

Final Subdivision Plat Application Delaware County, Ohio

(for unincorporated areas only)

RPC Number <u>29-21</u> Sec. <u>Ph.</u> Pt.

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

 PROJECT
 Orange Summit Communities
 (circle one)
 Residential
 Commercial

 TOWNSHIP
 Orange Township
 Orange Township
 Orange Township
 Orange Township

	Name Schottenstein Real Estate Group (Brad Holland) Wilcox Communities (Cris Moore)	Phone	SREG: 614-418-8914 Wilcox: 614-372-9594
CONTACT	Address SREG: 2 Easton Oval Suite 510 Wilcox: 250 W Old Wilson Bridge Rd Suite 140	E-mail	SREG: bh@sreg.com Wilcox: cmoare@wilcoxcommunities.com
CONTACT	City, State, Zip SREG: Columbus, Ohio 43219 Wilcox: Worthington, OH 43085		

	Name Orange Summit, LLC State St Investors & Holding Company LLC	Orange Summit: 614-418-8914 State St Investors: 614-372-9594
OWNER	Address Orange Summit: 5761 Columbus Pike State St Investors: 77 Ryan Creek Way	E-mail Orange Summit: bh@sreg.com State St Investors: cmoore@wilcoxcommunities.com
	City, State, Zip Lewis Center, OH 43035	

SURVEYOR/	Tyler Jackson, PE (Kimley-Horn) Name Patricia Brown, PE (EMH&T) Surveyor: Matt Ackroyd, PS (CESO, INC)	KH: 614-472-8552 Phone EMHT: 614-775-4396 CESO: 614-619-0515
ENGINEER	KH: 7065 N High St, Suite 200 Address EMHT: 5500 New Albany Road CESD: 2800 Corporate Exchange Drive, Suite 400	E-mail EMT: pbrown@emht.com CESO: mait ackroyd@casinc.com
	City, State, Zip EMIT: Columbus, Ohio 43235 CESO: Columbus, Ohio 43054 CESO: Columbus, Ohio 43231	

DETAILS	Total Lots 4	Buildable lots 2
DETAILS	Total Acreage 54.379	Open Space Acreage
	(uo Lal)	

	(13-10-10-)
	Date the Preliminary Plan was approved by RPC (required): 10/28/2021
	Date of Draft Plat Review by RPC staff (required): 1/5/2022
	Date of Final Engineering Approval by DCEO (required): Orange Summit South (Ryan Creek): 11/2b/2022 Drange Summit South (Ryan Creek): 11/2b/2022
	1 (one) Plat <u>signed</u> by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.
SUBMISSION REQUIREMENTS	1 reduced copy of the Final Plat at 11" x 17".
(Sub. Regs. Section 205.01)	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) \$

Brad Holland 2024-02-01

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

IN THE PRESENCE OF: AN OHIO LIMITED LIABILITY COMPANY BY:			
COMPANY, LLC, BY JORNHAW MUCCX, MANAGAG PARMINER, OF THE LAND PLATTED FERMIN, DUY JUH/DOWZEN IN HEREBUSS, DORE HEREBURY, DUY LEAKEN THE AND DUS HEREBURY AND LEAKEN THE HEREBUSS OF AND EXEMPTION TO THE AND PLATTED FERMIN, DUT SHARE MAN DUS HEREBURY THAT THE AND OWNER THE HEREBURY TO AND THE SAME CONTROL TO A STATEMENT ON THE YEAR SAME CONTROL TO CONTROL TO A DURING SAME MANY THAT DE SAME THE AND THE AND PLATTED FERMING DUY THAT YEARSHIP TO AND THA	VOLUME 2001, PAGE 2879, BEING OFFICIAL RECORD 1811, PAGE 13	G 54.379 ACRES OF LAND, BEIN G ALL OF THAT 24.868 ACRE TR 367 AND ALL OF LOT 159 OF A	G ALL OF THAT 28.861 ACRE TRACT OF LAND AS CONVEYED TO ORANGE SUMMIT, LLC, OF RECORD IN RACT OF LAND AS CONVEYED TO STATE ST. INVESTORS & HOLDING COMPANY, LLC, OF RECORD IN PLAT ENTITLED OLD TRAIL ADDITION NO. 1, OF RECORD IN PLAT CABINET 6, SLIDE 119 AND CONVEYED T
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AREA DESCRIBED ON THE PLAT. TOGETHER WITH INDREES AND EXCESSIONER REASONABLE ROUTES ACROSS ADAMATCRS TRACTS THAT ZOUNT HE EASENET WAT ANY MEN EXCENSIONS THE PURPOSE OF THIS ASSEMENT. EXCLUSIVEY FOR CONSTRUCTO, ON PARTINDA ADA ANTANCISC OF PUBLICA OR OR PRIVATE SAMITARY SERVICE, GENERE CONNECTIONS, MANDICLS, FORCE MARE, VALVES, AND OTHER SANITARY APPLICIENTANCES FUELD SANITARY EXCENT FUELD AND OR PRIVATE SANITARY SERVICE, GENERE M. HARMANIS, CHEF FRANCIAL OFFICER / SENIOR VICE PRESIDENT HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE IN THESES WHEREOF, GEORGE M. HARMANIS, CHEF FRANCIAL OFFICER / SENIOR VICE PRESIDENT HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE IN THE PERSIDENCE OF: AND OTHER HARMANIS DRIVE CONTROL OFFICER / SENIOR VICE PRESIDENT HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE IN THE PRESENCE OF: AND OTHER LINE OFFICER / SENIOR VICE PRESIDENT MAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED AND ACXNOMLEDGED IN THE PRESENCE OF: AND OTHER LINE OFFICER / SENIOR VICE PRESIDENT IN THE PRESENCE OF: AND OTHER LINE OFFICER / SENIOR VICE PRESIDENT IN THE PRESENCE OF: AND OTHER LINE OFFICER / SENIOR VICE PRESIDENT IN THE PRESENCE OF: AND OTHER LINE OFFICER / SENIOR VICE PRESIDENT IN THREES THEREOF, INVENTION AND ARD AFFIRED MY OFFICIAL SEAL IN WITHESS THEREOF, INVENTION BEED OF ORANGE JUNCT (LINE OCCUPANY) FOR THE SERVICE OFFICE. THIS	EASEMENT", "EASEMENT", "MULT "ACCESS EASEMENT", "HIGHWAY ALL PUBLIC AND QUASI-PUBLIC I	TI-USE PATH EASEMENT", "SAN Y EASEMENT", "MULTI-USE PAT UTILITIES ABOVE, BENEATH, A	NITARY EASEMENT" OR "UTILITY EASEMENT". EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT", TH EASEMENT" OR "UTILITY EASEMENT". PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE ND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATIO
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IN THE PRESENCE OF: AN OHIO LIMITED LABILITY COMPANY PY	THIS DAY OF	, 2024.	
GEORGE M. HARMANIS CHIEF FINANCIAL OFFICER / SENIOR VICE PRESIDENT STATE OF OHIO COUNTY OF DELAWARE: BEFORE ME, ANDTARY PUBLIC IN AND FOR SAUD STATE, PERSONALLY APPEARED GEORGE M. HARMANIS, CHIEF FINANCIAL OFFICER / SENIOR VICE PRESIDENT OF SAUD ORANGE SUMMIT, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF ORANGE SUMMIT, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR ITS USES AND PURPOSES EXPRESSED THERE IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIKED MY OFFICIAL SEAL THIS DAY OF 2024 IN WITNESS WHEREOF, JONATHAN WILCOX, MANAGING PARTINER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS DAY OF 2024 IN WITNESS WHEREOF, JONATHAN WILCOX, MANAGING PARTINER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS DAY OF 2024 IN WITNESS WHEREOF, JONATHAN WILCOX, MANAGING PARTINER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS DAY OF 2024 IN THE PRESENCE OF:	SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:		
COUNTY OF DELAWARE: DEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE M. HARMANIS, CHEF FINANCIAL OFFICER / SENIOR VICE PRESIDENT OF SAID DREAD SUMMIT, LLC, AN OHO LIMITED LABILITY COMPANY, HOA CXX/OWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY AC MAID DEED AND THE VOLUNTARY ACT AND DEED OF ORANGE SUMMIT, LLC, AN OHIO LIMITED LABILITY COMPANY, FOR ITS USES AND PURPOSES EXPRESSED THERE IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY OF, 2024 IN WITNESS WHEREOF, JONATHAN WILCOX, MANAGING PARTNER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS DAY OF, 2024 IN WITNESS WHEREOF, JONATHAN WILCOX, MANAGING PARTNER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS DAY OF, 2024. SIGNED AND ACKNOWLEDGED STATE ST. INVESTORS & IN THE PRESENCE OF: HOLDINGS COMPANY, LLC BY:	BY:		
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IN WITNESS WHEREOF, JONATHAN WILCOX, MANAGING PARTNER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS DAY OF, 2024. SIGNED AND ACKNOWLEDGED STATE ST. INVESTORS & IN THE PRESENCE OF: HOLDINGS COMPANY, LLC BY: 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 OF SAID STATE ST. INVESTORS & HOLDINGS COMPANY, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF STATE ST. INVESTORS & HOLDINGS COMPANY, LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS			
THIS DAY OF, 2024. SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: HOLDINGS COMPANY, LLC BY:	THIS DAY OF	_, 2024	AFFIXED MY OFFICIAL SEAL
STATE ST. INVESTORS & HOLDINGS COMPANY, LLC STATE OF OHIO COUNTY OF DELAWARE: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN WILCOX, MANAGING PARTNER OF SAID STATE ST. INVESTORS & HOLDINGS COMPANY, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF STATE ST. INVESTORS & HOLDINGS COMPANY, LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS	THIS DAY OF	_, 2024	AFFIXED MY OFFICIAL SEAL
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	THIS DAY OF MY COMMISSION EXPIRES IN WITNESS WHEREOF, JONATH/ THIS DAY OF SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: BY: STATE OF OHIO COUNTY OF DELAWARE: BEFORE ME, A NOTARY PUBLIC I HOLDINGS COMPANY, LLC, WHO AND DEED OF STATE ST. INVEST	, 2024 AN WILCOX, MANAGING PARTN , 2024. IN AND FOR SAID STATE, PERS O ACKNOWLEDGED THE SIGNIN TORS & HOLDINGS COMPANY, 1	AFFIXED MY OFFICIAL SEAL NER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. STATE ST. INVESTORS & HOLDINGS COMPANY, LLC JONATHAN WILCOX MANAGING PARTNER SONALLY APPEARED JONATHAN WILCOX, MANAGING PARTNER OF SAID STATE ST. INVESTORS & IG OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

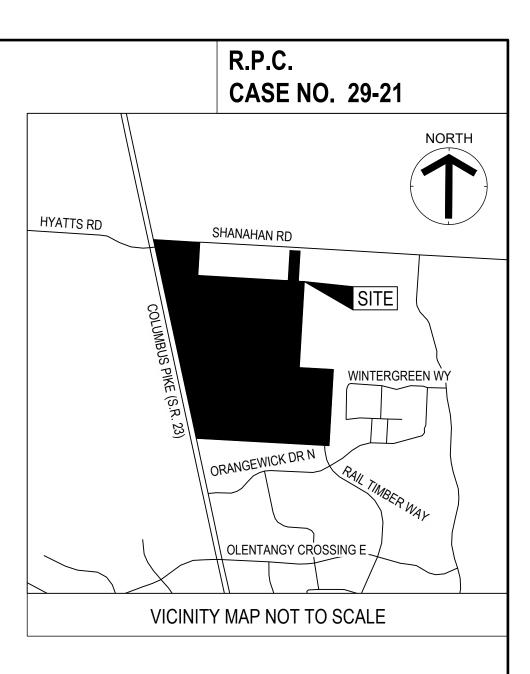
ORANGE SUMMIT COMMUNITIES

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18 LOTS 10 AND 11, UNITED STATES MILITARY LANDS

APPROVED THIS DAY OF20	ORANGE TWP., ZONING INSPECTOR
APPROVED THIS DAY OF20	DEL-CO WATER CO., INC.
APPROVED THIS DAY OF20	DELAWARE COUNTY SANITARY ENGINEER
APPROVED THIS DAY OF20	DELAWARE COUNTY ENGINEER
APPROVED THIS DAY OF20	DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION
THISDAY OF20 RIGHTS-OF-WAY FOR RAIL TIMBER WAY 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
TRANSFERRED THIS DAY OF, 20	AUDITOR, DELAWARE COUNTY, OHIO
RECORDED THIS DAY OF, 20, AT: A.M./P.M. IN BOOK, PAGE(S); PLAT CABINET, SLIDE FEE \$	RECORDER, DELAWARE COUNTY, OHIO

ORANGE SUMMIT COMMUNITIES NORTH DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL, RESOLUTION NO._____, JOURNAL DATE_____ RYAN CREEK

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



BASIS OF BEARING

BEARINGS SHOWN HERON ARE BASED ON THE OHIO STATE PLANE COORDINATED SYSTEM, SOUTH ZONE, NAD 83 (2011). A BEARING OF NORTH 12°11'19" WEST WAS HELD FOR A PORTION OF THE ORIGINAL CENTERLINE OF U.S. 23 AS DETERMINED BY OPUS POST PROCESSED STATIC GPS SESSIONS.

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.

FLOOD NOTE

BY UTILIZING FEMA'S FLOOD MAP SERVICE CENTER, THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39041C0234K AND COMMUNITY PANEL NO. 39041C0233L.

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 NOVEMBER 2021.

CESO IRON PIN LEGEND

0	IRON PIN FOUND
۲	IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
Ø	MAG NAIL FOUND
۵	MAG NAIL SET
•	PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)
O	PERMANENT MARKER FOUND
\square	STONE FOUND

	JEFFREY MILLER, P OHIO P.S. NO. 7211 2800 CORPORATE E COLUMBUS, OHIO 4	EXCHANGE DRIVE, SUITE 40	DATE:	
	0	RANGE SUMMI	T COMMUNITIE	S
	ORANGE TOWNSHIP		DELAV	VARE COUNTY, OHIO
	SCALE: N/A		DATE: 1/29/2024	
	DESIGN: N/A			JOB NO.: 759255
	DRAWN: DAV	CES	0	SHEET NO.:
	CHECKED: AJB	WWW.CES	0 I N C . C O M	1 OF 7
W:\PROJECTS\WILCOX COMMUNITI	ES\759255_STATEST-IN	IVESTORPARCEL\04-SURVEY\D	WG\759255-SURV-PLAT SEC 1.	DWG - 2/1/2024 4:46 PM

<u>NOTE "A":</u>	NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE I FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAG GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLAN THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROV. SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN I BUILDING PERMIT.	MPROVEMENTS PLA GE, PROPOSED IS, AS APPROVED B [\] AL OF THIS
<u>NOTE "B":</u>	ORANGE TOWNSHIP ZONING CODE FOR "ORANGE SUMMIT COMMUNITIES". PLATTING OF "ORANGE SUMMIT COMMUNITIES". DESIGNATION FOR "ORANG COMMUNITIES" AT THE TIME OF PLATTING IS "RCOD"	-
<u>NOTE "C":</u>	ACREAGE BREAKDOWN TOTAL ACREAGE: ACREAGE IN RIGHT-OF-WAY: EXISTING U.S. 23 AND SHANAHAN ROAD (P.R.O. WITHIN LOTS 9114-9115): RAIL TIMBER WAY:	54.379 ACRES 5.683 ACRES TOT. 2.348 ACRES 3.335 ACRES
	ACREAGE IN LOTS (9114-9117): ACREAGE IN ORANGE TOWNSHIP:	51.090 ACRES 54.379 ACRES
<u>NOTE "D":</u>	A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO D COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF W AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED A DESIGNATED HEREON AS "UTILITY EASEMENT", "HIGHWAY EASEMENT", "EA EASEMENT", "MULTI-USE PATH EASEMENT" OR "ACCESS EASEMENT" THAT ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS WATER COMPANY., TO INSTALL, SERVICE AND MAINTAIN WATER METER CF APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF- AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPA OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHE FEATURES IS STRICTLY PROHIBITED.	ATER LINES, VALVES ND WITHIN AREAS SEMENT", "DRAINAG ARE LOCATED THE RIGHT OF DEL-C COCKS AND WAY. THE EASEMEN NY, INC. PLACEMENT
NOTE "E":	ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AU PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION	
NOTE "F":	BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIM	
NOTE "G":	ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME (INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION F RESTRICTIONS.	
NOTE "H":	AT THE TIME OF PLATTING AS DEDICATION PLAT OF "ORANGE SUMMIT CON FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODF	

NOTE "I": AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE N ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS. IN ADDITION TO THOSE SHOW THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN (THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT SUBDIVISION PLAT OF "ORANGE SUMMIT COMMUNITIES". 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.

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	<u>NOTE "J":</u>	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	NOTE "Q":
THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS		EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A "SANITARY EASEMENT". ANY COSTS	
SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.		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	
ORANGE TOWNSHIP ZONING CODE FOR "ORANGE SUMMIT COMMUNITIES". IN EFFECT AT TIME OF PLATTING OF "ORANGE SUMMIT COMMUNITIES". DESIGNATION FOR "ORANGE SUMMIT		OWNER OF SAID UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES. PLANTINGS,	NOTE "R":
COMMUNITIES" AT THE TIME OF PLATTING IS "RCOD"		LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT,	
ACREAGE BREAKDOWN		THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.	
TOTAL ACREAGE: 54.379 ACRES			
ACREAGE IN RIGHT-OF-WAY: 5.683 ACRES TOTAL	<u>NOTE "K":</u>	ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE	
EXISTING U.S. 23 AND SHANAHAN ROAD (P.R.O. WITHIN LOTS 9114-9115): 2.348 ACRES		EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION	
RAIL TIMBER WAY: 3.335 ACRES		DISTRICT (DCWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO	
		INSTALLATION. THE DSWCD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO	
ACREAGE IN LOTS (9114-9117): 51.090 ACRES ACREAGE IN ORANGE TOWNSHIP: 54.379 ACRES		ASSURE THAT THE IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.	NOTE "S".
ACREAGE IN ORANGE TOWNSHIP. 54.379 ACRES		WITH THE STORM WATER CONTROL FACILITIES.	<u>NOTE "S":</u>
	NOTE "L":	NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR	
A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER		FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOW	
COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES		GROUND WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT UNLESS SAID STRUCTURE IS	
AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS		APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.	NOTE "T":
DESIGNATED HEREON AS "UTILITY EASEMENT", "HIGHWAY EASEMENT", "EASEMENT", "DRAINAGE			
EASEMENT", "MULTI-USE PATH EASEMENT" OR "ACCESS EASEMENT" THAT ARE LOCATED	<u>NOTE "M":</u>	ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE	
ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY., TO INSTALL, SERVICE AND MAINTAIN WATER METER CROCKS AND		COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.	
APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY. THE EASEMENT	NOTE "N":	WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT", AN EASEMENT IS HEREBY	NOTE "U":
AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT	NOTE N.	RESERVED FOR MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER	NOTE 0
OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE		DRAINAGE FACILITIES ALONG WITH GRANTING DELAWARE COUNTY, ITS SUCCESSORS OR	
FEATURES IS STRICTLY PROHIBITED.		ASSIGNS THE RIGHT OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THE	
		DRAINAGE EASEMENT AS DEFINED ABOVE. PURSUANT TO ORC SECTION 6137, DELAWARE	
ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE		COUNTY, ITS SUCCESSORS OR ASSIGNS, SHALL TAKE CORRECTIVE MEASURES OR REPAIRS TO	
PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.		RESTORE THE CULVERT AND/OR WATER COURSE, IF NECESSARY, INCLUDING THOSE ACTIONS	
		CAUSED BY AN EMERGENCY SITUATION. THE COST ASSOCIATED WITH THESE CORRECTIVE	
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.		MEASURES SHALL BE ASSESSED TO THE OWNER(S)."	NOTE "V":
	NOTE "O":	ALL OF LOTS 9116 AND 9117 ARE DRAINAGE EASEMENTS FOR THE PURPOSE OF STORM WATER	
ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING	<u></u>	CONTROL AND MAINTENANCE.	
INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT			
RESTRICTIONS.	<u>NOTE "P":</u>	ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY	NOTE "W":
		EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" WITHIN THE	
AT THE TIME OF PLATTING AS DEDICATION PLAT OF "ORANGE SUMMIT COMMUNITIES". IS IN THE		OVERLAP OR COVER AREAS. WORK TO FACILITATE SURFACE WATER DRAINAGE WITHIN 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		OVERLAP OR COVER AREAS IS NOT RESTRICTED; HOWEVER ANY PROPOSED NEW STORM	
INCORPORATED AREA, MAP NUMBER 39041C0234K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009		SEWER PIPES, INLETS, CATCH BASINS, STRUCTURES, OR OTHER STORM WATER APPURTENANCES OR INFRASTRUCTURE FEATURES SUBSEQUENT TO THOSE WHICH WERE	
AND MAP NUMBER 39041C0233L, WITH EFFECTIVE DATE, OF DECEMBER 21, 2023.		PERMITTED WITH THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED	
		IF APPROVED BY THE GOVERNING STORMWATER AUTHORITY AND THE DELAWARE COUNTY	
AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT		SANITARY ENGINEER.	
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			

CESO IRON PIN LEGEND

IRON PIN FOUND 0 ۲ IRON PIN TO BE SET (5/8"x30" REBAR W/ CES Ø MAG NAIL FOUND MAG NAIL SET Δ PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP) O

PERMANENT MARKER FOUND

 \square STONE FOUND 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.

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.

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, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.

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.

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.

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.

ORANGE SUMMIT COMMUNITIES DELAWARE COUNTY, OHIO

WWW.CESOINC.COM

DATE: 1/29/2024

JOB NO.:

759255

SHEET NO .:

SO CAP)

2 OF 7 AJB W:\PROJECTS\WILCOX COMMUNITIES\759255_STATEST-INVESTORPARCEL\04-SURVEY\DWG\759255-SURV-PLAT SEC 1.DWG - 2/1/2024 4:46 PM

ORANGE TOWNSHIP

SCALE: N/A

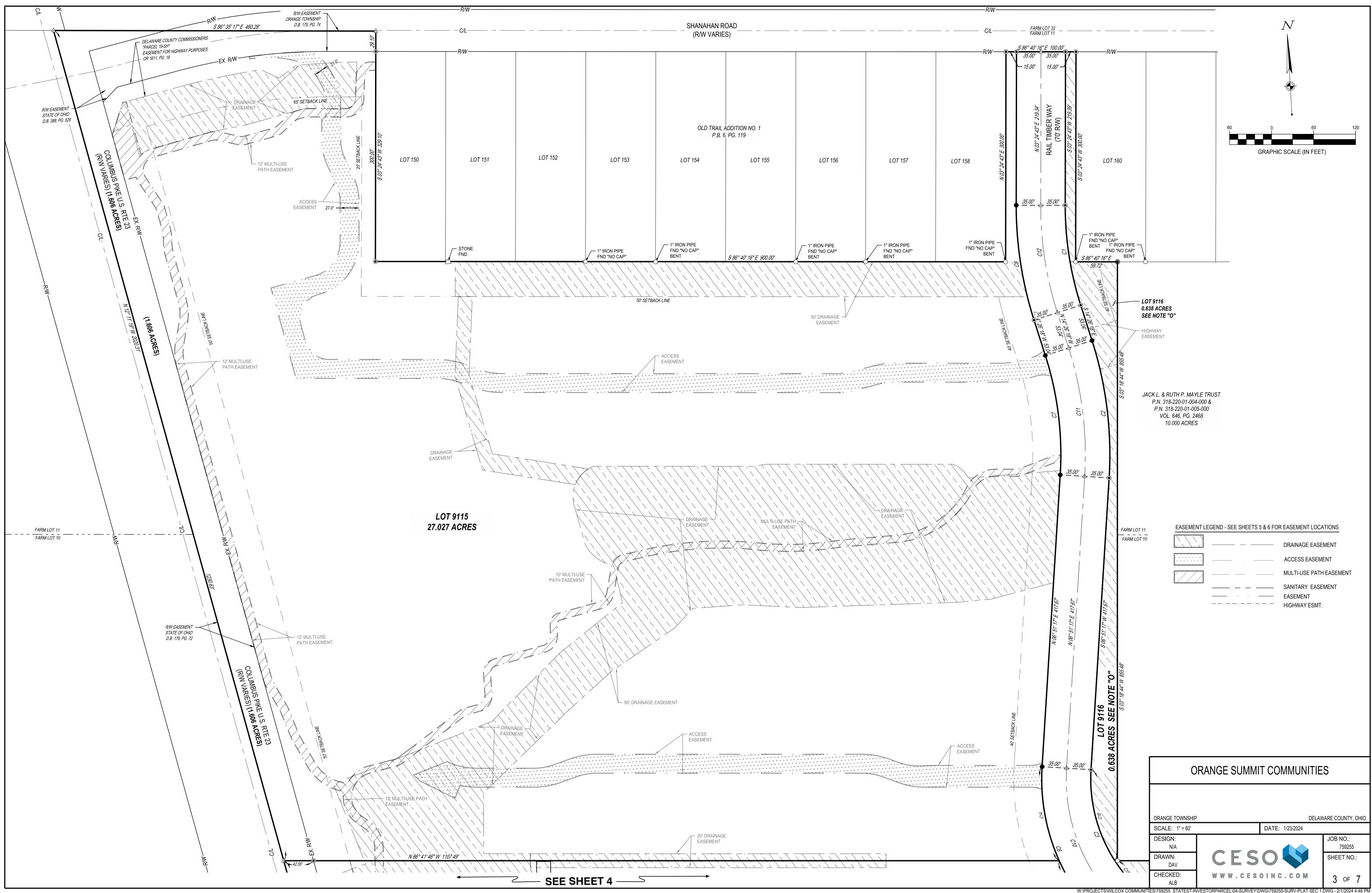
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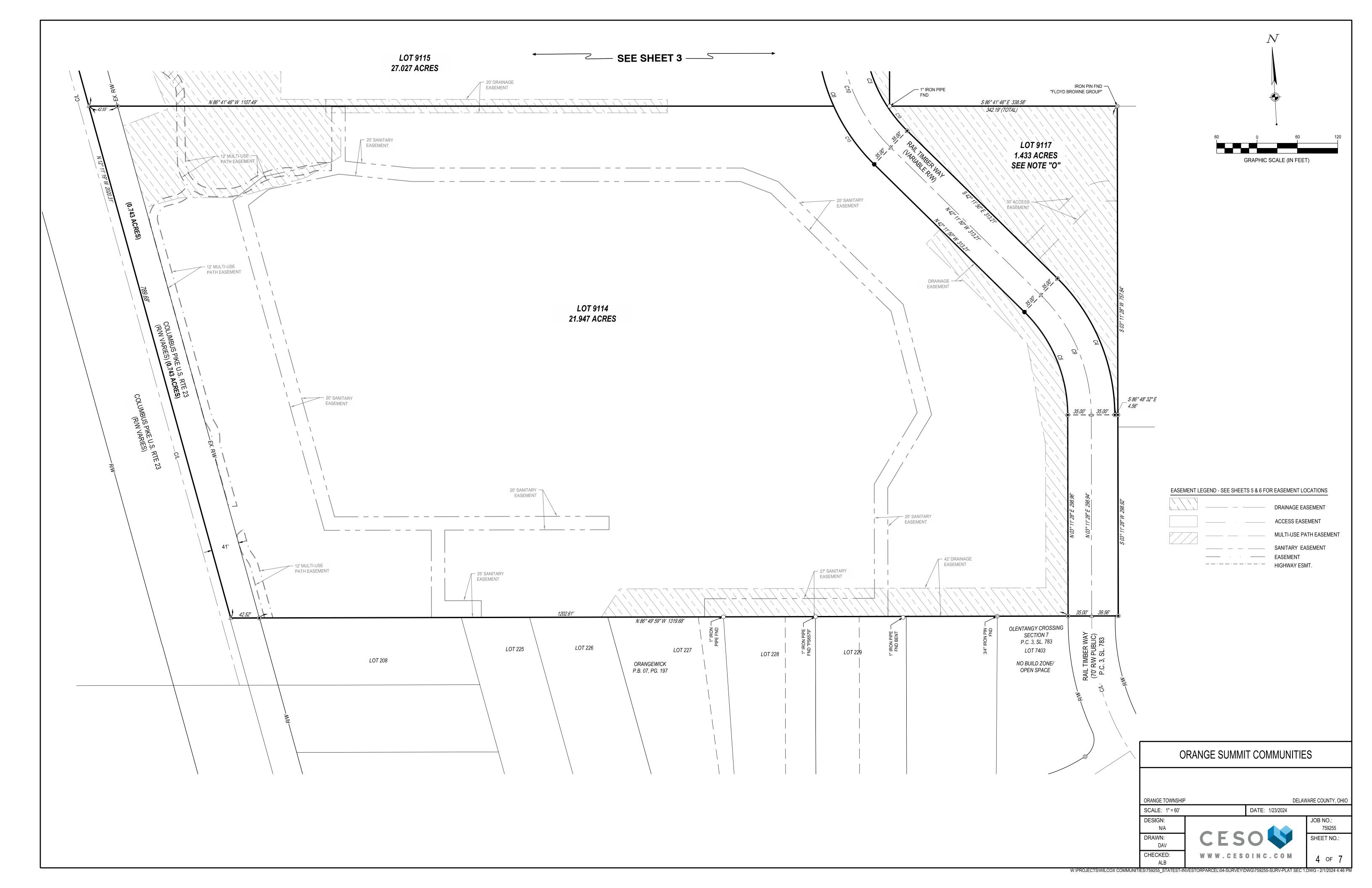
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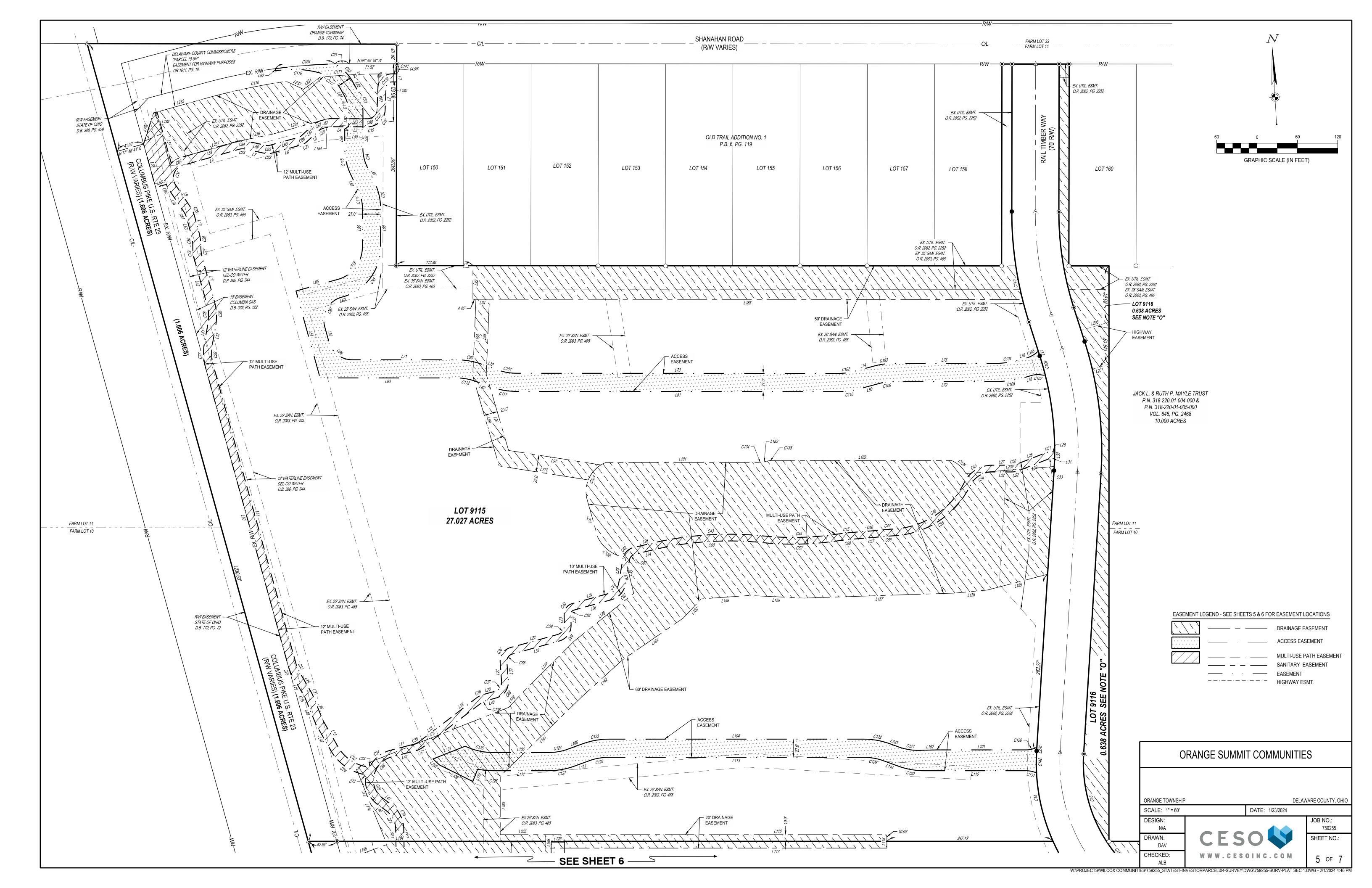
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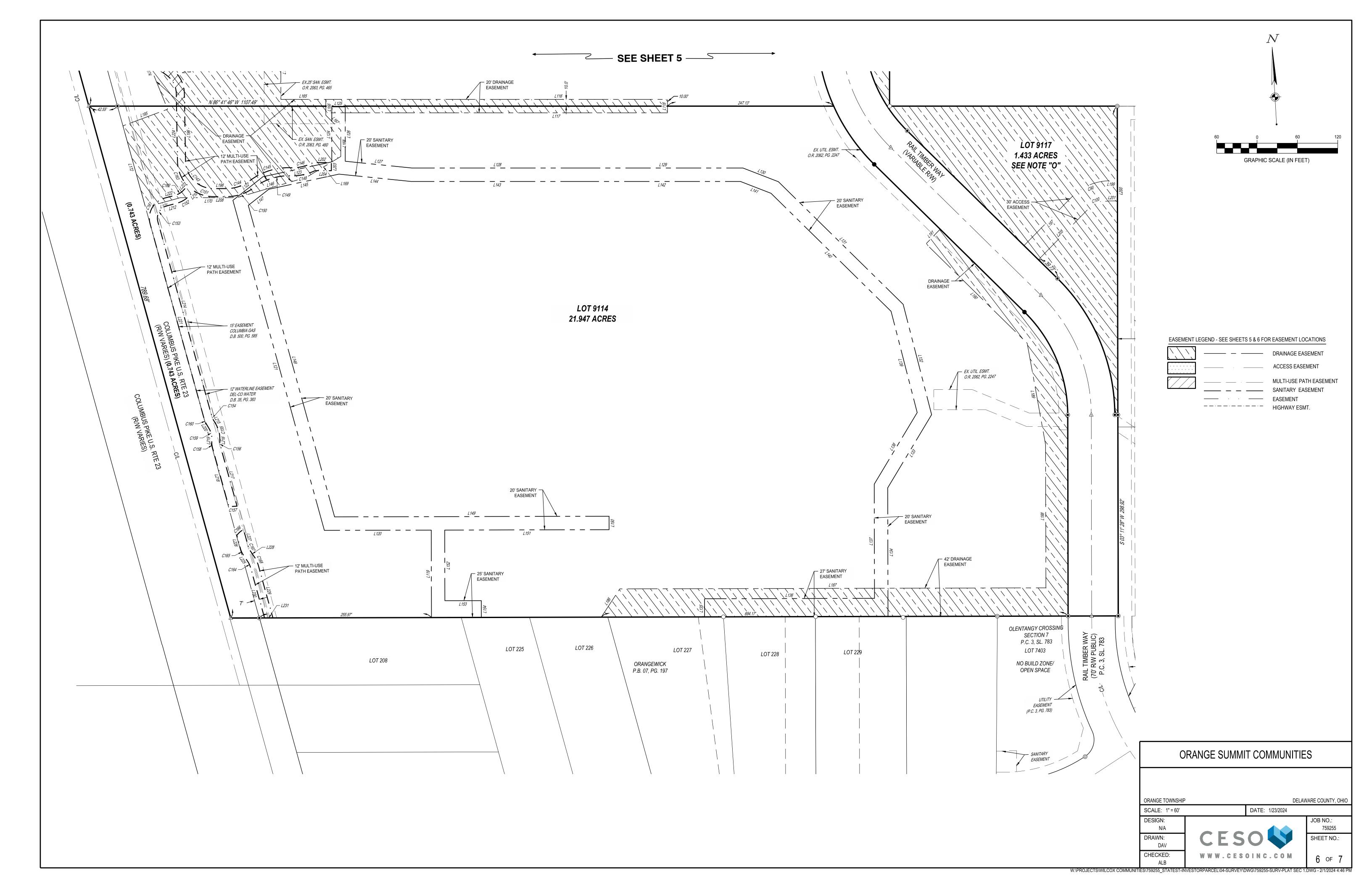
DESIGN:

DRAWN:









		CURV	E TABLE	
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C1	17° 51' 00"	465.00'	144.87'	S5° 30' 48"E, 144.28'
C2	21° 17' 35"	535.00'	198.82'	S3° 47' 30"E, 197.68'
C3	49° 03' 07"	215.00'	184.07'	S17° 40' 17"E, 178.50'
C4	45° 23' 18"	285.00'	225.77'	S19° 30' 11"E, 219.91'
C5	45° 23' 18"	215.00'	170.32'	N19° 30' 11"W, 165.90'
C6	49° 03' 07"	285.00'	243.99'	N17° 40' 17"W, 236.61'
C7	21° 17' 35"	465.00'	172.81'	N3° 47' 30"W, 171.82'
C8	17° 51' 00"	535 <u>.</u> 00'	166.68'	N5° 30' 48"W, 166.00'
C9	45° 23' 18"	250.00'	198.04'	N19° 30' 11"W, 192.91'
C10	49° 03' 07"	250.00'	214.03'	N17° 40' 17"W, 207.55'
C11	21° 17' 35"	500.00'	185.82'	N3° 47' 30"W, 184.75'
C12	17° 51' 00"	500.00'	155.77'	N5° 30' 48"W, 155.14'
C13	21° 20' 02"	285 <u>.</u> 00'	106.12'	S31° 31' 49"E, 105.51'
C14	27° 43' 05"	285.00'	137.87'	S7° 00' 16"E, 136.53'
C15	12° 38' 02"	215.00'	47.41'	S35° 52' 49"E, 47.31'
C16	36° 25' 05"	215 <u>.</u> 00'	136.66'	S11° 21' 16"E, 134.37'
C18	68° 44' 04"	26.00'	31.19'	S39° 51' 23"W, 29.35'
C19	19° 11' 17"	26.00'	8.71'	S83° 49' 04"W, 8.67'
C20	27° 38' 42"	14.00'	6.75'	S64° 19' 13"W, 6.69'
C21	27° 20' 36"	21.00'	10.02'	S64° 10' 10"W, 9.93'
C22	27° 45' 17"	21.00'	10.17'	N88° 16' 54"W, 10.07'
C23	28° 15' 32"	19 <u>.</u> 00'	9.37'	N88° 32' 01"W, 9.28'
C24	107° 46' 06"	19.00'	35.74'	S23° 27' 10"W, 30.70'
C25	18° 14' 34"	41.00'	13.05'	S21° 18' 36"E, 13.00'
C26	16° 10' 52"	76.00'	21.46'	S4° 05' 53"E, 21.39'

		CURV	E TABLE	
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C27	16° 10' 52"	59.00'	16.66'	S4° 05' 53"E, 16.61'
C28	25° 41' 06"	81.00'	36.31'	S0° 39' 14"W, 36.01'
C29	25° 41' 06"	69.00'	30.93'	S0° 39' 14"W, 30.67'
C30	14° 37' 07"	49.00'	12.50'	S19° 29' 53"E, 12.47'
C31	4° 43' 58"	51.00'	4.21'	S24° 26' 27"E, 4.21'
C32	48° 21' 14"	62.16'	52.46'	S54° 01' 11"E, 50.92'
C33	69° 48' 33"	4.00'	4.87'	N66° 53' 55"E, 4.58'
C34	47° 46' 26"	46.37'	38.67'	N55° 46' 08"E, 37.56'
C35	22° 42' 36"	21.00'	8.32'	N67° 29' 48"E, 8.27'
C36	22° 01' 16"	29.00'	11.15'	N66° 48' 03"E, 11.08'
C37	78° 39' 30"	14 <u>.</u> 00'	19.22'	N38° 28' 56"E, 17.75'
C38	78° 39' 30"	21.00'	28.83'	N38° 28' 56"E, 26.62'
C39	75° 25' 33"	14.00'	18.43'	N40° 05' 54"E, 17.13'
C40	75° 25' 33"	16.00'	21.06'	N40° 05' 55"E, 19.57'
C41	64° 56' 58"	19.00'	21.54'	N45° 20' 12"E, 20.40'
C42	67° 24' 49"	21.00'	24.71'	N46° 34' 07"E, 23.31'
C43	17° 46' 17"	503.55'	156.18'	S89° 47' 32"E, 155.56'
C44	13° 58' 43"	435.63'	106.28'	S87° 53' 43"E, 106.02'
C45	4° 14' 39"	482.63'	35.75'	N87° 14' 15"E, 35.74'
C46	1° 50' 00"	1088.30'	34.82'	N88° 26' 34"E, 34.82'
C47	2° 43' 46"	363.13'	17.30'	N88° 53' 27"E, 17.30'
C48	60° 39' 14"	124.61'	131.92'	N59° 55' 43"E, 125.84
C49	63° 43' 38"	46.00'	51.16'	N61° 27' 55"E, 48.57'
C50	21° 16' 48"	19.00'	7.06'	N82° 41' 20"E, 7.02'
C51	21° 16' 48"	19 <u>.</u> 00'	7.06'	N82° 41' 20"E, 7.02'

		CURV	E TABLE	
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C52	21° 16' 48"	29.00'	10 <u>.</u> 77'	S82° 41' 20"W, 10.71
C53	21° 16' 48"	9.00'	3.34'	S82° 41' 20"W, 3.32'
C54	63° 43' 38"	36.00'	40.04'	S61° 27' 55"W, 38.01'
C55	60° 39' 14"	134.61'	142,50'	S59° 55' 43"W, 135.94
C56	2° 43' 46"	353.13'	16.82'	S88° 53' 27"W, 16.82'
C57	1° 50' 00"	1098.30'	35.14'	S88° 26' 34"W, 35.14'
C58	4° 14' 39"	472.63'	35.01'	S87° 14' 15"W, 35.00'
C59	13° 58' 43"	445.63'	108.72'	N87° 53' 43"W, 108.45
C60	17° 45' 39"	493.55'	152.99'	N89° 47' 13"W, 152.38
C61	67° 24' 49"	11.00'	12.94'	S46° 34' 07"W, 12.21
C62	64° 56' 58"	29.00'	32.87'	S45° 20' 12"W, 31.14
C63	75° 25' 33"	6.00'	7.90'	S40° 05' 55"W, 7.34'
C64	75° 25' 33"	24.00'	31.59'	S40° 05' 54"W, 29.36
C65	78° 39' 30"	11.00'	15.10'	S38° 28' 56"W, 13.94
C66	78° 39' 30"	24.00'	32.95'	S38° 28' 56"W, 30.42'
C67	22° 42' 36"	31.00'	12.29'	S67° 29' 48"W, 12.21
C68	70° 11' 15"	36.58'	44.81'	S44° 35' 28"W, 42.06'
C69	57° 47' 42"	32.29'	32.57'	S19° 08' 27"E, 31.21'
C70	52° 13' 14"	46.50'	42.38'	S24° 46' 35"E, 40.93'
C71	52° 13' 14"	34.50'	31.44'	N24° 46' 35"W, 30.37
C72	57° 48' 45"	44.37'	44.77'	N19° 36' 41"W, 42.90'
C73	83° 47' 00"	4.00'	5.85'	N32° 35' 49"W, 5.34'
C74	44° 34' 50"	74.74'	58.15'	N52° 00' 51"W, 56.69
C75	4° 43' 58"	39.00'	3.22'	N24° 26' 27"W, 3.22'
C76	14° 37' 07"	61.00'	15.56'	N19° 29' 53"W, 15.52

	LINE TABLE	
LINE #	DIRECTION	LENGTH
L???	S77° 46' 33"E	134.18
L1	S03° 24' 43"W	12.00
L2	S05° 29' 21"W	33.07
L3	N86° 35' 17"W	27.00
L4	N86° 31' 12"W	29.74
L5	S50° 29' 52"W	24.20
L6	S77° 50' 28"W	45.34
L7	N74° 24' 16"W	29.78
L8	S77° 20' 13"W	87.16
L9	S30° 25' 53"E	40.69
L10	S12° 11' 19"E	25.81
L11	S12° 11' 19"E	68.27
L12	S13° 29' 47"W	28.10
L13	S12° 11' 19"E	460.75
L14	S26° 48' 26"E	35.27
L15	S18° 53' 27"E	41.44
L16	S26° 26' 04"E	47.82
L17	N78° 51' 06"E	35.99
L18	N56° 08' 30"E	57.26
L19	N55° 47' 25"E	50.31
L20	N77° 48' 41"E	17.66
L21	N00° 50' 50"W	28.94
L22	N77° 48' 41"E	72.49
L23	N02° 23' 08"E	16.54
L24	N77° 48' 41"E	57.87

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L25	N12° 51' 43"E	36.38	
L26	N80° 16' 32"E	38.88	
L27	S86° 40' 16"E	28.90	
L28	N72° 02' 56"E	48.09	
L29	S86° 40' 16"E	5.53	
L30	S03° 19' 44"W	10.00	
L31	N86° 40' 16"W	5.53	
L32	S72° 02' 56"W	48.09	
L33	N86° 40' 16"W	28.90	
L34	S80° 16' 32"W	38.79	
L35	S12° 51' 43"W	36.38	
L36	S77° 48' 41"W	57.87	
L37	S02° 23' 08"W	16.54	
L38	S77° 48' 41"W	72.49	
L39	S00° 50' 50"E	28.94	
L40	S77° 48' 41"W	16.82	
L41	S56° 08' 30"W	108.52	
L42	S78° 51' 07"W	36.02	
L43	S50° 53' 45"E	16.80	
L44	S02° 18' 32"W	19.45	
L45	N02° 18' 51"E	19.07	
L46	N50° 52' 51"W	16.98	
L47	N26° 25' 30"W	48.94	
L48	N18° 52' 39"W	41.56	
L49	N26° 48' 26"W	35.27	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L50	N12° 11' 19"W	460.60	
L51	N13° 29' 47"E	30.38	
L52	N12° 11' 19"W	70.70	
L53	N12° 11' 19"W	25.81	
L54	N30° 25' 53"W	40.69	
L55	S77° 48' 41"W	16.64	
L56	N12° 11' 19"W	66.91	
L57	S12° 11' 19"E	78.87	
L58	N77° 20' 13"E	87.16	
L59	S74° 24' 16"E	29.78	
L60	N77° 50' 28"E	45.34	
L61	N50° 29' 52"E	24.20	
L62	N78° 08' 34"E	11.96	
L63	S86° 35' 17"E	58.47	
L64	N05° 29' 21"E	33.07	
L65	S25° 22' 49"E	11.51	
L66	S03° 24' 43"W	53.20	
L67	S22° 07' 51"E	27.46	
L68	S03° 24' 43"W	57.61	
L69	S77° 48' 41"W	2.27	
L70	S12° 11' 19"E	24.02	
L71	S86° 40' 16"E	154.99	
L72	S66° 40' 16"E	23.21	
L73	S86° 40' 16"E	478.77	
L74	N78° 19' 44"E	31.63	

	LINE TABLE	
LINE #	DIRECTION	LENGTH
L75	S86° 40' 16"E	149.54
L76	N76° 54' 30"E	8.13
L77	S14° 26' 18"E	7.38
L78	S76° 54' 30"W	8.13
L79	N86° 40' 16"W	149.54
L80	S78° 19' 44"W	31.63
L81	N86° 40' 16"W	478.77
L82	N66° 40' 16"W	23.21
L83	N86° 40' 16"W	202.51
L84	N12° 11' 19"W	134.04
L85	N77° 48' 41"E	64.77
L86	N03° 24' 43"E	57.61
L87	N22° 07' 51"W	27.46
L88	N03° 24' 43"E	28.64
L89	N56° 32' 31"E	7.50
L90	N03° 24' 43"E	20.07
L91	N25° 22' 33"W	11.66
L92	N05° 49' 19"W	3.38
L93	N03° 19' 44"E	50.00
L94	N86° 40' 16"W	20.02
L95	N05° 39' 43"E	111.70
L96	N13° 01' 30"W	117.87
L97	N77° 46' 33"W	139.01
L99	S13° 01' 30"E	139.37
L100	S05° 39' 43"W	114.17

	LINE TABLE	
LINE #	DIRECTION	LENGTH
L101	S86° 41' 46"E	132.52
L102	S87° 58' 09"E	19.77
L103	S66° 41' 46"E	10.77
L104	S86° 41' 46"E	378.90
L105	N73° 18' 14"E	23.10
L106	S86° 41' 46"E	81.30
L107	N71° 45' 49"E	51.49
L108	N43° 49' 45"W	13.23
L109	N60° 23' 00"W	55.22
L110	S25° 08' 13"W	19.59
L111	N86° 41' 46"W	81.30
L112	S73° 18' 14"W	23.10
L113	N86° 41' 46"W	378.90
L114	N66° 41' 46"W	23.21
L115	N86° 41' 46"W	151.08
L116	S86° 41' 46"E	508.08
L117	N86° 41' 46"W	508.08
L118	S03° 18' 14"W	20.00
L119	N03° 10' 01"E	130.00
L120	N86° 49' 59"W	158.93
L121	N12° 11' 19"W	509.10
L122	N55° 10' 00"E	56.71
L123	N81° 07' 43"E	104.81
L124	N03° 18' 14"E	81.87
L125	S86° 41' 46"E	20.00

		CURVE	E TABLE	
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C77	25° 41' 06"	81.00'	36.31'	N0° 39' 14"E, 36.01'
C78	25° 41' 06"	59.00'	26.45'	N0° 39' 14"E, 26.23'
C79	16° 10' 52"	71.00'	20.05'	N4° 05' 53"W, 19.98'
C80	16° 10' 52"	64.00'	18.07'	N4° 05' 53"W, 18.01'
C81	18° 14' 34"	29.00'	9.23'	N21° 18' 36"W, 9.19'
C82	15° 04' 56"	31.00'	8.16'	N22° 53' 25"W, 8.14'
C83	29° 43' 49"	31.00'	16.09'	N62° 28' 18"E, 15.91'
C84	28° 15' 32"	31.00'	15.29'	S88° 32' 01"E, 15.13'
C85	27° 45' 17"	9.00'	4.36'	S88° 16' 54"E, 4.32'
C86	27° 20' 36"	9.00'	4.30'	N64° 10' 10"E, 4.25'
C87	27° 38' 42"	26.00'	12.54'	N64° 19' 13"E, 12.42'
C88	19° 11' 17"	14.00'	4.69'	N83° 49' 04"E, 4.67'
C89	87° 49' 52"	21.00'	32.19'	N49° 24' 17"E, 29.13'
C90	45° 23' 18"	80.00'	63.37'	N70° 29' 49"E, 61.73'
C91	1° 25' 49"	834.76'	20.84'	N87° 24' 04"W, 20.84'
C92	32° 31' 19"	70 <u>.</u> 54'	40.04'	S40° 53' 38"E, 39.50'
C93	28° 47' 32"	70.50'	35.43'	S10° 59' 03"E, 35.06'
C94	25° 32' 34"	61.50'	27.42'	S9° 21' 34"E, 27.19'
C95	25° 32' 34"	88.50'	39.45'	S9° 21' 34"E, 39.13'
C96	74° 23' 58"	76.50'	99.34'	S40° 36' 42"W, 92.50'
C97	90° 00' 00"	35.50'	55.76'	S32° 48' 41"W, 50.20'
C98	74° 28' 57"	35.50'	46.15'	S49° 25' 48"E, 42.97'
C99	20° 00' 00"	113 <u>.</u> 50'	39.62'	S76° 40' 16"E, 39.42'
C100	45° 23' 18"	50.00'	39.61'	S70° 29' 49"W, 38.58'
C101	20° 00' 00"	86.50'	30.19'	S76° 40' 16"E, 30.04'

		CURVE	E TABLE	
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C102	15° 00' 00"	86.50'	22.65'	N85° 49' 44"E, 22.58'
C103	15° 00' 00"	113.50'	29.71'	N85° 49' 44"E, 29.63'
C104	16° 25' 14"	136.50'	39.12'	N85° 07' 07"E, 38.99'
C105	29° 20' 55"	41.14'	21.07'	N63° 35' 04"E, 20.84'
C106	3° 48' 41"	465.00'	30.93'	S12° 31' 57"E, 30.93'
C107	35° 44' 44"	34.50'	21.52'	N85° 13' 09"W, 21.18
C108	16° 25' 14"	163.50'	46.86'	S85° 07' 07"W, 46.70
C109	15° 00' 00"	86.50'	22.65'	S85° 49' 44"W, 22.58
C110	15° 00' 00"	113.50'	29.71'	S85° 49' 44"W, 29.63'
C111	20° 00' 00"	113.50'	39.62'	N76° 40' 16"W, 39.42
C112	20° 00' 00"	86.50'	30.19'	N76° 40' 16"W, 30.04
C113	74° 23' 58"	49.50'	64.28'	N40° 36' 42"E, 59.85'
C114	25° 32' 34"	61.50'	27.42'	N9° 21' 34"W, 27.19'
C115	25° 32' 34"	88.50'	39.45'	N9° 21' 34"W, 39.13'
C116	28° 47' 32"	49.50'	24.87'	N10° 59' 03"W, 24.61
C117	46° 27' 42"	49.54'	40.17'	N47° 43' 10"W, 39.08'
C118	25° 52' 51"	149.45'	67.51'	N83° 53' 26"W, 66.94'
C119	36° 45' 04"	46.36'	29.74'	N43° 25' 43"E, 29.23'
C120	27° 50' 19"	34.64'	16.83'	N79° 25' 05"E, 16.67'
C121	26° 18' 42"	88.89'	40.82'	S78° 17' 39"E, 40.46'
C122	20° 00' 00"	113.50'	39.62'	S76° 41' 46"E, 39.42'
C123	20° 00' 00"	113,50'	39.62'	N83° 18' 14"E, 39.42'
C124	20° 00' 00"	86.50'	30.19'	N83° 18' 14"E, 30.04'
C125	25° 09' 10"	99.50'	43.68'	S74° 07' 11"E, 43.33'
C126	10° 48' 04"	126.50'	23.85'	N81° 17' 44"W, 23.81

		CURVE	E TABLE	
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD
C127	20° 00' 00"	113.50'	39 <u>.</u> 62'	S83° 18' 14"W, 39.42'
C128	20° 00' 00"	86.50'	30.19'	S83° 18' 14"W, 30.04'
C129	20° 00' 00"	86.50'	30.19'	N76° 41' 46"W, 30.04'
C130	20° 00' 00"	113.50'	39.62'	N76° 41' 46"W, 39.42'
C131	26° 41' 20"	34.66'	16.14'	N74° 33' 34"W, 16.00'
C132	54° 10' 21"	55.09'	52.09'	N50° 12' 37"W, 50.17'
C133	85° 53' 09"	46.36'	69.49'	N29° 35' 22"E, 63.17'
C134	11° 06' 50"	17.00'	3.30'	N87° 46' 19"E, 3.29'
C135	11° 06' 49"	53.00'	10.28'	N87° 46' 19"E, 10.26'
C136	39° 32' 58"	43.18'	29.80'	S44° 48' 32"E, 29.21'
C137	68° 44' 04"	14.00'	16.80'	N39° 51' 23"E, 15.81'
C138	21° 40' 11"	19.00'	7.19'	S66° 58' 35"W, 7.14'
C139	87° 49' 52"	9.00'	13.80'	S49° 24' 17"W, 12.48'
C140	5° 27' 47"	535.00'	51.01'	S7° 59' 46"E, 50.99'
C141	0° 05' 51"	4031.07'	6.86'	S86° 37' 00"E, 6.86'
C142	6° 34' 32"	285.00'	32.71'	S3° 34' 01"W, 32.69'
C143	89° 00' 21"	41.50'	64.47'	S42° 11' 35"E, 58.18'
C144	37° 13' 01"	56.50'	36.70'	N74° 41' 44"E, 36.06'
C145	37° 40' 14"	96.23'	63.27'	N74° 55' 20"E, 62.13'
C146	32° 07' 18"	65.36'	36.64'	N81° 20' 06"E, 36.16'
C148	29° 30' 43"	77.36'	39.85'	S82° 20' 11"W, 39.41'
C149	37° 25' 51"	84.23'	55.02'	S74° 48' 09"W, 54.05'
C150	37° 13' 01"	68.50'	44.49'	S74° 41' 44"W, 43.72'
C151	32° 59' 05"	53.50'	30.80'	N70° 12' 14"W, 30.38'
C152	32° 36' 25"	39.00'	22.19'	S62° 16' 36"W, 21.90'

LINE TABLE					
LINE #	DIRECTION	LENGTH			
L126	S03° 18' 14"W	80.90			
L127	S80° 54' 11"E	99.44			
L128	S86° 41' 46"E	255.50			
L129	S86° 41' 46"E	236.89			
L130	S65° 31' 55"E	56.60			
L131	S42° 11' 50"E	259.99			
L132	S11° 09' 52"E	169.36			
L133	S34° 16' 07"W	126.92			
L134	S03° 10' 01"W	191.17			
L135	S03° 10' 01"W	26.99			
L136	S86° 50' 05"E	252.70			
L137	N03° 10' 01"E	169.74			
L138	N34° 16' 07"E	124.12			
L139	N11° 09' 52"W	155.44			
L140	N42° 11' 50"W	250.31			
L141	N65° 31' 55"W	48.73			
L142	N86° 41' 46"W	233.15			
L143	N86° 41' 46"W	256.52			
L144	N80° 54' 11"W	107.90			
L145	S81° 07' 43"W	106.69			
L146	S77° 00' 42"W	107.43			
L147	S55° 10' 00"W	38.77			
L148	S12° 11' 19"E	480.53			
L149	S86° 49' 59"E	408.12			
L150	S03° 10' 01"W	20.00			

LINE TABLE				
LINE #	DIRECTION	LENGTH		
L151	N86° 49' 59"W	244.44		
L152	S03° 10' 01"W	104.96		
L153	S86° 46' 30"E	54.16		
L154	S03° 13' 30"W	24.99		
L155	S78° 37' 30"W	92.57		
L156	S87° 56' 43"W	48.33		
L157	N88° 36' 33"W	224.78		
L158	N83° 56' 03"W	81.58		
L159	S89° 10' 57"W	71.42		
L160	S46° 23' 28"W	38.77		
L161	S58° 47' 14"W	109.80		
L162	S51° 04' 11"W	83.37		
L163	S49° 04' 28"W	167.66		
L164	S03° 18' 14"W	86.90		
L165	S86° 41' 46"E	66.77		
L166	S03° 18' 14"W	23.50		
L167	S41° 37' 33"E	31.69		
L168	S03° 22' 27"W	38.99		
L169	S62° 08' 34"W	59.97		
L170	N86° 41' 46"W	84.09		
L171	S77° 48' 41"W	53.79		
L172	N12° 11' 19"W	125.71		
L173	N03° 18' 14"E	20.00		
L174	N18° 48' 53"W	123.20		
L175	N71° 45' 49"E	244.56		

LINE TABLE				
LINE #	DIRECTION	LENGTH		
L176	N46° 05' 20"E	24.22		
L177	N48° 21' 43"E	114.13		
L178	N54° 34' 31"E	113.42		
L179	N10° 23' 59"W	54.95		
L180	N86° 38' 54"W	6.84		
L181	S86° 40' 16"E	227.36		
L182	N82° 12' 55"E	8.75		
L183	S86° 40' 19"E	263.74		
L184	S78° 08' 34"W	10.49		
L185	N86° 40' 16"W	817.17		
L186	N36° 31' 30"E	50.27		
L187	S86° 50' 05"E	633.58		
L188	N03° 10' 01"E	213.02		
L189	N06° 58' 18"W	153.04		
L190	N42° 11' 50"W	210.84		
L191	N47° 10' 29"E	30.24		
L192	N21° 05' 13"E	48 <u>.</u> 37		
L193	N77° 34' 11"E	5.46		
L194	N86° 51' 42"W	12.00		
L195	N72° 53' 55"E	70.93		
L196	S02° 18' 35"W	81.85		
L197	N47° 48' 10"E	101.55		
L198	S86° 41' 46"E	19.57		
L199	S86° 48' 32"E	10.77		
L200	S03° 11' 28"W	30.00		

	LINE TABLE			LINE TABLE	
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGT
L176	N46° 05' 20"E	24.22	L201	N86° 48' 32"W	10.77
L177	N48° 21' 43"E	114.13	L202	S86° 41' 46"E	27.26
L178	N54° 34' 31"E	113.42	L203	S03° 18' 14"W	12.00
L179	N10° 23' 59"W	54.95	L204	N86° 41' 46"W	24.40
L180	N86° 38' 54"W	6.84	L205	S47° 48' 10"W	101.55
L181	S86° 40' 16"E	227.36	L206	S76° 54' 30"W	43.35
L182	N82° 12' 55"E	8.75	L207	S76° 54' 30"W	25.97
L183	S86° 40' 19"E	263.74	L208	N86° 41' 46"W	19.57
L184	S78° 08' 34"W	10.49	L209	N88° 42' 01"E	131.7
L185	N86° 40' 16"W	817.17	L210	S45° 58' 23"W	9.65
L186	N36° 31' 30"E	50.27	L211	N12° 31' 52"W	57.05
L187	S86° 50' 05"E	633.58	L212	S78° 34' 48"W	15.27
L188	N03° 10' 01"E	213.02	L214	S12° 11' 19"E	300.6
L189	N06° 58' 18"W	153.04	L215	S27° 11' 19"E	8.30
L190	N42° 11' 50"W	210.84	L216	S02° 48' 41"W	6.36
L191	N47° 10' 29"E	30.24	L217	S12° 11' 55"E	93.15
L192	N21° 05' 13"E	48.37	L218	N12° 11' 21"W	90.42
L193	N77° 34' 11"E	5.46	L219	N02° 48' 41"E	6.36
L194	N86° 51' 42"W	12.00	L220	N27° 11' 19"W	8.30
L195	N72° 53' 55"E	70.93	L221	N12° 11' 19"W	300.65
L196	S02° 18' 35"W	81.85	L222	N78° 34' 48"E	15.27
L197	N47° 48' 10"E	101.55	L223	N45° 58' 23"E	8.97
L198	S86° 41' 46"E	19.57	L224	N02° 18' 35"E	82.02
L199	S86° 48' 32"E	10.77	L225	N30° 38' 07"W	12.30
L200	S03° 11' 28"W	30.00	L226	N12° 11' 21"W	20.68

	LINE TABLE			
LINE #	DIRECTION	LENGTH		
L227	S12° 11' 21"E	26.45		
L228	S30° 38' 07"E	12.30		
L229	S12° 12' 02"E	81.18		
L230	N12° 12' 02"W	77.88		
L231	N86° 49' 59"W	12.44		
L232	N77° 34' 11"E	74.41		
L233	S61° 46' 13"E	28.39		
L234	N56° 59' 52"E	30.74		
L235	S77° 45' 40"W	86.33		
L236	S81° 41' 18"W	54.07		
L237	S77° 20' 13"W	87.16		
L276	S06° 51' 17"W	5.68		

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD		
C153	90° 46' 07"	19 <u>.</u> 00'	30.10'	S33° 11' 44"W, 27.05'		
C154	15° 00' 00"	19.00'	4.97'	S19° 41' 19"E, 4.96'		
C155	30° 00' 00"	41.00'	21.47'	S12° 11' 19"E, 21.22'		
C156	15° 00' 00"	19 <u>.</u> 00'	4.97'	S4° 41' 18"E, 4.96'		
C157	3° 33' 57"	198.00'	12.32'	N89° 24' 21"W, 12.32'		
C158	15° 00' 00"	31.00'	8.12'	N4° 41' 19"W, 8.09'		
C159	30° 00' 00"	29.00'	15.18'	N12° 11' 19"W, 15.01'		
C160	15° 00' 00"	31.00'	8.12'	N19° 41' 19"W, 8.09'		
C161	90° 46' 07"	31.00'	49.11'	N33° 11' 44"E, 44.13'		
C162	32° 36' 25"	27.00'	15.37'	N62° 16' 36"E, 15.16'		
C163	43° 07' 20"	53.50'	40.27'	N19° 15' 05"W, 39.32'		
C164	18° 26' 05"	29.00'	9.33'	N21° 25' 04"W, 9.29'		
C165	18° 26' 46"	31.00'	9.98'	N21° 24' 44"W, 9.94'		
C166	27° 30' 59"	28.00'	13.45'	N52° 06' 13"E, 13.32'		
C167	18° 26' 46"	19.00'	6.12'	S21° 24' 44"E, 6.09'		
C168	18° 26' 05"	41.00'	13.19'	S21° 25' 04"E, 13.13'		
C169	6° 15' 22"	815.55'	89.05'	S88° 44' 35"W, 89.01'		
C170	7° 15' 32"	1015.52'	128.66'	N81° 11' 57"E, 128.57'		
C171	4° 53' 46"	1015.00'	86.74'	S89° 50' 53"E, 86.71'		

ORANGE SUMMIT COMMUNITIES ORANGE TOWNSHIP DELAWARE COUNTY, OHIO DATE: 1/23/2024 SCALE: 1" = 60' JOB NO.: 759255 DESIGN: N/A CESO 😽 DRAWN: SHEET NO .: DAV CHECKED: WWW.CESOINC.COM 7 OF 7 ALB