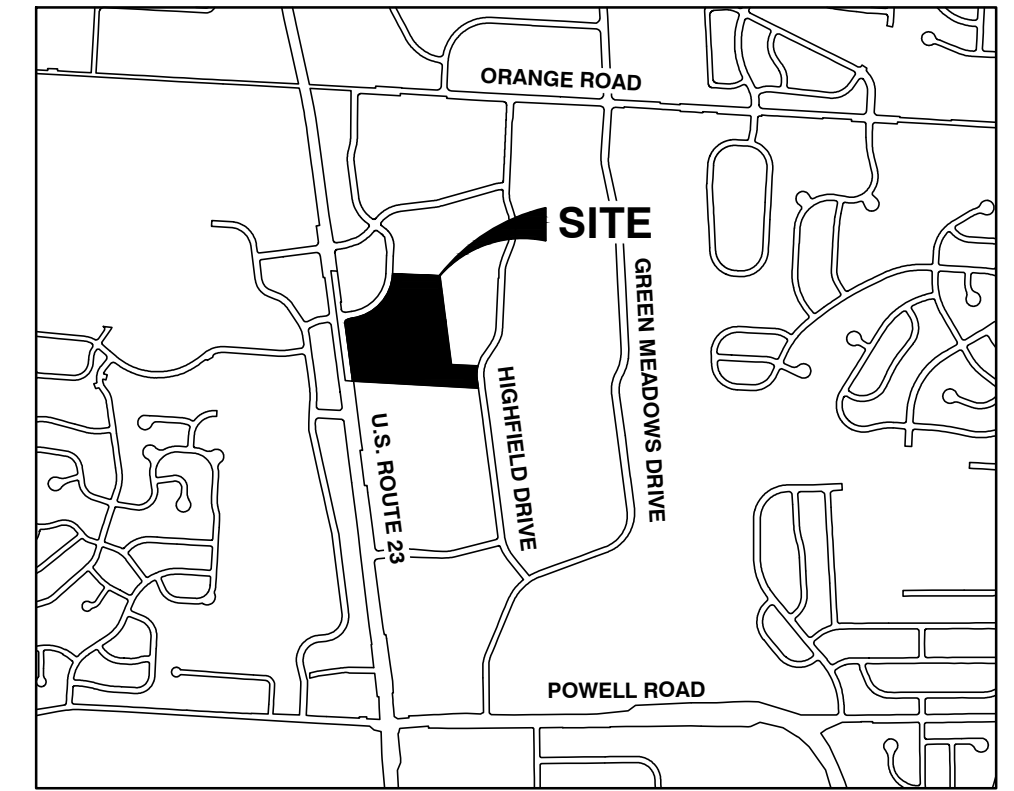


HIDDEN RAVINES CROSSING LOT 9141, DIVISION 1

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE,
FARM LOTS 21 & 22 QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS.

R.P.C.
CASE No. 11-24



VICINITY MAP
SCALE: 1"=2,000'

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, FARM LOTS 21 AND 22, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS, BEING 23.328 ACRES OUT OF AN ORIGINAL 31.131 ACRE TRACT OF LAND CONVEYED TO JLP-ORANGE LLC, OF RECORD IN OFFICIAL RECORD VOLUME 868, PAGES 2720-2723, BEING LOT 5100 (1.069 ACRES) OF NORTHBROOKE CORPORATE CENTER PHASE 2 REPLAT OF LOTS 5099 AND 5100 AS CONVEYED TO JLP-ORANGE LLC OF RECORD IN OFFICIAL RECORD VOLUME 1605, PAGES 2546-2548, (ALL REFERENCES TO RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, DELAWARE COUNTY, OHIO).

THE UNDERSIGNED, JLP-ORANGE LLC, AN OHIO LIMITED LIABILITY COMPANY BY MARK UNGAR, AUTHORIZED REPRESENTATIVE, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "HIDDEN RAVINES CROSSING, LOT 9141, DIVISION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 9256-9258 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT WHICH DOES NOT DEDICATE ANY PUBLIC ROAD RIGHT-OF-WAY.

IN WITNESS WHEREOF, MARK UNGAR, AUTHORIZED REPRESENTATIVE OF JLP-ORANGE LLC,
HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____

SIGNED AND ACKNOWLEDGED JLP-ORANGE LLC,
IN THE PRESENCE OF: AN OHIO LIMITED LIABILITY COMPANY

BY: _____
MARK UNGAR, AUTHORIZED REPRESENTATIVE

STATE OF OHIO COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK UNGAR, AUTHORIZED REPRESENTATIVE, OF SAID JLP-ORANGE LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID JLP-ORANGE LLC, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

MY COMMISSION EXPIRES _____

CERTIFICATION:

SURVEYED AND PLATTED BY CIVIL AND ENVIRONMENTAL CONSULTANTS.
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND.

DARRELL B. PLUMMER, P.S.
PROFESSIONAL LAND SURVEYOR NO. 7595

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

APPROVED THIS _____ DAY OF _____
ORANGE TOWNSHIP ZONING DIRECTOR

APPROVED THIS _____ DAY OF _____
DEL-CO WATER CO., INC.

APPROVED THIS _____ DAY OF _____
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____
DELAWARE COUNTY ENGINEER
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.

APPROVED THIS _____ DAY OF _____
DIRECTOR, DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

THIS _____ DAY OF _____ RIGHTS-OF-WAY
FOR PUBLIC STREETS AND ROADS 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.

TRANSFERRED THIS _____ DAY OF _____
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____
AT _____, FEE _____
RECORDER, DELAWARE COUNTY, OHIO

FILE NO. _____

PLAT CABINET _____, SLIDE _____

OFFICIAL RECORD _____ PAGE _____

SURVEY DATA:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON NORTH 07°27'46" WEST FOR THE CENTERLINE OF COLUMBUS PIKE BASED ON FIELD OBSERVATIONS PERFORMED IN MARCH 2021 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT).

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE NAME "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON, ARE TO BE SOLID IRON PINS, 1" DIAMETER, 30" LONG; SOLID IRON PINS ARE TO BE SET TO MONUMENT POINTS INDICATED AND ARE TO BE SET WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM PLUG BEARING THE NAME "CEC INC".

NOTE "A": ACREAGE BREAKDOWN
TOTAL ACREAGE: 24.397 AC.
ACREAGE IN LOTS 9256-9258: (3 BUILDABLE LOTS) 24.397 AC.
ACREAGE IN RIGHTS-OF-WAY: 0.000 AC.

ACREAGE IN FARM LOT 21: 13.859 AC.
ACREAGE IN FARM LOT 22: 10.538 AC.
TOTAL ACREAGE IN FARM LOTS: 24.397 AC.

NOTE "B": ORANGE TOWNSHIP ZONING CODE FOR HIDDEN RAVINES CROSSING, LOT 9141, DIVISION 1 IN EFFECT AT TIME OF PLATTING OF HIDDEN RAVINES CROSSING, LOT 9141, DIVISION 1 SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

FRONT: 80 FEET MINIMUM (U.S. 23)
FRONT: 50 FEET MINIMUM (HIGHFIELD DR.)
FRONT: 30 FEET MINIMUM (ORANGE CENTRE DRIVE)

NOTE "C": 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".

NOTE "D": ZONING CLASSIFICATION: PLANNED COMMERCIAL DISTRICT
ZONING CASE #ZON-21-07

NOTE "E": AS REQUIRED BY THE ORANGE TOWNSHIP ZONING CODE, NO DRIVEWAY SHALL BE LOCATED SO THAT IT ENTERS A PUBLIC ROAD WITHIN FORTY FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY OF ANY TWO PUBLIC ROADS AS MEASURED FROM THE EDGE OF THE RIGHT-OF-WAY AT THE INTERSECTION TO THE CENTER OF THE PRIVATE DRIVEWAY.

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

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

NOTE "H": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS HIDDEN RAVINES CROSSING, LOT 9141, DIVISION 1 IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN THE FLOOD HAZARD ZONE "AE" (THE 1% ANNUAL CHANCE FLOOD "100 YEAR FLOOD", WITH BASE FLOOD ELEVATIONS DETERMINED AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39041C0242K WITH EFFECTIVE DATE OF APRIL 16, 2009).

NOTE "I": FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION 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.

NOTE "J": EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS EASEMENT, CONSERVATION EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, SANITARY EASEMENT, DRAINAGE EASEMENT, DRAINAGE ACCESS EASEMENT, OR DRAINAGE AND ACCESS EASEMENT. EASEMENTS DESIGNATED AS EASEMENT AND DRAINAGE 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. NO ABOVE GROUND UTILITIES SHALL BE PLACED WITHIN A DRAINAGE ACCESS EASEMENT OR WITHIN A DRAINAGE AND ACCESS EASEMENT. THE CONSTRUCTION OF BUILDINGS, SHEDS, DECKS, POOLS, FENCES, OR OTHER STRUCTURES OR LANDSCAPING ABOVE OR BELOW THE GROUND WITHIN THE LIMITS OF ANY ACCESS EASEMENT IS STRICTLY PROHIBITED.

NOTE "K": THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN THE ORIGINAL 31.131 ACRE TRACT OF LAND CONVEYED TO JLP-ORANGE LLC, OF RECORD IN OFFICIAL RECORD VOLUME 868, PAGES 2720-2723 AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

NOTE "L": 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 HIDDEN RAVINES CROSSING, LOT 9141, DIVISION 1, 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 "M": 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", AND "DRAINAGE & UTILITY EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHT-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 UNOBTAINED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

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

NOTE "O": EASEMENTS DESIGNATED AS "SANITARY EASEMENT" SHALL MEAN AN EXCLUSIVE SANITARY SEWER EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANITOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN 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.

NOTE "P": 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 "Q": 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 "R": 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 "S": 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.

NOTE "T": 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.

NOTE "U": WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A 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 "V": 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 "W": 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 "X": 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 "Y": 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.

NOTE "Z": NO BUILDINGS, SHEDS, DECKS, POOLS, FENCES 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.

NOTE "AA": 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.

NOTE "BB": AN EXISTING ENVIRONMENTAL COVENANT IS DESIGNATED ON THIS PLAT. THE EASEMENTS WILL BE MAINTAINED BY THE COUNTY FOR LOG JAM AND TREE REMOVAL.

NOTE "CC": 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 "DD": 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.

NOTE "EE": 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 PUBLIC RIGHT-OF-WAY TO THE DRAINAGE EASEMENT AS DEFINED ABOVE. PURSUANT TO ORG. 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).

NOTE "FF": PER SECTIONS OF THE OHIO REVISED CODE (ORC), INCLUDING SECTIONS 6131 AND 6137, FOR ANY CULVERTS AND/OR WATER COURSES (HEREIN REFERRED TO AS CULVERT) PLACED ON THE DELAWARE COUNTY DRAINAGE MAINTENANCE PROGRAM, THE EXTENT OF THE DRAINAGE MAINTENANCE FOCUSES ONLY ON MAINTAINING THE CULVERT PLACED UNDER MAINTENANCE. THE MAINTENANCE AND INSPECTION OF THE CULVERT SHALL ONLY INCLUDE MAINTENANCE AND INSPECTION OF THE CULVERT AND CULVERT BEDDING. THE MAINTENANCE DOES NOT INCLUDE MAINTAINING ANY EMBANKMENTS AND/OR DRIVEWAY EMBANKMENTS CONSTRUCTED ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY, INCLUDING EMBANKMENT OVER ANY CULVERTS PLACED ON THE DELAWARE COUNTY DRAINAGE MAINTENANCE PROGRAM.

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Ph: 614.540.6633
www.cecinc.com



JLP - ORANGE LLC
HIDDEN RAVINES CROSSING
LOT 9141, DIVISION 1

ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

DRAWING NO.:
SUB
SHEET 1 OF 2

DATE: JUNE 2024
DRAWN BY: N/A
CHECKED BY: N/A
DBP: 305-106
DPD: 305-106
PROJECT NO.: 305-106
APPROVED BY:

