

A RESUBDIVISION OF BEF SUBDIVISION LOT 448

R.P.C.-18-22.1

1/3

SITUATED IN THE TOWNSHIP OF BERKSHIRE, COUNTY OF DELAWARE, STATE OF OHIO, LOCATED IN FARM LOT 4, SECTION 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS IN BERKSHIRE, DELAWARE COUNTY, OHIO

AND BEING ALL OF LOT 448 CONVEYED TO KAUTILYA BERKSHIRE HOTEL LLC AS DESCRIBED IN VOLUME 1618, PAGE 1831, COUNTY RECORDER'S OFFICE, DELAWARE, OHIO.

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS MY "RESUBDIVISION OF 448", A SUBDIVISION OF LOTS NUMBERED 1967 & 1968, DO HEREBY ACCEPT THIS PLAT.

OWNERS: KAUTILYA BERKSHIRE HOTEL LLC  
Garry Patel

STATE OF OHIO  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME G.E. SS  
COUNTY OF DELAWARE  
BE HIS VOLUNTARILY ACT AND DEED FOR USES AND PURPOSES THEREIN EXPRESSED.

OWNERS: KAUTILYA BERKSHIRE HOTEL LLC  
Garry Patel

DAVID L. HODGE  
ATTORNEY AT LAW  
My Commission Expires 11/17/2023  
My Commission Has No Expiration  
Section 147.03 N.C.

IN WITNESS WHEREOF, I HAVE HEREBY AFFIXED THIS OFFICIAL SEAL OF 2023.  
NOTARY PUBLIC

APPROVED THIS 14th DAY OF 2023 DELCO WATER COMPANY

APPROVED THIS 14th DAY OF 2023 BERKSHIRE TOWNSHIP ZONING INSPECTOR

APPROVED THIS 14th DAY OF 2023 DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 14th DAY OF 2023 DELAWARE COUNTY ENGINEER

APPROVED THIS 14th DAY OF 2023 DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 14th DAY OF 2023 DELAWARE COUNTY AUDITOR

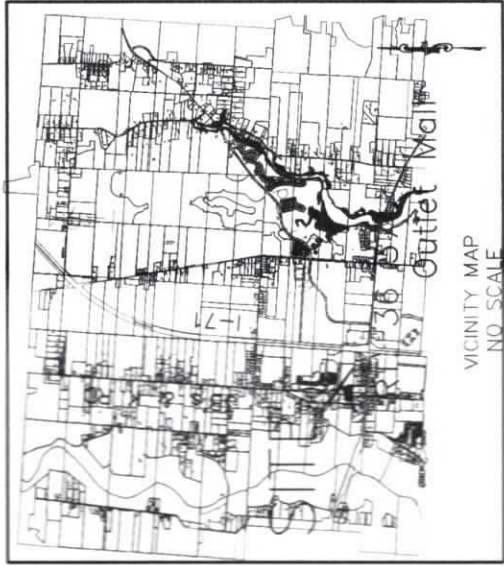
RECORDED THIS 14th DAY OF 2023 AT

FEE \$ FILE

PLAT CABINET SLIDE

DELAWARE COUNTY RECORDER

LOCATED IN THE BEF SUBDIVISION AS DELINEATED AND RECORDED IN PLAT CABINET 1, SLIDES 537, 537A, 537B LOCATED IN THE TOWNSHIP OF BERKSHIRE, COUNTY OF DELAWARE, STATE OF OHIO, LOCATED IN FARM LOT 4, SECTION 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS IN BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO



The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/ structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

Basis of Bearings from GPS observation (Ohio SPC North Zone), based on the north line of BEF Subdivision being S 86°09'01" E.

Subsurface and environmental conditions were not surveyed or examined as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

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.

All iron pins will be set at the end of construction.

The dimensions of the lots as shown on this plat are in feet and decimal parts thereof. Dimensions on curves are chord measurements.

Site improvement plans on file with county engineering, building, health, and platting authorities are plans indicating the nature and locations of various subdivision improvements.

Zoning Planned Use Mix District (PMUD) setbacks reflect current zoning standards at the time of the zoning inspector's signature of the final plat and are not subdivision plat restrictions.

FEMA FLOOD INFO: 390041C0145K, DATED APRIL 16, 2009, ZONE X  
PANEL NOT PRINTED

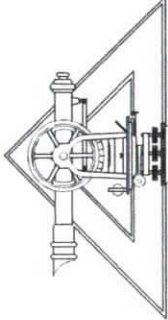
SUBDIVISION ACREAGE  
ACREAGE BREAKDOWN:  
TOTAL ACREAGE-2.601 AC.  
ACREAGE IN BUILDABLE LOTS 1.306 AC.  
BUILDABLE LOTS  
Lot # 1968 Existing Building - 1.295 ac  
Lot # 1967 New Building Lot - 1.306 ac



THE DIMENSIONS OF THE LOTS AND COMMON ACCESS DRIVE AS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF.  
SURVEYED AND PLATTED BY:  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Robert T. Patridge Jr.

Professional Surveyor No. 7462



PATRIDGE  
SURVEYING L.L.C.  
9464 DUBLIN ROAD  
POWELL, OHIO 43065  
TEL (614)-799-0031  
FAX (614)-300-5076

# A RESUBDIVISION OF BEF SUBDIVISION LOT 448

LOCATED IN THE BEF SUBDIVISION AS DELINEATED AND  
RECORDED IN PLAT CABINET 1,  
SLIDES 537, 537A, 537B

LOCATED IN  
THE TOWNSHIP OF BERKSHIRE, COUNTY OF DELAWARE, STATE  
OF OHIO, LOCATED IN SECTION 2, TOWNSHIP 4, RANGE 17,  
UNITED STATES MILITARY LANDS IN  
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

D.C.R.P.C #18-22.1

2/3

## NOTES:

1. Easements are hereby reserved, in, over, and under areas shown on this plat (Lot 1967 & Lot 1968) as utility Easements designated as to 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.
2. Easements shown 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 labeled "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 shown on this plat.
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 storm water 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 homeowners 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. 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.
9. 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 areas shown herein as "Drainage Easement". Also granted is the right of Del-Co Water Company Inc., to install, service, and maintain water meter, force mains, valves, and appurtenances in said easement areas. 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 features is strictly prohibited.
10. On file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements.
11. 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.
12. 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.
13. Zoning setbacks reflect current zoning standards at the time of the zoning inspectors signature of the final plat and are not subdivision plat restrictions.

14. 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 Del Co Water Company, its successors, and assigns to install, service and maintain residential water services, meter corks and appurtenances as shown on this plat are not restricted.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

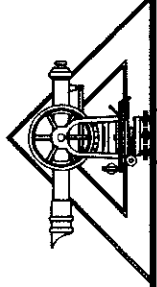
20. The Delaware County Sanitary Engineer reserves the right to require that all earthwork within the Sanitary Easement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of, infringe upon, or limit the County's reasonable access to the sanitary sewer or force main.

21. Delaware Soil and Water Conservation District and their assigns are granted permission to access drainage easements.

22. Within those areas of land designated "Drainage Easement", an easement is hereby reserved for maintaining storm water drainage swales and/or other storm water drainage facilities along with granting Delaware County, its successors or assigns the right of ingress and egress from the to the Drainage Easement as defined above. Pursuant to ORC Section 6137, Delaware County, its successors or assigns, shall take corrective measures or repairs to restore the culvert and/or water course if necessary, including those actions caused by an emergency situation. The costs associated with these corrective measures shall be assessed to the owner(s).

23. Easements are hereby reserved in, over and under areas of land designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath 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, excepting that, within said areas designated "Easement" and "Drainage Easement", hereon, no gas line, underground telephone, electric or television cable line or conduit or any other utility line shall be installed or placed on a course or alignment that both 1) is parallel with or approximately parallel with any existing (existing at the time of said installment or placement) sanitary sewer line in a said easement area) has any point therein closer than ten feet to said sanitary sewer line unless said course or alignment is approved, in writing, by the Delaware County Sanitary Engineer. No right angle or near right angle crossing of said lines or conduits and said sewer is hereby restricted.

24. 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 building 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 plat plan required with the building permit.



**PATRIDGE  
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D.C.R.P.C #18-22.1

3/3

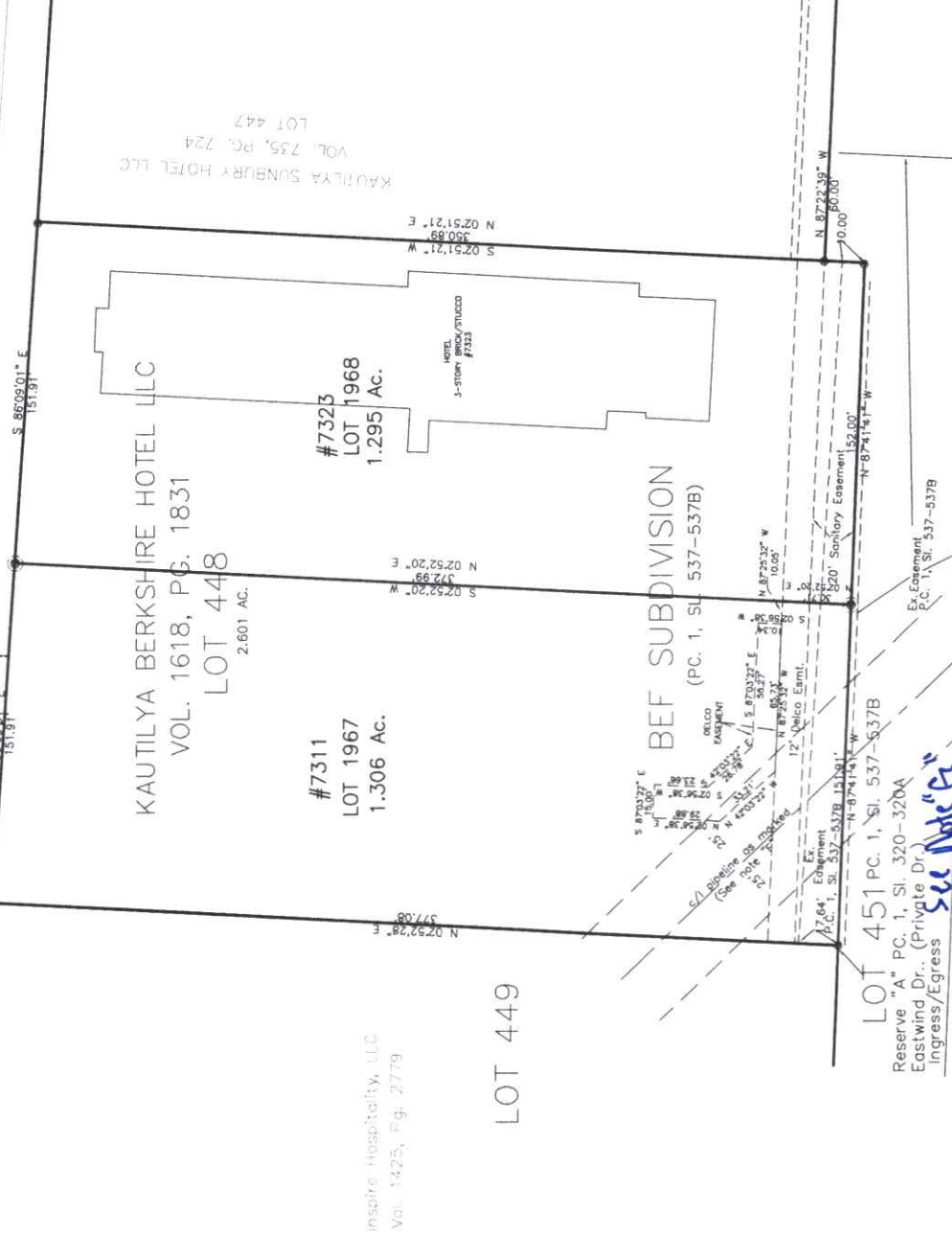
LOCATED IN THE BEF SUBDIVISION AS DELINEATED AND  
RECORDED IN PLAT CABINET 1,  
SLIDES 537, 537A, 537B

LOCATED IN

THE TOWNSHIP OF BERKSHIRE, COUNTY OF DELAWARE, STATE  
OF OHIO, LOCATED IN SECTION 2, TOWNSHIP 4, RANGE 17,  
UNITED STATES MILITARY LANDS IN  
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

FOUR WINDS LLC  
ORIG. 2.412 (PARCEL 2)  
VOL.1734, 2432-2437

EASEMENT AREA "A"  
EX. DRAINAGE EASEMENT  
VOL. 1840-174-178



inspire Hospitality, LLC  
Vol. 1425, Pg. 2779

LOT 449

BEF SUBDIVISION  
(PC. 1, SL. 537-537B)

LOT 451 PC. 1, SL. 537-537B  
Reserve "A" PC. 1, SL. 320-320A  
Eastwind Dr., (Private Dr.)  
Ingress/Egress

Don E. & Annette M. Spangler  
Vol. 1765, Pg. 1641

BOB EVANS FARMS  
SUBDIVISION

(PC. 1, SL. 320-320A)

LOT 436

LOT 437

Sweet Rock Property LLC  
Vol. 1590, Pg. 343

KAUTILYA BERKSHIRE HOTEL LLC  
VOL. 1618, PG. 1831  
LOT 448  
2.601 AC.

#7311  
LOT 1967  
1.306 AC.

#7323  
LOT 1968  
1.295 AC.

Planned Mixed Use District  
(See Engineering plans on file with the Delaware County Engineer's Office)  
Setbacks - 55' front  
25'- Rear  
10' Rear parking & sides  
14' Front parking

NOTE F:  
The Right of Way Grant and Agreement of record in Deed Book 275, Page 73  
contains a covenant to build a road or road of any construction, engineering works  
or other improvements within the (25') feet of a public road or highway, and the  
covenant of which is shown graphically herein, referenced on  
the BEF Subdivision Plat (P.C. 1, SL. 537-537B).

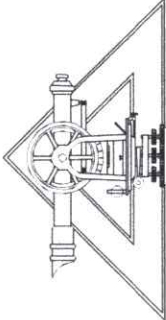
Note "G"  
Reference Access Easement Agreement  
Recorded in Book 2062 Page 2116-2130  
Recorded 11/13/22

## LEGEND

- FOUND PK/MAG NAIL
- FOUND IRON PIPE 3/4" PIPE
- SET IRON PIN 5/8" X 30" LONG  
(CAPPED PATRIDGE SURVEYING)
- SET PK/MAG NAIL



Basis of bearings from GPS  
observation (Ohio SPC north zone)  
based on the south line of Lot  
448 being N 87° 41' 41" W.



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