



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

RPC Number 19-22

Sec. _____ Ph. _____ Pt. _____

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

PROJECT	Painter Farm,	(circle one) Residential Commercial
TOWNSHIP	Concord Township	

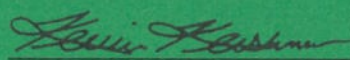
APPLICANT/ CONTACT	Name: Concord Equities, Ltd.	Phone: (614) 348-7473
	Address: 6689 Dublin Center Drive	E-mail: kevin@stavroff.com
	City, State, Zip: Dublin, Ohio 43017	

PROPERTY OWNER	Name: Concord Equities, Ltd.	Phone: (614) 348-7473
	Address: 6689 Dublin Center Drive	E-mail: kevin@stavroff.com
	City, State, Zip: Dublin, Ohio 43017	

SURVEYOR/ ENGINEER	Name: Kimley Horn and Associates	Phone: (614) 348-0765
	Address: 7965 N. High Street, Suite 200	E-mail: kevin.kershner@kimley-horn.com
	City, State, Zip: Columbus, Ohio 43235	

DETAILS	Total Lots: 8	Buildable lots: 8
	Total Acreage: 26.845	Open Space Acreage: 0

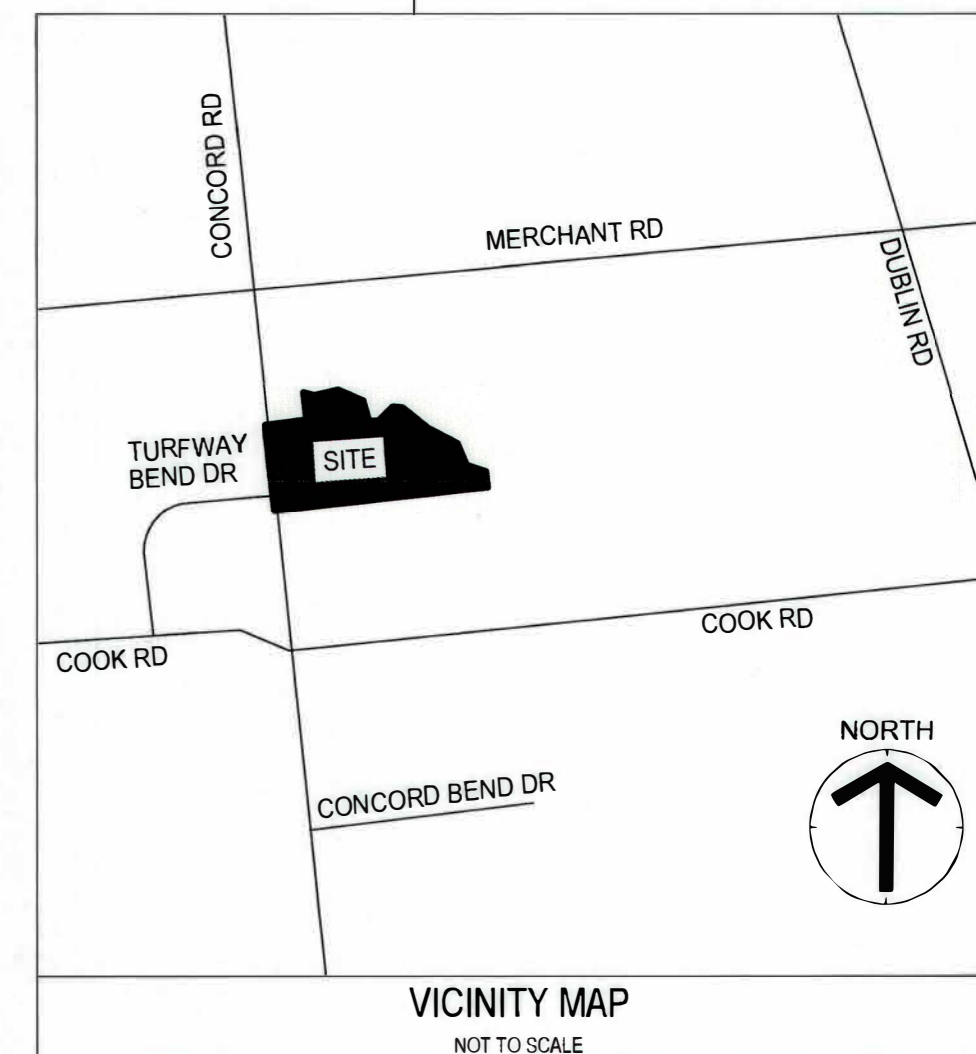
SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): June 2022 Ext. June 2024
	Date of Draft Plat Review by RPC staff (required): January 9, 2024
	Date of Final Engineering Approval by DCEO (required): March 29, 2024
	1 (one) Plat signed by subdivider 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) \$1,404

 Agent for Owner 9/3/2024

Owner (or agent for owner) and Date

PAINTER FARM
 STATE OF OHIO, COUNTY OF DELAWARE, CONCORD TOWNSHIP,
 PART OF LOT 1 OF R. COOPERS VIRGINIA MILITARY SURVEY NO. 2547

R.P.C.
 CASE NO. 19-22



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, PART OF LOT 1 OF R. COOPERS VIRGINIA MILITARY SURVEY NO. 2547, BEING 26.845 ACRES OF LAND OUT OF THAT 62.786 ACRE TRACT OF LAND AS CONVEYED TO CONCORD EQUITIES, LTD, OF RECORD IN DEED BOOK 1848, PG. 1021-1023, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, CONCORD EQUITIES, LTD, BY MATT STAVROFF, MANAGER, REPRESENTATIVE OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "PAINTER FARM", A SUBDIVISION CONTAINING LOTS NUMBERED 7572-7580, 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" OR "UTILITY EASEMENT". EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" OR "UTILITY EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASH-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.

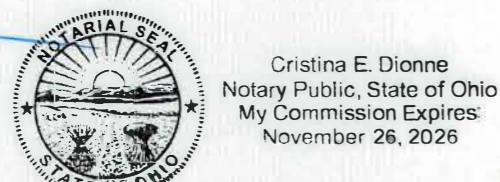
WITHIN THOSE AREAS OF LAND DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, 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.

IN WITNESS WHEREOF, MATT STAVROFF, MANAGING/AUTHORIZED SIGNATORY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 27th DAY OF August, 2024.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: CONCORD EQUITIES, LTD,

BY: Matt Stavroff
 MATT STAVROFF
 MANAGER



BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATT STAVROFF, MANAGING/AUTHORIZED SIGNATORY OF SAID CONCORD EQUITIES, LTD, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CONCORD EQUITIES, LTD, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

27th DAY OF August, 2024

MY COMMISSION EXPIRES November 26, 2026

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

CAD MAINTENANCE AGREEMENT CROSS-REFERENCE: OFFICIAL BOOK NO. _____, PAGE NO. _____

APPROVED THIS 29 DAY OF August, 2024

Rita C. Jan
 CONCORD TWP., ZONING INSPECTOR

APPROVED THIS 30th DAY OF August, 2024

Delco Water Co.
 DEL-CO WATER CO., INC.

APPROVED THIS _____ DAY OF _____, 20__

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____, 20__

DELAWARE PUBLIC HEALTH DISTRICT

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

APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET(S) SHOWN THEREON, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH PRIVATE STREET(S). THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.

THIS _____ DAY OF _____ (YEAR) _____, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

TRANSFERRED THIS _____ DAY OF _____, 20__

AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 20__

RECORDER, DELAWARE COUNTY, OHIO

AT _____ A.M./P.M.
 IN BOOK _____, PAGE(S) _____
 PLAT CABINET _____, SLIDE _____, FEE \$ _____

- CESO IRON PIN LEGEND**
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - ▲ PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
 - ◎ IRON PIN FOUND AS DESCRIBED

ACREAGE BREAKDOWN
 TOTAL ACREAGE: 26.845 ACRES
 ACREAGE IN 8 BUILDABLE LOTS: 24.172 ACRES
 (LOTS 7069, 7072, 7084, 7115, 8876, 8879, 8890, 8893 INCLUSIVE)
 ACREAGE IN PRIVATE DRIVE (LOT 7580): 1.854 ACRES
 ACREAGE IN RIGHT-OF-WAY: 0.819 ACRES
 ACREAGE IN FARM LOT 1: 26.845 ACRES

BASIS OF BEARING
 BEARINGS SHOWN HEREON BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, 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. FIELD WORK WAS COMPLETED IN AUGUST 2022.

FLOOD NOTE
 PARCEL IS LOCATED WITHIN ZONE "A" (AREA WITH 1% ANNUAL CHANCE FLOOD (100YEAR FLOOD)) AND ZONE "X" (AREA OF MINIMAL FLOODING) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 39041C0220K, EFFECTIVE DATE: APRIL 16, 2009; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY



Jeffrey Miller 8/22/24
 JEFFREY MILLER, P.S.
 OHIO P.S. NO. 7211
 2800 CORPORATE EXCHANGE DRIVE, SUITE 400
 COLUMBUS, OHIO 43231

PAINTER FARM	
CONCORD TOWNSHIP	DELAWARE COUNTY, OHIO
SCALE: N/A	DATE: 8/22/2024
DESIGN: N/A	JOB NO.: 758747
DRAWN: OPG	SHEET NO.: 1 OF 5
CHECKED: ALB	

PAINTER FARM

STATE OF OHIO, COUNTY OF DELAWARE, CONCORD TOWNSHIP,
PART OF LOT 1 OF R. COOPERS VIRGINIA MILITARY SURVEY NO. 2547

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": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS. CONCORD TOWNSHIP ZONING CODE FOR "PAINTER FARM". IN EFFECT AT TIME OF PLATTING OF "PAINTER FARM". SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION (LOTS 8)	FR-1
MIN. FRONT YARD SETBACK	50 FEET
MIN. SIDE YARD SETBACK	25 FEET
MIN. REAR YARD SETBACK	50 FEET

NOTE "C": ACREAGE BREAKDOWN
TOTAL ACREAGE: 26.845 ACRES
ACREAGE IN BUILDABLE LOTS (7572-7579 INCLUSIVE): 24.172 ACRES
ACREAGE IN PRIVATE DRIVE (LOT 7580): 1.854 ACRES
ACREAGE IN RIGHT-OF-WAY: 0.819 ACRES
ACREAGE IN FARM LOT 1: 26.845 ACRES

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": EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, AND DEL-CO EASEMENT AND DESIGNATED DRAINAGE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKS AND APPURTENANCES.

NOTE "F": ON FILE WITH DELAWARE 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": AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "PAINTER FARM" IS LOCATED WITHIN ZONE "A" AND ZONE "X" (AREA OF MINIMAL FLOODING) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 39041C0220K, EFFECTIVE DATE: APRIL 16, 2009; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

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 SUBDIVISION PLAT OF "PAINTER FARM". 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 "J": 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 "K": ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DCWC) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION. THE DSWC 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 "L": 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 "M": DRIVES SHALL NOT ENCRUCH INTO ANY SIDE YARD DRAINAGE EASEMENT.

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

NOTE "O": 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 "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": 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 "R": 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 "S": 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 "T": 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 "U": 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 "V": 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 "W": 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 EASEMENT", "UTILITY EASEMENT", "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 "X": 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.

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 STORM 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 THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

NOTE "Z": LOT 7580, AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION FOR "PAINTER FARM". ALL PUBLIC AND QUASI PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, FIBER, GAS, TELECOMMUNICATIONS, ARE PERMITTED WITHIN LOT 7580. THE DRIVES AND LANES CONSTRUCTED WITHIN LOT 7580 WILL BE PRIVATE DRIVES AND LANES THAT ALLOW FOR EMERGENCY ACCESS WHICH WILL BE OWNED AND MAINTAINED BY SAID ASSOCIATION. THESE DRIVES AND LANES WILL NOT BE DEDICATED TO DELAWARE COUNTY AND DELAWARE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE DRIVES. THE OWNER AND ANY SUBSEQUENT TRANSFEREE OF A LOT DELINEATED HEREIN ACKNOWLEDGE AND AGREE THAT THE APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY COMMISSIONERS IS CONDITIONED ON THE DRIVES AND LANES REMAINING PRIVATE IN PERPETUITY, THAT ANY OFFER OF DEDICATION, WHETHER EXPRESS OR IMPLIED, IS HEREBY REJECTED, AND THAT NO DEDICATION OF RIGHT-OF-WAY, WHETHER STATUTORY OR AT COMMON LAW, SHALL OCCUR UNLESS EXPRESSLY ACCEPTED BY A SUBSEQUENT RESOLUTION OF THE DELAWARE COUNTY COMMISSIONERS.

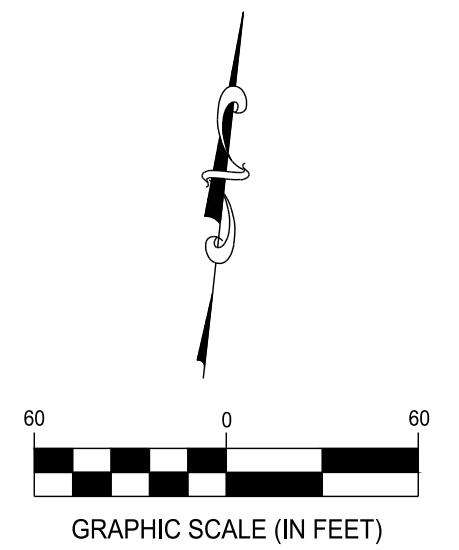
NOTE "AA": THE PRIVATE DRIVES WILL BE OWNED AND MAINTAINED IN PERPETUITY BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS IN THE "PAINTER FARM" HOMEOWNERS ASSOCIATION. THE PRIVATE DRIVES ASSOCIATED WITH THIS DEVELOPMENT WERE NOT DESIGNED OR CONSTRUCTED TO PUBLIC ROAD STANDARDS, AND WILL NOT BE DEDICATED AS PUBLIC ROAD. NEITHER DELAWARE COUNTY NOR CONCORD TOWNSHIP WILL BE RESPONSIBLE FOR MAINTENANCE, REPAIR OR RE-CONSTRUCTION OF THE PRIVATE DRIVES.

NOTE "BB": A LANDSCAPE AREA IS HEREBY RESERVED FOR THE PURPOSE OF LANDSCAPING INSTALLATION AND MAINTENANCE AND IS TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION FOR "PAINTER FARM".

PAINTER FARM			
CONCORD TOWNSHIP		DELAWARE COUNTY, OHIO	
SCALE: N/A		DATE: 8/22/2024	
DESIGN: N/A	 CESO WWW.CESOINC.COM	JOB NO.: 758747	
DRAWN: OPG		SHEET NO.:	
CHECKED: ALB		2 of 5	

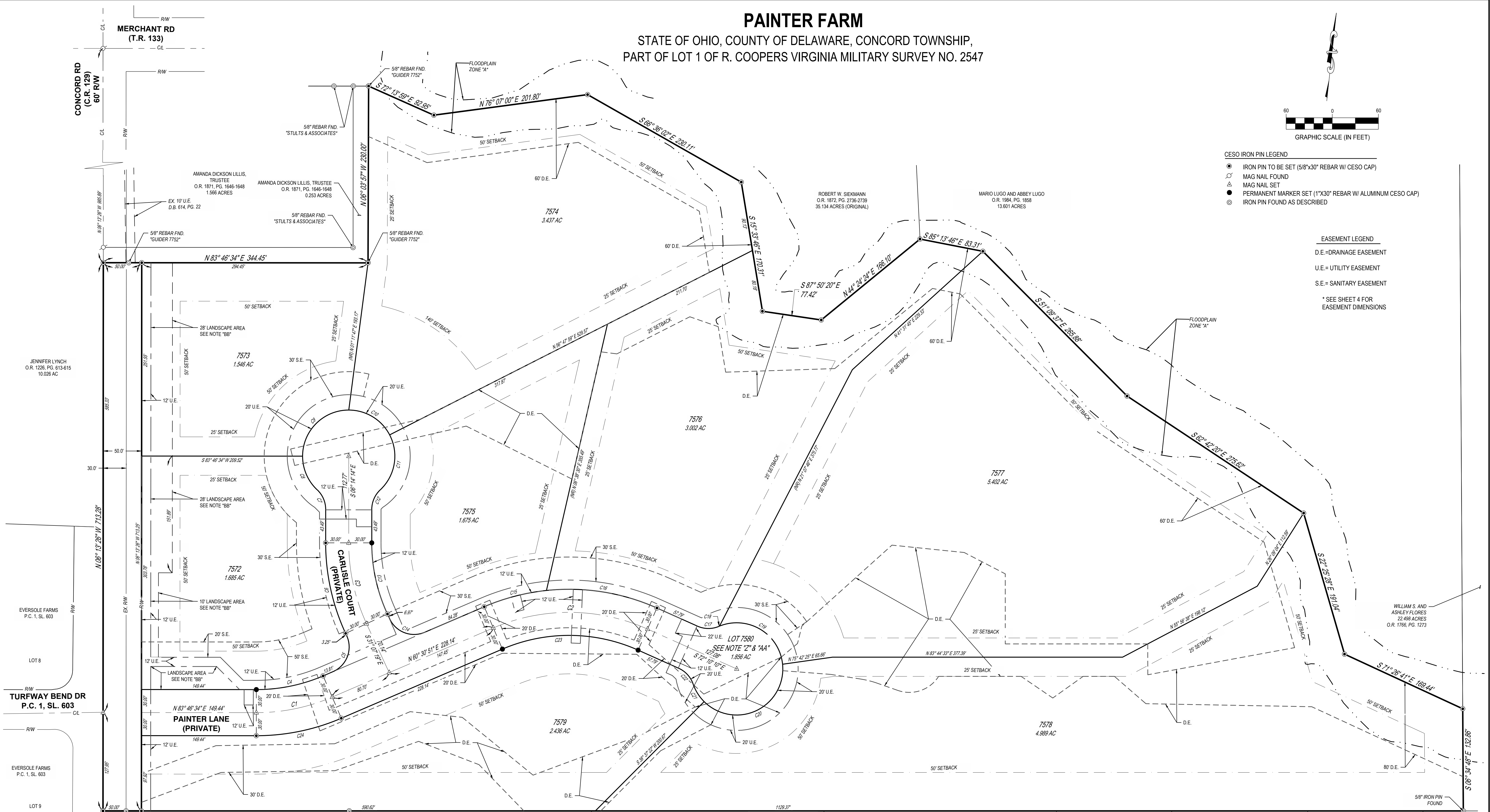
PAINTER FARM

STATE OF OHIO, COUNTY OF DELAWARE, CONCORD TOWNSHIP,
PART OF LOT 1 OF R. COOPERS VIRGINIA MILITARY SURVEY NO. 2547



- CESO IRON PIN LEGEND**
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - ⊙ MAG NAIL FOUND
 - ⊙ MAG NAIL SET
 - PERMANENT MARKER SET (1/2"x30" REBAR W/ ALUMINUM CESO CAP)
 - ⊙ IRON PIN FOUND AS DESCRIBED

- EASEMENT LEGEND**
- D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - S.E. = SANITARY EASEMENT
- * SEE SHEET 4 FOR EASEMENT DIMENSIONS



CONCORD RD (C.R. 129) 60' RW
 MERCHANT RD (T.R. 133)
 AMANDA DICKSON LILLIS, TRUSTEE O.R. 1871, PG. 1646-1648 1.566 ACRES
 AMANDA DICKSON LILLIS, TRUSTEE O.R. 1871, PG. 1646-1648 0.253 ACRES
 ROBERT W. SIEKMANN O.R. 1872, PG. 2136-2179 35.134 ACRES (ORIGINAL)
 MARIO LUGO AND ABBEY LUGO O.R. 1984, PG. 1858 13.601 ACRES
 JENNIFER LYNCH O.R. 1226, PG. 613-615 10.026 AC
 EVERSOLE FARMS P.C. 1, SL. 603
 LOT 8
 TURFWAY BEND DR P.C. 1, SL. 603
 EVERSOLE FARMS P.C. 1, SL. 603
 LOT 9
 GENESIS SUBD P.B. 11, PG. 106
 LOT 4304
 CRYSTAL L. PIPIC TRUSTEE O.R. 1187, PG. 670-673 5.217 AC
 DAVID E. & PATRICIA B. HENDERSON D.B. 418, PG. 682 5.875 AC
 HELEN C. & RODGER E. WEST D.B. 1584, PG. 2278 5.00 AC
 WILLIAM A. & ELIZABETH A. WOOD D.B. 474, PG. 24 2.976 AC
 ORR SUBDIVISION P.B. 18, PG. 39
 LOT 4388
 ORR SUBDIVISION No. 2 P.B. 19, PG. 15
 LOT 4400
 MICHAEL J. ORR O.R. 110, PG. 1162 O.S. 10.796 ACRES

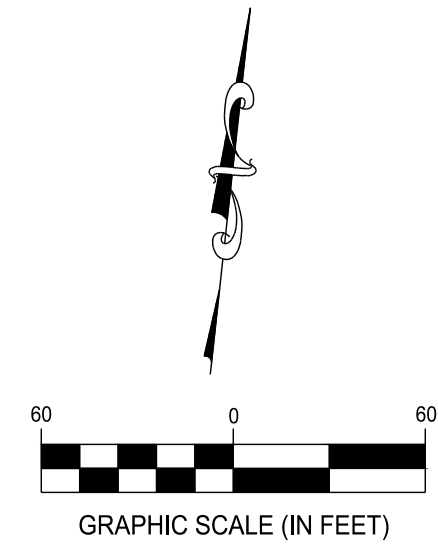
PAINTER FARM	
CONCORD TOWNSHIP DELAWARE COUNTY, OHIO	
SCALE: 1"=60'	DATE: 8/22/2024
DESIGN: N/A	JOB NO.: 758747
DRAWN: OPK	SHEET NO.:
CHECKED: ALB	3 OF 5



PAINTER FARM

STATE OF OHIO, COUNTY OF DELAWARE, CONCORD TOWNSHIP,
PART OF LOT 1 OF R. COOPERS VIRGINIA MILITARY SURVEY NO. 2547

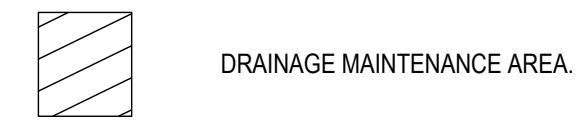
EASEMENT LEGEND
D.E.=DRAINAGE EASEMENT
U.E.= UTILITY EASEMENT
S.E.= SANITARY EASEMENT



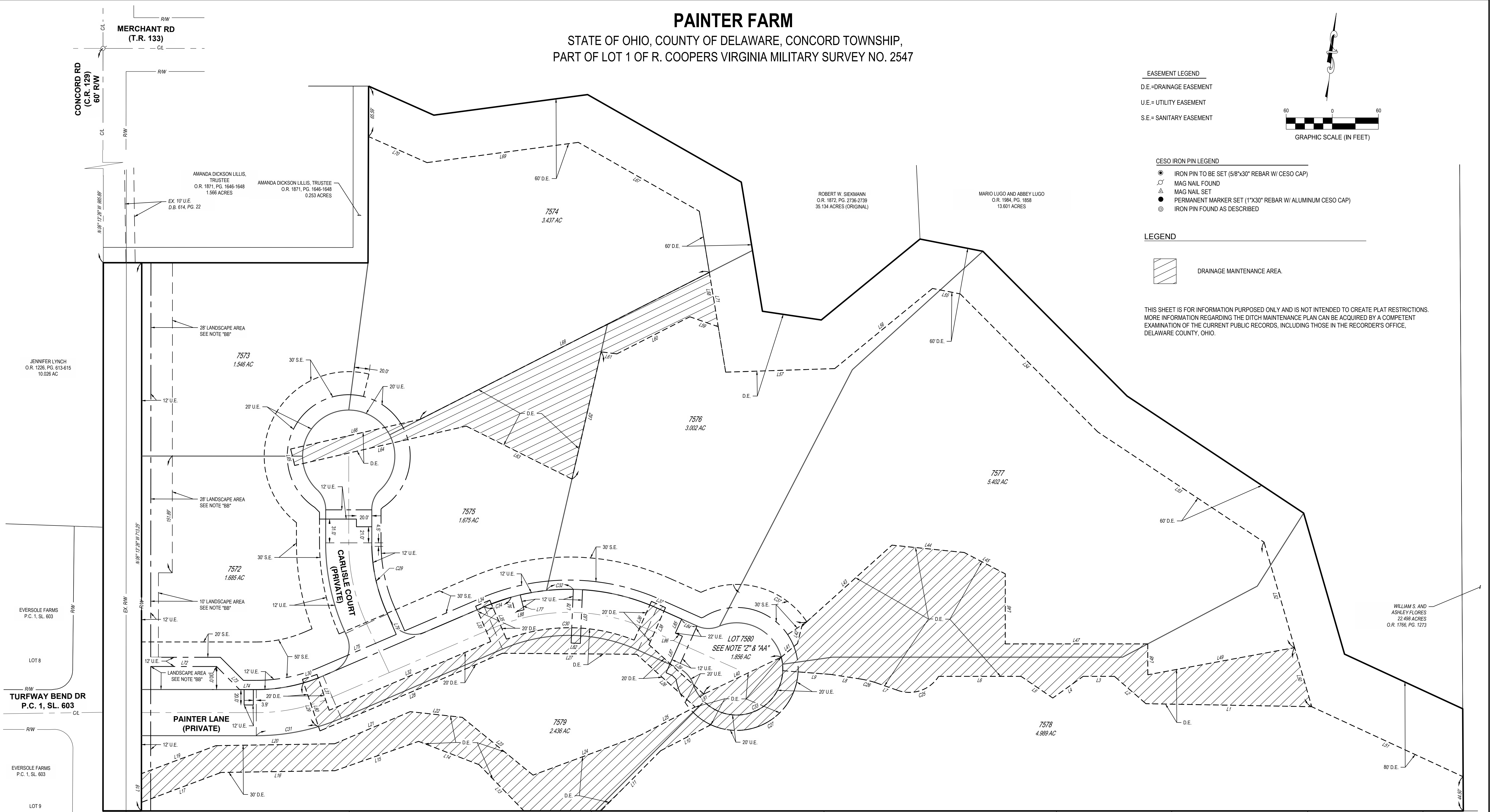
CESO IRON PIN LEGEND

- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL FOUND
- △ MAG NAIL SET
- ▲ PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- ⊙ IRON PIN FOUND AS DESCRIBED

LEGEND



THIS SHEET IS FOR INFORMATION PURPOSED ONLY AND IS NOT INTENDED TO CREATE PLAT RESTRICTIONS.
MORE INFORMATION REGARDING THE DITCH MAINTENANCE PLAN CAN BE ACQUIRED BY A COMPETENT
EXAMINATION OF THE CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE,
DELAWARE COUNTY, OHIO.



GENESIS SUBD P.B. 11, PG. 106 LOT 4304	CRYSTALL L. PIPP TRUSTEE O.R. 1187, PG. 670-673 5.217 AC	DAVID E. & PATRICIA B. HENDERSON D.B. 418, PG. 682 5.875 AC	HELEN C. & RODGER E. WEST D.B. 1504, PG. 2278 5.00 AC	WILLIAM A. & ELIZABETH A. WOOD D.B. 474, PG. 24 2.976 AC	ORR SUBDIVISION P.B. 18, PG. 39 LOT 4388	ORR SUBDIVISION No. 2 P.B. 19, PG. 15 LOT 4400	MICHAEL J. ORR O.R. 110, PG. 1162 O.S. 10.796 ACRES
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PAINTER FARM	
CONCORD TOWNSHIP	DELAWARE COUNTY, OHIO
SCALE: 1"=60'	DATE: 8/22/2024
DESIGN: N/A	JOB NO.: 758747
DRAWN: OPG	SHEET NO.: 4 OF 5
CHECKED: ALB	



PAINTER FARM

STATE OF OHIO, COUNTY OF DELAWARE, CONCORD TOWNSHIP,
PART OF LOT 1 OF R. COOPERS VIRGINIA MILITARY SURVEY NO. 2547

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	250.00'	101.50'	N72° 08' 43"E, 100.80'	23° 15' 43"
C2	250.00'	206.46'	N84° 10' 21"E, 200.64'	47° 18' 59"
C3	250.00'	108.58'	S18° 40' 46"E, 107.73'	24° 53' 05"
C4	220.00'	89.32'	N72° 08' 43"E, 88.71'	23° 15' 43"
C5	35.00'	55.98'	N14° 41' 46"E, 50.20'	91° 38' 10"
C6	280.00'	121.61'	N18° 40' 46"W, 120.66'	24° 53' 05"
C7	35.00'	28.60'	N29° 39' 02"W, 27.82'	46° 49' 35"
C8	60.00'	49.05'	N29° 38' 37"W, 47.70'	46° 50' 24"
C9	60.00'	94.23'	N38° 46' 10"E, 84.84'	89° 59' 12"
C10	60.00'	65.40'	S65° 00' 43"E, 62.21'	62° 27' 03"
C11	60.00'	77.89'	S3° 24' 05"W, 72.53'	74° 22' 33"
C12	35.00'	28.60'	S17° 10' 34"W, 27.82'	46° 49' 35"
C13	220.00'	95.55'	S18° 40' 46"E, 94.80'	24° 53' 05"
C14	35.00'	53.98'	S75° 18' 14"E, 48.79'	88° 21' 50"
C15	280.00'	83.96'	N69° 06' 15"E, 83.64'	17° 10' 49"
C16	280.00'	147.27'	S87° 14' 15"E, 145.58'	30° 08' 11"
C17	35.00'	28.60'	N84° 25' 03"E, 27.82'	46° 49' 35"
C18	60.00'	0.87'	N61° 25' 11"E, 0.87'	0° 49' 52"
C19	60.00'	111.06'	S65° 08' 07"E, 95.87'	106° 03' 32"
C20	60.00'	147.37'	S58° 15' 30"W, 113.02'	140° 43' 43"
C21	60.00'	27.26'	N38° 21' 36"W, 27.03'	26° 02' 04"
C22	35.00'	28.60'	N48° 45' 22"W, 27.82'	46° 49' 35"
C23	220.00'	181.68'	S84° 10' 21"W, 176.56'	47° 18' 59"
C24	280.00'	113.68'	S72° 08' 43"W, 112.90'	23° 15' 43"
C25	45.00'	60.30'	S64° 36' 45"W, 55.89'	76° 46' 14"
C26	124.69'	20.24'	N82° 48' 11"W, 20.21'	9° 17' 55"
C27	80.00'	156.39'	S52° 29' 25"W, 132.65'	112° 00' 28"
C29	220.00'	91.63'	S19° 10' 46"E, 90.96'	23° 51' 45"
C30	230.00'	169.93'	N84° 09' 53"E, 166.10'	42° 19' 58"
C31	280.00'	82.09'	N75° 22' 37"E, 81.80'	16° 47' 55"
C32	280.00'	35.03'	N81° 16' 41"E, 35.00'	7° 10' 03"
C33	60.00'	164.89'	N57° 36' 15"E, 117.69'	157° 27' 40"
C34	280.02'	37.32'	N64° 20' 01"E, 37.29'	7° 38' 10"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S84° 47' 37"W	215.81
L2	N55° 20' 07"W	54.19
L3	S83° 44' 33"W	40.76
L4	S48° 16' 56"W	48.47
L5	N61° 57' 54"W	49.91
L6	S83° 44' 33"W	107.35
L7	N77° 00' 08"W	30.99
L8	N87° 27' 08"W	38.83
L9	S88° 11' 21"W	42.88
L10	S56° 26' 55"W	73.52
L11	S38° 37' 22"W	110.56
L12	S83° 44' 33"W	100.03
L13	N50° 24' 09"W	83.84
L14	N75° 10' 12"W	84.20
L15	S64° 25' 31"W	115.25
L16	S82° 50' 30"W	148.31
L17	S63° 10' 28"W	110.69
L18	N06° 13' 27"W	37.39
L19	N63° 10' 28"E	103.60
L20	N82° 50' 30"E	154.37
L21	N60° 42' 05"E	106.84
L22	N90° 00' 00"E	68.14
L23	S57° 03' 45"E	118.97
L24	N63° 22' 16"E	148.34
L25	N56° 26' 55"E	80.80
L26	N54° 13' 56"W	102.40
L27	S84° 10' 21"W	174.70
L28	S60° 42' 05"W	257.98
L29	S25° 04' 33"E	60.05
L30	N64° 55' 27"E	20.00

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	S25° 04' 33"E	49.23
L32	N60° 42' 05"E	228.49
L33	N29° 29' 09"W	49.97
L34	N60° 30' 51"E	20.00
L35	S29° 29' 09"E	55.23
L36	N17° 49' 50"E	55.20
L37	S72° 10' 10"E	20.00
L38	S17° 49' 50"W	52.73
L39	S54° 13' 56"E	96.08
L40	N58° 13' 12"E	111.67
L41	N43° 50' 14"E	27.59
L42	N07° 42' 51"E	23.35
L43	N41° 48' 22"E	157.59
L44	N89° 34' 07"E	94.48
L45	S68° 48' 30"E	60.23
L46	S06° 15' 27"E	91.17
L47	N83° 44' 33"E	185.39
L48	S06° 19' 37"E	40.16
L49	N73° 15' 59"E	194.30
L50	N22° 25' 28"W	80.06
L51	N71° 26' 41"W	216.96
L52	N22° 25' 28"W	142.82
L53	N62° 42' 20"W	259.68
L54	N51° 09' 37"W	253.56
L55	N85° 13' 46"W	36.71
L56	S44° 24' 24"W	164.44
L57	S81° 51' 34"W	141.96
L58	N15° 33' 46"W	212.13
L59	N76° 58' 27"W	39.14
L60	S56° 47' 59"W	106.50

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N89° 06' 38"W	20.71
L62	S06° 38' 30"W	169.76
L63	N69° 39' 34"W	153.86
L64	S70° 49' 48"W	229.01
L65	N19° 59' 03"W	22.00
L66	N70° 49' 48"E	173.04
L67	N66° 36' 02"W	181.22
L68	N56° 47' 59"E	421.89
L69	S76° 07' 00"W	198.57
L70	N72° 13' 59"W	83.45
L71	S15° 33' 46"E	71.63
L72	N83° 46' 34"E	85.64
L73	S51° 13' 28"E	42.43
L74	N83° 46' 34"E	21.80
L75	S60° 30' 51"W	108.68
L76	S20° 37' 14"E	19.94
L77	N20° 37' 14"W	19.94
L78	S03° 54' 37"E	69.94
L79	S29° 29' 09"E	29.01
L80	N25° 04' 33"W	70.77
L81	S46° 20' 05"W	6.14
L82	N86° 05' 23"E	12.00
L83	N03° 54' 37"W	69.93
L84	N72° 10' 10"W	22.00
L85	S17° 49' 50"W	20.00
L86	S72° 10' 10"E	10.00
L87	S17° 50' 19"W	52.00
L88	N69° 22' 46"E	12.00

PAINTER FARM			
CONCORD TOWNSHIP		DELAWARE COUNTY, OHIO	
SCALE: N/A	DATE: 8/22/2024		
DESIGN: N/A	 CESO WWW.CESOINC.COM		JOB NO.: 758747
DRAWN: OPG			SHEET NO.:
CHECKED: ALB			5 OF 5