

APPROVED THIS 02 DAY OF August, 2023

DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS 2nd DAY OF August, 2023

DEL-CO WATER COMPANY INC.

APPROVED THIS 3rd DAY OF August, 2023

KINGSTON TOWNSHIP ZONING INSPECTOR

APPROVED THIS DAY OF , 2023

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS DAY OF , 2023

DELAWARE COUNTY ENGINEER

APPROVED THIS DAY OF , 2023

DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

THIS DAY OF 2023, RIGHT-OF-WAY FOR ALL ROADS 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 , 2023

DELAWARE COUNTY AUDITOR

RECORDED THIS DAY OF , 2023

DELAWARE COUNTY RECORDER

STORED IN:

P.C. ,

SL.

PLACE RECORDER'S STAMP HERE

H/S WARREN ESTATE CAD

20-22

Situated in the Township of Kingston, County of Delaware, State of Ohio and being part of Farm Lot 30, Quarter-Township 2, Township 5, Range 17 of The United States Military Lands. Being a subdivision of 8.789 acres, being all of an original 8.789 acre tract conveyed to Ronald D. and Tamara A. Warren in Official Records Volume 85, Page 517 in the Delaware County Recorder's Office.

The undersigned, Ronald D. and Tamara A. Warren, owners of the land platted herein, do hereby certify that this plat correctly represents their "H/S WARREN ESTATE CAD", a subdivision of Lots 264 to 265 inclusive, and do hereby accept this plat and do dedicate 0.043 acres for public road right-of way as shown hereon and not heretofore dedicated.

IN WITNESS WHEREOF

Acknowledged by their hands this 1 day of August, 2023.

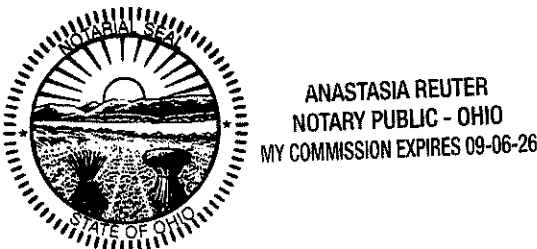
Tamara A. Warren

Ronald D. Warren

STATE OF OHIO
COUNTY OF DELAWARE, ss.

The foregoing instrument was acknowledged before me this 1st of August, 2023 by Ronald D. Warren and Tamara A. Warren.

NOTARY PUBLIC

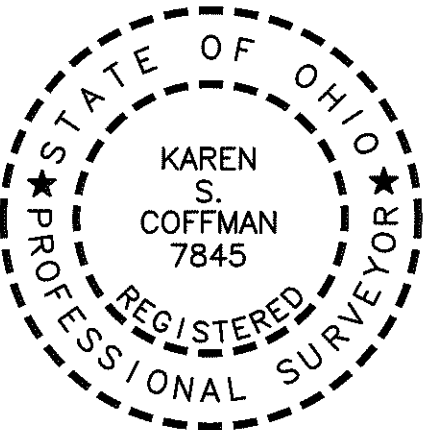


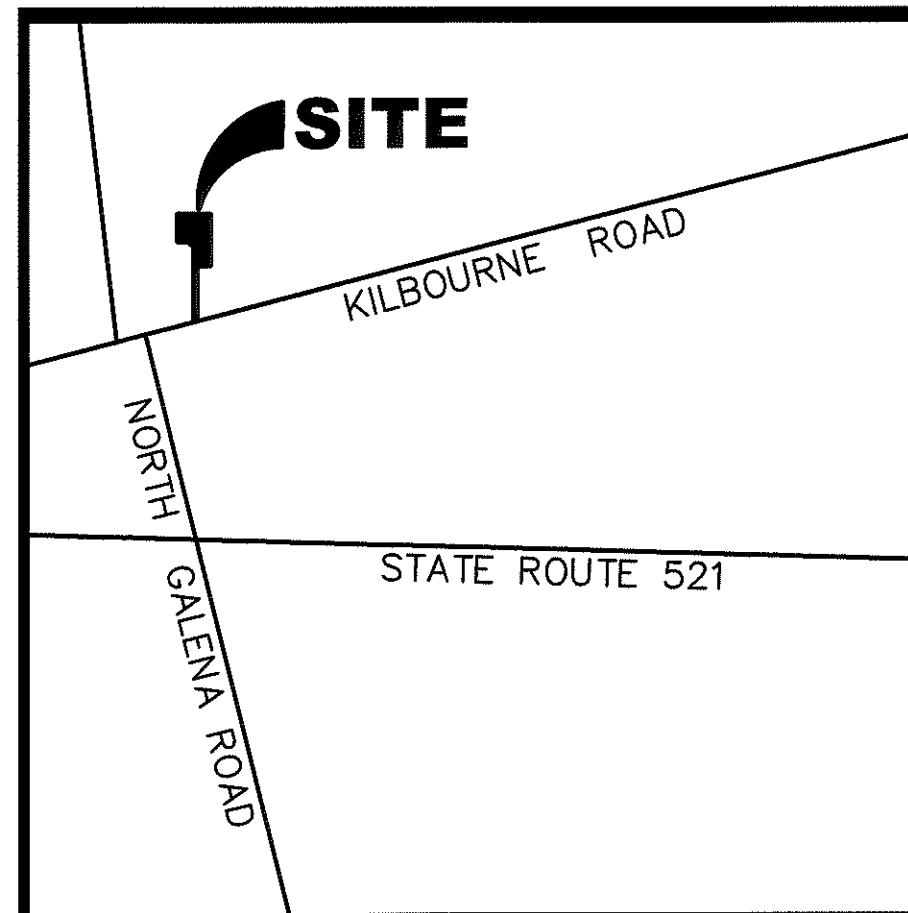
SITE DATA
PARCEL ACREAGE: 8.790 ACRES
TOTAL SUBDIVISION ACREAGE: 8.790 ACRES
ACRES REMAINING FROM ORIGINAL PARCEL: 0 ACRES
ACREAGE IN 2 BUILDABLE LOTS: 8.747 ACRES
ACREAGE IN CAD: 1.764 ACRES
ACREAGE TO BE DEDICATED: 0.043 ACRES
DEVELOPMENT DENSITY = 0.23 UNITS PER ACRE

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.

Karen S. Coffman

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845





VICINITY MAP
(not to scale)

H/S WARREN ESTATE CAD

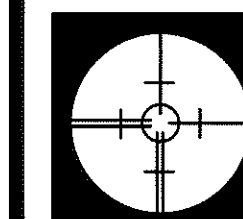
PART OF FARM LOT 30, QUARTER-TOWNSHIP 2, TOWNSHIP 5, RANGE 17, KINGSTON TOWNSHIP
UNITED STATES MILITARY LANDS, DELAWARE COUNTY, OHIO
ORIGINAL 8.789 Ac. ~ O.R.V. 85, PG. 517

OWNERS' CONTACT:
TAMARA & RONALD WARREN
7957 KILBOURNE ROAD
SUNBURY, OHIO 43074

- 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.

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 "Drainage Easement" or "Common Access Drive and Utility Easement" or "Utility Easement". 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 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 water drainage.
- ⑥ 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.

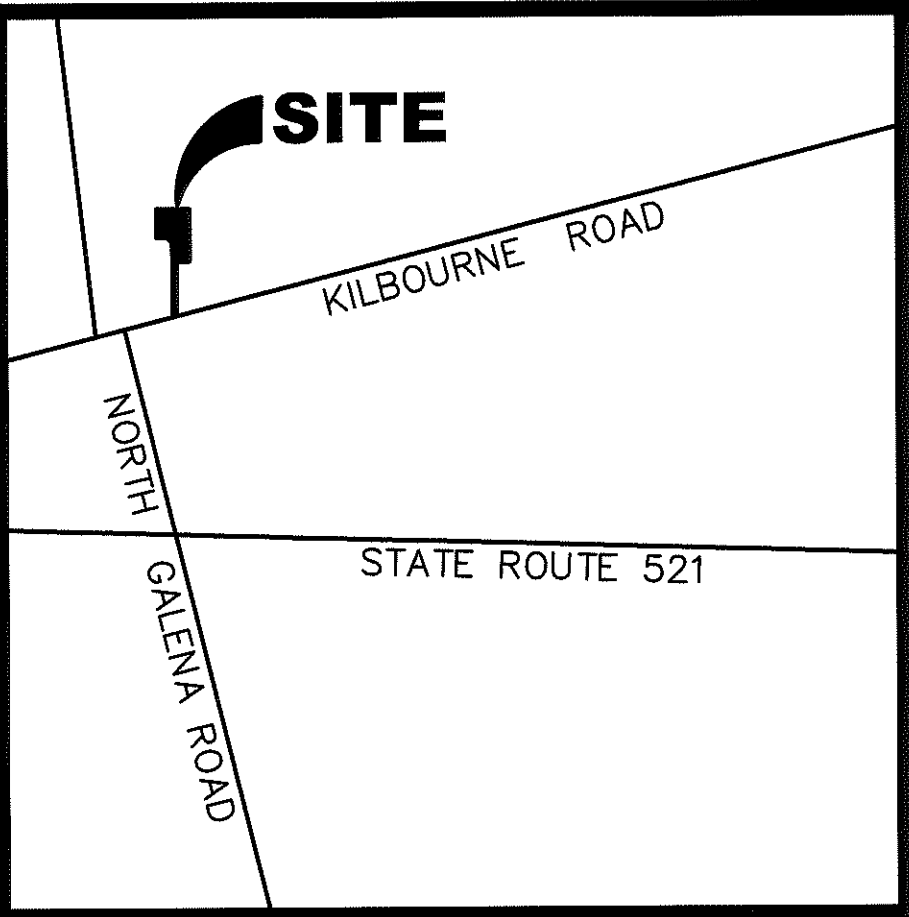
No other utility shall be located within the sanitary easement except for crossings as described herein; right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under the sanitary line and 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 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 Engineer, except that the rights granted to Del-Co 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.
- ⑨ 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 area 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.
- ⑩ 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 or her opinion, not jeopardize the structural integrity of or limit the County's reasonable access to the sanitary sewer or force main.
- ⑪ 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 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 therein for the uses and purposes expressed herein.
- ⑫ 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 easement unless said structure is approved in writing by the Delaware County Engineer's Office.
- ⑬ 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.
- ⑭ 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.
- ⑮ A designed sewage treatment system plan will be required prior to permitting.
- ⑯ Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Regional Planning Commission, Engineer, Building Department, and Health Department are SITE IMPROVEMENT PLANS for the development of said lots showing finish grade elevations, sewage treatment system locations, and building envelopes.
- ⑰ 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.
- ⑱ All lots are located in Flood Zone "X" per Community Panel No. 39041C0150K, dated April 16, 2009.
- ⑲ 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 a 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 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.



H/S WARREN ESTATE CAD

PART OF FARM LOT 30, QUARTER-TOWNSHIP 2, TOWNSHIP 5, RANGE 17, KINGSTON TOWNSHIP
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ORIGINAL 8.789 Ac. ~ O.R.V. 85, PG. 517

C.A.D. MAINTENANCE AGREEMENT RECORDED IN
OFFICIAL RECORDS VOLUME _____, PAGE _____

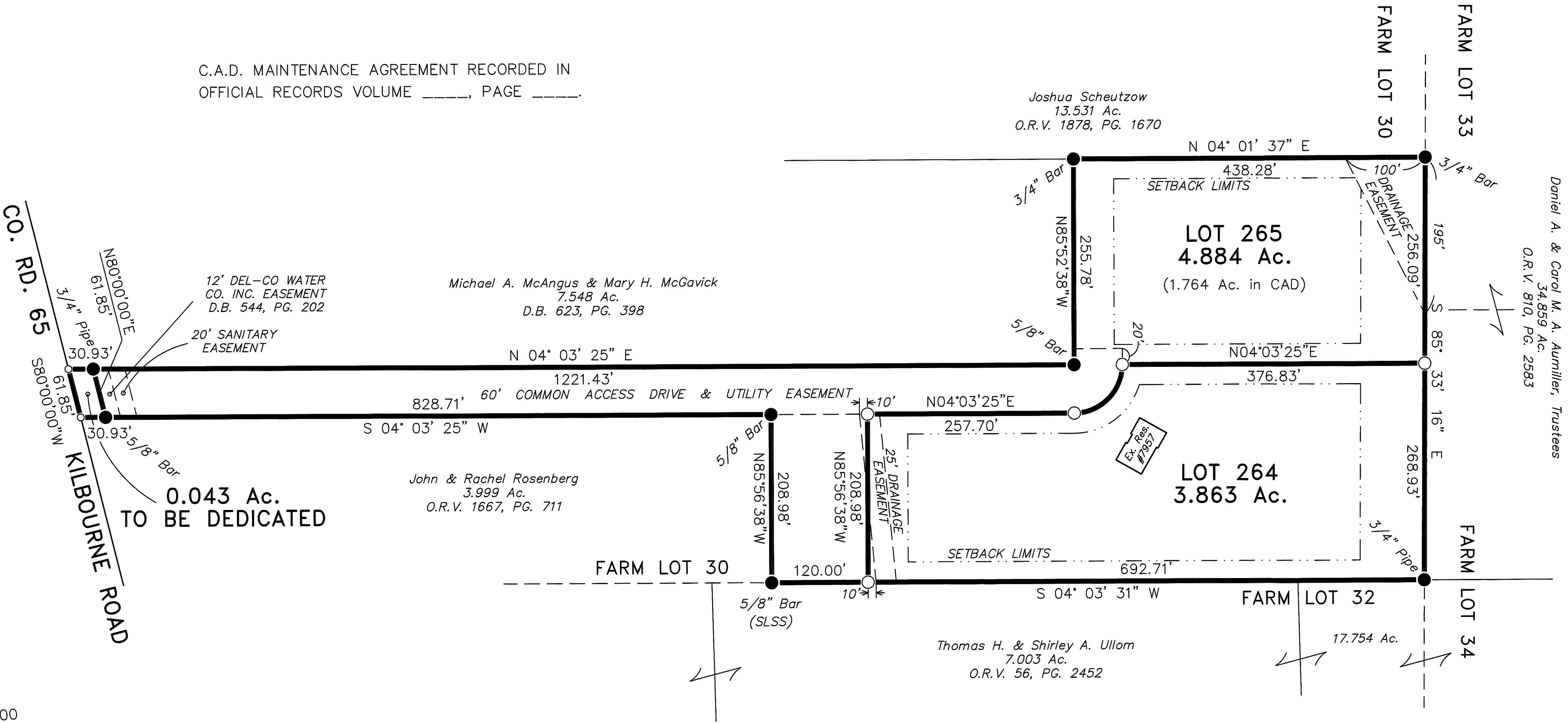
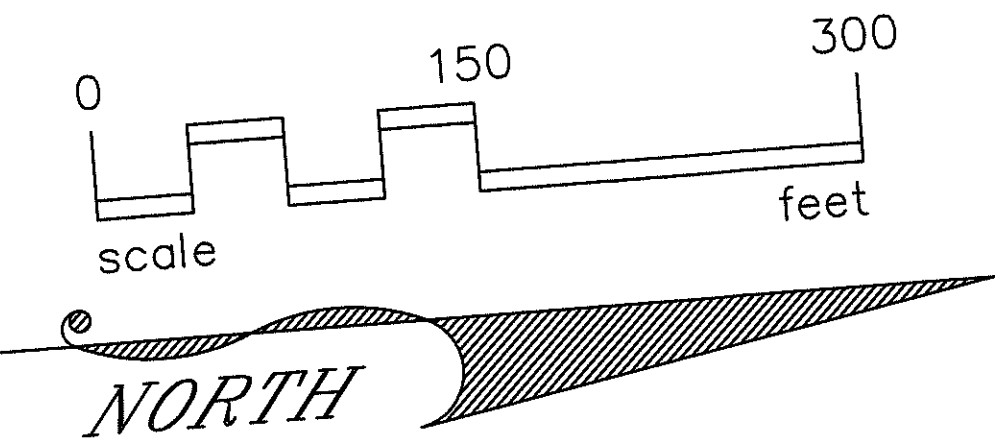


VICINITY MAP
(not to scale)

- LEGEND**
- Iron Bar or Pipe Found
 - MAG Nail Set
 - 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

RECORDS USED
Deeds as shown.

BASIS OF BEARINGS
Centerline of Kilbourne Road
per TWINBROOK SUBDIVISION
Recorded in P.B. 9, PG. 113
(S 80° 00' 00" W)

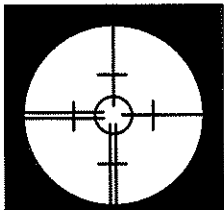


Zoning setbacks reflect current zoning standards at
the time of the zoning inspector's signing of the final
plat and are not subdivision plat restrictions.

ZONED FR-1 - KINGSTON TOWNSHIP

SETBACKS	
FRONT	- 90' FROM CENTERLINE
FRONT	- 50' FROM WIDENING
SIDE	- 25'
REAR	- 80' (15' ACCESSORY)

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH
C1	89° 56' 03"	60.00'	94.18'	S40°54'36"E	84.80'



Scioto Land Surveying Service, Inc.

173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen.surveys.delaware@gmail.com