

	Final Subdivision Plat Application Delaware County, Ohio (for unincorporated areas only)	RPC Number _____ Sec. _____ Ph. _____ Pt. _____
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FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES

PROJECT	Glate Ridge Residential	(circle one) Residential Commercial
TOWNSHIP	orange	

APPLICANT/ CONTACT	Name	NICKI Martin	Phone	614-376-1023
	Address	475 Metro Pl S	E-mail	nicki.martin@pultegroup.com
	City, State, Zip	Dublin, OH 43017		

PROPERTY OWNER	Name	Pulte Homes of Ohio	Phone	614-376-1023
	Address	475 Metro Pl S	E-mail	nicki.martin@pultegroup.com
	City, State, Zip	Dublin, OH 43017		

SURVEYOR/ ENGINEER	Name	Chad Snow, MS Consultants	Phone	614-898-7100
	Address	2221 Schrock Rd	E-mail	csnow@msconsultants.com
	City, State, Zip	Columbus, OH 43229		

DETAILS	Total Lots	4	Buildable lots	4
	Total Acreage	102.84	Open Space Acreage	0

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required):	3/31/22
	Date of Draft Plat Review by RPC staff (required):	3/23/23
	Date of Final Engineering Approval by DCEO (required):	5/4/2023
	1 (one) Plat signed by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.	
	1 reduced copy of the Final Plat at 11" x 17".	
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us	
	For plats including a CAD - 1 copy of CAD Maintenance Agreement	
Fee - \$400 base, then \$100 per build lot, CADs require additional fees; For commercial and multi-family - \$400 base, then \$100 per acre; DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners (Refer to Fee Schedule) \$ 1000 10,721		

RECEIVED
NOV 07 2023

Marta Do
Owner (or agent for owner) and Date

10,712.5

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, LOCATED IN FARM LOTS 6, 7, 18, 19 & 20, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18 OF THE UNITED STATES MILITARY DISTRICT AND BEING ALL OF LOTS 9092 & 9089 OF SLATE RIDGE AS SHOWN IN BOOK 1869 PAGE 766 AND STORED IN PLAT CABINET 5 SLIDE 635. BEING A PART OF THOSE LANDS AS CONVEYED TO KERBLER FARMS LLC AS DESCRIBED IN OFFICIAL RECORD 1217 PAGE 452, BEING A PART OF THOSE LANDS AS CONVEYED TO KERBLER BUILDERS, AS DESCRIBED IN D.V. 505 PAGE 121, AND A PART OF THOSE LANDS AS CONVEYED TO JAK INVESTMENTS II, LLC AS DESCRIBED IN OFFICIAL RECORD 1190 PAGE 31 (ALL RECORDS ARE ON FILE AT THE DELAWARE COUNTY RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

WE, THE UNDERSIGNED KERBLER FARMS LLC, AN OHIO LIMITED LIABILITY COMPANY, KERBLER BUILDERS, AN OHIO GENERAL PARTNERSHIP, AND JAK INVESTMENTS II, LLC, AN OHIO LIMITED LIABILITY COMPANY, BEING ALL THE OWNERS OF THE LAND PLATTED HEREON, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENT OUR "SLATE RIDGE AMENDED LOTS 9089 & 9092 EASEMENTS AND EXTENSION OF GREEN MEADOWS DRIVE", AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 1.562 ACRES FOR PUBLIC ROAD RIGHT OF WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS THERETO, JAMES KERBLER, MANAGING MEMBER OF KERBLER FARMS LLC, AUTHORIZED GENERAL PARTNER OF KERBLER BUILDERS AND AUTHORIZED MEMBER OF JAK INVESTMENTS II, LLC HAS HEREUNTO SET HIS HANDS THIS _____ DAY OF _____, 2023.

KERBLER FARMS LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: JAMES KERBLER, MANAGING MEMBER

STATE OF OHIO }
COUNTY OF DELAWARE } SS

THIS IS AN ACKNOWLEDGE CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY JAMES KERBLER, THE MANAGING MEMBER OF KERBLER FARMS LLC, AN OHIO LIMITED LIABILITY COMPANY, THE AUTHORIZING MEMBER OF JAK INVESTMENTS II, LLC, AN OHIO LIMITED LIABILITY COMPANY AND THE AUTHORIZED GENERAL PARTNER OF KERBLER BUILDERS, AN OHIO GENERAL PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANIES AND GENERAL PARTNERSHIP.

NOTARY PUBLIC

WE, THE UNDERSIGNED PULTE HOMES OF OHIO LLC, BEING ALL THE OWNERS OF THE LAND PLATTED HEREON, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENT OUR "SLATE RIDGE AMENDED LOTS 9089 & 9092 EASEMENTS AND EXTENSION OF GREEN MEADOWS DRIVE", AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 1.624 ACRES FOR PUBLIC ROAD RIGHT OF WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS THERETO, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION HAS HEREUNTO SET HIS HANDS THIS _____ DAY OF _____, 2023.

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: MATTHEW J. CALLAHAN

IN THE PRESENCE OF:

DATE SIGNED: _____ DATE SIGNED: _____

WITNESS WITNESS

STATE OF OHIO }
COUNTY OF DELAWARE } SS

THIS IS AN ACKNOWLEDGE CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY MATTHEW CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION.

NOTARY PUBLIC

SLATE RIDGE RESIDENTIAL

SLATE RIDGE LOTS 9089 & 9092 AMENDED



1 INCH = 500 FEET

PROJECT DATA:

TOTAL AREA: 104.410 ACRES
LOT AREA: 102.848 ACRES
ROAD RIGHT OF WAY: 1.624 ACRES
RESERVE/OPEN SPACE: 0.000 ACRES
FLOOD ZONE: "X" FIRM PANEL 39041C0234K WITH AN EFFECTIVE DATE 04/16/2009
ZONED: SF--PRD (SINGLE-FAMILY PLANNED RESIDENCE DISTRICT)
BUILDING SETBACKS: 120' ALONG US 23
70' ALONG HOME ROAD
30' ALONG GREEN MEADOWS
30' ALONG THE EASTERLY LINES OF LOTS 9151 AND 9152
25' ALONG ALL OTHER PERIMETER LINES
BUILDABLE LOTS: 4

SHEET INDEX

1 - TITLE SHEET
2 - GENERAL NOTES
3 - SLATE RIDGE BOUNDARY, RIGHT-OF-WAY, DRAINAGE & UTILITY EASEMENTS
4 - SLATE RIDGE BOUNDARY, RIGHT-OF-WAY, DRAINAGE & UTILITY EASEMENTS
5 - SLATE RIDGE BOUNDARY, RIGHT-OF-WAY, DRAINAGE & UTILITY EASEMENTS

SLATE RIDGE BOUNDARY	104.410 ACRES OF LAND
DRAINAGE EASEMENTS	27.030 ACRES OF LAND
SANITARY EASEMENTS	5.133 ACRES OF LAND
GREEN MEADOWS WATER EASEMENTS	0.599 ACRES OF LAND
GREEN MEADOWS DRIVE RIGHT-OF-WAY	1.624 ACRES OF LAND

LEGEND

- I.R.F. IRON PIN FOUND
- ⊙ R.F. IRON PIPE FOUND
- ⬢ POST
- ⚡ RAILROAD SPIKE FOUND
- ⊙ CONC. HIGHWAY MONUMENT
- I.R.S. 5/8"X30" REBAR w/MS CONS INC.'

BASIS OF BEARING

'NORTH' FOR THIS MAP IS BASED ON THE SOUTHERLY LINE OF FARM LOT 7 AS BEING NORTH 86° 36' 55" WEST AND REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED BY A VRS/GNSS SURVEY ON DECEMBER 27, 2021.

CERTIFICATION

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ms consultants, inc

CHAD S. SNOW
REGISTERED PROFESSIONAL SURVEYOR NO. 8559

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL, RESOLUTION NO. _____, JOURNAL DATE _____

RPC# 12-22

ORANGE TOWNSHIP ZONING APPLICATION # _____

TRANSFERRED THIS _____ DAY OF _____, 2023.

AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2023 AT _____ A.M./P.M.
IN PLAT CABINET _____, SLIDE _____
FEE \$ _____

RECORDER, DELAWARE COUNTY, OHIO

APPROVED THIS _____ DAY OF _____, 2023.

ORANGE TOWNSHIP ZONING INSPECTOR

APPROVED THIS _____ DAY OF _____, 2023.

GENERAL MANAGER, DEL-CO WATER CO., INC.

APPROVED THIS _____ DAY OF _____, 2023.

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____, 2023.

DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2023.

DELAWARE COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2023.

DELAWARE COUNTY COMMISSIONER

DELAWARE COUNTY COMMISSIONER

DELAWARE COUNTY COMMISSIONER

THIS _____ DAY OF _____, 2023, RIGHT OF WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE COUNTY, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS OF WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

PREPARED BY:

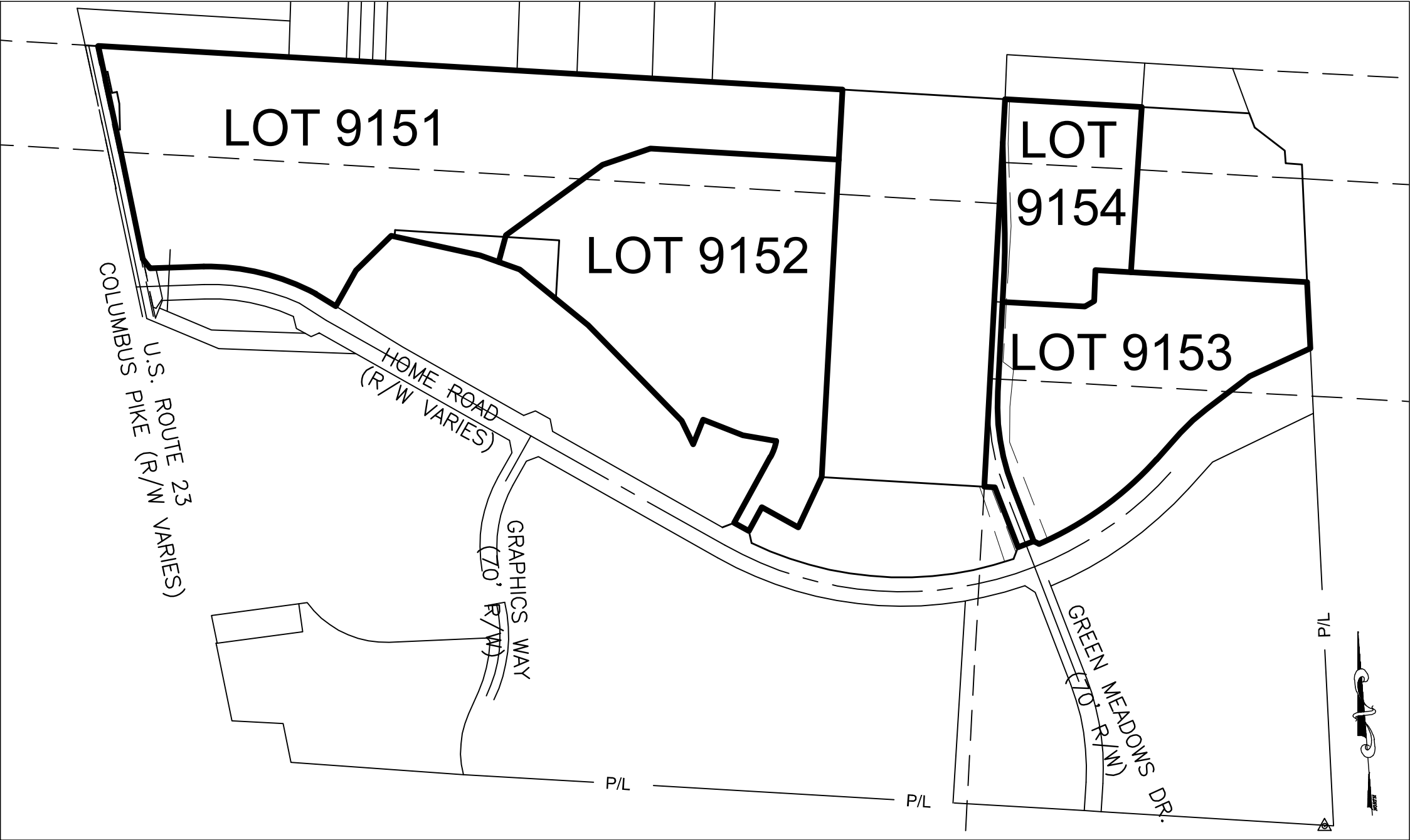
ms consultants, inc.
2221 SCHROCK RD., COLUMBUS, OHIO 43229

GENERAL NOTES

1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" AND "WATERLINE EASEMENT" FOR 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER, OR THROUGH THE SANITARY EASEMENT ARE NOT HEREBY RESTRICTED, EXCEPT THAT ALL UTILITY CROSSINGS UNDER A SANITARY SEWER OR FORCE MAIN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.
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.

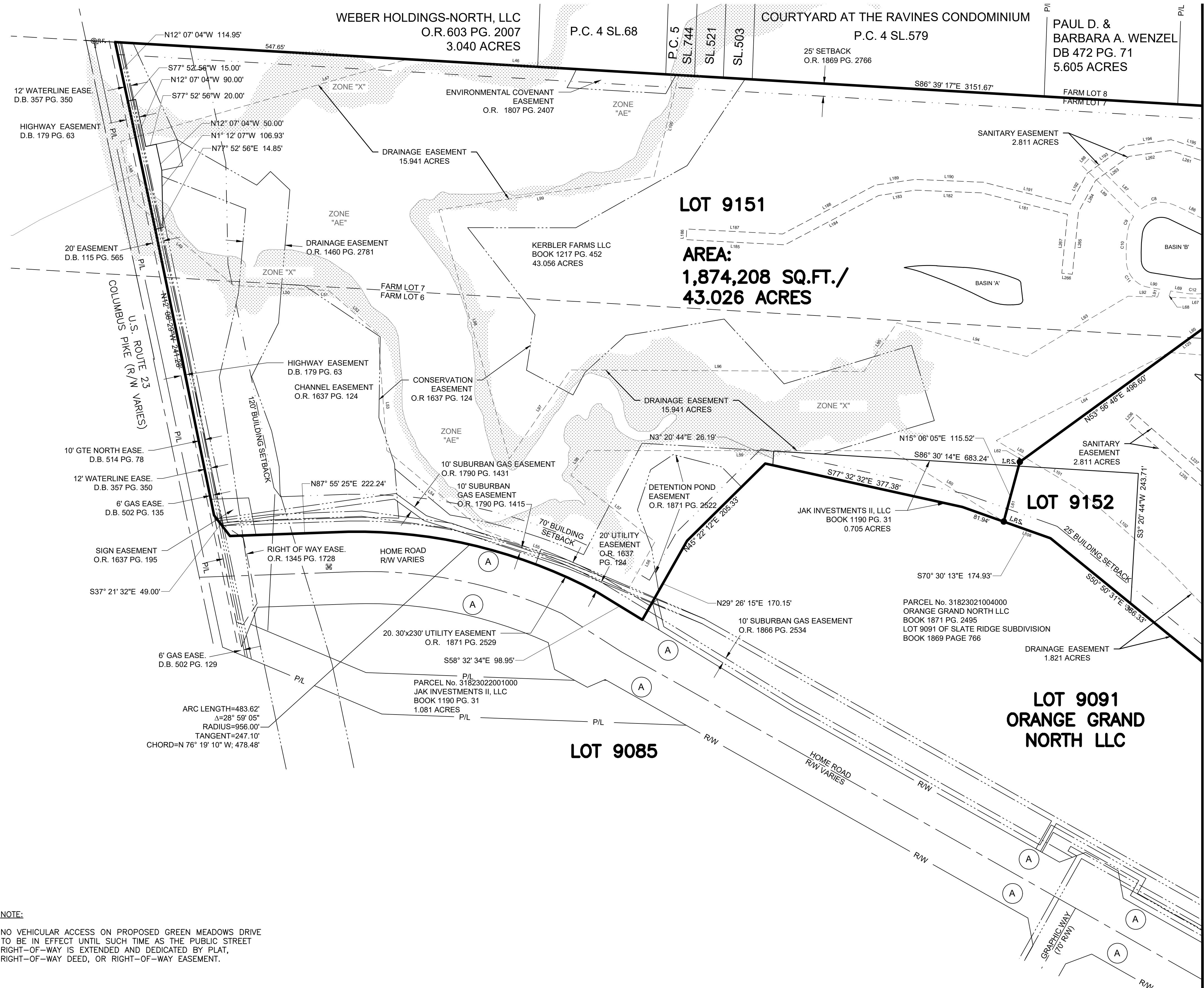
11. ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.
12. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY 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 IF APPLICABLE.
13. 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.
14. 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.
15. 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.
16. 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 "DEL-CO WATER EASEMENT", "UTILITY EASEMENT" OR "DRAINAGE 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.
17. 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.
18. 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.
19. SIGNATURE BY THE DELAWARE COUNTY ENGINEER'S OFFICE ON THIS PLAT DOES NOT CONVEY APPROVAL OF THE STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL, SITE ACCESS POINTS, OR ANY WORK WITHIN THE RIGHT-OF-WAY FOR ANY LOT SHOWN ON THIS PLAT.
20. FOR AREAS WHERE FLOOD ROUTING, STORM SEWERS, ETC. ARE CONTAINED WITHIN OPEN SPACE/RESERVE AREAS, THE FOLLOWING NOTE SHALL BE PLACED ON THE PLAT: ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.
21. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION OF 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.

SLATE RIDGE RESIDENTIAL
SLATE RIDGE LOTS 9089 & 9092 AMENDED



1 INCH = 500 FEET

SLATE RIDGE RESIDENTIAL
SLATE RIDGE LOTS 9089 & 9092 AMENDED



DRAINAGE EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S86° 36' 23"E	503.15'
L47	N74° 00' 03"E	563.29'
L48	N11° 51' 44"W	113.79'
L49	N49° 58' 38"W	245.67'
L50	N86° 56' 05"W	151.54'
L51	N86° 56' 05"W	25.82'
L52	N48° 42' 18"W	123.51'
L53	N4° 13' 27"W	218.18'
L54	N50° 14' 09"W	229.48'
L55	N68° 20' 09"W	297.74'
L56	S29° 26' 15"W	98.70'
L57	S51° 42' 38"E	200.57'
L58	S34° 49' 16"W	56.13'
L59	N89° 59' 42"W	568.35'
L60	N57° 35' 50"W	247.53'
L61	S15° 06' 05"W	115.52'
L62	S53° 39' 59"W	12.94'
L63	S59° 16' 35"E	63.47'
L64	S63° 00' 48"W	362.82'
L65	S54° 24' 32"W	150.40'
L67	S88° 21' 45"E	156.05'
L68	S17° 55' 29"W	12.65'
L69	N80° 52' 21"W	27.07'
L86	S64° 24' 38"E	117.84'
L87	S45° 23' 53"E	135.29'
L88	N44° 36' 07"E	20.00'
L89	N45° 23' 53"W	135.29'
L90	N80° 52' 21"W	21.28'
L91	N17° 55' 29"E	15.40'
L92	S88° 21' 45"E	55.09'
L93	N59° 12' 09"E	220.39'
L94	S75° 26' 20"E	250.73'
L95	N34° 11' 59"E	109.97'
L96	S89° 42' 31"E	548.69'
L97	N34° 41' 17"E	201.82'
L98	S15° 45' 37"E	483.70'
L99	S81° 12' 58"W	407.12'
L100	S13° 38' 57"W	196.76'
L101	S59° 16' 35"E	116.01'
L102	S48° 31' 21"E	212.67'
L107	N50° 50' 31"W	366.33'
L108	N70° 30' 13"W	92.86'
L125	S54° 24' 32"W	104.08'

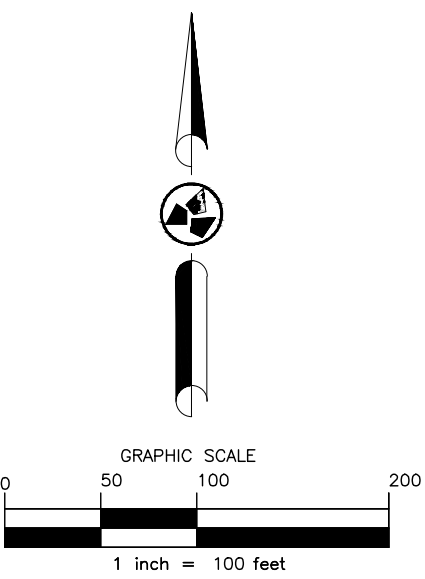
DRAINAGE EASEMENTS

CURVE TABLE					
CURVE	CHORD LENGTH	CHORD BEARING	RADIUS	DELTA	ARC LENGTH
C8	65.34	N84° 37' 34"E	63.50'	61° 55' 36"	68.63'
C9	30.80	N21° 30' 20"E	63.50'	28° 04' 18"	31.11'
C10	57.09	N2° 14' 45"E	313.50'	10° 26' 51"	57.17'
C11	62.86	N41° 55' 31"W	50.00'	77° 53' 40"	67.98'
C12	23.83	N87° 05' 23"W	110.00'	12° 26' 04"	23.87'

SANITARY EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
L181	N75° 57' 58"W	165.52'
L182	N87° 38' 03"W	124.25'
L183	S81° 41' 46"W	69.18'
L184	S62° 14' 47"W	198.29'
L185	N86° 59' 05"W	184.75'
L186	N3° 00' 55"E	20.00'
L187	S86° 59' 05"E	179.25'
L188	N62° 14' 47"E	196.21'
L189	N81° 41' 46"E	74.48'
L190	S87° 38' 03"E	128.16'
L191	S75° 57' 58"E	168.44'
L192	N28° 28' 15"E	65.64'
L193	N54° 18' 13"E	86.98'
L194	N82° 02' 32"E	86.97'
L195	S72° 17' 12"E	75.93'
L235	N48° 58' 37"W	339.60'
L236	N41° 01' 23"E	20.00'
L237	S48° 58' 37"E	339.34'
L261	N72° 17' 12"W	70.25'
L262	S82° 02' 32"W	77.47'
L263	S54° 18' 13"W	77.46'
L264	S28° 28' 15"W	66.79'
L265	S5° 37' 36"W	117.17'
L266	N84° 22' 24"W	20.00'
L267	N5° 37' 36"E	110.56'

(A) NO VEHICULAR ACCESS



SLATE RIDGE RESIDENTIAL
SLATE RIDGE LOTS 9089 & 9092 AMENDED

LINE TABLE		
LINE	BEARING	DISTANCE
L66	S71° 23' 45"W	34.73'
L70	S86° 41' 35"W	130.37'
L71	S25° 15' 16"W	124.50'

CURVE TABLE					
CURVE	CHORD LENGTH	CHORD BEARING	RADIUS	DELTA	ARC LENGTH
C6	95.07	S61° 05' 23"W	110.00'	51° 12' 24"	98.31'
C7	139.20	S68° 14' 53"E	1320.66'	6° 02' 31"	139.26'

LINE TABLE				
LINE	BEARING			DISTANCE
L196	S65°	51'	55"E	222.20'
L197	S86°	17'	11"E	265.87'
L198	S86°	32'	30"E	215.97'
L199	S86°	37'	37"E	210.99'
L200	N3°	22'	23"E	166.78'
L201	S86°	39'	17"E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L234	N50° 28' 40"W	173.12'
L238	S50° 28' 40"E	167.63'
L239	S79° 46' 59"E	60.40'
L240	N71° 26' 47"E	140.21'
L241	N69° 51' 00"E	261.08'
L242	S20° 09' 00"E	20.00'

L202	S3	22	23° W	186.19'
L203	N86°	37'	37° W	231.01'
L204	N86°	32'	30° W	205.99'
L205	S3°	22'	23° W	104.22'
L206	S9°	01'	34° E	146.42'
L207	S2°	08'	37° E	113.23'
L208	S74°	58'	08° E	148.38'
L209	S40°	19'	32° E	155.78'
L210	S20°	10'	32° E	217.30'
L211	S8°	26'	30° E	212.02'
L212	S2°	46'	41° W	207.58'
L213	S2°	36'	41° W	119.90'
L214	S16°	47'	50° W	187.27'
L223	S25°	53'	05° W	310.81'
L224	N64°	06'	55° W	20.00'
L225	N25°	53'	05° E	309.19'
L226	N16°	37'	50° E	185.22'
L227	N2°	46'	41° E	105.47'
L228	N87°	13'	19° W	216.42'
L229	N51°	49'	54° W	102.89'
L230	N6°	59'	38° W	244.20'
L231	N19°	56'	56° W	161.11'
L232	S71°	26'	47° W	135.72'
L233	N79°	46'	59° W	70.76'

L244	509	51	50°E	231.23
L245	519	56	56°E	163.17
L246	56	59	38°E	238.22
L247	S51	49	54°E	88.26
L248	S87	13	19°E	210.04
L248	N2	46	41°E	195.62
L249	N8	26	30°W	208.00
L250	N20	10	32°W	211.60
L251	N40	49	15°W	145.95
L252	S74	58	08°W	146.75
L253	N73	06	38°W	229.86
L254	N16	53	22°W	20.00
L255	N73	06	38°E	225.01
L256	N2	08	37°W	111.70
L257	N9	01	34°W	147.39
L258	N3	22	23°E	106.47
L259	N65	17	11°W	259.55
L260	N65	51	55°W	224.68

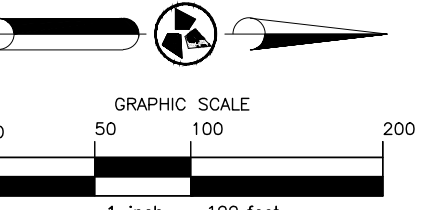
LINE TABLE		
LINE	BEARING	DISTANCE
L400	S28° 52' 40"W	16.28'
L401	N61° 07' 20"W	77.97'
L402	S28° 52' 40"W	34.61'
L403	N61° 07' 20"W	25.00'
L404	N28° 52' 40"E	46.61'
L405	S61° 07' 20"E	102.41'
L406	N28° 52' 40"E	4.28'
L407	S61° 07' 20"E	0.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L600	S33° 46' 13"W	10.00'
L601	N56° 13' 47"W	58.59'
L603	S56° 13' 47"E	59.45'
L604	N28° 52' 40"E	10.04'

[illegible]

NO VEHICULAR ACCESS ON PROPOSED GREEN MEADOWS DRIVE
TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET
RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT,
RIGHT-OF-WAY DEED, OR RIGHT-OF-WAY EASEMENT.

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DRAINAGE EASEMENTS

LINE TABLE			
LINE	BEARING		DISTANCE
L136	N3° 03'	11"E	22.31'
L137	S66° 46'	15"W	74.98'
L138	N86° 37'	37"W	422.25'
L139	S3° 22'	23"W	20.00'
L140	S86° 37'	37"E	426.98'
L141	N66° 46'	15"E	69.84'
L500	N1° 01'	46"E	68.26'
L501	S85° 26'	21"E	57.97'
L502	N26° 11'	11"E	45.15'
L503	N86° 15'	34"W	42.30'
L504	N3° 03'	22"E	10.01'
L505	S86° 19'	08"E	38.26'
L506	N3° 03'	11"E	201.05'
L507	N10° 21'	50"W	132.10'
L508	N79° 38'	10"E	10.00'
L509	S10° 21'	50"E	130.30'
L510	S86° 56'	49"E	87.86'
L511	S3° 18'	18"W	3.70'
L512	S86° 42'	30"E	10.34'
L513	S3° 17'	30"W	10.00'
L514	N86° 42'	30"W	10.34'
L515	S3° 18'	18"E	98.00'
L516	S86° 41'	42"E	103.54'
L517	N72° 18'	21"E	82.48'
L518	S86° 41'	42"E	93.93'
L519	N3° 18'	18"E	125.00'
L520	N3° 18'	18"E	162.01'

DRAINAGE EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
L521	S81° 42' 27"E	0.70'
L522	N12° 22' 15"E	73.66'
L523	N3° 47' 23"E	216.00'
L524	N3° 47' 23"E	107.82'
L525	N0° 38' 15"W	134.58'
L526	N89° 21' 45"E	10.00'
L527	N90° 00' 00"E	15.45'
L528	S3° 47' 43"W	527.43'
L529	S86° 41' 22"E	532.98'
L530	S2° 14' 36"W	14.87'
L531	N86° 42' 30"W	549.99'
L532	S3° 18' 18"W	152.01'
L533	S3° 18' 18"W	135.00'
L534	N86° 41' 42"W	102.07'
L535	S72° 18' 21"W	82.48'
L536	N8° 41' 42"W	105.39'
L537	S3° 18' 18"W	54.00'
L538	S86° 41' 42"E	80.00'
L539	S3° 18' 18"W	11.38'
L540	S46° 55' 10"E	31.63'
L541	S43° 04' 50"W	10.00'
L542	N46° 55' 10"W	31.63'
L543	S59° 42' 03"W	48.21'
L544	N78° 15' 29"W	27.36'
L545	S26° 14' 18"W	38.83'
L546	S85° 27' 56"E	239.84'
L547	N76° 42' 36"E	266.84'

DRAINAGE EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
L548	S42° 27' 33"E	274.15'
L549	S42° 02' 38"W	88.99'
L550	N40° 01' 23"W	251.92'
L551	S77° 25' 11"W	195.83'
L552	N87° 45' 30"W	19.95'
L553	N87° 45' 30"W	265.63'
L554	S16° 50' 21"E	38.00'
L555	S86° 45' 28"E	75.44'
L556	S81° 58' 36"E	34.17'
L557	S77° 11' 45"E	59.70'
L558	S54° 42' 25"W	51.10'
L559	S35° 17' 25"E	31.50'
L560	S55° 42' 35"W	10.00'
L561	N35° 17' 35"W	31.50'
L562	S54° 42' 25"W	44.43'
L563	S61° 08' 21"W	57.45'
L564	N9° 15' 59"W	13.26'
L565	N9° 15' 59"W	5.78'
L566	S80° 55' 33"W	20.29'
L567	N9° 17' 24"W	10.00'
L568	N80° 55' 33"E	20.30'
L569	N9° 15' 59"W	20.18'
L570	N6° 10' 32"W	52.43'
L571	S86° 45' 28"E	12.08'
L572	N16° 51' 14"W	37.61'
L573	N87° 45' 30"W	45.11'

DRAINAGE EASEMENTS

CURVE TABLE					
CURVE	CHORD LENGTH	CHORD BEARING	RADIUS	DELTA	ARC LENGTH
C13	46.32	N37° 21' 43"W	73.37'	36° 47' 55"	47.12'
C14	4.94	N39° 41' 06"W	5.77'	50° 43' 39"	5.11'
C15	26.84	N3° 00' 25"E	125.32'	12° 10' 40"	26.89'
C16	50.41	N33° 19' 34"W	50.00'	60° 32' 47"	52.84'
C17	15.46	N84° 09' 28"E	50.00'	17° 47' 25"	15.52'
C18	70.87	S41° 49' 16"E	50.00'	90° 15' 08"	78.76'
C19	49.50	S41° 41' 42"E	35.00'	90° 00' 00"	50.98'
C20	22.45	S19° 36' 09"W	40.00'	32° 35' 41"	22.76'
C21	6.58	S54° 58' 52"W	40.00'	9° 26' 23"	6.59'
C22	60.98	S80° 43' 17"W	85.00'	42° 02' 27"	62.37'
C23	72.04	N82° 39' 09"W	470.10'	8° 47' 19"	72.11'
C24	26.00	N80° 27' 19"W	221.02'	6° 44' 36"	26.01'
C25	23.67	S53° 57' 37"E	30.00'	46° 28' 15"	24.33'
C26	40.70	S11° 59' 27"W	30.00'	85° 25' 55"	44.73'
C27	93.49	N61° 48' 39"W	60.00'	102° 21' 28"	107.19'
C28	30.25	N44° 05' 50"E	20.00'	98° 17' 24"	34.31'

WATER EASEMENT

CURVE TABLE					
CURVE	CHORD LENGTH	CHORD BEARING	RADIUS	DELTA	ARC LENGTH
C29	281.23	S5° 46' 18"E	944.00'	17° 07' 59"	282.28'
C30	290.09	S5° 55' 54"E	956.00'	17° 27' 11"	291.21'

WATER EASEMENT

LINE TABLE			
LINE	BEARING		DISTANCE
L408	N69° 13'	32°E	12.00'
L409	N20° 46'	28°W	25.94'
L410	N65° 46'	28°W	31.56'
L411	N20° 46'	28°W	264.26'
L412	N18° 59'	25°W	30.95'
L413	N17° 12'	22°W	1.88'
L414	N72° 47'	38°E	37.61'
L415	N17° 12'	22°W	25.80'
L416	S72° 47'	38°W	38.38'
L417	N62° 12'	22°E	16.41'
L418	N2° 47'	42°W	1214.41'
L419	N86° 37'	37°W	12.00'
L420	S2° 47'	42°W	1214.53'
L421	S62° 12'	22°E	17.83'
L422	S17° 12'	22°E	22.13'
L423	S18° 59'	25°E	31.32'
L424	S20° 46'	28°E	269.41'
L425	S65° 46'	28°E	31.56'
L426	S20° 46'	28°E	20.97'

TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L700	N21° 21' 57"W	436.20'
L701	N0° 31' 34"E	147.88'
L702	N5° 18' 02"E	154.38'
L703	N53° 15' 13"W	54.08'
L704	N3° 18' 59"E	402.79'
L705	N3° 41' 02"E	161.76'
L706	N2° 02' 01"W	342.02'
L707	N1° 57' 26"E	184.96'
L708	N86° 37' 04"W	19.71'
L709	N18° 34' 33"W	331.14'
L710	S86° 39' 54"E	47.93'
L711	N21° 03' 37"W	290.29'

SANITARY EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
L268	S4° 09' 36"W	236.88'
L269	N86° 41' 42"W	328.11'
L270	S3° 18' 18"W	248.74'
L271	S51° 32' 53"W	231.23'
L272	S65° 09' 11"W	135.87'
L273	S20° 46' 28"E	298.73'
L274	S69° 13' 32"W	20.00'
L275	N20° 46' 28"W	300.97'
L276	S88° 40' 16"W	98.46'
L277	N1° 05' 35"E	20.00'
L278	N88° 40' 16"E	103.37'
L279	N65° 09' 11"E	140.72'
L280	N51° 32' 53"E	219.89'
L281	N3° 17' 40"E	659.90'
L282	N86° 56' 49"W	415.49'
L283	N3° 03' 11"E	20.00'
L284	S86° 56' 49"E	138.53'
L285	N3° 03' 11"E	485.00'
L286	S86° 56' 49"E	20.00'
L287	S3° 03' 11"W	485.00'
L288	S86° 56' 49"E	257.00'
L289	N3° 03' 11"E	528.00'
L290	N86° 56' 49"W	324.00'
L291	N3° 03' 11"E	20.00'
L292	S86° 56' 49"E	437.06'
L293	N3° 22' 23"E	119.91'
L294	S86° 37' 37"E	20.00'
L295	S3° 22' 23"W	139.80'
L296	N86° 56' 49"W	112.94'
L297	S3° 03' 11"W	538.02'
L298	S3° 15' 11"W	128.18'
L299	S86° 41' 42"E	835.01'
L300	S3° 18' 18"W	20.00'
L301	N86° 41' 42"W	278.00'
L302	S3° 18' 18"E	139.72'
L303	S22° 23' 28"E	68.28'
L304	S67° 36' 32"W	20.00'
L305	N22° 23' 28"W	72.84'
L306	N3° 18' 18"E	144.28'
L307	N86° 41' 42"W	537.00'
L308	S3° 18' 18"W	262.00'
L309	S86° 41' 42"E	308.41'
L310	N4° 09' 36"E	217.17'
L311	S85° 50' 24"E	20.00'

SLATE RIDGE RESIDENTIAL
SLATE RIDGE LOTS 9089 & 9092 AMENDED

