

APPROVED THIS 22 DAY OF March, 2023

DEL-PAK

DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS 21st DAY OF March, 2023

DEL-PAK

DEL-CO WATER COMPANY INC. Eng. Manager

APPROVED THIS 3rd DAY OF APRIL, 2023

John Weir

LIBERTY 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

P.C. ,

SL. ,

PLACE RECORDER'S STAMP HERE

RABBIT RUN SUBDIVISION

02-22

Situated in the Township of Liberty, County of Delaware, State of Ohio
and being part of Farm Lot 12, Quarter-Township 4, Township 4, Range 19 of The United States Military Lands.
Being a subdivision of 16.635 acres,
being all of the remainder of an original 23.043 acre tract conveyed to 365LAND LLC
in Official Records Volume 1917, Page 307 in the Delaware County Recorder's Office.

We, the undersigned, being the owners of the land platted herein,
do hereby certify that this plat correctly represents our
"RABBIT RUN SUBDIVISION", a subdivision of Lots 7056 to 7068 inclusive,
and do hereby accept this plat and do dedicate 2.013 acres
for public road right-of-way as shown hereon and not heretofore dedicated.

IN WITNESS THEREOF We hereunto set our hands this 9 day of March, 2023.

Matthew Dickens

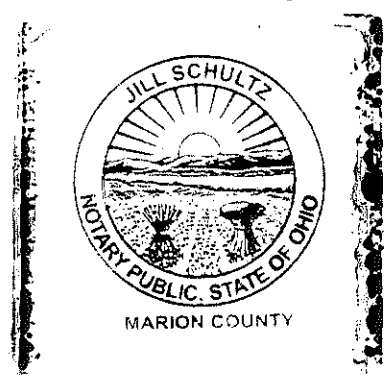
365 LAND LLC

by Matthew Dickens, its member

STATE OF OHIO

Before me, a Notary Public, personally came the above named Matthew Dickens of 365LAND LLC who
acknowledged 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 9 day of March, 2023.



Jill Schultz

NOTARY PUBLIC

My Commission expires 3/15/2028

SITE DATA

PARCEL ACREAGE: 16.635 ACRES

TOTAL SUBDIVISION ACREAGE: 16.635 ACRES

ACRES REMAINING FROM ORIGINAL PARCEL: 0 ACRES

ACREAGE IN 12 BUILDABLE LOTS: 13.869 ACRES

ACREAGE IN RESERVE: 0.642 ACRES

ACREAGE TO BE DEDICATED: 2.124 ACRES

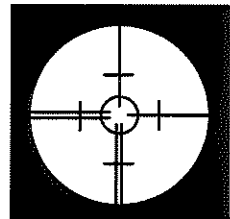
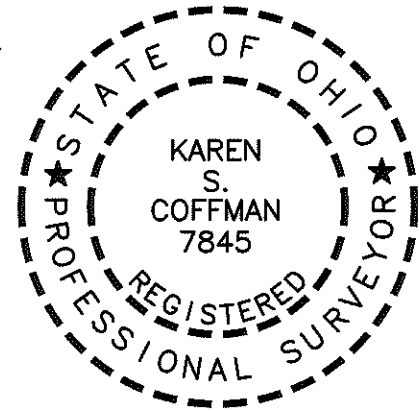
DEVELOPMENT DENSITY = 0.721 UNITS PER ACRE

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

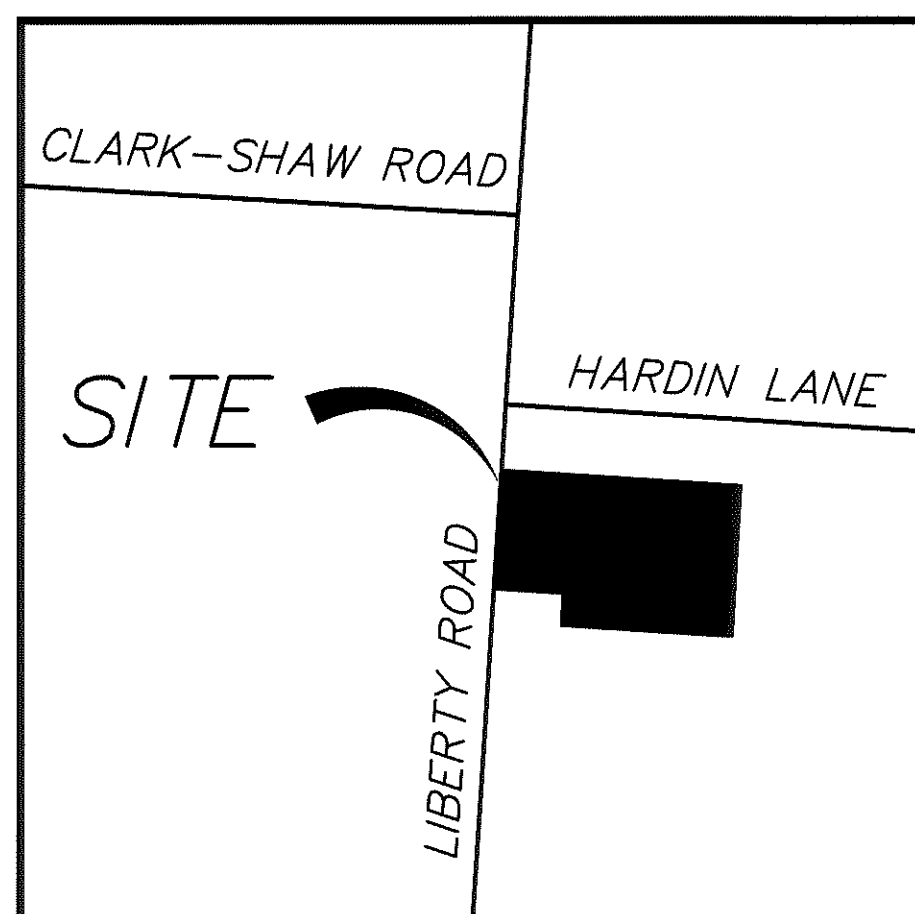
KAREN S COFFMAN, SURVEYOR

Registration No. 7845



SCIOTO LAND SURVEYING SERVICE, INC.

173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com



VICINITY MAP
(not to scale)

RABBIT RUN^{II} SUBDIVISION

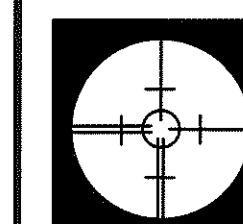
PART OF FARM LOT 12, QUARTER-TOWNSHIP 4, TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS, LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
16.635 Ac. REMAINDER OF AN ORIGINAL 23.043 Ac. ~ O.R.V. 1917, PG. 307

02-22

OWNERS' ADDRESS:
365LAND LLC
523 PENNSYLVANIA AVENUE
DELAWARE, OHIO 43015

- 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 All lots shall take access from Thea Lane and NOT directly from Liberty Road.
- ④ The earthwork contractor shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations" as adopted by the County Commissioners.
- ⑤ 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 "Utility Easement" or "Grading & Drainage Easement" or "Del-Co & Sidewalk 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.
- ⑥ 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.
- ⑦ 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.
- ⑧ 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.
- ⑨ 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.

- ⑩ 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.
- ⑪ 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.
- ⑫ No known cemeteries, historical, or archeological sites within the project boundaries.
- ⑬ 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.
- ⑭ 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.
- ⑮ 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.
- ⑯ 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.
- ⑰ A designed sewage treatment system plan will be required prior to permitting.
- ⑱ 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.
- ⑲ 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.
- ⑳ All lots are located in Flood Zone "X" per Community Panel No. 39041C0227K, dated April 16, 2009.



RABBIT RUN SUBDIVISION

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UNITED STATES MILITARY LANDS, LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
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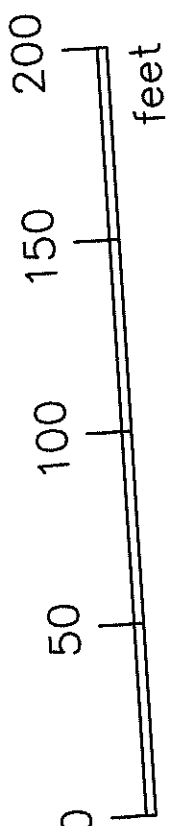
FARM LOT 5
TWP. RD. 267
HARDIN LANE
FARM LOT 12

CLARK-SHAW ROAD

SITE

HARDIN LANE

LIBERTY ROAD



NORTH

VICINITY MAP (not to scale)

LEGEND

- Railroad Spike Found
- ⊙ MAG Nail Found
- Iron Bar or Pipe Found
- ⊙ Iron Bar Found (SLSS)
- MAG Nail Set
- 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

RECORDS USED

Deeds as shown.

BASIS OF BEARINGS

State Plane
Coordinate System
Ohio North Zone, NAD 83

G.D.E. GRADING & DRAINAGE
EASEMENT

SAN.EASE. SANITARY
EASEMENT

DEL-CO & SIDEWALK
EASEMENT

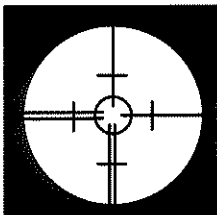
Zoning setbacks reflect current zoning standards at
the time of the zoning inspector's signing of the final
plat and are not subdivision plat restrictions.

ZONED FR-1 - LIBERTY TOWNSHIP

SETBACKS

Front (Liberty) 130' from centerline
Front (Thea) 60' from centerline
Side 25'
Rear 60'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH
C1	48° 11' 23"	60.00'	50.46'	S69°27'56"W	48.99'
C2	83° 49' 41"	75.00'	109.73'	S87°17'05"W	100.20'
C3	54° 21' 42"	75.00'	71.16'	N23°37'13"W	68.52'
C4	70° 47' 43"	75.00'	92.67'	N38°57'29"E	86.89'
C5	67° 23' 39"	75.00'	88.22'	S71°56'49"E	83.22'
C6	48° 11' 23"	60.00'	50.46'	S62°20'41"E	48.99'



Scioto Land Surveying Service, Inc.

173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

2.013 Ac. TO BE
DEDICATED

Joyce A. Hope et al.
15.039 Ac.
O.R.V. 1962, PG. 352

Mark A. & Julie K. Hope
5.747 Ac.
D.B. 624, PG. 783

Mark A. Hope & Michael A. Hope
14.403 Ac.
D.B. 455, PG. 140

19-4-3

19-4-4

Wesley P. & Bonnie Kay Jordan
1.10 Ac.
Deed Book 556, PG. 818

CO. RD. 9

CENTERLINE

1.696 Ac. (Tract 5)
Existing 12' Del-Co Water
Company, Inc. Easement
D.B. 372, PG. 414

1.180 Ac. (Tract 4)
GLEEFULGOAT LLC

1.178 Ac. (Tract 3)
O.R.V. 2016, PG. 356

1.176 Ac. (Tract 2)

1.177 Ac. (Tract 1)

Lee & Anne Inks
1.494 Ac.
O.R.V. 1904, PG. 550

LOT 7056
1.165 Ac.

LOT 7057
1.119 Ac.

LOT 7058
1.119 Ac.

LOT 7059
1.119 Ac.

LOT 7060
1.119 Ac.

LOT 7061
1.024 Ac.

LOT 7062
1.199 Ac.

LOT 7068
0.642 Ac.
THIS ENTIRE LOT
IS A G.D.E.

LOT 7067
1.119 Ac.

LOT 7066
1.221 Ac.

LOT 7065
1.221 Ac.

LOT 7064
1.160 Ac.

LOT 7063
1.282 Ac.

LOT 3333

LA TRAVIATA SUBDIVISION
P.C. 2, SL. 243

LOT 3331

Jacob & Alexandra Stoneburner
5.007 Ac.
O.R.V. 1905, PG. 655

Paul S. Sonenberg &
Denise A. Colanka
5.58 Ac.
O.R.V. 1432, PG. 2131