Final Subdivision Plat Application
Delaware County, Ohio
(for unincorporated areas only)

RPC Number 03-23.1

Sec. 1 Ph. ____ Pt. ____

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

PROJECT	CLARKSHAW CROSSING	*(circle one)* (Residential) Commercial
TOWNSHIP	LIBERTY	

APPLICANT/ CONTACT	Name M/I HOMES OF CENTRAL OHIO, LLC	Phone 614-418-8000
	Address 4131 WORTH AVENUE, SUITE 310	E-mail
	City, State, Zip COLUMBUS, OHIO, 43219	

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

SURVEYOR/ ENGINEER	Name EMH+T - MATT KIRK	Phone 614-775-4131
	Address 5500 NEW ALBANY ROAD	E-mail MKIRK@EMHT.COM
	City, State, Zip COLUMBUS, OHIO, 43054	

DETAILS	Total Lots 49	Buildable lots 47
	Total Acreage 29.251	Open Space Acreage 19.595

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the **Preliminary Plan** was approved by RPC (required):
	Date of **Draft Plat** Review by RPC staff (required):
	Date of **Final Engineering Approval** by DCEO (required):
	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) ~~$5,814.00~~ # 6361.03

Matthew a Kirk 26 JULY 24

Owner (or agent for owner) and Date

CLARKSHAW CROSSING SECTION 1

D.C.R.P.C. CASE No. 03-23.1

Situated in the State of Ohio, County of Delaware, Township of Liberty, in Farm Lots 29 (20.637 Ac.) and 36 (8.614 Ac.), Quarter Township 3, Township 4, Range 19, United States Military Lands, containing 29.251 acres of land, more or less, said 29.251 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Official Record 2088, Page 1865, Recorder's Office, Delaware County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL**, Area President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"CLARKSHAW CROSSING SECTION 1"**, a subdivision containing Lots numbered 7263 to 7316, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Clark Shaw Road, Drycreek Court, Rolling Hills Road and Valleydale Road (3.602 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved, in, over, and under areas designated on this plat as Utility Easement, Drainage Easement, and Sanitary Easement. Easements designated as Utility 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.

Easements designated 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 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.

In Witness Whereof, **TIMOTHY C. HALL, JR.,** Area President of **M/I HOMES OF CENTRAL OHIO, LLC,** has hereunto set his hand this ___ day of _____, 20___.

Signed and Acknowledged
In the presence of:

_____

_____

M/I HOMES OF CENTRAL OHIO, LLC

By _____
TIMOTHY C. HALL, JR.,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL, JR.,** Area President of said **M/I HOMES OF CENTRAL OHIO, LLC,** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC,** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREAS ON CLARKSHAW SAWMILL HOLDINGS LLC LAND

Certain areas designated D.E.(Drainage Easement) or U.E. (Utility Easement) and shown hereon outside of the 29.251 acres of land being platted as "Clarkshaw Crossing Phase 1" are within lands located adjacent to "Clarkshaw Crossing Phase 1" that are owned by **CLARKSHAW SAWMILL HOLDINGS LLC,** an Ohio limited liability company, by deed of record in Official Record 2008, Page 2338, Recorders Office, Delaware County, Ohio.

Easements are hereby reserved in, over and under areas designated on this plat as "D.E." or "U.E.". Each of the aforementioned designated easements 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.

In Witness Whereof, **FRANCINE E. MEYERS,** the Action Member of **KENNY ASSET MANAGEMEN III LLC** Sole Member of **CLARKSHAW SAWMILL HOLDINGS LLC**, has hereunto set her hand this _____ day of _____, 20___.

Signed and Acknowledged
In the presence of:

_____

_____

CLARKSHAW SAWMILL HOLDINGS LLC
By KENNY ASSET MANAGEMEN III LLC
Sole Member

By _____
FRANCINE E. MEYERS,
Action Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **FRANCINE E. MEYERS,** the Action Member of **KENNY ASSET MANAGEMEN III LLC** Sole Member of **CLARKSHAW SAWMILL HOLDINGS LLC**, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said **CLARKSHAW SAWMILL HOLDINGS LLC,** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

Approved this ____ day of _____, 20___

Liberty Township Zoning Inspector

Approved this ____ day of _____, 20___

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

Delaware County Commissioners

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this _____ day of _____, 20___ for the County of Delaware, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted as such by Delaware County.

Transferred this ____ day of ____, 20___

Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at _____M. Fee $_____

Recorder, Delaware County, Ohio

Plat Cabinet _____, Slide_____

NOTE "A" - ACREAGE BREAKDOWN:

Total acreage	29.251 Ac.
Acreage in Lots 7310 thru 7316 (open space)	19.595 Ac.
Acreage in 47 buildable lots	6.054 Ac.
Acreage in rights-of-way	3.602 Ac.

NOTE "B" - ACREAGE BREAKDOWN: Clarkshaw Crossing Section 1 is out of the following Delaware County Parcel Numbers:

41934002006001	19.253 Ac.
41934401028001	9.998 Ac.

NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. _____, Journal Date _____.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

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.

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.

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.

No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of any drainage easements unless said structure is approved in writing by the Delaware County Engineer's Office.

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 the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary 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 is 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.

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 Del-Co Water 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.

SURVEYED & PLATTED BY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)

By _____ _____
Professional Surveyor No. 7865 Date

J:\20230262\DWG\04SHEETS\PLAT\20230262-VS-PLAT-PHS1.DWG plotted by KIRK, MATTHEW on 6/7/2024 11:24:01 AM last saved by MKIRK on 4/24/2024 7:07:50 AM
Xrefs:

CLARKSHAW CROSSING SECTION 1

Ⓐ Δ=26°25'12" R=320.00'
Arc=147.56'
ChBrg=N49°07'55"W
Ch=146.25'

Ⓑ N85°15'27"E
74.14'

Ⓒ N03°23'16"E
40.00'

Ⓓ Δ=3°36'23" R=380.00'
Arc=23.92'
ChBrg=S08°56'06"E
Ch=23.91'

Ⓔ Δ=5°58'30" R=2944.79'
Arc=307.09'
ChBrg=N03°48'22"E
Ch=306.95'

KEVIN SHRAGER
O.R. 1274, P. 1649

CLARKSHAW SAWMILL HOLDINGS LLC
O.R. 2008, P. 2338

MICHAEL D. SUSI
KERREE T. SUSI
O.R. 1499, P. 2756

See Sheet 3

See Note "K"

See Note "M"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°39'29"E	77.92'
L2	N12°56'51"W	145.33'
L3	N09°15'00"W	174.07'
L4	N04°06'59"E	108.83'
L5	S85°53'01"E	35.00'
L6	S85°53'01"E	31.41'
L7	S16°41'31"W	106.81'
L8	N80°44'29"W	103.23'
L9	N85°53'01"W	292.34'
L10	N85°53'01"W	7.19'
L11	N04°39'10"W	8.31'
L12	N74°15'43"E	21.08'
L13	N86°19'24"E	14.18'
L14	S15°44'17"E	44.59'
L15	N03°59'26"E	20.00'
L16	N49°07'59"E	30.41'
L17	N04°06'58"E	1.00'
L18	S85°53'01"E	39.00'
L19	N40°53'01"W	36.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N04°06'59"E	34.84'
L21	N40°53'01"W	46.97'
L22	S04°06'59"W	19.70'
L23	S38°35'22"W	34.50'
L24	S45°20'24"W	39.09'
L25	N40°53'01"W	50.89'
L26	S04°06'59"W	71.74'
L27	N41°36'44"W	28.94'
L28	N49°06'59"E	7.07'
L29	N04°06'59"E	102.91'
L30	S31°51'21"W	125.15'
L31	N76°57'36"W	93.53'
L32	S38°05'04"E	39.59'
L33	S37°31'32"E	51.14'
L34	S86°41'00"E	49.43'
L35	S03°36'01"W	49.37'
L36	S06°31'07"W	71.91'
L37	N08°39'19"E	26.17'
L38	S85°53'01"E	7.19'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	32°54'43"	350.00'	201.05'	S 19°50'37" W	198.29'
C2	8°31'09"	350.00'	52.04'	N 58°04'56" W	51.99'
C3	57°56'21"	350.00'	353.93'	S 24°51'11" E	339.04'
C4	66°27'30"	350.00'	405.97'	S 29°06'46" E	383.59'
C5	27°27'17"	350.00'	167.71'	S 09°36'39" E	166.11'
C6	90°00'00"	30.00'	47.12'	S 48°23'16" W	42.43'
C7	32°54'43"	385.00'	221.15'	N 19°50'37" E	218.12'
C8	81°36'36"	25.00'	35.61'	S 04°29'52" E	32.67'
C9	0°40'32"	380.00'	4.48'	N 44°57'53" W	4.48'
C10	8°27'04"	380.00'	56.05'	N 40°24'05" W	56.00'
C11	6°01'54"	380.00'	40.00'	N 33°09'36" W	39.99'
C12	6°21'35"	380.00'	42.18'	N 26°57'51" W	42.16'
C13	6°21'35"	380.00'	42.18'	N 20°36'16" W	42.16'
C14	6°01'54"	380.00'	40.00'	N 14°24'32" W	39.99'
C15	6°01'54"	380.00'	40.00'	N 08°22'38" W	39.99'
C16	6°01'54"	380.00'	40.00'	N 02°20'44" W	39.99'
C17	3°26'46"	380.00'	22.86'	N 02°23'36" E	22.85'
C18	7°24'14"	320.00'	41.35'	S 00°24'52" W	41.32'
C19	9°27'29"	380.00'	62.73'	S 00°36'46" E	62.66'
C20	90°00'00"	25.00'	39.27'	S 40°53'01" E	35.36'
C21	44°43'55"	35.00'	27.33'	S 71°45'01" W	26.64'
C22	3°08'53"	56.50'	3.10'	N 50°57'30" E	3.10'
C23	48°11'25"	56.50'	47.52'	N 76°37'39" E	46.13'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C24	83°23'38"	56.50'	82.24'	S 37°34'50" E	75.17'
C25	83°23'38"	56.50'	82.24'	S 45°48'48" W	75.17'
C26	48°11'25"	56.50'	47.52'	N 68°23'41" W	46.13'
C27	3°09'07"	56.50'	3.11'	N 42°43'25" W	3.11'
C28	44°44'09"	35.00'	27.33'	S 63°30'56" E	26.64'
C29	90°00'00"	25.00'	39.27'	N 49°06'59" E	35.36'
C30	6°39'08"	320.00'	37.15'	N 00°47'25" E	37.13'
C31	12°11'54"	320.00'	68.13'	N 08°38'06" W	68.00'
C32	12°11'54"	320.00'	68.13'	N 20°50'00" W	68.00'
C33	8°59'21"	320.00'	50.21'	N 31°25'38" W	50.15'
C34	16°12'23"	350.00'	99.00'	S 15°14'06" E	98.67'
C35	20°03'03"	320.00'	111.98'	S 13°18'46" E	111.41'
C36	12°36'00"	380.00'	83.57'	N 17°02'17" W	83.40'
C37	16°12'23"	320.00'	90.51'	N 15°14'06" W	90.21'
C38	17°59'47"	380.00'	119.36'	S 14°20'24" E	118.87'
C39	7°50'37"	318.00'	43.53'	N 00°11'41" E	43.50'
C40	27°03'09"	320.77'	151.45'	N 17°58'58" E	150.05'
C41	24°18'08"	387.00'	164.15'	S 19°42'17" W	162.92'
C42	5°10'55"	387.00'	35.00'	S 04°57'46" W	34.99'
C43	9°24'18"	313.00'	51.38'	N 81°39'45" W	51.32'
C44	81°18'27"	25.00'	35.48'	N 77°00'16" E	32.57'
C45	32°57'46"	315.00'	181.22'	N 19°52'09" E	178.73'
C46	90°00'00"	30.00'	47.12'	N 41°36'44" W	42.43'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

Legend

B.L. = Building Line
D.E. = Drainage Easement
S.E. = Sanitary Easement
U.E. = Utility Easement

SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

J:\20230262\DWG\04SHEETS\PLAT\20230262-VS-PLAT-PHS1.DWG plotted by MASTON, JOHN on 4/23/2024 4:49:45 PM last saved by JMASTON on 4/23/2024 4:43:03 PM Xrefs:

CLARKSHAW CROSSING SECTION 1

STEPHEN P. BRAUN
O.R. 35, P. 1737

3/4" iron pin found

S03°33'31"W 834.09'

Form Lot 29 / Farm Lot 36

S86°36'44"E 292.50'

43.16'

321.61'

See Sheet 2

214.02'

S04°06'59"W 396.69'

182.67'

℄ of 20' D.E.

℄ of 20' U.E. N04°06'59"E 323.28'

℄ of 20' U.E. S85°53'01"E 88.50'

℄ of 20' S.E. N04°06'59"E 364.46'

300.33'

℄ of 20' U.E. N04°06'58"E 299.33'

℄ of 20' U.E. S04°06'59"W 24.80'

60.59'

73.54'

155.09'

N04°06'59"E 287.52'

3' D.E.

350.47'

81.55'

N85°53'01"W

S04°06'59"W 5.63'

20' D.E.

3' U.E.

Existing 150' Easement D.B. 489, P. 364.

D.E

7315
2.126 Ac.
See Note "K"

7316
4.973 Ac.
See Note "L"

℄ of 30' D.E. S44°06'36"E 73.75'

℄ of 20' D.E. S04°06'59"W 132.59'

℄ of 20' S.E.

℄ of 20' U.E.

373.50'

S85°53'01"E

172.33'

N04°06'59"E 165.23'

N04°06'59"E 380.98'

15' D.E.

24.74'

127.70'

20' S.E.

N85°53'01"W 171.81'

23'

CLARKSHAW SAWMILL HOLDINGS LLC
O.R. 2035, P. 2884
O.R. 2036, P. 25

S85°53'01"E 200.12'

20' S.E.

S85°53'01"E 199.61'

20' S.E.

3' U.E.

20' D.E.

111.75'

20' S.E.

17' U.E.

26'

384.75'

S04°06'59"W 840.09'

20' S.E.

Match Line Sheet 5

2.5' U.E.

S85°53'01"E 258.86'

20' D.E.

M/I HOMES OF CENTRAL OHIO, LLC
O.R. 2088, P. 1865

See Note "M"
S82°52'05"W 60.00'

℄ of 20' U.E.

S04°06'59"W 1476.58'

℄ of 20' U.E.

Match Line Sheet 4

S89°19'47"E 120.91'

7302 — 120.00' S85°53'01"E

7301 — 120.00' S85°53'01"E

7300 — 120.00' S85°53'01"E

7299 — 120.00' S85°53'01"E

7298 — 120.00' S85°53'01"E

7297 — 120.00' S85°53'01"E

7296 — 120.00' S85°53'01"E

7295 — 120.00' S85°53'01"E

7294 — 120.00' S85°53'01"E

7293 — 120.00' S85°53'01"E

10' U.E.

℄ of 20' S.E. S85°53'01"E 233.92'

℄ of 20' S.E. S85°53'01"E 299.93'

20' S.E.

45.00'

120.22'

16.66'

63.56'

C18

C35

C36

C34

C39

122.92'

40'

30'

3.01'

2.04'

12' U.E.

VALLEYDALE ROAD

S04°06'59"W 510.23'

422.67'

87.56'

See Sheet 2

S23°20'18"E 122.92'

122.92'

42.65'

N52°54'04"E 71.72'

C5

C38

C19

32.56'

7292

S04°06'59"W 120.00'

7291 — S04°06'59"W 120.00'

7290 — S04°06'59"W 120.00'

7289 — S04°06'59"W 120.00'

7288 — S04°06'59"W 120.00'

7287 — S04°06'59"W 120.00'

7286 — S04°06'59"W 120.00'

7285 — S04°06'59"W 120.00'

7284 — S04°06'59"W 120.00'

7283 — S04°06'59"W 107.74'

7282 — S04°06'59"W 93.88'

7313

13.00'

L36

L35

L34

D.E

N77°05'43"E 130.09'

S85°09'46"E 133.69'

7314
7.162 Ac.
See Note "K"

S80°54'28"E 188.70'

S65°50'06"E 76.95'

L32

L33

143.32'

Existing 150' Electric Easement D.B. 489, P. 364.

N85°53'01"W 959.81'

N85°53'01"W 1082.35'

S87°29'19"E

S02°48'51"W 158.80'

S85°53'01"E 397.65'

SAWMILL PARKWAY

Form Lot 29 / Farm Lot 36

(A) Δ=26°25'12" R=320.00'
Arc=147.56'
ChBrg=N49°07'55"W
Ch=146.25'

(B) N85°15'27"E
74.14'

(C) N03°23'16"E
40.00'

(D) Δ=3°36'23" R=380.00'
Arc=23.92'
ChBrg=S08°56'06"E
Ch=23.91'

(E) Δ=5°58'30" R=2944.79'
Arc=307.09'
ChBrg=N03°48'22"E
Ch=306.95'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

Legend

B.L. = Building Line
D.E. = Drainage Easement
S.E. = Sanitary Easement
U.E. = Utility Easement

SCALE: 1" = 60'

60 50 40 30 20 10 0 30 60 120
GRAPHIC SCALE (in feet)

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	32°54'43"	350.00'	201.05'	S 19°50'37" W	198.29'
C2	8°31'09"	350.00'	52.04'	N 58°04'56" W	51.99'
C3	57°56'21"	350.00'	353.93'	S 24°51'11" E	339.04'
C4	66°27'30"	350.00'	405.97'	S 29°06'46" E	383.59'
C5	27°27'17"	350.00'	167.71'	S 09°36'39" E	166.11'
C6	90°00'00"	30.00'	47.12'	S 48°23'16" W	42.43'
C7	32°54'43"	385.00'	221.15'	N 19°50'37" E	218.12'
C8	81°36'36"	25.00'	35.61'	S 04°29'52" E	32.67'
C9	0°40'32"	380.00'	4.48'	N 44°57'53" W	4.48'
C10	8°27'04"	380.00'	56.05'	N 40°24'05" W	56.00'
C11	6°01'54"	380.00'	40.00'	N 33°09'36" W	39.99'
C12	6°21'35"	380.00'	42.18'	N 26°57'51" W	42.16'
C13	6°21'35"	380.00'	42.18'	N 20°36'16" W	42.16'
C14	6°01'54"	380.00'	40.00'	N 14°24'32" W	39.99'
C15	6°01'54"	380.00'	40.00'	N 08°22'38" W	39.99'
C16	6°01'54"	380.00'	40.00'	N 02°20'44" W	39.99'
C17	3°26'46"	380.00'	22.86'	N 02°23'36" E	22.85'
C18	7°24'14"	320.00'	41.35'	S 00°24'52" W	41.32'
C19	9°27'29"	380.00'	62.73'	S 00°36'46" E	62.66'
C20	90°00'00"	25.00'	39.27'	S 40°53'01" E	35.36'
C21	44°43'55"	35.00'	27.33'	S 71°45'01" W	26.64'
C22	3°08'53"	56.50'	3.10'	N 50°57'30" E	3.10'
C23	48°11'25"	56.50'	47.52'	N 76°37'39" E	46.13'

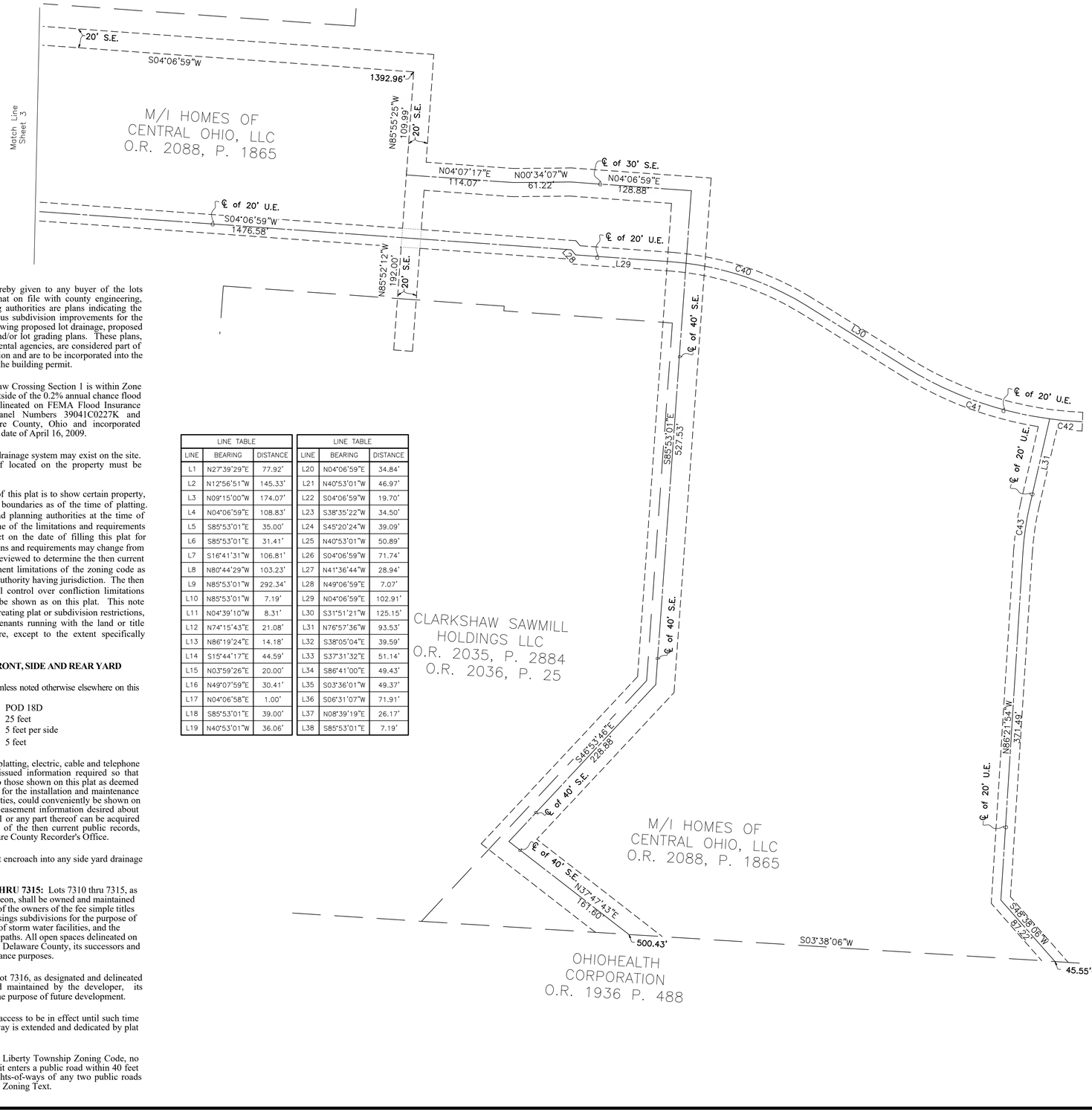
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C24	83°23'38"	56.50'	82.24'	S 37°34'50" E	75.17'
C25	83°23'38"	56.50'	82.24'	S 45°48'48" W	75.17'
C26	48°11'25"	56.50'	47.52'	N 68°23'41" W	46.13'
C27	3°09'07"	56.50'	3.11'	N 42°43'25" W	3.11'
C28	44°44'09"	35.00'	27.33'	S 63°30'56" E	26.64'
C29	90°00'00"	25.00'	39.27'	N 49°06'59" E	35.36'
C30	6°39'08"	320.00'	37.15'	N 00°47'25" E	37.13'
C31	12°11'54"	320.00'	68.13'	N 08°38'06" W	68.00'
C32	12°11'54"	320.00'	68.13'	N 20°50'00" W	68.00'
C33	8°59'21"	320.00'	50.21'	N 31°25'38" W	50.15'
C34	16°12'23"	350.00'	99.00'	S 15°14'06" E	98.67'
C35	20°03'03"	320.00'	111.98'	S 13°18'46" E	111.41'
C36	12°36'00"	380.00'	83.57'	N 17°02'17" W	83.40'
C37	16°12'23"	320.00'	90.51'	N 15°14'06" W	90.21'
C38	17°59'47"	380.00'	119.36'	S 14°20'24" E	118.87'
C39	7°50'37"	318.00'	43.53'	N 00°11'41" E	43.50'
C40	27°03'09"	320.77'	151.45'	N 17°58'58" E	150.05'
C41	24°18'08"	387.00'	164.15'	S 19°42'17" W	162.92'
C42	5°10'55"	387.00'	35.00'	S 04°57'46" W	34.99'
C43	9°24'18"	313.00'	51.38'	N 81°39'45" W	51.32'
C44	81°18'27"	25.00'	35.48'	N 77°00'16" E	32.57'
C45	32°57'46"	315.00'	181.22'	N 19°52'09" E	178.73'
C46	90°00'00"	30.00'	47.12'	N 41°36'44" W	42.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°39'29"E	77.92'
L2	N12°56'51"W	145.33'
L3	N09°15'00"W	174.07'
L4	N04°06'59"E	108.83'
L5	S85°53'01"E	35.00'
L6	S85°53'01"E	31.41'
L7	S16°41'31"W	106.81'
L8	N80°44'29"W	103.23'
L9	N85°53'01"W	292.34'
L10	N85°53'01"W	7.19'
L11	N04°39'10"W	8.31'
L12	N74°15'43"E	21.08'
L13	N86°19'24"E	14.18'
L14	S15°44'17"E	44.59'
L15	N03°59'26"E	20.00'
L16	N49°07'59"E	30.41'
L17	N04°06'58"E	1.00'
L18	S85°53'01"E	39.00'
L19	N40°53'01"W	36.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N04°06'59"E	34.84'
L21	N40°53'01"W	46.97'
L22	S04°06'59"W	19.70'
L23	S38°35'22"W	34.50'
L24	S45°20'24"W	39.09'
L25	N40°53'01"W	50.89'
L26	S04°06'59"W	71.74'
L27	N41°36'44"W	28.94'
L28	N49°06'59"E	7.07'
L29	N04°06'59"E	102.91'
L30	S31°51'21"W	125.15'
L31	N76°57'36"W	93.53'
L32	S38°05'04"E	39.59'
L33	S37°31'32"E	51.14'
L34	S86°41'00"E	49.43'
L35	S03°36'01"W	49.37'
L36	S06°31'07"W	71.91'
L37	N08°39'19"E	26.17'
L38	S85°53'01"E	7.19'

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Xrefs:

CLARKSHAW CROSSING SECTION 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°39'29"E	77.92'
L2	N12°56'51"W	145.33'
L3	N09°15'00"W	174.07'
L4	N04°06'59"E	108.83'
L5	S85°53'01"E	35.00'
L6	S85°53'01"E	31.41'
L7	S16°41'31"W	106.81'
L8	N80°44'29"W	103.23'
L9	N85°53'01"W	292.34'
L10	N85°53'01"W	7.19'
L11	N04°39'10"W	8.31'
L12	N74°15'43"E	21.08'
L13	N86°19'24"E	14.18'
L14	S15°44'17"E	44.59'
L15	N03°59'26"E	20.00'
L16	N49°07'59"E	30.41'
L17	N04°06'58"E	1.00'
L18	S85°53'01"E	39.00'
L19	N40°53'01"W	36.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N04°06'59"E	34.84'
L21	N40°53'01"W	46.97'
L22	S04°06'59"W	19.70'
L23	S38°35'22"W	34.50'
L24	S45°20'24"W	39.09'
L25	N40°53'01"W	50.89'
L26	S04°06'59"W	71.74'
L27	N41°36'44"W	28.94'
L28	N49°06'59"E	7.07'
L29	N04°06'59"E	102.91'
L30	S31°51'21"W	125.15'
L31	N76°57'36"W	93.53'
L32	S38°05'04"E	39.59'
L33	S37°31'32"E	51.14'
L34	S86°41'00"E	49.43'
L35	S03°36'01"W	49.37'
L36	S06°31'07"W	71.91'
L37	N08°39'19"E	26.17'
L38	S85°53'01"E	7.19'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	32°54'43"	350.00'	201.05'	S 19°50'37" W	198.29'
C2	8°31'09"	350.00'	52.04'	N 58°04'56" W	51.99'
C3	57°56'21"	350.00'	353.93'	S 24°51'11" E	339.04'
C4	66°27'30"	350.00'	405.97'	S 29°06'46" E	383.59'
C5	27°27'17"	350.00'	167.71'	S 09°36'39" E	166.11'
C6	90°00'00"	30.00'	47.12'	S 48°23'16" W	42.43'
C7	32°54'43"	385.00'	221.15'	N 19°50'37" E	218.12'
C8	81°36'36"	25.00'	35.61'	S 04°29'52" E	32.67'
C9	0°40'32"	380.00'	4.48'	N 44°57'53" W	4.48'
C10	8°27'04"	380.00'	56.05'	N 40°24'05" W	56.00'
C11	6°01'54"	380.00'	40.00'	N 33°09'36" W	39.99'
C12	6°21'35"	380.00'	42.18'	N 26°57'51" W	42.16'
C13	6°21'35"	380.00'	42.18'	N 20°36'16" W	42.16'
C14	6°01'54"	380.00'	40.00'	N 14°24'32" W	39.99'
C15	6°01'54"	380.00'	40.00'	N 08°22'38" W	39.99'
C16	6°01'54"	380.00'	40.00'	N 02°20'44" W	39.99'
C17	3°26'46"	380.00'	22.86'	N 02°23'36" E	22.85'
C18	7°24'14"	320.00'	41.35'	S 00°24'52" W	41.32'
C19	9°27'29"	380.00'	62.73'	S 00°36'46" E	62.66'
C20	90°00'00"	25.00'	39.27'	S 40°53'01" E	35.36'
C21	44°43'55"	35.00'	27.33'	S 71°45'01" W	26.64'
C22	3°08'53"	56.50'	3.10'	N 50°57'30" E	3.10'
C23	48°11'25"	56.50'	47.52'	N 76°37'39" E	46.13'
C24	83°23'38"	56.50'	82.24'	S 37°34'50" E	75.17'
C25	83°23'38"	56.50'	82.24'	S 45°48'48" W	75.17'
C26	48°11'25"	56.50'	47.52'	N 68°23'41" W	46.13'
C27	3°09'07"	56.50'	3.11'	N 42°43'25" W	3.11'
C28	44°44'09"	35.00'	27.33'	S 63°30'56" E	26.64'
C29	90°00'00"	25.00'	39.27'	N 49°06'59" E	35.36'
C30	6°39'08"	320.00'	37.15'	N 00°47'25" E	37.13'
C31	12°11'54"	320.00'	68.13'	N 08°38'06" W	68.00'
C32	12°11'54"	320.00'	68.13'	N 20°50'00" W	68.00'
C33	8°59'21"	320.00'	50.21'	N 31°25'38" W	50.15'
C34	16°12'23"	350.00'	99.00'	S 15°14'06" E	98.67'
C35	20°03'03"	320.00'	111.98'	S 13°18'46" E	111.41'
C36	12°36'00"	380.00'	83.57'	N 17°02'17" W	83.40'
C37	16°12'23"	320.00'	90.51'	N 15°14'06" W	90.21'
C38	17°59'47"	380.00'	119.36'	S 14°20'24" E	118.87'
C39	7°50'37"	318.00'	43.53'	N 00°11'41" E	43.50'
C40	27°03'09"	320.77'	151.45'	N 17°58'58" E	150.05'
C41	24°18'08"	387.00'	164.15'	S 19°42'17" W	162.92'
C42	5°10'55"	387.00'	35.00'	S 04°57'46" W	34.99'
C43	9°24'18"	313.00'	51.38'	N 81°39'45" W	51.32'
C44	81°18'27"	25.00'	35.48'	N 77°00'16" E	32.57'
C45	32°57'46"	315.00'	181.22'	N 19°52'09" E	178.73'
C46	90°00'00"	30.00'	47.12'	N 41°36'44" W	42.43'

NOTE "D": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements 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 "E": All of Clarkshaw Crossing Section 1 is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community Panel Numbers 39041C0227K and 39041C0230K, for Delaware County, Ohio and incorporated areas, both with an effective date of April 16, 2009.

NOTE "F": A subsurface drainage system may exist on the site. The system and/or outlet if located on the property must be maintained at all times.

NOTE "G": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filling this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over confliction limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "H" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:
The following setbacks apply unless noted otherwise elsewhere on this plat.

Zoning:	POD 18D
Front:	25 feet
Side:	5 feet per side
Rear:	5 feet

NOTE "I": 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 Clarkshaw Crossing Section 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "J": Drives shall not encroach into any side yard drainage easement.

NOTE "K" - LOTS 7310 THRU 7315: Lots 7310 thru 7315, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Clarkshaw Crossings subdivisions for the purpose of open space, the maintenance of storm water facilities, and the maintenance of the multi-use paths. All open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

NOTE "L" - LOT 7316: Lot 7316, as designated and delineated hereon, shall be owned and maintained by the developer, its successors and assigns, for the purpose of future development.

NOTE "M": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "N": As required by Liberty Township Zoning Code, no driveway shall be located so it enters a public road within 40 feet of the intersection of the rights-of-ways of any two public roads unless otherwise approved by Zoning Text.

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

Legend

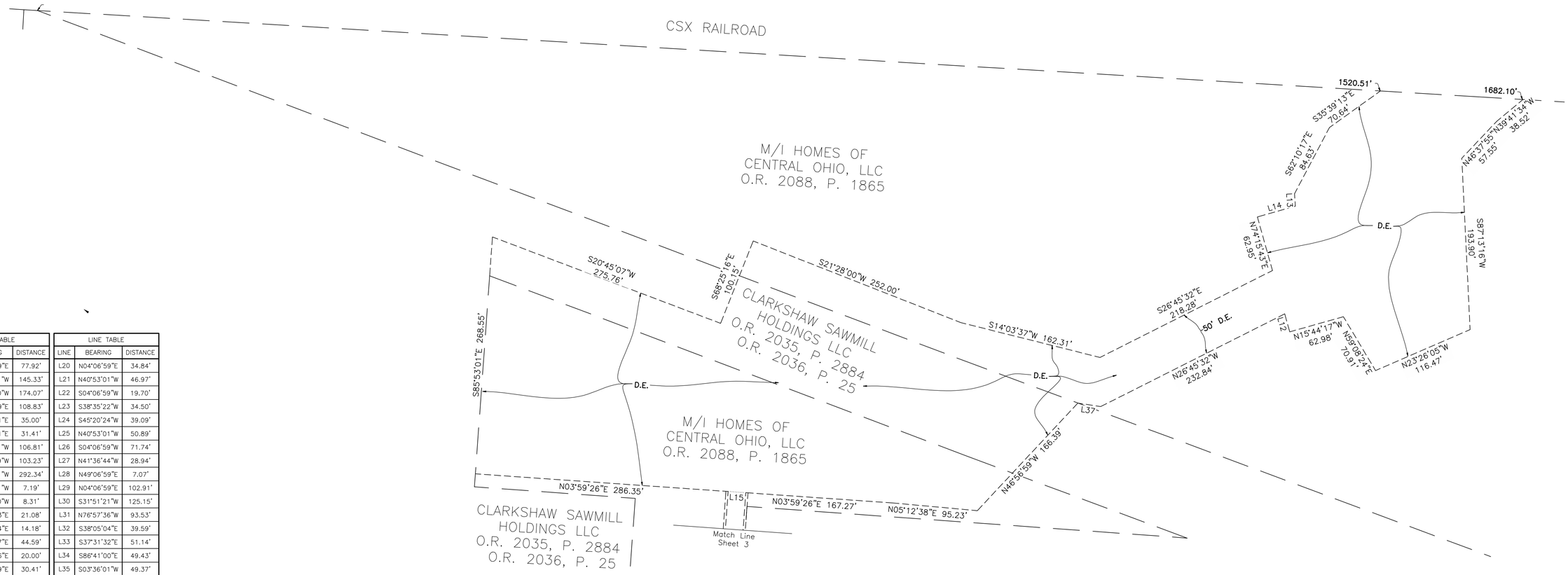
B.L. = Building Line
D.E. = Drainage Easement
S.E. = Sanitary Easement
U.E. = Utility Easement

SCALE: 1" = 60'

60 50 40 30 20 10 0 30 60 120
GRAPHIC SCALE (in feet)

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Xrefs:

CLARKSHAW CROSSING SECTION 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°39'29"E	77.92'
L2	N12°56'51"W	145.33'
L3	N09°15'00"W	174.07'
L4	N04°06'59"E	108.83'
L5	S85°53'01"E	35.00'
L6	S85°53'01"E	31.41'
L7	S16°41'31"W	106.81'
L8	N80°44'29"W	103.23'
L9	N85°53'01"W	292.34'
L10	N85°53'01"W	7.19'
L11	N04°39'10"W	8.31'
L12	N74°15'43"E	21.08'
L13	N86°19'24"E	14.18'
L14	S15°44'17"E	44.59'
L15	N03°59'26"E	20.00'
L16	N49°07'59"E	30.41'
L17	N04°06'58"E	1.00'
L18	S85°53'01"E	39.00'
L19	N40°53'01"W	36.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N04°06'59"E	34.84'
L21	N40°53'01"W	46.97'
L22	S04°06'59"W	19.70'
L23	S38°35'22"W	34.50'
L24	S45°20'24"W	39.09'
L25	N40°53'01"W	50.89'
L26	S04°06'59"W	71.74'
L27	N41°36'44"W	28.94'
L28	N49°06'59"E	7.07'
L29	N04°06'59"E	102.91'
L30	S31°51'21"W	125.15'
L31	N76°57'36"W	93.53'
L32	S38°05'04"E	39.59'
L33	S37°31'32"E	51.14'
L34	S86°41'00"E	49.43'
L35	S03°36'01"W	49.37'
L36	S06°31'07"W	71.91'
L37	N08°39'19"E	26.17'
L38	S85°53'01"E	7.19'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

Legend

B.L. = Building Line
D.E. = Drainage Easement
S.E. = Sanitary Easement
U.E. = Utility Easement

SCALE: 1" = 60'

60 50 40 30 20 10 0 30 60 120

GRAPHIC SCALE (in feet)

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Xrefs: