



Sketch Plan/Site Review Application
Delaware County, Ohio
 (for unincorporated areas only)

RPC Sketch Plan Number
23-14-5
 (RPC Staff will assign)

Northstar Sec.1 Golf Course Lot 741, Div.#1

PROJECT	<i>Lot 741 Northstar Golf Course Replat</i>	(circle one) Residential <input type="radio"/> Commercial <input checked="" type="radio"/>
TOWNSHIP	<i>Berkshire</i>	

APPLICANT/ CONTACT	Name <i>Northstar Residential Development LLC</i>	Phone <i>614-221-5312</i>
	Address <i>375 N. Front St. Suite 200</i>	E-mail <i>LARKSONATIONWIDE.COM</i>
	City, State, Zip <i>Columbus, OH 43215</i>	

PROPERTY OWNER	Name <i>Northstar Land Development Inc, & Northstar Golf LLC</i>	Phone
	Address <i>1150 Wilson Rd</i>	E-mail
	City, State, Zip <i>Sunbury, OH 43074</i>	

SURVEYOR/ ENGINEER	Name <i>TERRAIN Evolution</i>	Phone <i>740-815-5659</i>
	Address <i>720 E Broad St Suite 203</i>	E-mail <i>mwilliams@terrainevolution.com</i>
	City, State, Zip <i>Columbus, OH 43215</i>	

LOCATION	Property Address <i>1150 Wilson Rd</i>
	(circle one) N <input checked="" type="radio"/> S <input checked="" type="radio"/> W side of <i>N. GALENA Rd</i> <i>Wilson Rd</i> <input checked="" type="radio"/> Road/Street
	approx. <i>1050</i> feet N <input checked="" type="radio"/> S <input checked="" type="radio"/> W of <i>N. GALENA Rd</i> <input checked="" type="radio"/> Road/Street

DETAILS	Number of Lots <i>2</i>	Septic Systems yes <input type="radio"/> no <input checked="" type="radio"/>
	Total Acreage <i>269.78</i>	Central Sanitary System <input checked="" type="radio"/> yes <input type="radio"/> no

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	<input checked="" type="checkbox"/> One (1) copy of Sketch Plan (max. 11" x 17") including:
	<input checked="" type="checkbox"/> Approximate lot dimensions and acreage;
	<input checked="" type="checkbox"/> Information to locate site (complete section above: LOCATION);
	<input checked="" type="checkbox"/> North Arrow (scale preferred also);
	<input checked="" type="checkbox"/> Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
	<i>N/A</i> Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	<input checked="" type="checkbox"/> Completed and Signed Application;
	Fee (Refer to Fee Schedule) \$ <u><i>425-</i></u>

Mike With 9-5-23
 Owner (or agent for owner) and Date

REPLAT OF LOT 741 OF NORTHSTAR SECTION 1 GOLF COURSE, Lot 741, Div. #1

Situated in the State of Ohio, County of Delaware, Township of Berkshire, in Farm Lots 1 (41.669 acres), 2 (115.226 acres) and 3 (112.315 acres), Quarter Township 2, Township 4, Range 17, United States Military Lands, containing 269.210 acres of land, more or less, said 269.210 acres being part of Lot 741 of the subdivision entitled "Northstar Section 1 Golf Course", of record in Official Record 822, Page 2863, all references being to those of the Recorder's Office, Delaware County, Ohio.

The undersigned, NORTHSTAR GOLF, LLC, a limited liability company, by ROBERT J. WEILER, Member, and NORTHSTAR LAND DEVELOPMENT, INC., an Ohio corporation, by ROBERT J. WEILER, President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "RESUBDIVISION OF LOT 741 OF NORTHSTAR SECTION 1 GOLF COURSE", a subdivision containing Lot numbers ___ and ___, do hereby accept this plat of same.

Easements are hereby reserved, in, over, and under areas designated on this plat as Utility Easement, Drainage Easement, and Sanitary Easement. Easements designated as Utility Easement and Drainage 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.

Within those areas of land designated Drainage Easement on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No 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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved for the uses and purposes expressed herein.

In Witness Whereof, ROBERT J. WEILER, Member of NORTHSTAR GOLF, LLC, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged in the presence of: NORTHSTAR GOLF, LLC, By ROBERT J. WEILER, Member

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared ROBERT J. WEILER, Member of said NORTHSTAR GOLF, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said NORTHSTAR GOLF, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires ___ Notary Public, State of Ohio

In Witness Whereof, ROBERT J. WEILER, President of NORTHSTAR LAND DEVELOPMENT, INC., has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged in the presence of: NORTHSTAR LAND DEVELOPMENT, INC., By ROBERT J. WEILER, President

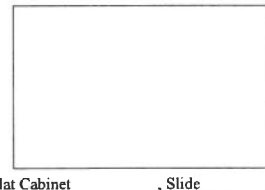
STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared ROBERT J. WEILER, President of said NORTHSTAR LAND DEVELOPMENT, INC., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said NORTHSTAR LAND DEVELOPMENT, INC., for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires ___ Notary Public, State of Ohio

Approved this ___ day of ___, 20__ Berkshire Township Zoning Inspector
Approved this ___ day of ___, 20__ Deputy General Manager, Del-Co Water Co., Inc.
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
Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ___ day of ___, 20__ for the County of Delaware, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted as such by Delaware County.
Transferred this ___ day of ___, 20__ Auditor, Delaware County, Ohio
Filed for record this ___ day of ___, 20__ at ___ M. Fee \$ Recorder, Delaware County, Ohio



Plat Cabinet ___, Slide

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.

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 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.

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.

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.

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.

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 the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary shall be subject to the review and approval of the Delaware County Sanitary Engineer.

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.

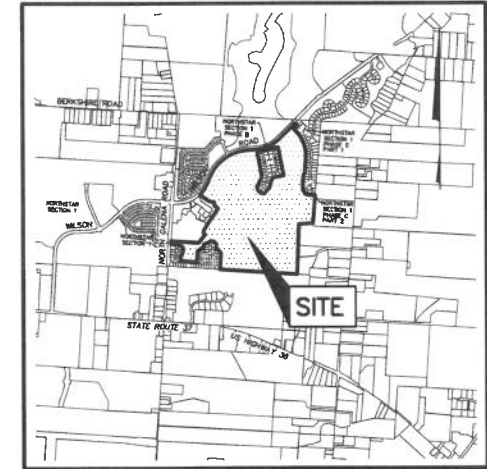
Any landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the Sanitary Easement shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.

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 is applicable.

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.

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.

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 Utility Easement, Drainage Easement, or Del-Co Water 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.



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

D.C.R.P.C. CASE No. 27-03-100-R

NOTE "A" - ACREAGE BREAKDOWN:

Total acreage	269.210 Ac.
Acreage in Lots (open space)	269.210 Ac.
Acreage in rights-of-way	0.000 Ac.

NOTE "B" - ACREAGE BREAKDOWN: Northstar Section 1 Golf Course Resubdivision is out of the following Delaware County Parcel Number:

41721001001003	269.210 Ac.
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NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. ___, Journal Date ___.

SURVEY DATA:

BASIS OF BEARINGS:

The bearings shown hereon are based on the same meridian as the bearings used in the metes and bounds description for a 232.018 acre tract of record in Deed Book 417, Page 1036, Recorder's Office, Delaware County, Ohio, in which a portion of North Galena Road has a bearing of North 04°00' 13" East.

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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

1A 20230713.DWG CASHEETS PLAT 20230713-VC-PLAT-01.DWG created by MGR, MATTHEW on 8/5/2023 8:16:30 AM last saved by MGR on 8/30/2023 12:44:44 PM
Title: 5185RCA.DWG & 5185RCA.DWG & 20230713-VC-PLAT-SEC1-PRTR.DWG & 20230713-VC-PLAT-SEC1-PRTR.DWG & 20230713-VC-PLAT-SEC1-PRTR.DWG & 20230713-VC-PLAT-SEC1-PRTR.DWG
2018 0208-VC-PLAT-SEC1-PRTR.DWG & 2019 1017-VC-SW70-01.DWG & 2018 0208-VC-PLAT-SEC1-PRTR.DWG

REPLAT OF LOT 741 OF NORTHSTAR SECTION 1 GOLF COURSE, Lot 741, Div. #1

- ① Existing Conservation Easement
O.R. 1793, P. 2825
- ② Existing 20' Drainage Easement
O.R. 1793, P. 2825
- ③ Existing Drainage Easement
O.R. 1793, P. 2825
- ④ Existing 20' Sanitary Easement
O.R. 1793, P. 2825
- ⑤ Existing Sanitary Sewer Easement
O.R. 817, P. 2747
- ⑥ Existing Easement
O.R. 822, P. 2863
- ⑦ Existing Easement
O.R. 817, P. 2747
- ⑧ Existing Perpetual Easement
O.R. 822, P. 2863



NOTE "D": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements 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 "E": All of Replat of Lot 741 of Northstar Section 1 Golf Course is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community Panel Number 39041C0145K, for Delaware County, Ohio and incorporated areas, with an effective date of April 16, 2009.

NOTE "F": A subsurface drainage system may exist on the site. The system and/or outlet if located on the property must be maintained at all times.

NOTE "G": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflict limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "H" - PERPETUAL EASEMENT: The perpetual easement granted herein is for the following purpose: To carry out all functions required to be performed by Delaware County, by the terms and conditions of the permit to install and operate a wastewater reuse system for Replat of Lot 741 of Northstar Section 1 Golf Course, as issued by the Director of the Ohio Environmental Protection Agency, on March 7, 2006, as Permit and Install Application Number 01-11670.

CURVE TABLE							
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE		
C1	3°07'16"	1050.00'	57.19'	N 83°39'51" E	57.19'		
C2	86°48'55"	30.00'	45.46'	S 54°29'19" E	41.23'		
C3	35°32'16"	50.00'	31.01'	N 83°18'44" W	30.52'		
C4	90°00'00"	30.00'	47.12'	N 56°04'52" W	42.43'		
C5	86°48'55"	30.00'	45.46'	N 32°19'36" E	41.23'		
C6	90°00'00"	40.00'	62.83'	S 89°49'24" E	56.57'		
C7	36°53'14"	560.00'	360.53'	N 65°41'25" W	354.33'		
C8	86°48'55"	30.00'	45.46'	S 89°20'45" W	41.23'		

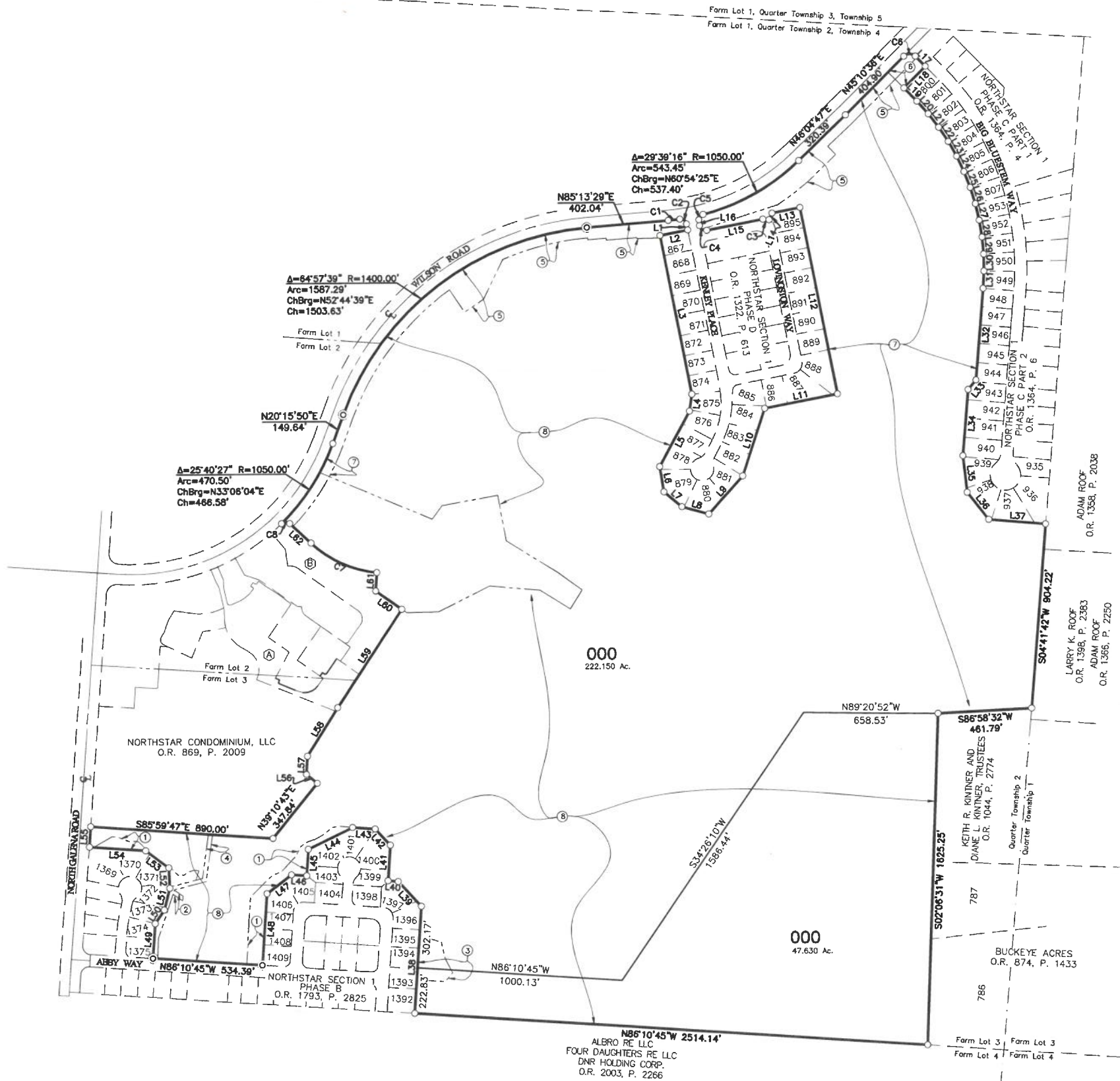
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°04'52"E	30.00'
L2	N78°55'08"E	140.00'
L3	S11°04'52"E	791.67'
L4	S08°05'45"W	83.05'
L5	S28°43'28"W	310.00'
L6	S09°19'23"E	125.00'
L7	S50°28'07"E	115.00'
L8	S74°42'43"E	136.33'
L9	N41°59'53"E	250.00'
L10	N18°11'53"E	346.75'
L11	N78°55'08"E	365.00'
L12	N11°04'52"W	930.00'
L13	S78°55'08"W	140.00'
L14	S24°27'24"W	36.02'
L15	S78°55'08"W	280.00'
L16	N11°04'52"W	20.00'
L17	S44°49'24"E	70.00'
L18	S45°10'36"W	150.00'
L19	S44°41'42"E	90.40'
L20	S41°43'01"E	83.32'
L21	S37°38'09"E	83.32'
L22	S33°33'18"E	83.32'
L23	S29°28'26"E	83.32'
L24	S25°23'34"E	83.32'
L25	S21°18'43"E	83.32'
L26	S17°13'51"E	83.32'
L27	S13°08'59"E	83.32'
L28	S09°04'08"E	83.32'
L29	S04°59'16"E	83.32'
L30	S00°54'24"E	83.32'
L31	S03°11'28"W	84.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	S04°52'02"W	450.00'
L33	S39°51'34"W	61.03'
L34	S04°52'02"W	325.00'
L35	S06°26'59"E	180.00'
L36	S38°32'34"E	170.00'
L37	S85°07'58"E	280.00'
L38	N03°49'15"E	525.00'
L39	N42°23'53"W	166.21'
L40	N86°10'45"W	50.00'
L41	N03°49'15"E	175.00'
L42	N42°40'50"W	108.96'
L43	N86°10'45"W	110.00'
L44	S64°11'19"W	242.70'
L45	S03°49'15"W	130.00'
L46	N86°10'45"W	75.00'
L47	S52°48'43"W	152.40'
L48	S03°49'15"W	350.00'
L49	N03°49'15"E	170.00'
L50	N33°30'00"E	80.00'
L51	N14°20'00"E	110.00'
L52	N02°30'33"W	100.00'
L53	N52°51'21"W	140.00'
L54	N85°59'47"W	275.00'
L55	N04°00'13"E	100.00'
L56	N50°49'17"W	68.93'
L57	N03°40'23"E	89.42'
L58	N32°23'14"E	280.04'
L59	N33°18'21"E	575.62'
L60	N54°51'05"W	155.82'
L61	N04°00'13"E	90.02'
L62	N47°14'48"W	141.67'

Line Type Legend

---	Existing Property Line
---	Existing R/W Line
---	Existing R/W Centerline
---	Existing Easement Line
---	Subdivision Boundary Line
---	Lot Line
---	R/W Line
---	R/W Centerline
---	Easement Line

- Ⓐ THE GREENS AT NORTHSTAR CONDOMINIUM
O.R. 955, P. 1907
- Ⓑ NORTHSTAR CONDOMINIUM LLC
PARCEL I
O.R. 2016, P. 2616



J:\20230713\DWG\045HEERS\PLAT\20230713-05-PLAT-01.DWG created by NIKK, MATTHEW on 8/20/2023 12:44:40 PM last saved by NIKK, MATTHEW on 8/20/2023 9:36:12 AM
 xref: 5182BFC3.DWG & 5182BFC4.DWG & 5182BFC5.DWG & 20111280-VS-PLAT-SEC1-PH85.DWG & 20111280-VS-PLAT-SEC1-PH86.DWG & 20111280-VS-PLAT-SEC1-PH87.DWG & 20111280-VS-PLAT-SEC1-PH88.DWG & 20111280-VS-PLAT-SEC1-PH89.DWG & 20111280-VS-PLAT-SEC1-PH90.DWG & 20111280-VS-PLAT-SEC1-PH91.DWG & 20111280-VS-PLAT-SEC1-PH92.DWG & 20111280-VS-PLAT-SEC1-PH93.DWG & 20111280-VS-PLAT-SEC1-PH94.DWG & 20111280-VS-PLAT-SEC1-PH95.DWG & 20111280-VS-PLAT-SEC1-PH96.DWG & 20111280-VS-PLAT-SEC1-PH97.DWG & 20111280-VS-PLAT-SEC1-PH98.DWG & 20111280-VS-PLAT-SEC1-PH99.DWG & 20111280-VS-PLAT-SEC1-PH100.DWG & 20181028-VS-PLAT-SEC1-PH85.DWG