

	<h2 style="text-align: center;">Final Subdivision Plat Application</h2> <h3 style="text-align: center;">Delaware County, Ohio</h3> <p style="text-align: center;">(for unincorporated areas only)</p>	RPC Number _____
		Sec. _____ Ph. _____ Pt. _____

FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES

PROJECT	Hyatts Crossing Drive Phase 3 / Sara Crossing	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Liberty Township	

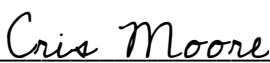
APPLICANT/ CONTACT	Name Hyatts Investors, LLC	Phone 614-327-9594
	Address 250 W Old Wilson Bridge Rd Suite 140	E-mail cmoore@wilcoxcommunities.com
	City, State, Zip Worthington, Ohio 43085	

PROPERTY OWNER	Name Hyatts Investors, LLC	Phone 614-327-9594
	Address 250 W Old Wilson Bridge Rd Suite 140	E-mail cmoore@wilcoxcommunities.com
	City, State, Zip Worthington, Ohio 43085	

SURVEYOR/ ENGINEER	Name CESO Inc (Surveyor) / Kimley-Horn (Engineer)	Phone CESO: 614-619-0515 Kimley-Horn: 614-472-8552
	Address CESO: 2800 Corporate Exchange Drive Suite 400 Kimley-Horn: 7965 N High St Suite 200	E-mail CESO: matt.ackroyd@cesoinc.com Kimley-Horn: tyler.jackson@kimley-horn.com
	City, State, Zip CESO: Columbus, Ohio 43231 Kimley-Horn: Columbus, Ohio 43235	

DETAILS	Total Lots 2	Buildable lots 2
	Total Acreage 49.061	Open Space Acreage

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): 3/31/2022
	Date of Draft Plat Review by RPC staff (required): 8/15/2022
	Date of Final Engineering Approval by DCEO (required): Sara Crossing PSIP: 10/6/2022 Hyatts Crossing Drive Phase 3: 10/6/2022
	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 - \$500 base, then \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, then \$110 per acre; DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners (Refer to Fee Schedule) \$ 5,902.71

 12/27/2023

 Owner (or agent for owner) and Date

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
 Delaware, OH 43015 (740) 833-2260

Effective 01/01/24

PLAT OF
SARA CROSSING

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY
FARM LOT D AND E IN SECTION 2, TOWNSHIP 3, RANGE 19
UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, FARM LOT D AND E, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, BEING 51.066 ACRES OF LAND INCLUSIVE, BEING ALL OF THE REMAINDER OF THAT ORIGINAL 50 ACRE TRACT CONVEYED TO HYATTS INVESTORS, LLC., BY DEED OF RECORD IN OFFICIAL RECORD 2008, PAGE 162, AND ALL OF THAT 25.741 ACRE TRACT CONVEYED TO HYATTS INVESTORS 2, LLC, BY DEED OF RECORD IN OFFICIAL RECORD 2008, PAGE 169, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, JONATHAN WILCOX, MANAGING PARTNER, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "SARA CROSSING", A SUBDIVISION CONTAINING LOTS NUMBERED 6882 AND 6883, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, 2.005 ACRES, AS SUCH DULLES DRIVE, HYATTS CROSSING DRIVE AND HYATTS ROAD, AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS AS DESIGNATED AND DELINEATED HEREON AS "UTILITY EASEMENT", "DRAINAGE EASEMENT", "MULTI-USE PATH EASEMENT" OR "SANITARY EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE EASEMENT", "MULTI-USE PATH EASEMENT" OR "SANITARY EASEMENT", 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.

EASEMENTS AS DESIGNATED AND DELINEATED HEREON 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.

WITHIN THOSE AREAS OF LAND DESIGNATED AND DELINEATED HEREON AS "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 EASEMENTS 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.

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 "UTILITY EASEMENT", "DRAINAGE EASEMENT" OR "UTILITY EASEMENT AND MULTI-USE PATH 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 RIGHT-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.

IN WITNESS WHEREOF, JONATHAN WILCOX, MANAGING PARTNER/AUTHORIZED SIGNATORY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 19th DAY OF Dec., 20 23

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

HYATTS INVESTORS, LLC

BY: Jonathan Wilcox

JONATHAN WILCOX
MANAGING PARTNER

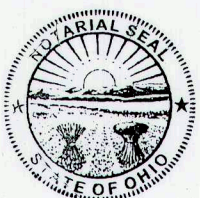
STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN WILCOX, MANAGING PARTNER/AUTHORIZED SIGNATORY OF SAID HYATTS INVESTORS, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF HYATTS INVESTORS, LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

19th DAY OF Dec., 20 23

MY COMMISSION EXPIRES 9/28/26



NATALIE J. PHILLIPS
Notary Public, State of Ohio
My Commission Expires: 9/28/26

IN WITNESS WHEREOF, JONATHAN WILCOX, MANAGING PARTNER/AUTHORIZED SIGNATORY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 19th DAY OF Dec., 20 23

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

HYATTS INVESTORS 2, LLC

BY: Jonathan Wilcox

JONATHAN WILCOX
MANAGING PARTNER

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN WILCOX, MANAGING PARTNER/AUTHORIZED SIGNATORY OF SAID HYATTS INVESTORS 2, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF HYATTS INVESTORS 2, LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

19th DAY OF Dec., 20 23

MY COMMISSION EXPIRES 9/28/26

Natalie J. Phillips



NATALIE J. PHILLIPS
Notary Public, State of Ohio
My Commission Expires: 9/28/26

APPROVED THIS 20th DAY OF Dec., 20 23

LIBERTY TWP. ZONING INSPECTOR

APPROVED THIS 19th DAY OF Dec., 20 23

DEL-CO WATER CO., INC.

APPROVED THIS _____ DAY OF _____ 20 _____

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____ 20 _____

DELAWARE COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____ 20 _____

DIRECTOR, DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

THIS _____ DAY OF _____ 20 _____

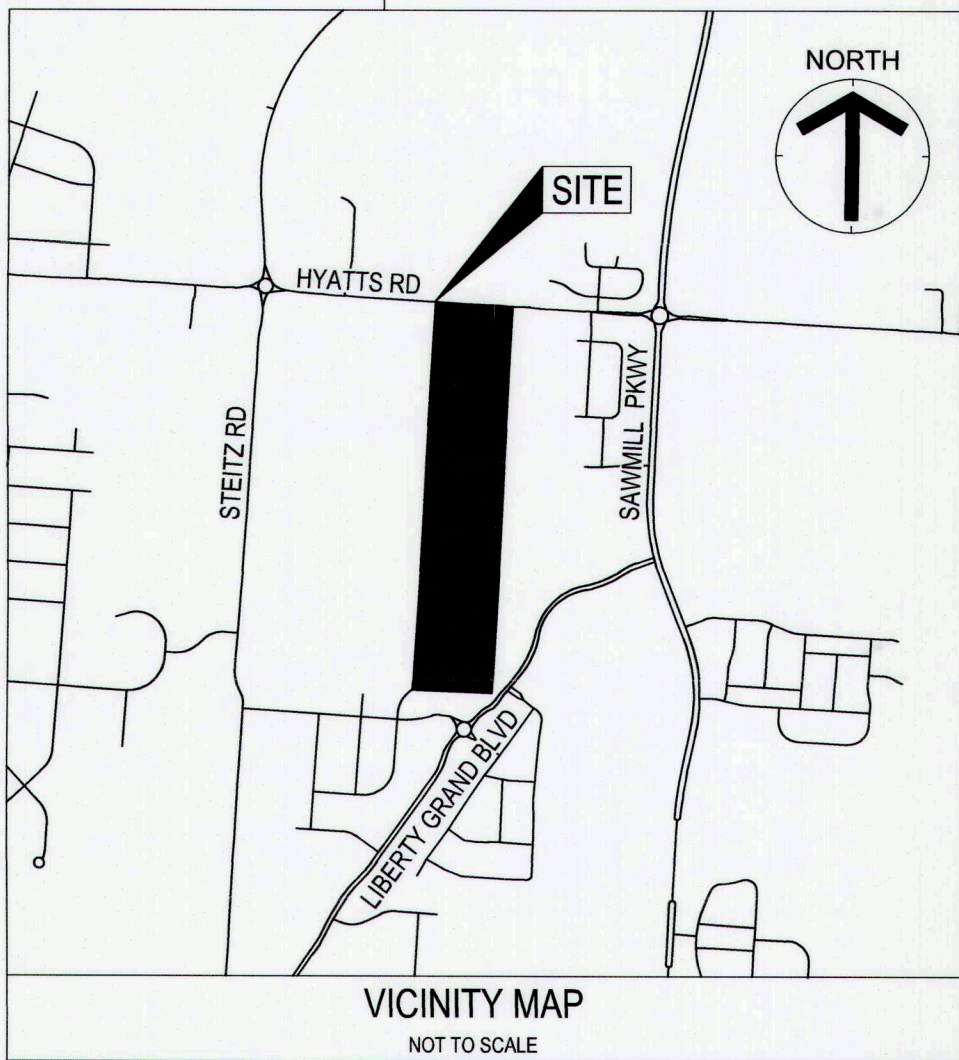
RIGHTS-OF-WAY FOR PUBLIC DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

DELAWARE COUNTY COMMISSIONERS

AUDITOR, DELAWARE COUNTY, OHIO

RECORDER, DELAWARE COUNTY, OHIO

R.P.C.
CASE NO. 08-22



BASIS OF BEARING

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83(2011).

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

DRAINAGE

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

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK WAS COMPLETED IN APRIL, 2022.

CESO IRON PIN LEGEND

- IRON PIN FOUND
- IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- ✂ MAG NAIL FOUND
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

MATTHEW J. ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

12/19/23

DATE:



PLAT

SARA CROSSING

HYATTS ROAD

LIBERTY TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: N/A

DATE: 12/19/2023

DESIGN:

N/A

DRAWN:

DAV

CHECKED:

ALB

CESO
WWW.CESONC.COM

JOB NO.:

760508

SHEET NO.:

1 OF 4

NOTE "A": 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 IMPROVEMENTS PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT 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.

NOTE "B": ACREAGE BREAKDOWN
TOTAL ACREAGE: 51.066
ACREAGE IN LOTS 6882 AND 6883, INCLUSIVE 49.061
ACREAGE IN RIGHT-OF-WAYS: 2.005

FARM LOT BREAKDOWN
ACREAGE IN FARM LOT D (PID: 31921001012000): 25.376
ACREAGE IN FARM LOT E (PID: 31921001013000): 25.690
TOTAL ACREAGE: 51.066

TOWNSHIP ACREAGE
ACREAGE IN LIBERTY: 51.066
TOTAL ACREAGE: 51.066

NOTE "C": 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.

NOTE "D": 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 FLOWS 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 USE AND PURPOSES EXPRESSED HEREIN.

NOTE "E": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

NOTE "F": 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.

NOTE "G": 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.

DESIGNATION: PLANNED MULTI-FAMILY RESIDENTIAL (PMFR)
SIDE YARD SETBACK: 25 FEET
REAR YARD SETBACK: 25 FEET
SETBACK FROM HYATTS ROAD: 130 FEET FROM CENTERLINE
SETBACK FROM HYATTS CROSSING DRIVE: 60 FEET FROM CENTERLINE
SETBACK FORM DULLES DRIVE: 30 FEET

NOTE "H": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "I": AT THE TIME OF PLATTING AS SUBDIVISION PLAT "SARA CROSSING", IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39041C0230K, WITH EFFECTIVE DATE, OF APRIL 16, 2009.

NOTE "J": AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT SUBDIVISION PLAT OF "SARA CROSSING" PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

NOTE "K": 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 OF 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.

NOTE "L": ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DCWCD) 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 TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

NOTE "M": 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.

NOTE "N": DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

NOTE "O": ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

NOTE "P": SANITARY EASEMENTS ARE SOLELY 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.

NOTE "Q": 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.

NOTE "R": 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.

NOTE "S": 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.

NOTE "T": 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.


NOTE "U": 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.

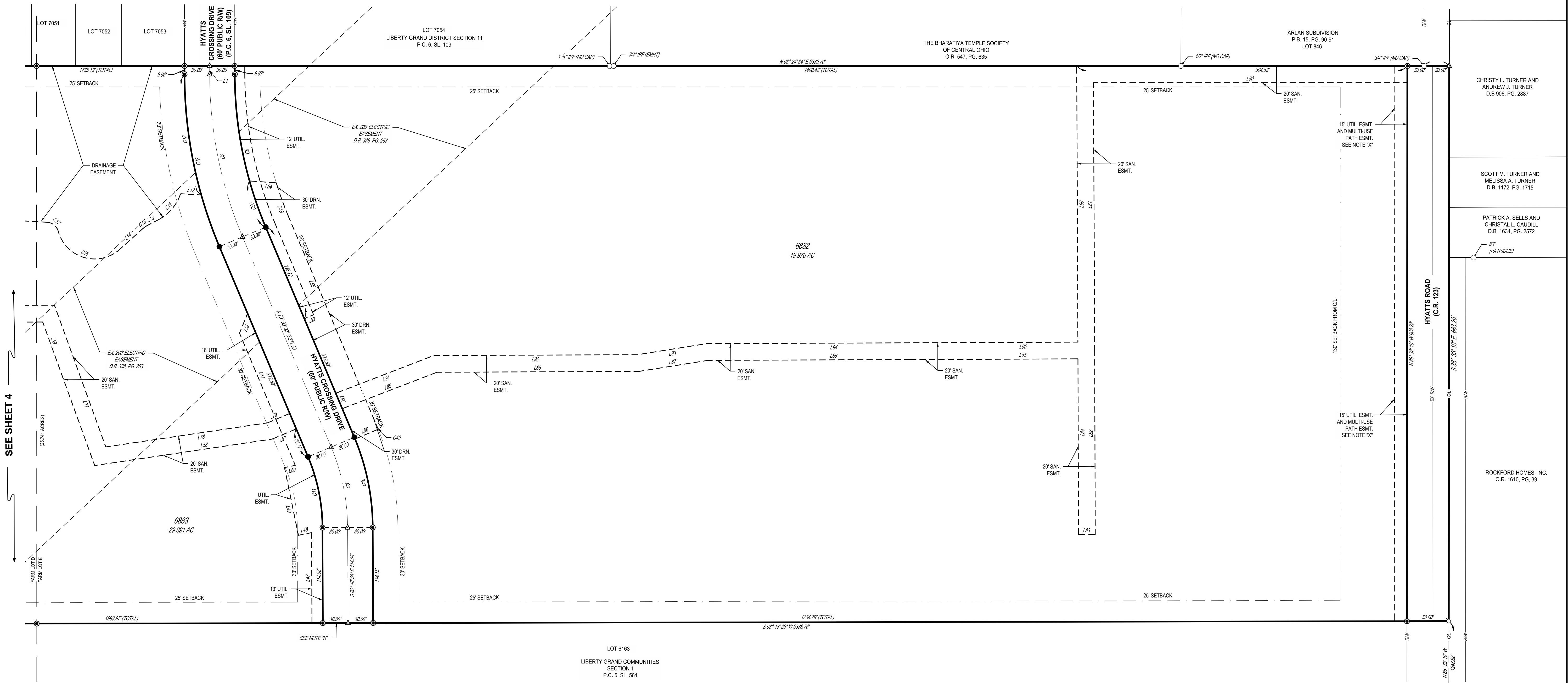
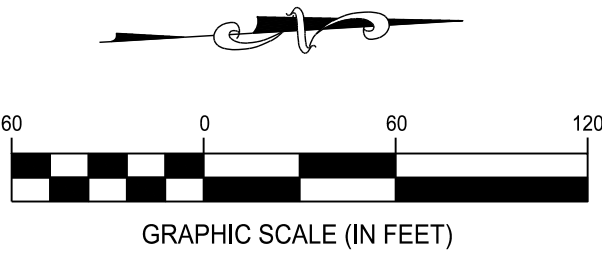
NOTE "V": APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENT AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREETS WITHIN THIS DEVELOPMENT, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY. 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 PRIVATE STREET. 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.

NOTE "W": 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.

NOTE "X": 15' EASEMENT TO BE CENTERED ON THE PATH AS INSTALLED. MULTI-USE PATH IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF "SARA CROSSING".

- CESO IRON PIN LEGEND
- IRON PIN FOUND
 - IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
 - △ MAG NAIL SET
 - ♂ MAG NAIL FOUND
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

PLAT			
SARA CROSSING			
HYATTS ROAD		LIBERTY TOWNSHIP DELAWARE COUNTY, OHIO	
SCALE: N/A		DATE: 12/19/2023	
DESIGN: N/A	 WWW.CESOINC.COM		JOB NO.: 760508
DRAWN: DAV			SHEET NO.:
CHECKED: ALB			2 OF 4



SEE SHEET 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S86° 35' 20"E	9.97
L2	S30° 34' 59"E	78.71
L3	N86° 49' 25"W	134.06
L4	S03° 10' 35"W	110.12
L5	S03° 25' 55"W	241.80
L6	S17° 57' 34"W	153.54
L7	S03° 10' 35"W	311.38
L8	S12° 51' 02"E	101.84
L9	S87° 00' 00"E	119.47
L10	N03° 25' 03"E	174.74
L11	N46° 32' 25"E	33.66
L12	S06° 52' 17"W	24.75
L13	S24° 04' 13"E	14.79
L14	S38° 32' 33"E	38.10
L15	S06° 37' 57"W	140.62
L16	S00° 16' 48"E	121.15

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S12° 51' 02"E	107.46
L18	S03° 10' 35"W	316.79
L19	S17° 57' 34"W	153.59
L20	S03° 25' 55"W	229.18
L21	S86° 49' 25"E	128.45
L22	N06° 48' 39"E	86.84
L23	N09° 28' 56"W	1.52
L24	N63° 52' 49"E	13.40
L25	N82° 04' 33"E	56.98
L26	S79° 21' 22"E	53.40
L27	N03° 10' 35"E	10.83
L28	N24° 47' 34"E	7.20
L29	S05° 49' 19"W	33.52
L30	S03° 56' 11"E	105.05
L31	S22° 10' 45"W	67.41
L32	S14° 45' 34"E	55.40

LINE TABLE		
LINE #	DIRECTION	LENGTH
L33	S03° 33' 43"E	47.43
L34	S23° 45' 40"E	17.20
L35	S46° 38' 11"E	81.16
L36	S03° 18' 29"W	26.13
L37	N46° 38' 11"W	96.88
L38	S83° 20' 36"W	12.13
L39	N03° 10' 42"E	16.87
L40	N72° 11' 25"W	15.83
L41	N13° 58' 46"W	19.88
L42	N86° 49' 25"W	133.90
L43	S03° 10' 35"W	120.10
L44	N86° 49' 25"W	122.00
L45	S03° 10' 30"W	216.45
L46	S30° 34' 59"E	49.30
L47	N86° 48' 56"W	108.06
L48	N08° 03' 56"W	16.09

LINE TABLE		
LINE #	DIRECTION	LENGTH
L49	N81° 48' 30"E	82.60
L50	S08° 11' 30"E	13.13
L51	N70° 33' 02"E	171.44
L52	S64° 26' 58"E	25.46
L53	S19° 26' 58"E	12.00
L54	N07° 30' 53"E	32.03
L55	N70° 33' 02"E	272.50
L56	S19° 26' 58"E	30.00
L57	S19° 26' 58"E	31.26
L58	S05° 04' 05"E	214.26
L59	S73° 29' 41"W	182.36
L60	S03° 10' 35"W	333.55
L61	S51° 54' 14"W	131.85
L62	S03° 10' 35"W	245.45
L63	S30° 04' 15"W	166.37
L64	S03° 10' 35"W	585.67

LINE TABLE		
LINE #	DIRECTION	LENGTH
L65	S71° 56' 06"E	59.05
L66	S86° 49' 17"E	237.44
L67	N83° 20' 36"E	240.48
L68	S03° 18' 29"W	20.31
L69	S83° 20' 36"W	238.68
L70	N86° 49' 17"W	241.77
L71	N71° 56' 06"W	77.04
L72	N03° 10' 35"E	605.66
L73	N30° 02' 41"E	166.51
L74	N03° 10' 37"E	249.74
L75	N51° 54' 14"E	131.85
L76	N03° 10' 35"E	338.58
L77	N73° 29' 41"E	180.09
L78	N05° 04' 05"W	195.38
L79	N19° 26' 58"W	28.74
L80	S03° 24' 34"W	374.81

LINE TABLE		
LINE #	DIRECTION	LENGTH
L81	S86° 50' 52"E	319.85
L82	S86° 45' 37"E	219.90
L83	S03° 14' 23"W	19.99
L84	N86° 45' 43"W	209.89
L85	S03° 09' 42"W	202.30
L86	S03° 11' 21"W	239.42
L87	S05° 41' 04"E	84.01
L88	S03° 11' 21"W	240.89
L89	S17° 37' 57"E	121.25
L90	S70° 33' 02"W	20.01
L91	N17° 37' 57"W	125.56
L92	N03° 11' 21"E	243.01
L93	N05° 41' 04"W	84.01
L94	N03° 11' 21"E	240.97
L95	N03° 09' 42"E	202.30
L96	N86° 49' 53"W	329.92

- CESO IRON PIN LEGEND
- IRON PIN FOUND
 - IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
 - △ MAG NAIL SET
 - ⊗ MAG NAIL FOUND
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

PLAT

SARA CROSSING

HYATTS ROAD

LIBERTY TOWNSHIP
DELAWARE COUNTY, OHIO

SCALE: 1" = 60'

DATE: 12/19/2023

DESIGN: N/A

DRAWN: DAV

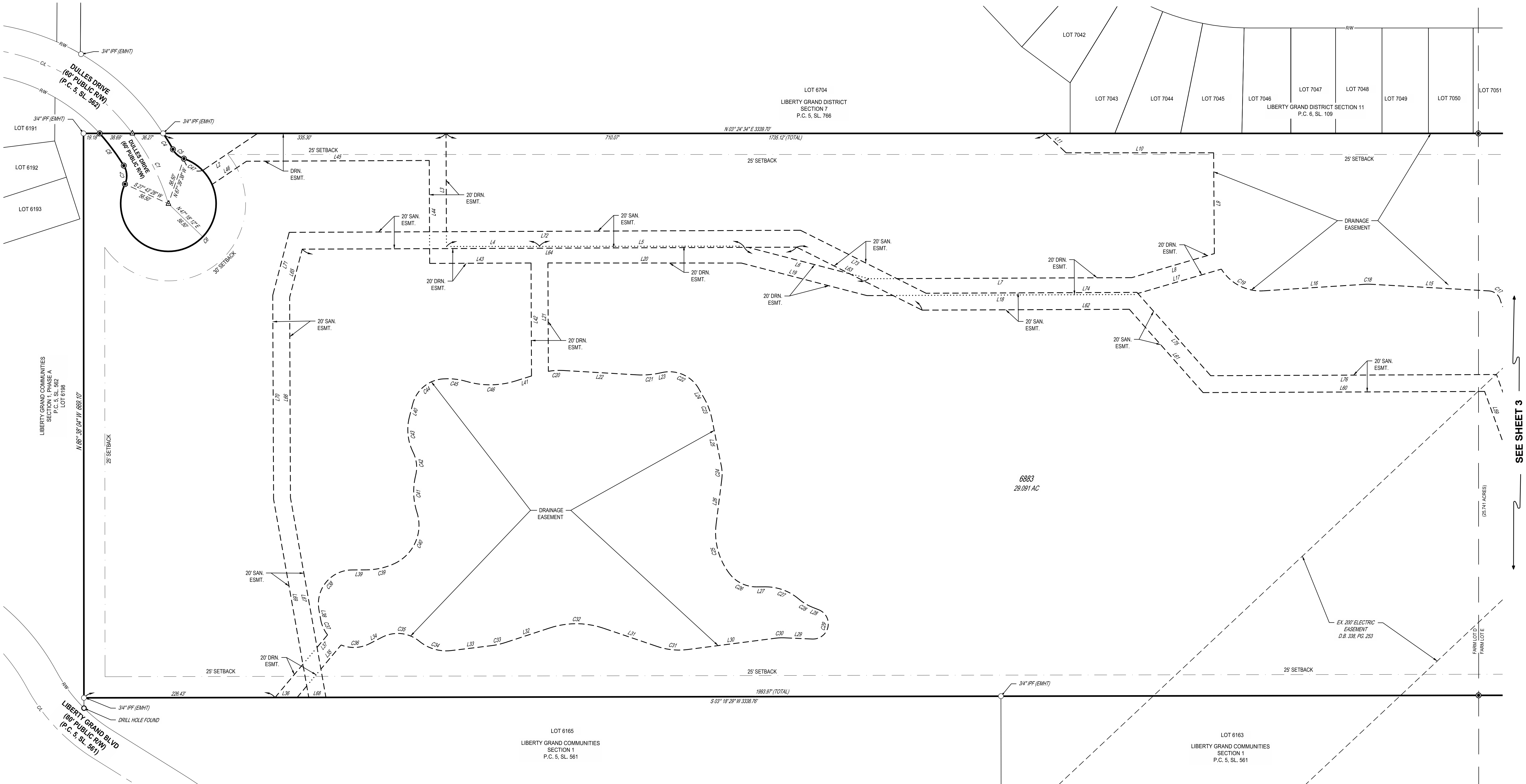
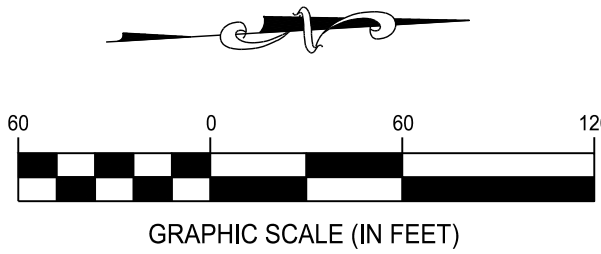
CHECKED: ALB

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JOB NO.: 760508

SHEET NO.: 3 OF 4



CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C1	20° 30' 33"	263.11'	94.18'	S66° 18' 08"W, 93.68'
C2	22° 51' 38"	500.00'	199.50'	N81° 58' 51"E, 198.18'
C3	22° 38' 02"	250.00'	98.76'	N81° 52' 03"E, 98.12'
C4	7° 49' 09"	163.77'	22.35'	N61° 40' 23"E, 22.33'
C5	42° 23' 20"	23.50'	17.39'	N43° 32' 02"E, 16.99'
C6	275° 23' 06"	56.50'	271.56'	S19° 58' 05"E, 76.08'
C7	55° 43' 06"	23.50'	22.85'	S89° 51' 55"W, 21.96'
C8	9° 39' 25"	283.24'	47.74'	S56° 39' 14"W, 47.68'
C9	22° 51' 38"	470.00'	187.53'	S81° 58' 51"W, 186.29'
C10	22° 38' 02"	280.00'	110.61'	S81° 52' 03"W, 109.89'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C11	22° 38' 02"	220.00'	86.91'	S81° 52' 03"W, 86.34'
C12	22° 51' 38"	530.00'	211.47'	S81° 58' 51"W, 210.07'
C13	15° 47' 24"	530.00'	146.06'	N85° 30' 58"E, 145.60'
C14	43° 48' 47"	55.00'	42.06'	S45° 58' 37"E, 41.04'
C15	14° 29' 25"	25.01'	6.32'	S31° 19' 03"E, 6.31'
C16	115° 32' 06"	45.00'	90.74'	S20° 25' 28"W, 76.13'
C17	70° 18' 53"	15.01'	18.42'	S41° 47' 53"W, 17.28'
C18	6° 54' 45"	45.00'	5.43'	S3° 10' 35"W, 5.43'
C19	61° 39' 53"	55.00'	59.19'	S30° 33' 08"W, 56.38'
C20	13° 00' 08"	80.00'	18.15'	N0° 18' 35"E, 18.12'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C21	16° 17' 35"	100.00'	28.44'	N1° 20' 08"W, 28.34'
C22	73° 21' 45"	40.00'	51.22'	N27° 11' 56"E, 47.79'
C23	18° 11' 44"	80.00'	25.41'	N72° 58' 41"E, 25.30'
C24	18° 34' 05"	50.00'	16.20'	S88° 38' 25"E, 16.13'
C25	44° 41' 51"	80.00'	62.41'	N78° 17' 42"E, 60.84'
C26	52° 46' 12"	40.00'	36.84'	N29° 33' 41"E, 35.55'
C27	40° 38' 30"	60.00'	42.56'	N23° 29' 50"E, 41.67'
C28	19° 01' 31"	60.00'	19.92'	N34° 18' 19"E, 19.83'
C29	161° 01' 45"	18.00'	50.59'	S74° 41' 33"E, 35.51'
C30	9° 45' 31"	60.00'	10.22'	S0° 56' 34"W, 10.21'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C31	26° 06' 57"	80.00'	36.46'	S9° 07' 17"W, 36.15'
C32	36° 56' 20"	100.00'	64.47'	S3° 42' 35"W, 63.36'
C33	11° 11' 52"	90.00'	17.59'	S9° 09' 38"E, 17.56'
C34	46° 36' 52"	50.00'	40.68'	S19° 44' 43"W, 39.57'
C35	66° 48' 49"	40.00'	46.64'	S9° 38' 44"W, 44.05'
C36	49° 28' 41"	40.00'	34.54'	S0° 58' 40"W, 33.48'
C37	28° 37' 36"	40.00'	19.99'	S69° 01' 48"W, 19.78'
C38	99° 50' 07"	40.00'	69.70'	N46° 44' 21"W, 61.21'
C39	25° 00' 10"	80.00'	34.91'	N9° 19' 23"W, 34.63'
C40	82° 38' 08"	50.00'	72.11'	N63° 08' 32"W, 66.02'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C41	31° 46' 00"	80.00'	44.35'	N88° 34' 35"W, 43.79'
C42	40° 24' 15"	40.00'	28.21'	S87° 06' 17"W, 27.63'
C43	40° 54' 25"	60.00'	42.84'	S87° 21' 22"W, 41.93'
C44	71° 53' 54"	40.00'	50.19'	N36° 14' 28"W, 46.97'
C45	20° 00' 24"	80.00'	27.93'	N9° 42' 41"E, 27.79'
C46	33° 42' 39"	100.00'	58.84'	N2° 51' 34"E, 57.99'
C47	26° 52' 58"	56.50'	26.51'	S35° 46' 52"W, 26.27'
C48	5° 42' 53"	440.00'	43.89'	N73° 24' 28"E, 43.87'
C49	0° 24' 35"	310.00'	2.22'	N70° 45' 20"E, 2.22'
C50	7° 07' 49"	470.00'	58.49'	S74° 06' 56"W, 58.45'

CESO IRON PIN LEGEND

- IRON PIN FOUND
- IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
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PLAT

SARA CROSSING

HYATTS ROAD

SCALE: 1" = 60'

LIBERTY TOWNSHIP
DELAWARE COUNTY, OHIO

DATE: 12/19/2023

DESIGN: N/A

DRAWN: DAV

CHECKED: ALB

CESO

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JOB NO.: 760508

SHEET NO.: 4 OF 4