



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

RPC Sketch Plan Number  
23-19-S  
 (RPC Staff will assign)

<b>PROJECT</b>	NINJA EXPRESS SUBDIVISION	(circle one) Residential <del>Commercial</del>
<b>TOWNSHIP</b>	ORANGE TWP	

<b>APPLICANT/ CONTACT</b>	Name J. BRYANT ABT	Phone 937.558.6671
	Address 301 BOURBON ST	E-mail ABT@BALANDPROS.COM
	City, State, Zip BLANCHESTER, OH 45107	


<b>PROPERTY OWNER</b>	Name DON RIFE 3GEN LLC	Phone REP 713.568.5222
	Address 9049 ADVOCET DR	E-mail drifejr@gmail.com
	City, State, Zip POWELL, OH 43065	

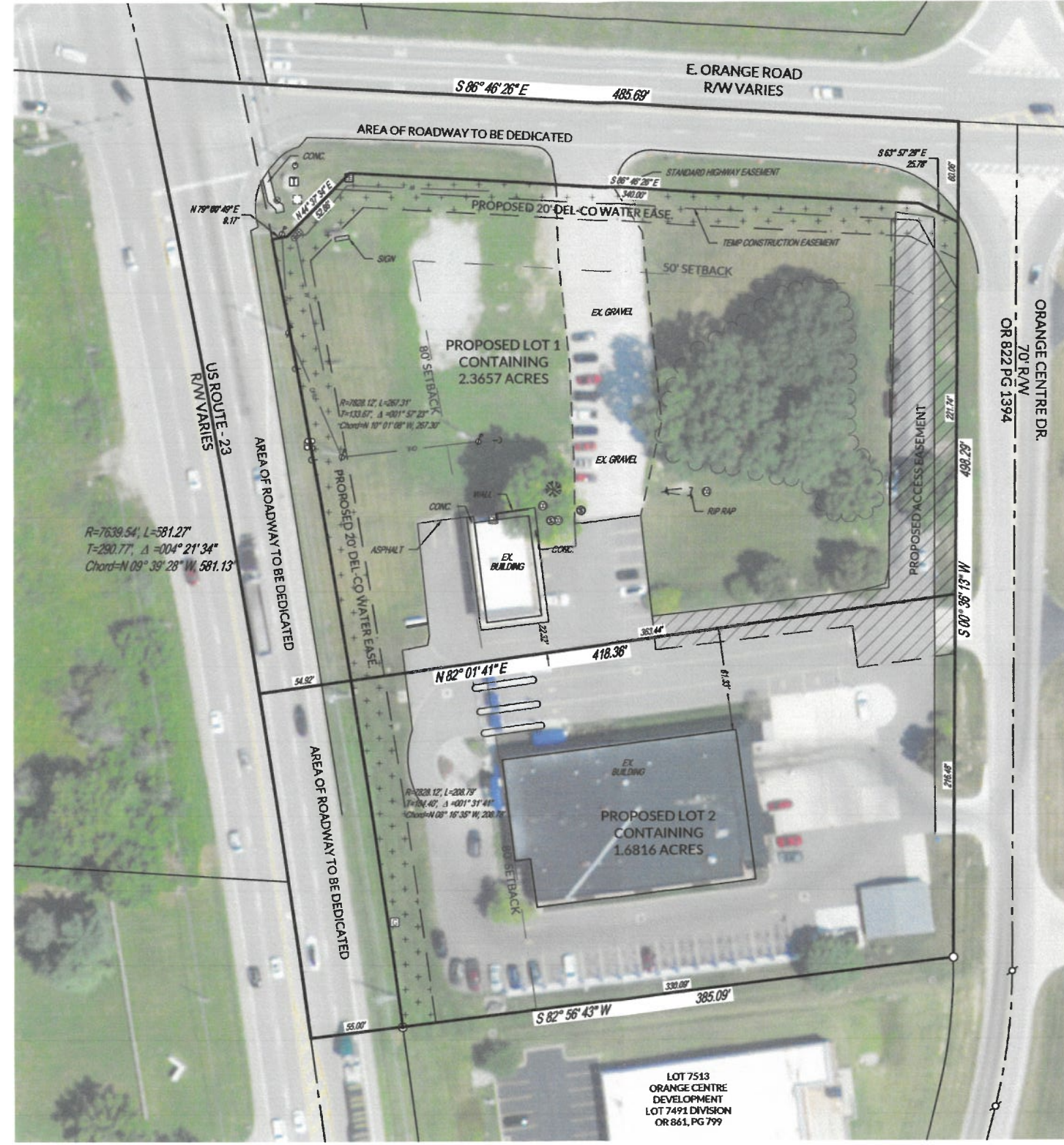
<b>SURVEYOR/ ENGINEER</b>	Name J. BRYANT ABT	Phone 937.558.6671
	Address 301 BOURBON ST	E-mail ABT@BALANDPROS.COM
	City, State, Zip BLANCHESTER, OH 45107	

<b>LOCATION</b>	Property Address 8062 ORANGE CENTRE DRIVE, ORANGE TWP, OH	
	(circle one) N S <u>E</u> W side of	US ROUTE 23 Road/Street
	approx. feet N <u>S</u> <u>E</u> W of	E. ORANGE RD Road/Street

<b>DETAILS</b>	Number of Lots 2	Septic Systems yes <u>no</u>
	Total Acreage 5.2920	Central Sanitary System <u>yes</u> no

<b>SUBMISSION REQUIREMENTS</b> (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;
	<input type="checkbox"/>	Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	<input checked="" type="checkbox"/>	Completed and Signed Application;
		Fee (Refer to Fee Schedule)

 \_\_\_\_\_ 09/03/23  
 Owner (or agent for owner) and Date



$R=7639.54, L=581.27'$   
 $T=290.77', \Delta=004^{\circ}21'34''$   
 $Chord=N 09^{\circ}39'28'' W, 581.13'$

$R=1028.12, L=207.31'$   
 $T=133.67', \Delta=001^{\circ}57'23''$   
 $Chord=N 01^{\circ}08' W, 257.30'$

$R=1028.12, L=200.79'$   
 $T=124.47', \Delta=001^{\circ}31'41''$   
 $Chord=N 00^{\circ}16'38'' W, 200.79'$

LOT 7513  
 ORANGE CENTRE  
 DEVELOPMENT  
 LOT 7491 DIVISION  
 OR 861, PG 799

**SURVEY NOTES**  
 NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83(18) AND THE OHIO DEPARTMENT OF TRANSPORTATION, V.R.S. NETWORK AND A FIELD SURVEY PREPARED BY B A LAND PROFESSIONALS, LLC UTILIZING SPECTRA SP80 RECEIVERS ON 06/22/23  
 THIS EXHIBIT IS FOR PLANNING AND INFORMATIONAL PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY PURSUANT OAC 4733-37  
 NOT A RECORDABLE DOCUMENT

**SURVEYOR**  
 BALAND PROFESSIONALS, LLC  
 301 BOURBON ST  
 BLANCHESTER, OH 45107  
 937.558.6671  
 WWW.BALANDPROS.COM  
 abt@balandpros.com

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/3/2023	REVISED LOT LAYOUT

**CONCEPTUAL LOT SPLIT**

**LANDS OF THIRD GEN HOLDINGS LLC**

8062 ORANGE CENTRE DR  
 ORANGE TWP.

FL 19, QT 2, TOWN 3, RING 18 USML  
 DELAWARE COUNTY, OH

SCALE: 1" = 40'      DATE: 06/28/23

DESIGN: JBA		JOB NO.: 23-0298
DRAWN: JBA		SHEET NO.:
CHECKED: DPB		1 OF 1

VICINITY MAP - NTS



**NINJA EXPRESS SUBDIVISION**  
 8062 ORANGE CENTRE DRIVE  
 FARM LOT 19, SECTION 3, TOWNSHIP 3, RANGE 3 U.S.M.L.  
 ORANGE TOWNSHIP, DELAWARE COUNTY, OHIO  
 CONTAINING - 5.2920 TOTAL ACRES

**DESCRIPTION:**

SITUATE IN FARM LOT 19, SECTION 3, TOWNSHIP 3, RANGE 18, U.S.M.L. AND BEING 5.2920 ACRES OF THE LANDS OF 3GEN HOLDINGS, LLC., AS RECORDED IN OR VOL. 1639, PAGE 2833 OF THE DELAWARE COUNTY OHIO DEED RECORDS, ON FILE IN DELAWARE, OHIO

**EASEMENTS AND OWNER'S CONSENT**

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 FOR STORM DRAINAGE.

EASEMENTS DEDICATED HEREON FOR THE EXCLUSIVE USE OF DELCO WATER DISTRICT FOR THE DISTRIBUTION AND SERVICE OF WATER LINES.

EASEMENTS DEDICATED HEREON FOR THE COMMON ACCESS OF VEHICULAR, PEDESTRIAN ACCESS TO LOTS 1 AND 2.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED AND SHOWN HEREON, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE NINJA EXPRESS SUBDIVISION, INCLUDING LOTS 1 AND 2.

OWNER SIGNATURE: \_\_\_\_\_

REP. FOR 3GEN LLC

DATE: \_\_\_\_\_

**CERTIFICATE OF NOTARY:**  
 STATE OF OHIO.

BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF \_\_\_\_\_ STATE OF OHIO, PERSONALLY CAME THE ABOVE A REPRESENTATIVE FOR 3GEN HOLDINGS, LLC. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 AND WHOM ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES AS EXPRESSED.

IN WITNESS THEREOF:

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTES:**

NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND

EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITY EASEMENTS, AND DESIGNATED WATERLINE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKS AND APPURTENANCES

APPROVAL OF THIS PLAT REQUIRED BY ORANGE TOWNSHIP PLANNING COMMISSION, AND THE ORANGE TOWNSHIP COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL BE A NECESSARY PREREQUISITE TO THE VALIDITY OF THIS PLAT.

ALL SUCH COMMON ACCESS EASEMENTS SHALL BE AND REMAIN A PUBLIC HIGHWAY. THE PUBLIC HIGHWAY SHALL BE OPEN TO ALL SUCH COMMON ACCESS EASEMENTS SHALL BE AND REMAIN A PUBLIC HIGHWAY. THE ORANGE TOWNSHIP PLANNING COMMISSION, AND ORANGE TOWNSHIP 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 EASEMENTS, 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

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

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

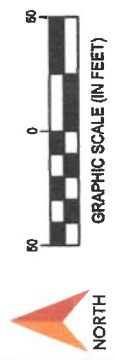
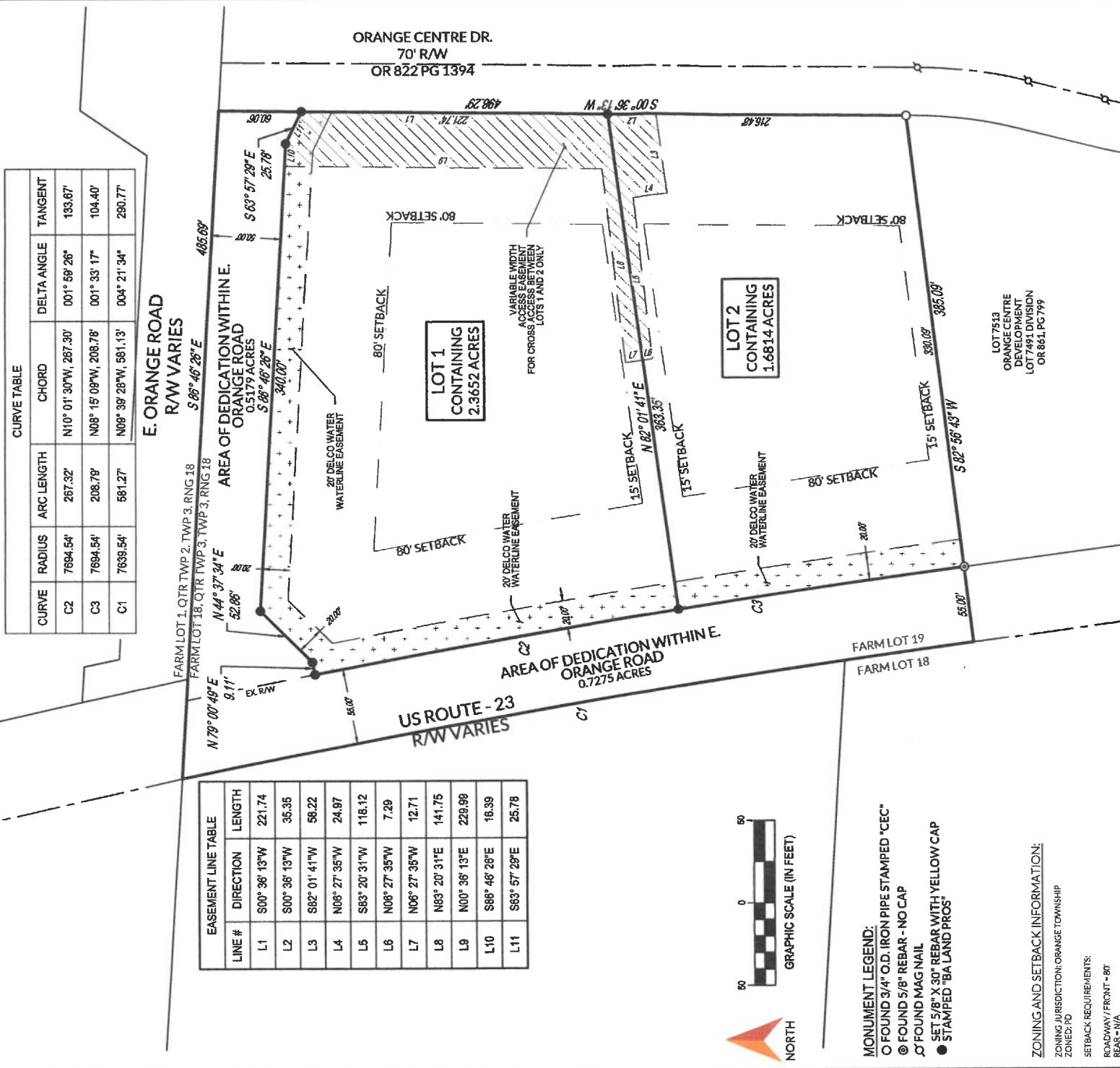
APPROVED THIS _____ DAY OF _____ 2023
ORANGE TOWNSHIP ZONING INSPECTOR
APPROVED THIS _____ DAY OF _____ 2023
DELAWARE COUNTY GENERAL HEALTH DISTRICT
APPROVED THIS _____ DAY OF _____ 2023
DEL-CO WATER CO., INC.
APPROVED THIS _____ DAY OF _____ 2023
DELAWARE COUNTY OHIO ENGINEER
APPROVED THIS _____ DAY OF _____ 2023
ORANGE TOWNSHIP PLANNING (DIRECTOR)
THIS _____ DAY OF _____ 2023 THAT ALL RIGHTS-OF-WAY FOR ALL ROADS, BOULEVARDS, AND EASEMENTS HEREIN DEDICATED TO PUBLIC USES ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO
ORANGE TOWNSHIP COMMISSIONERS
TRANSFERRED THIS _____ DAY OF _____ 2023
DELAWARE COUNTY AUDITOR
DELAWARE COUNTY RECORDER
PLAT CABINET _____
SLIDE _____
<b>SURVEYOR'S CERTIFICATION:</b> I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY CONDUCTED UNDER MY DIRECTION ACCORDING TO O.A.C. 4753-37, AND ORC 711.001 OHIO STANDARDS FOR BOUNDARY SURVEYS AND AN PLATTING THAT WAS PERFORMED IN JUNE OF 2022.
<b>PRELIMINARY</b>
JAMES B. ABT OHIO PS #45-8834
DATE: 07/18/23
<b>NINJA EXPRESS SUBDIVISION</b> LANDS OF 3GEN HOLDINGS, LLC 8062 ORANGE CENTRE DRIVE ORANGE TOWNSHIP FL 19, QTWP3, TOWN 3, RANGE 18, U.S.M.L. DELAWARE COUNTY, OHIO
SCALE: N/A
DATE: 07/14/23
DESIGN: JBA
DRAWN: JBA
CHECKED: DPB
JOB NO.: 23-0288
SHEET NO.: 1 OF 2
LAND PROFESSIONALS

ORANGE CENTER ROAD PROJECT LAND SURVEY PROJECT 23-0288 COLLIER AND ORANGE CENTER ROAD ORANGE CENTER TOWNSHIP, DELAWARE COUNTY, OHIO (RECORDED IN VOL. 1719203) 7/17/23

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C2	7694.54'	267.32'	N10° 01' 30"W, 267.30'	001° 59' 28"	133.67'
C3	7694.54'	206.78'	N08° 15' 09"W, 206.78'	001° 33' 17"	104.40'
C1	7639.54'	681.27'	N09° 39' 28"W, 581.13'	004° 21' 34"	290.77'

**E. ORANGE ROAD  
R/W VARIES**

EASEMENT LINE TABLE	
LINE #	LENGTH
L1	221.74
L2	35.35
L3	56.22
L4	24.97
L5	118.12
L6	7.29
L7	12.71
L8	141.75
L9	229.99
L10	18.39
L11	25.78



- MONUMENT LEGEND:**
- FOUND 3/4" O.D. IRON PIPE STAMPED "CEC"
  - FOUND 5/8" REBAR - NO CAP
  - FOUND MAG NAIL
  - SET 5/8" X 30" REBAR WITH YELLOW CAP
  - STAMPED "BA LAND PROS"

**ZONING AND SETBACK INFORMATION:**  
 ZONED: PD  
 SETBACK REQUIREMENTS:  
 ROADWAY / FRONT = 80'  
 REAR = N/A  
 SIDE = 15'

**FLOOD ZONE INFORMATION:**  
 PARCEL LIES WITHIN "X" AREA OF MINIMAL RISK OF FLOODING OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL 150002424K WITH AN EFFECTIVE DATE OF 04/15/2009

**SURVEYOR**  
 BA LAND PROFESSIONALS, LLC  
 304 BOULDER ST.  
 BLANCHESTER, OH 45107  
 937-598-6677  
 BA.LANDPROS.COM  
 JHB@baindpros.com

**SURVEYOR'S NOTES:**

- METRIC AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83) AND THE OHIO DEPARTMENT OF TRANSPORTATION V.A.S. NETWORK AND A FIELD SURVEY PREPARED BY BA LAND PROFESSIONALS, LLC UTILIZING SPECTRA S980 RECEIVERS ON 06/22/23.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- SURVEY PREPARED FROM FIELD WORK PERFORMED IN JUNE 2023.
- ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- THERE EXIST NO EVIDENCE OF OCCUPATION ALONG THE BOUNDARY LINES.
- ALL DOCUMENTS USED TO ASCERTAIN THE BOUNDARY ARE AS SHOWN HEREON.

**LOT INFORMATION:**  
 LOT #1 = 2.3652 ACRES  
 LOT #2 = 1.6814 ACRES  
 US 23 DEDICATION = 0.7275 ACRES  
 ORANGE RD. DEDICATION = 0.5179 ACRES  
**TOTAL = 5.2920 ACRES**

**NINJA EXPRESS SUBDIVISION**  
**LANDS OF 3GEN HOLDINGS, LLC**  
 8092 ORANGE CENTRE DRIVE  
 ORANGE TOWNSHIP  
 FL 19, QTPW 3, TOWN 3, RANGE 18, U.S.M.L.  
 DELAWARE COUNTY, OHIO

SCALE: 1" = 80'  
 DATE: 07/14/23  
 JOB NO.: 23-288  
 SHEET NO.: 1 OF 3

DESIGN: JBA  
 DRAWN: JBA  
 CHECKED: DFB  
**LAND PROFESSIONALS**

BOUNDARY SHOWN IS A LAND PROBABLY PROTECTED BY A DEED OR OTHER INSTRUMENT. THIS SURVEY IS NOT A TITLE SEARCH AND DOES NOT GUARANTEE THE ACCURACY OF THE BOUNDARY LINES OR THE AREA THEREOF. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE BOUNDARY LINES AND HAS FOUND NO EVIDENCE OF OCCUPATION ALONG THE BOUNDARY LINES.