACRES	46.279 ACRES	51.683 ACRES

NOTE: THERE ARE 4.658 ACRES WITHIN THE CAD, 0.231 ACRES BEING IN LIBERTY TOWNSHIP AND 4.427 ACRES BEING IN ORANGE TOWNSHIP.

Note "O": A non-exclusive 12' easement will be specifically granted unto Del-Co Water Company, Inc. and its successors and assigns, for the location of water lines, valves, and appurtenances by separate legal description and exhibit located alongside the Common Access Drive (CAD). Also granted is the right of Del-Co Water Company, Inc., to install, service, and maintain water meter corks and appurtenances in said easement areas alongside said CAD. The non-exclusive easement will be executed at the time of the waterline construction drawings.



Legend

Centerline	Iron Pin Set	Existing Right-of-Way
Right-of-Way	Iron Pipe Found (IPF)	Proposed Property Line
Proposed Right-of-Way	Mag Nail Found	Existing Property Line
Iron Pin Found (IPF)	Mag Nail Set	Proposed Centerline
5/8" Solid Iron Pin w/ Yellow Plastic Cap	Permanent Marker Set	Existing Centerline
Stamped "STULTZ & ASSOCIATES" (Unless otherwise noted)	Measured	Proposed Building Setback
		Proposed Easement
		Existing Easement
		Existing Drainage Way
		Land Hook
		Common Access Drive (CAD) (4.658 Acres)

DRWN BY JEC CHK BY MJA DATE 02/08/2022