

Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number _____

Sec. _____ Ph. _____ Pt. _____

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

PROJECT	LIBERTY TRAILS	(circle one) <u>Residential</u> Commercial
TOWNSHIP	LIBERTY	


APPLICANT/ CONTACT	Name	BRAD YATES	Phone	614-206-3567
	Address	15 CLAIRE DAN DRIVE	E-mail	byates@manorhomes.biz
	City, State, Zip	POWELL, OH 43065		

PROPERTY OWNER	Name	SAME AS APPLICANT	Phone	
	Address		E-mail	
	City, State, Zip			

SURVEYOR/ ENGINEER	Name	MATT GERKEN, TERRAIN EVOLUTION	Phone	614-779-0730
	Address	720 East Broad Street, Ste 203	E-mail	mgerken@terrainrevolution.com
	City, State, Zip	Columbus, OH 43215		

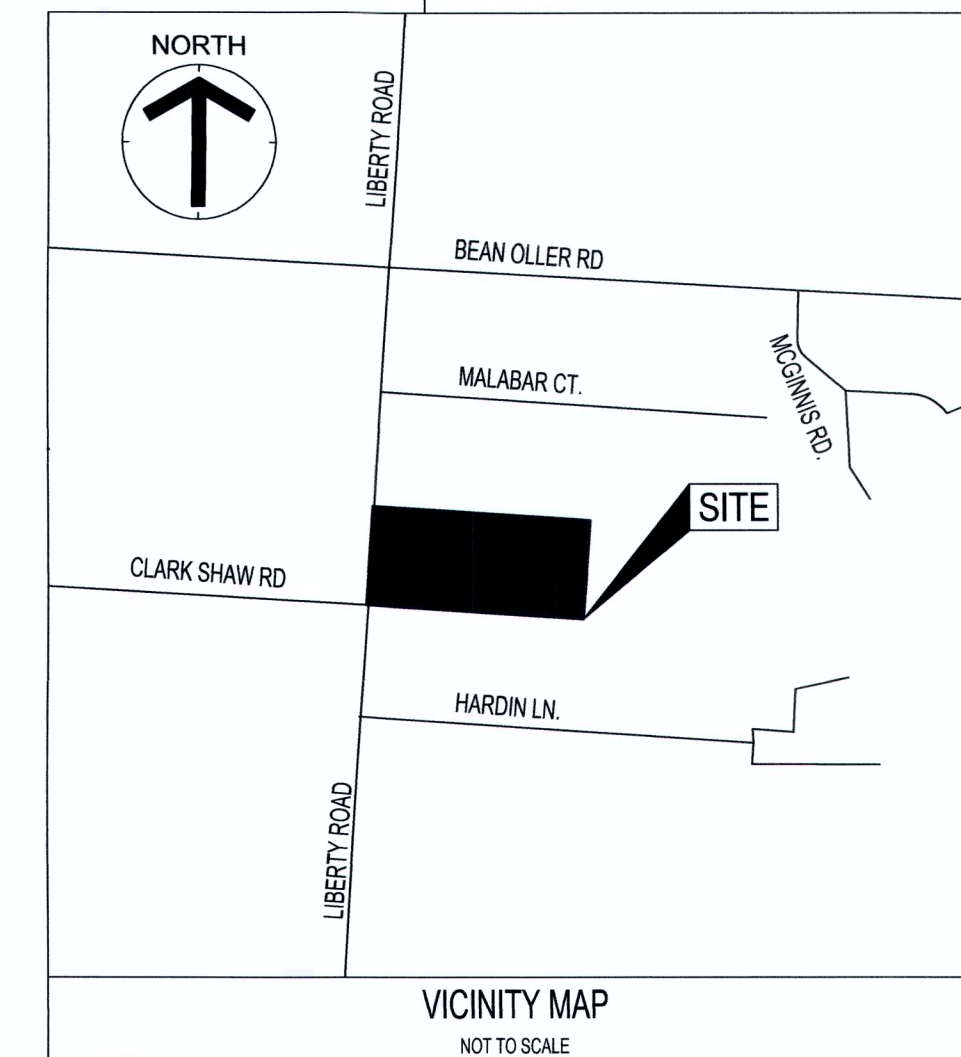
DETAILS	Total Lots	18	Buildable lots	17
	Total Acreage	30.984	Open Space Acreage	1.677

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required):	7/28/22	original review 6/22/23	
	Date of Draft Plat Review by RPC staff (required):	5/7/24 (by Brad Fisher)		
	Date of Final Engineering Approval by DCEO (required):	9/18/23		
	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) \$	# 2421.00			

 7/1/24
Owner (or agent for owner) and Date

LIBERTY TRAILS
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY,
FARM LOT 5, SECTION 4, TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS

R.P.C.
CASE NO. 23-22



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, FARM LOT 5, SECTION 4, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, AND BEING 30.984 ACRES OF LAND INCLUSIVE, BEING ALL OF THAT TRACT CONVEYED TO LIBERTY TRAILS LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN OFFICIAL RECORD 2011, PAGE 181, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, LIBERTY TRAILS LLC, AN OHIO LIMITED LIABILITY COMPANY, BRAD YATES, MANAGING/AUTHORIZED SIGNATORY, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "LIBERTY TRAILS", A SUBDIVISION CONTAINING LOTS NUMBERED 7110-7127, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.), "SIDEWALK EASEMENT", AND OR "UTILITY EASEMENT" (UTIL. ESMT.). EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT", "SIDEWALK EASEMENT", OR "UTILITY 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 DESIGNATED AS "SANITARY EASEMENT" (SAN. ESMT.) 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 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" OR "DRAINAGE EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY INC., TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID 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, BRAD YATES, MANAGING/AUTHORIZED SIGNATORY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 28 DAY OF May, 2024

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LIBERTY TRAILS LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: Matthew Gerken

Brad Yates
BRAD YATES
MANAGING/AUTHORIZED SIGNATORY

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRAD YATES, MANAGING/AUTHORIZED SIGNATORY OF SAID LIBERTY TRAILS 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 LIBERTY TRAILS LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

28 DAY OF May, 2024

MY COMMISSION EXPIRES 09/10/2024



Morgan Brianna Rogers
Notary Public, State of Ohio
My Comm. Expires 09/10/2024

APPROVED THIS 28th DAY OF JUNE, 2024

Kevin Vaughn
LIBERTY TWP., ZONING INSPECTOR

APPROVED THIS 20th DAY OF May, 2024

[Signature]
DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS 28th DAY OF May, 2024

[Signature]
DELCO-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____

DELAWARE COUNTY COMMISSIONERS

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.

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

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE BEARING OF N 03°58'11" E FOR A PORTION OF THE CENTERLINE OF LIBERTY ROAD (C.R. 9), OHIO STATE PLANE, NORTH ZONE (NAD 83, 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.

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. 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. SURVEYED IN APRIL 2022 AND PLATTED BY CESO INC.

[Signature] 5/26/24
DATE: _____
MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231



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

ACREAGE BREAKDOWN

TOTAL ACREAGE:	30.984
ACREAGE IN LOTS 7110-7126 (BUILDABLE), INCLUSIVE	26.106
ACREAGE IN LOT 7127 (RESERVE/OPEN SPACE)	1.677
ACREAGE IN RIGHT-OF-WAYS:	3.201

SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- ⚓ - Railroad Spike Found
- ⚓ - Railroad Spike Set
- ☐ - Monument Box Found as Described
- △ - PK Nail/Mag Nail Set
- ⚓ - PK Nail/Mag Nail Found
- - Permanent Marker Set (1"x30" Rebar w/ cap, CESO, Inc)
- - Fence Post Found

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	760505
Scale:	N/A
Drawn By:	OPG
Checked By:	ALB
Date:	5/22/2024
Issue:	N/A

Drawing Title:
PLAT

1

LIBERTY TRAILS
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY,
FARM LOT 5, SECTION 4, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS

W:\PROJECTS\Terrain Evolution\760505_Homewood-Liberty\wp-oh104-SURVEY\DWG-TERRAIN-LIBERTY-TRAILS-PLAT-202202.dwg - 5/22/2024 - Owen Goodheart

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": LIBERTY TOWNSHIP ZONING CODE FOR "LIBERTY TRAILS". IN EFFECT AT TIME OF PLATTING OF "LIBERTY TRAILS", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION	FR-1
FRONT YARD:	
LIBERTY ROAD	130 FEET FROM C/L
LIBERTY TRAILS	90 FEET FROM C/L
STATESMAN DRIVE	90 FEET FROM C/L
SIDE YARD:	25 FEET
REAR YARD:	60 FEET

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	30.984
ACREAGE IN LOTS 7110-7126 (BUILDABLE), INCLUSIVE	26.106
ACREAGE IN LOT 7127 (RESERVE/OPEN SPACE)	1.677
ACREAGE IN RIGHT-OF-WAYS:	3.201

FARM LOT BREAKDOWN

ACREAGE IN FARM LOT 5:	30.984
TOTAL ACREAGE:	30.984

TOWNSHIP ACREAGE

ACREAGE IN LIBERTY TOWNSHIP:	30.984
TOTAL ACREAGE:	30.984

NOTE "D": 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 "E": 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-WAYS HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS "UTILITY EASEMENT", "SANITARY EASEMENT" OR "DRAINAGE EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY INC., TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY. THE EASEMENT AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

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": 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 "H": 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 "I": 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 "J": AT THE TIME OF PLATTING AS "LIBERTY TRAILS", IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, COMMUNITY PANEL NO. 39041C0227L (DATED DECEMBER 21, 2023).

NOTE "K": 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 "LIBERTY TRAILS" 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 "L": FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN AND/OR OTHER STORM WATER STRUCTURE (HEREIN REFERRED TO AS STORM SEWER), THE STORM SEWER RIGHTS ARE SENIOR TO THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY OR INTEREST UTILIZING THE EASEMENT. EXCEPT FOR OVERLAP AREAS WITH A "SANITARY EASEMENT", ANY COSTS ASSOCIATED WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORM SEWER SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.

NOTE "M": 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 TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

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

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

NOTE "Q": 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 "R": 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 "S": 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 "T": 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 "U": 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 "V": 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 "W": 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 "X": 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 "Y": LOT 7127 AS NUMBERED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE PLATTED LOTS SHOWN HEREON FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM RUN-OFF FACILITIES; ALL OF LOT 7127 IS DESIGNATED AS OPEN SPACE.

NOTE "Z": 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 "AA": 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 OR EGRESS FROM THE PUBLIC RIGHT-OF-WAY 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 BY THE OWNER(S).

NOTE "BB": SIDEWALKS WITHIN "LIBERTY TRAILS" WILL BE OWNED AND MAINTAINED BY THE LIBERTY TRAILS HOMEOWNERS ASSOCIATION.

NOTE "CC": DEVIATION IN HOUSE LOCATIONS AND LOCATION AND DESIGN OF HOUSEHOLD SEWAGE TREATMENT SYSTEMS SHOWN ON DEVELOPMENT PLANS ON FILE WITH THE DELAWARE PUBLIC HEALTH DISTRICT MAY BE ALLOWED ONLY IF ALTERNATE LOCATIONS AND DESIGNS ARE SUBMITTED TO, COORDINATED WITH, AND APPROVED BY BUILDING, ZONING AND HEALTH AUTHORITIES.

SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- ⌒ - Railroad Spike Found
- ⚡ - Railroad Spike Set
- ▣ - Monument Box Found as Described
- △ - PK Nail/Mag Nail Set
- ⌒ - PK Nail/Mag Nail Found
- - Permanent Marker Set (1"x30" Rebar w/ cap.CESO, Inc)
- - Fence Post Found



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.1980 Fax: 688.208.4826

LIBERTY TRAILS
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY,
FARM LOT 5, SECTION 4, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS

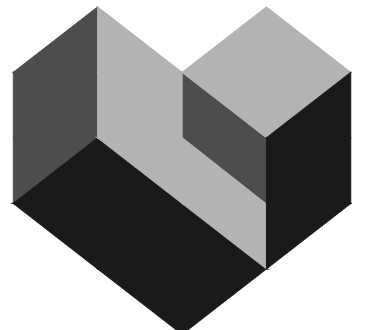
Revisions / Submissions

ID	Description	Date

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Project Number:	760505
Scale:	N/A
Drawn By:	OPG
Checked By:	ALB
Date:	5/22/2024
Issue:	N/A

Drawing Title:
PLAT



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.1980 Fax: 688.208.4826

LIBERTY TRAILS
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY,
FARM LOT 5, SECTION 4, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS

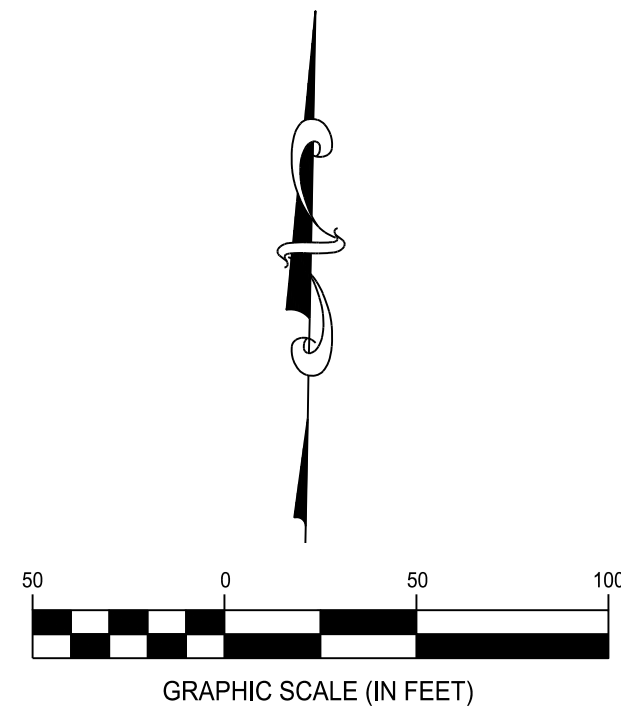
Revisions / Submissions

ID	Description	Date

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Project Number: 760505
Scale: 1"=50'
Drawn By: OPG
Checked By: ALB
Date: 5/22/2024
Issue: N/A

Drawing Title:
PLAT



SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
- ⊙ - Railroad Spike Found
- ⊙ - Railroad Spike Set
- ⊙ - Monument Box Found as Described
- △ - PK Nail/Mag Nail Set
- ⊙ - PK Nail/Mag Nail Found
- - Permanent Marker Set (1"x30" Rebar w/ cap, CESO, Inc)
- - Fence Post Found

W:\PROJECTS\Terrain Evolution\760505_Homewood-Liberty\wp-oh104-SURVEY\DWG\760505-TERRAIN-LIBERTY-TRAILS-PLAT-202202.dwg - 5/22/2024 - Owen Goodheart

SEE SHEET 4

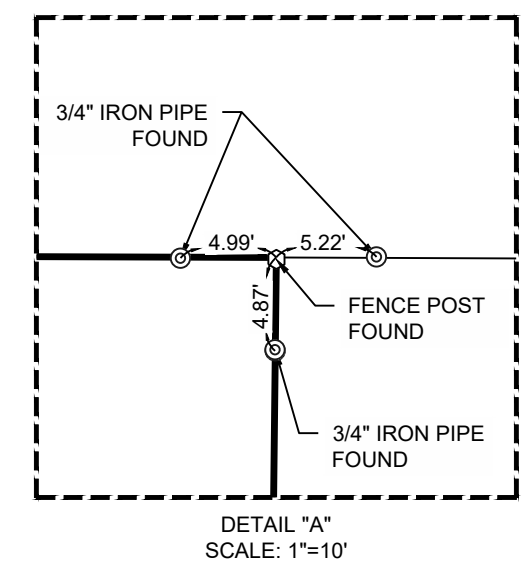
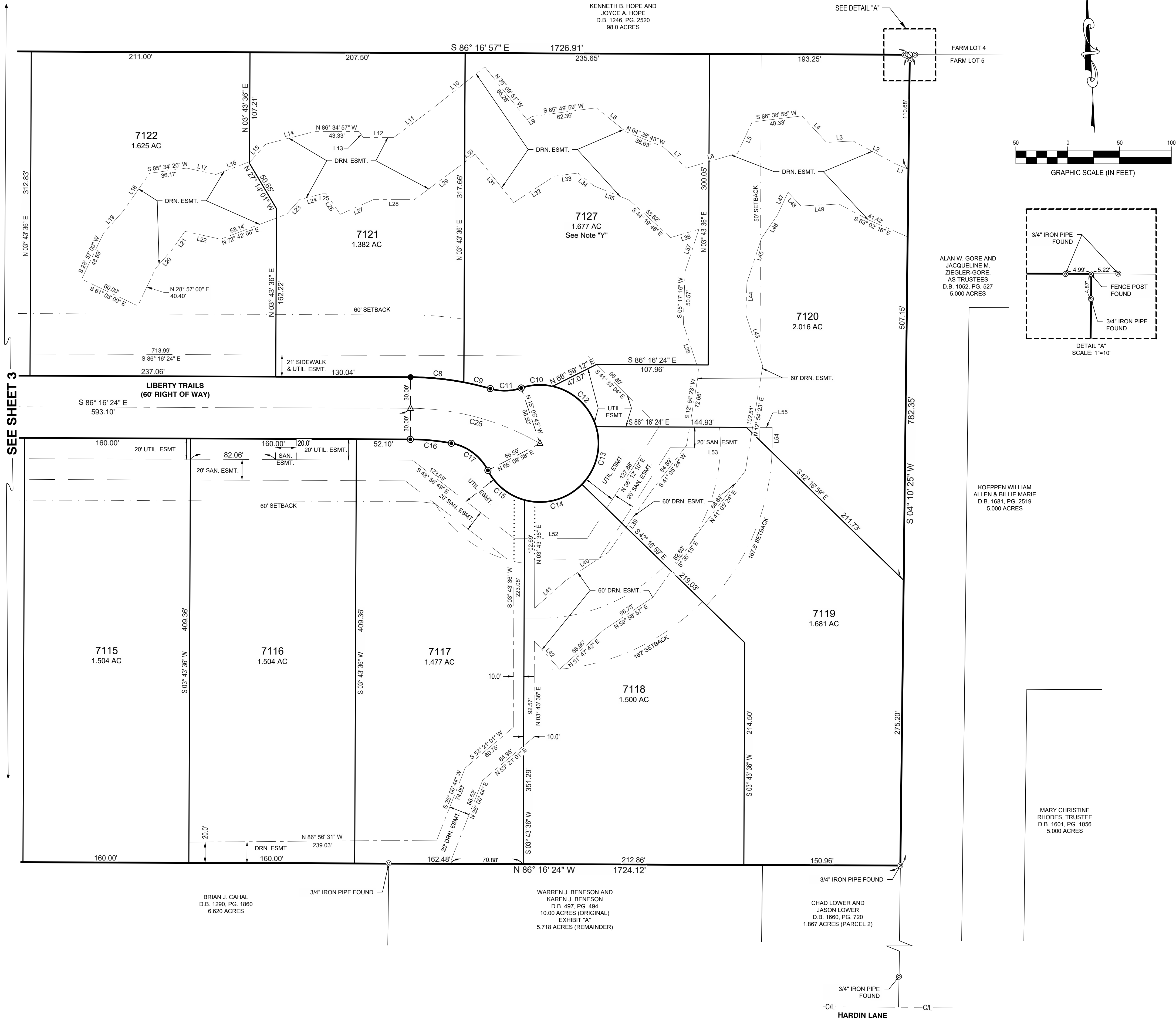
Line #	Direction	Length
L1	N63° 02' 16"W	13.68'
L2	N58° 12' 23"W	46.30'
L3	N89° 26' 06"W	25.67'
L4	N39° 31' 44"W	34.91'
L5	S28° 25' 25"W	33.32'
L6	S77° 15' 10"W	51.20'
L7	N44° 19' 46"W	30.74'
L8	N47° 32' 42"W	36.72'
L9	S60° 30' 14"W	5.87'
L10	S55° 00' 06"W	66.94'
L11	S56° 53' 33"W	44.14'
L12	N86° 29' 03"W	29.52'
L13	N30° 44' 22"W	6.83'
L14	S79° 02' 18"W	48.21'
L15	S45° 18' 35"W	22.30'
L16	S72° 42' 06"W	35.66'
L17	N74° 08' 00"W	28.74'
L18	S38° 29' 18"W	44.52'
L19	S45° 04' 19"W	28.77'
L20	N45° 04' 19"E	23.72'
L21	N38° 29' 18"E	21.56'
L22	S74° 08' 00"E	35.30'
L23	N45° 18' 35"E	18.73'
L24	N79° 02' 18"E	22.45'
L25	S86° 34' 57"E	3.97'
L26	S30° 44' 22"E	23.92'
L27	N69° 38' 16"E	35.02'
L28	S86° 29' 03"E	39.42'
L29	N56° 53' 33"E	64.99'

Line #	Direction	Length
L30	N55° 00' 06"E	8.11'
L31	S35° 09' 51"E	59.77'
L32	N60° 30' 14"E	46.73'
L33	N85° 49' 59"E	23.02'
L34	S47° 32' 42"E	19.79'
L35	S64° 28' 43"E	36.90'
L36	N77° 15' 10"E	28.42'
L37	S21° 40' 26"W	43.07'
L38	S14° 47' 14"E	47.65'
L39	S38° 35' 15"W	72.80'
L40	S59° 56' 57"W	49.69'
L41	S51° 47' 42"W	40.13'
L42	S38° 12' 18"E	36.49'
L43	N14° 47' 14"W	51.82'
L44	N05° 17' 16"E	31.31'
L45	N21° 40' 26"E	44.76'
L46	N37° 54' 11"E	27.51'
L47	N28° 25' 25"E	24.18'
L48	S39° 31' 44"E	18.13'
L49	S89° 26' 06"E	36.82'
L50	N76° 21' 27"E	114.48'
L51	S86° 16' 24"E	109.76'
L52	S86° 16' 24"E	70.62'
L53	N86° 16' 24"W	98.37'
L54	S03° 43' 36"W	20.00'
L55	S86° 16' 24"E	109.34'

Curve	Delta Angle	Radius	Arc Length	Chord
C1	12° 04' 35"	220.00'	46.37'	N87° 41' 19"E, 46.28'
C2	90° 14' 35"	50.00'	78.75'	S41° 09' 06"E, 70.86'
C3	11° 23' 23"	280.00'	55.66'	S82° 03' 09"W, 55.57'
C4	5° 17' 34"	220.00'	20.32'	S79° 00' 14"W, 20.32'
C5	90° 00' 00"	35.00'	54.98'	N48° 43' 36"E, 49.50'
C6	5° 58' 46"	280.00'	29.22'	S89° 15' 47"E, 29.21'
C7	90° 00' 00"	35.00'	54.98'	S41° 16' 24"E, 49.50'
C8	10° 34' 42"	280.00'	51.70'	S80° 59' 03"E, 51.62'
C9	5° 21' 57"	280.00'	26.22'	S73° 00' 44"E, 26.21'
C10	31° 07' 19"	56.50'	30.69'	S89° 32' 04"E, 30.31'
C11	34° 45' 58"	50.00'	30.34'	S87° 42' 44"E, 29.88'
C12	60° 50' 42"	56.50'	60.00'	S43° 33' 03"E, 57.22'
C13	60° 50' 42"	56.50'	60.00'	S17° 17' 40"W, 57.22'
C14	61° 00' 58"	56.50'	60.17'	S78° 13' 30"W, 57.37'
C15	47° 26' 00"	56.50'	46.77'	N47° 33' 02"W, 45.45'
C16	10° 22' 07"	220.00'	39.81'	N81° 05' 20"W, 39.76'
C17	52° 04' 15"	50.00'	45.44'	N49° 52' 09"W, 43.89'
C18	16° 24' 52"	220.00'	63.03'	S85° 31' 10"W, 62.81'
C19	0° 57' 17"	220.00'	3.67'	S76° 50' 06"W, 3.67'
C20	7° 54' 28"	280.00'	38.64'	S80° 18' 41"W, 38.61'
C21	9° 27' 41"	280.00'	46.24'	S88° 59' 46"W, 46.18'
C22	89° 45' 25"	50.00'	78.33'	S48° 50' 54"W, 70.56'
C23	17° 22' 09"	250.00'	75.79'	N85° 02' 32"E, 75.50'
C24	17° 22' 09"	250.00'	75.79'	N85° 02' 32"E, 75.50'
C25	30° 00' 10"	250.00'	130.91'	N71° 16' 19"W, 129.42'

SURVEY LEGEND

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- ⊕ - Railroad Spike Found
- - Railroad Spike Set
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- △ - PK Nail/Mag Nail Set
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- - Fence Post Found



LIBERTY TRAILS
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY,
FARM LOT 5, SECTION 4, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS

Revisions / Submissions		
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