

Sketch Plan Application Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

24-16-S

(RPC Staff will assign)

PROJECT	Plumb Creek Subdivision	(circle one) Residential Commercial
TOWNSHIP	Berkshire Township	

APPLICANT/ CONTACT	Name Chris Bradley, Plumb Creek, LLC	Phone 614.578.3581
	Address 6760 Colt Court	E-mail cb@thecambercompany.com
	City, State, Zip Dublin, OH, 43017	

PROPERTY OWNER	Name Berkshire Investments LLC	Phone 614.806.8609
	Address 6956 E Broad St	E-mail jimkreid@outlook.com
	City, State, Zip Columbus, OH 43213	

SURVEYOR/ ENGINEER	Name Justin Wollenberg, Terrain Evolution	Phone 614.385.1092
	Address 720 East Broad Street, suite 203	E-mail jwollenberg@terrainevolution.com
	City, State, Zip Columbus, OH, 43215	

LOCATION	Property Address tbd Dustin Road Galena, OH 43021	
	North of and contiguous to Plumb Road, South of and contiguous to Dustin Road, West of and contiguous to I-71, East of and approximately 1700' from S Three B's and K Road	
	approx. _____ feet N S E W of _____	Road/Street _____

DETAILS	Number of Lots	91	Septic Systems	yes <input type="radio"/> no <input checked="" type="radio"/>
	Total Acreage	87	Central Sanitary System	yes <input checked="" type="radio"/> no <input type="radio"/>

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)		One (1) copy of Sketch Plan (max. 11" x 17") including:
	x	Approximate lot dimensions and acreage;
	x	Information to locate site (complete section above: LOCATION);
	x	North Arrow (scale preferred also);
	x	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
		Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	x	Completed and Signed Application;
	x	Fee (Refer to Fee Schedule)

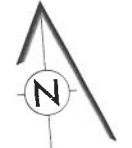
City

October 27, 2024

Owner (or agent for owner) and Date

R E C E I V E D
OCT 30 2024

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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REVISION	DATE

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Your bridge between Vision and Success

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P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

BECKSHIRE TOWNSHIP, DEWARWARE COUNTY, OHIO

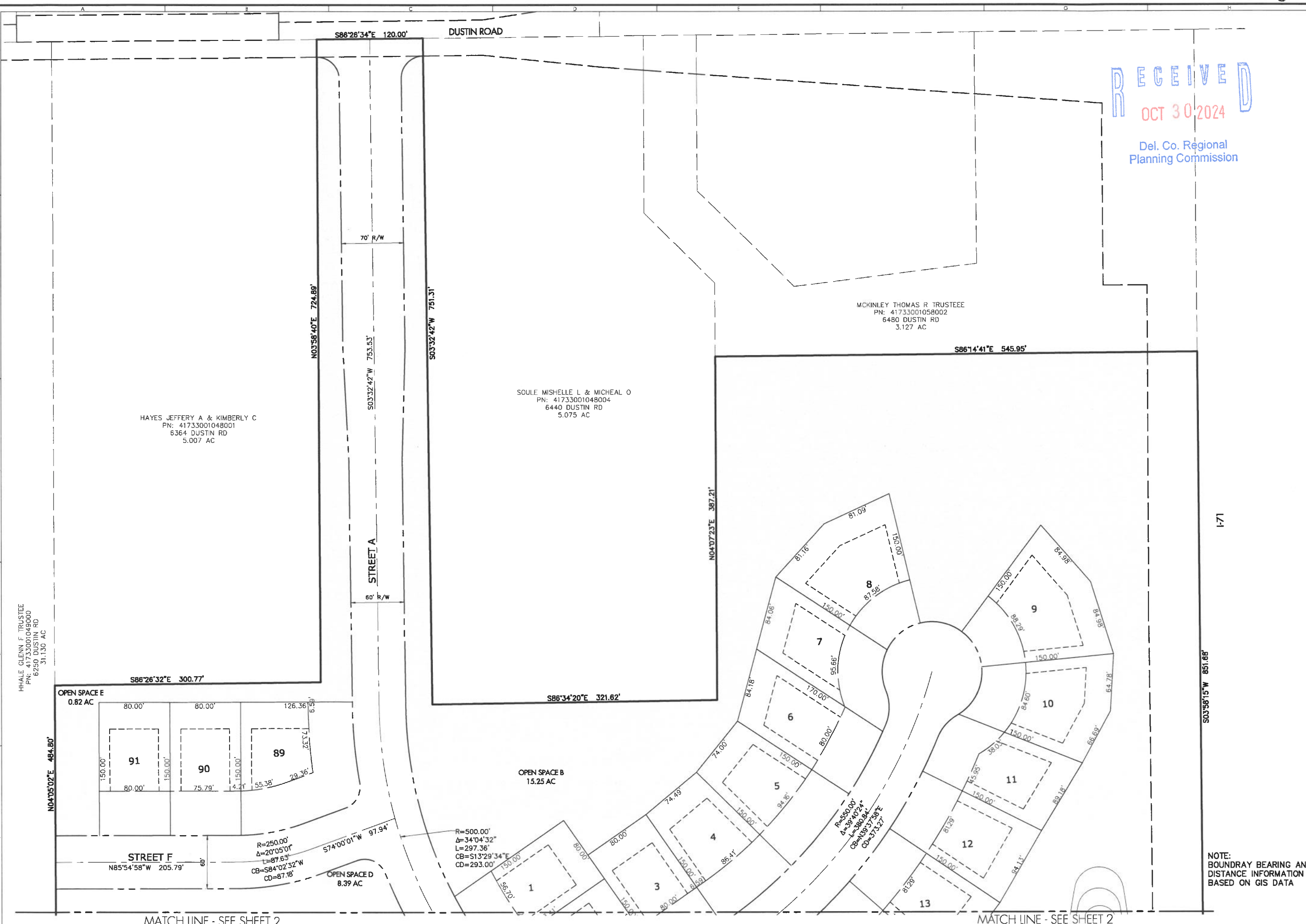
PLUM CREEK

SITE DIMENSION PLAN

DESIGN	DRAFT	CHECK
JWW	DGR	JWW

PROJECT NO	21009
DATE	AUGUST 29, 2022
SCALE	HORIZONTAL 1" = 50' VERTICAL N/A
SHEET NO	1/9

1-71
S03'58'15"W 851.68'



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

NOTE:
BOUNDARY BEARING AND
DISTANCE INFORMATION
BASED ON GIS DATA

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 1

HHALE GLENN F TRUSTEE
PIN: 41733001049000
6250 DUSTIN RD
311.30 AC
N04°05'02"E 484.80'

OPEN SPACE D
8.39 AC

OPEN SPACE B
15.25 AC

S03°58'15"W 851.66'
1-71

S86°19'09"E
243.63'

S86°05'05"E
76.43'

JOHNSON CHRISTINA L TRUSTEE
PIN: 41733000590000
60.19' AC

N03°51'16"E 1777.72'

OPEN SPACE D
8.39 AC

R=475.00'
Δ=84°54'02"
L=703.85'
CB=N28°41'40"E
CD=641.70'

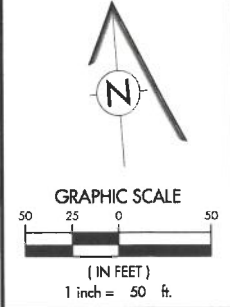
R=500.00'
Δ=11°40'34"
L=101.89'
CB=S65°18'25"E 92.25'
CD=101.71'

R=500.00'
Δ=34°33'36"
L=301.59'
CB=S13°15'02"E
CD=297.04'

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET B

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REVISION	DATE	DESCRIPTION OF CHANGE

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BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO
PLUM CREEK
SITE DIMENSION PLAN

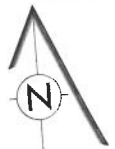
DESIGN	DRAFT	CHECK
JPW	DGR	JPW

PROJECT NO.: 21009
DATE: AUGUST 29, 2022
SCALE:
HORIZONTAL 1" = 50'
VERTICAL N/A
SHEET NO.: 2/9

NOTE:
BOUNDARY BEARING AND
DISTANCE INFORMATION
BASED ON GIS DATA

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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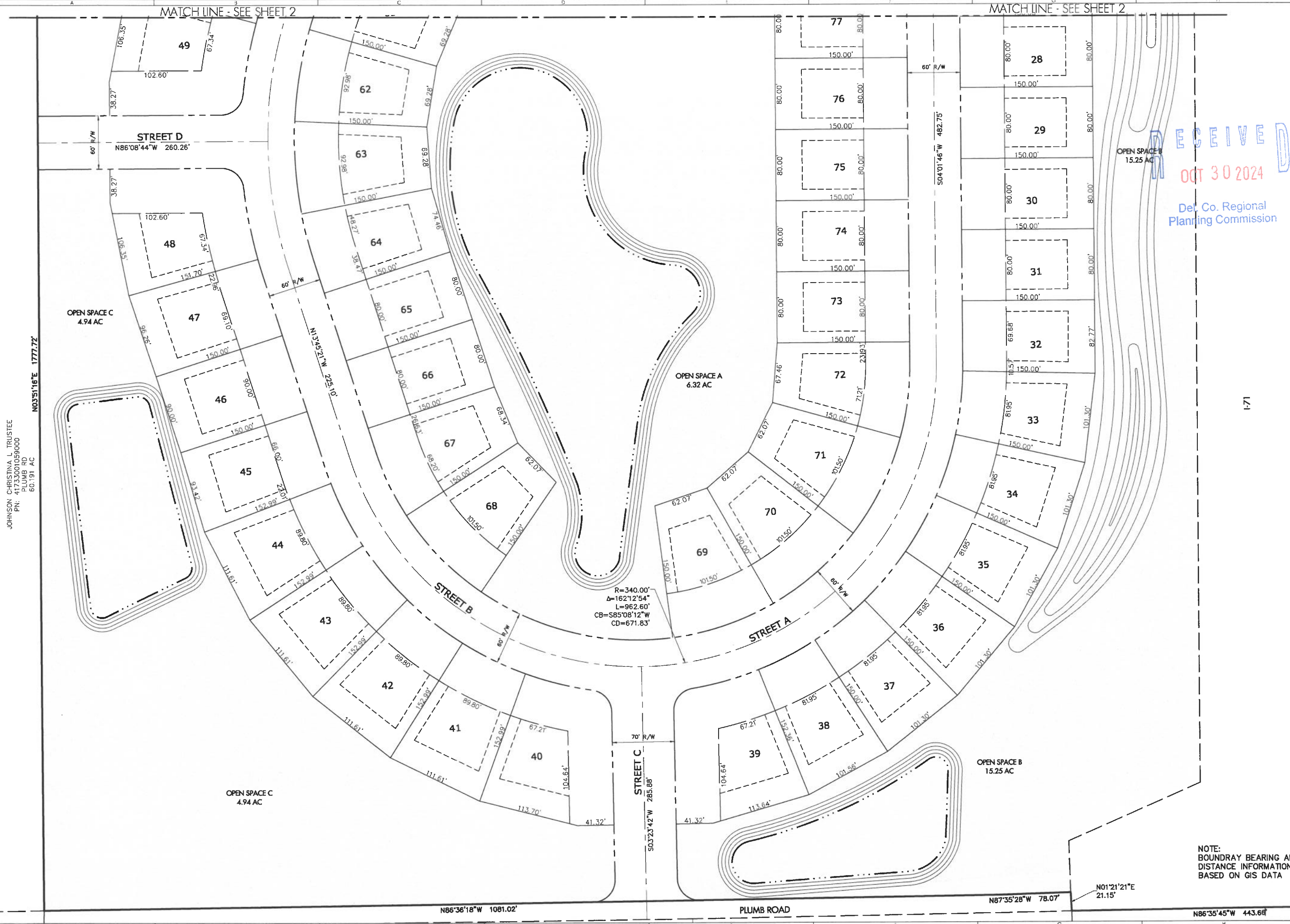
REVISION	DATE	DESCRIPTION OF CHANGE

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BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO
PLUM CREEK
SITE DIMENSION PLAN

DESIGN	DRAFT	CHECK
JWV	DGR	JWV

PROJECT NO.	21-009
DATE	AUGUST 29, 2022
SCALE:	
HORIZONTAL	1" = 50'
VERTICAL	N/A
SHEET NO.	3/9



JOHNSON CHRISTINA L. TRUSTEE
P.N.: 41733001059000
PLUMB RD
60.191 AC

N03°51'16"E 1777.72'

1:71

NOTE:
BOUNDARY BEARING AND
DISTANCE INFORMATION
BASED ON GIS DATA

N86°36'18"W 1081.02'

PLUMB ROAD

N87°35'28"W 78.07'

N01°21'21"E
21.15'

N86°35'45"W 443.68'

EXHIBITS

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Site Data:

Total Property Gross Acreage: ± 87.70 Acres
Wetlands: ± 0.71 Acres
Slopes over 20%: ± 0.70 Acres

Net Developable Acres (NDA): ± 73.14
(Calculated according to Code)

Existing Zoning: Planned Institutional District (PIND)
Proposed Zoning: Planned Residential District (PRD)

Total Proposed Dwelling Units: 91

Proposed Density (Gross): ± 1.03 du / Gross Acre
Proposed Density (NDA): ± 1.24 du / NDA
Proposed Min. Open/Undev.: ± 33.33 Acres (38 % of Gross)
Open/Undev. as Shown: ± 35.72 Acres (40.73% of Gross)

Total Lots Adj. to Open Space: 88 (97%)

Minimum Lot Size: 12,000 Square ft.

Minimum Lot Width: 80 ft. measured at the front setback line

Setbacks:
PRD boundary Setback: • 50 ft. for all structures and accessory uses
Front yard: • 50 ft. for front facing garage / 40 ft. for side-loaded garages and non-garage portions of the home
Side yard: • 12.5 ft. from side lot line
Rear yard: • 20 ft. min. from rear lot line

Maximum Bldg. Height: 2-Stories / 35 ft.

Note: The development plan as depicted is conceptual in nature. Final layout may vary based upon design and engineering provided that final layout shall meet all requirements specified herein.



Exhibit G - Preliminary Illustrative Site Plan

Berkshire Township, Delaware County, Ohio 10.10.2022

0 200 400 600



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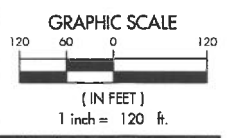
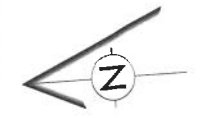
Del. Co. Regional
Planning Commission



Exhibit C1 - Regional Context Plan

Berkshire Township, Delaware County, Ohio 08.11.2022





REVISION	DATE
BY	

CHANGE ORDER SCHEDULE

DISCUSSION CHANGE

#

OCT 30 2024

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BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

PLUMB CREEK

SITE DIMENSION PLAN

DRAWING SET STATUS

- ZONING DOCUMENT SET
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JWV	DGR	JPW

PROJECT NO.: 21-009

DATE: AUGUST 29, 2022

SCALE:

HORIZONTAL	VERTICAL
1" = 120'	N/A

SHEET NO 1/9

WATCH LINE SEE SHEET 2



REFERENCE AND NOTES
1. ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
http://go.arcgisonline.com/maps/World_Imagery,
ACCESSED 5/5/2022



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LEGEND

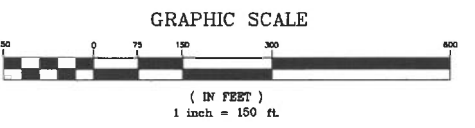
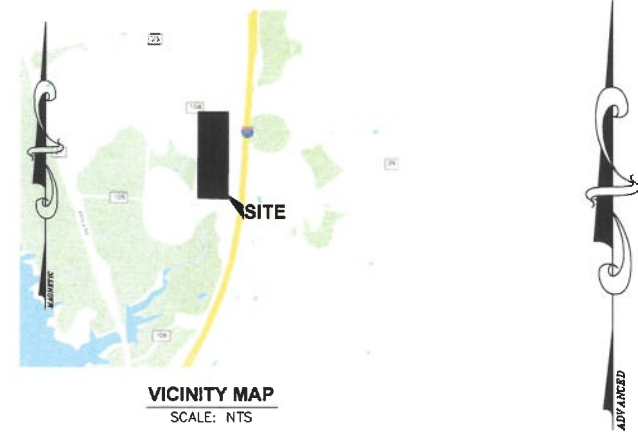
- Approximate Site Boundary
- PEM Wetland
- PFO Wetland
- Perennial Stream Area
- Perennial Stream
- Intermittent Stream
- Ditch
- Erosional Feature
- 2' Contour
- Existing Culvert
- Wetland Determination Sample Point

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250 - Worthington, OH 43085
614-540-6633 • 888-598-6808
www.cecinc.com

HIGHLAND REALTY DEVELOPMENT LLC
PLUMB CREEK - GALENA
DELAWARE COUNTY, OHIO

PRELIMINARY JURISDICTIONAL WATERS
DETERMINATION MAP

DRAWN BY:	MAK/WSG	CHECKED BY:	NMD	APPROVED BY:	JCD*	FIGURE NO.:	3
DATE:	5/5/2022	SCALE:	1"=350'	PROJECT NO.:	322-262		



FLOOD NOTE

By graphic plotting only this property is located in Zone "X" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39041C0260K, with an effective date of April 16, 2009, in Delaware County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

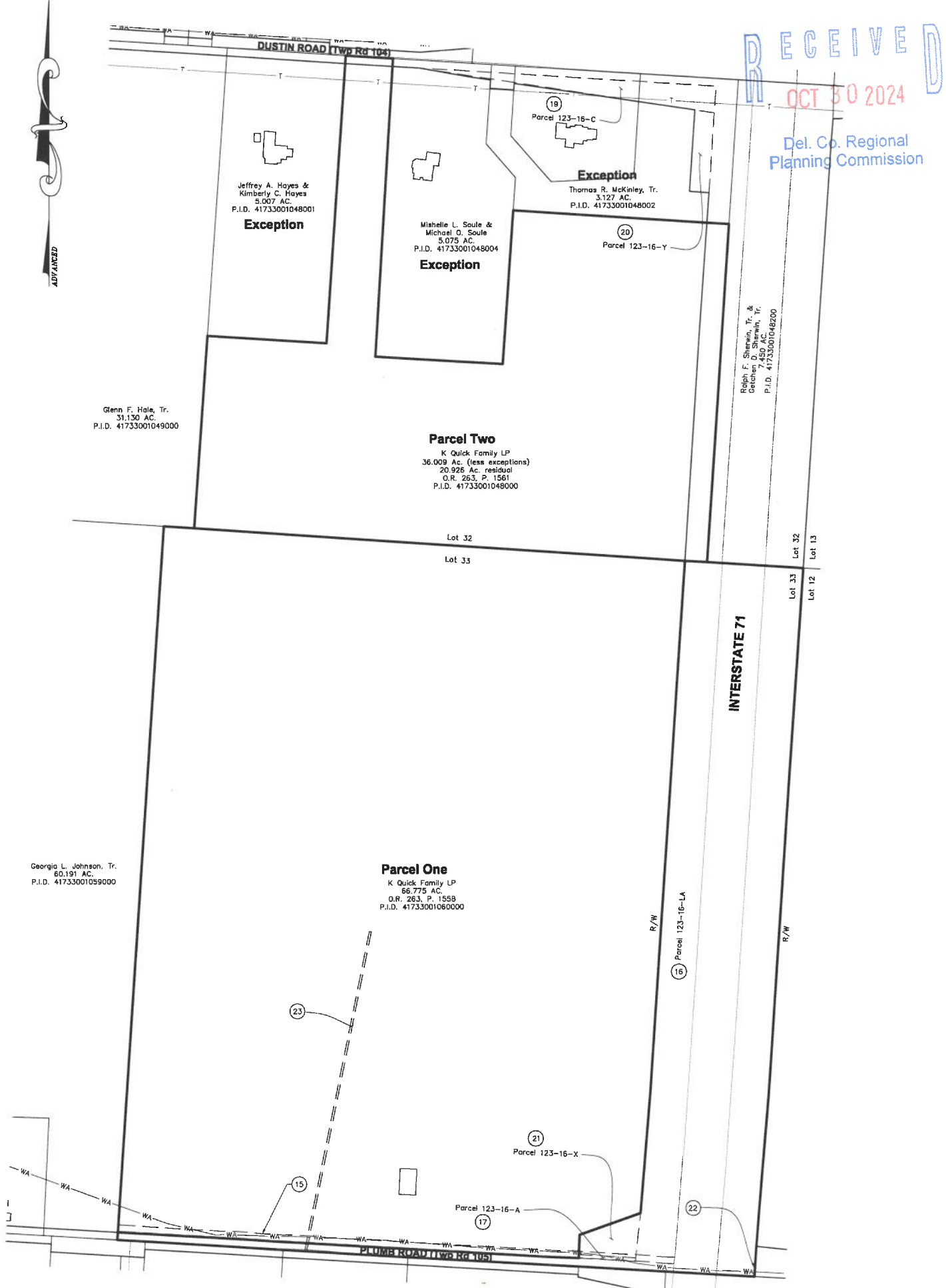
MISCELLANEOUS NOTES

The land described herein is all of the land as described in Schedule A of the title commitments as issued by Tolon Title Agency, LLC, Commitment No. 19680046-TCM, Effective date November 10, 2019 at 8:00 A.M.

LEGEND

- Iron Pin Found
- Iron Pipe Found
- ✕ PK/Mag Nail Found
- ▲ RR Spike Found
- Monument Box
- Stm/San Manhole (see label)
- Sanitary Cleanout
- Square Catch Basin
- Round Catch Basin
- Curb Inlet
- Curb Manhole Inlet
- Fire Hydrant
- Water Valve
- Water Manhole
- Sprinkler Box
- Sprinkler Head
- └ Underground Line Marker
- Gas Valve
- Gas Meter
- Bollard
- Soil Boring
- Deciduous Tree
- Pine Tree
- Shrub
- Iron Pin Set
- Iron Pipe Set
- ✕ PK/Mag Nail Set
- ▲ RR Spike Set
- ⊕ Benchmark
- ⊕ Electric Transformer
- ⊕ Electric Manhole
- ⊕ Comm Manhole
- ⊕ Tel Pedestal
- ⊕ Pole Elec
- ⊕ Pole Elec Tel
- ⊕ Pole Elec Tel Light
- ⊕ Pole Tel
- ⊕ Pole Tel Light
- ⊕ Pole Light
- ⊕ Pole Signal
- ⊕ Traffic Box
- ⊕ Guy Pole
- ⊕ Guy Wire
- ⊕ Ground Light
- ⊕ Air Conditioner
- ⊕ Cable Pedestal
- ⊕ Unknown Manhole
- ⊕ Access Lid

Georgia L. Johnson, Tr.
60.191 AC.
P.I.D. 41733001059000



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LEGAL DESCRIPTION - 19680046-TCM

Exhibit "A"

The land referred to in this commitment is described as follows: Township of Berkshire, County of Delaware, State of Ohio

Situated in the Township of Berkshire, County of Delaware, State of Ohio, and is described as follows:

PARCEL ONE:

Being a tract of land situated in the easterly half of Lot Thirty-three (33), of Section Three (3), Township Four (4), Range Seventeen (17), of the United States Military Lands, Berkshire Township, Delaware County, Ohio, said tract of land being all of that 68.38 acre tract lying west of the easterly limited access right-of-way line of Interstate Route 71 (State Route 1) as deeded to James C. White, Jr. and recorded in Deed Volume 235, Page 385 in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

Beginning at a point in the southerly boundary of Lot 33, Section 3, and Township 4 (Berkshire Township) and in the centerline of Furniss-Shoaf Road (Township Road 105) at a point being North 87° 09' 35" West a distance of 35.98 feet from the southeasterly corner of said Lot 33, said beginning point also being South 87° 09' 35" East a distance of 150.19 feet from the intersection of the centerline of Interstate 71 (State Route 1) with the intersection of the centerline of Township Road 105 as recorded in Plat Book 6, Pages 17-19;

Thence from said place of beginning North 87° 09' 35" West along the centerline of Township Road 105 and the southerly boundary of Lot 33, Section 3, and Township 4 a distance of 342.02 feet to Ohio Department of Highways Monument Assembly;

Thence continuing along said road centerline and Lot, Section, and Township boundary North 86° 52' 25" West a distance of 1271.94 feet to a point;

Thence North 3° 19' 11" East a distance of 1796.61 feet (passing over an iron pin at 30.00 feet) to a point in the northerly boundary of Lot 33 being South 3° 19' 11" West a distance of 0.58' from an iron pin;

Thence along said Lot boundary South 86° 21' 25" East a distance of 1384.23 feet (passing over an iron pin at 88.65 feet) to a point;

Thence continuing along said Lot boundary South 86° 17' 05" East a distance of 246.85 feet to an iron pin in the easterly boundary of the Interstate 71 limited access right-of-way, said iron pin also being North 86° 17' 05" West a distance of 21.60 feet from the northeasterly corner of Lot 33;

Thence along said limited access right-of-way boundary South 3° 36' 42" West a distance of 1333.21 feet to a point;

Thence continuing along said limited access right-of-way boundary and the arc of curve to the right having a radius of 12,427.67 feet, a distance of 446.88 feet (said arc having a chord bearing of South 4° 38' 30" West a distance of 446.88 feet) to the place of beginning, containing 66,775 acres, more or less.

Subject to all legal right-of-way of previous record.

PARCEL TWO:

Being a tract of land situated in Lot Thirty-two (32), of Section Three (3), Township Four (4), Range Seventeen (17) of the United States Military Lands, Berkshire Township, Delaware County, State of Ohio, said tract being the same as that 34.5 acre tract deeded to James C. White, Jr. and recorded in Deed Volume 235, Page 385 in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

Beginning at a point in the northerly boundary of said Lot 32 and in the centerline of Alum Creek-Galena Road (Township Road 104) being North 86° 36'25" West a distance of 268.50 feet from the northeasterly corner of said Lot 32, said point also being North 86° 36'25" West a distance of 102.80 feet from the intersection of said Township Road 104 centerline with the centerline of State Route 1 (Interstate 71) as recorded in Plat Book 6, Pages 17-19;

Thence from said place of beginning South 3° 19' 55" West a distance of 1218.51 feet to a point in the southerly boundary of Lot 32;

Thence North 86° 21'25" West along the southerly boundary of Lot 32 a distance of 1293.58 feet to an iron pin;

Thence North 3° 50'02" East a distance of 1212.89 feet (passing over an iron pin at 1182.89 feet) to a point in the northerly boundary of Lot 32 and the centerline of Township Road 104;

Thence South 86° 36'25" East along said Lot boundary and Township Road 104 centerline a distance of 1284.94 feet (passing over Ohio Department of Highway Monument Assemblies at 782.14 feet and 1182.14 feet) to the place of beginning, containing 36,009 acres, more or less.

Subject to all legal rights-of-way of previous record.

The above described tract of land was surveyed by Henry L. Kunze, Registered Surveyor No. 5219, Civil Engineering Associates, Limited, in October, 1988.

EXCEPTING, THEREFROM THE FOLLOWING DESCRIBED 5.007 ACRE TRACT:

Situated in the Township of Berkshire, County of Delaware, State of Ohio, located in Part of Form Lot 32, Section 3, Township 4, Range 17, United States Military Lands, and being 5.007 acres out of a 36,009 acre tract (Tract 2), conveyed to Howard Reece in Deed Book 339, Page 357, and being more particularly described as follows:

Commencing for reference, at a railroad spike set in the centerline of Township Road 104 (Dustin Road), in the northerly line of said Form Lot 32, at the northeasterly corner of said 36,009 acre tract, said spike bears North 86° 36'25" West along said centerline a distance of 268.50 feet from the northeasterly corner of said Lot 32 and 103.15 feet from the centerline of said Dustin Road and Interstate Route 71 (State Route 1) as platted and recorded in Plat Book 6, pages 17-19;

Thence North 86° 36'25" West, along the centerline of Township Road 104, (passing Ohio Department of Transportation Monument Assemblies at 96.52 feet and 497.03 feet) a total distance of 782.14 feet to a railroad spike set at the true place of beginning of the tract herein to be described;

Thence South 03° 50'02" West, through said 36,009 acre tract (passing an iron pin set at 39.07 feet on the southwesterly right-of-way line of said Township Road 104), a total distance of 726.97 feet to an iron pin set;

Thence North 86° 36'25" West, a distance of 300.02 feet to an iron pin set in the westerly line of said 36,009 acre tract, being the easterly line of a 48.00 acre tract conveyed to Donna M. Hale in Deed Book 561, Page 007;

Thence North 03° 50'02" East, along the easterly line of said 48.00 acre tract, (passing an iron pin set at 698.97 feet) a total distance of 726.87 feet to a railroad spike found in the centerline of said Township Road 104 at the northeasterly corner of said 36,009 acre tract;

Thence South 86° 36'25" East, along the centerline of Township Road 104, (passing a spike found at 259.81 feet at the southeasterly corner of Danmor Subdivision, Plat Cabinet 1, Slide 336), a total distance of 300.02 feet to the true place of beginning.

Containing 5.007 acres of land, more or less.

Subject however to all easements, restrictions and rights-of-way of record, if any.

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped "STULTS & ASSOC."

The bearings used in this description are based on the centerline of Dustin Road (North 86° 36'25" West) as contained in deed conveyed to Howard Reece and described in Deed Book 339, page 357. All references are to records of the Recorder's Office, Delaware County, Ohio.

FURTHER EXCEPTING THE FOLLOWING DESCRIBED 5.001 ACRE TRACT:

Beginning at a railroad spike set in the centerline of Township Road 104 (Dustin Road), in the northerly line of said Form Lot 32, at the northeasterly corner of said 36,009 acre tract, said spike bears North 86° 36'25" West, along said centerline, a distance of 268.50 feet from the northeasterly corner of said Form Lot 32 and 103.15 feet from the centerline intersection of said Township Road 104 and Interstate Route 71 (State Route 1) as platted and recorded in Plat Book 6, Pages 17-19, said railroad being the true place of beginning of the tract herein

LEGAL DESCRIPTION - 19680046-TCM

Thence South 3° 19'55" West, along the easterly line of said 36,009 acre tract, a distance of 363.39 feet to an iron pin set at the southeasterly corner of this tract on the easterly line of said 36,009 acre tract;

Thence North 86° 36'25" West, leaving said easterly line through said 36,009 acre tract, a distance of 548.11 feet to an iron pin set on the easterly line of that tract conveyed to John J. and Darlene Buccini by deed of record in Deed Book 647, Page 535;

Thence, North 3° 50'02" East, a distance of 82.79 feet to an iron pin set;

Thence North 41° 09'58" West, a distance of 113.13 feet to an iron pin set;

Thence North 3° 50'02" East, a distance of 200.00 feet to a railroad spike set in the centerline of said Township Road 104;

Thence South 86° 36'25" East, along said centerline of said Township Road 104 (passing over Ohio Department of Transportation Monument Assemblies at 127.89 feet and 528.40 feet), a total distance of 624.92 feet to the place of beginning, containing 5.001 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of record.

The bearings used in this description are based on the centerline of Dustin Road (North 86° 36'25" West) of record in Deed Book 339, page 357. Evans, Mechorwart, Hamilton & Tilton, Inc., Donald L. Dbert, Professional Surveyor No. 5425.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 5.075 ACRE TRACT:

Situated in the Township of Berkshire, County of Delaware, State of Ohio, located in part of Form Lot 32, Section 3, Township 4, Range 17, United States Military Lands, and being 5.075 acres out of a 36,009 acre tract (Tract 2), conveyed to Howard Reece in Deed Book 339, Page 357, and being more particularly described as follows:

Commencing for reference, at a railroad spike set in the centerline of Township Road 104 (Dustin Road), in the northerly line of said Form Lot 32, at the northeasterly corner of said 36,009 acre tract, said spike bears North 86° 36'25" West, along said centerline, a distance of 268.50 feet from the northeasterly corner of said Form Lot 32 and 103.15 feet from the centerline intersection of said Township Road 104 and Interstate Route 71 (State Route 1) as platted and recorded in Plat Book 6, pages 17-19;

Thence, North 86° 36'25" West, along the centerline of said Township Road 104, (passing Ohio Department of Transportation Monument Assemblies at 96.52 feet and 497.03 feet), a total distance of 624.92 feet to a railroad spike set at the True Place of Beginning of the tract herein to be described;

Thence, South 03° 50'02" West, through said 36,009 acre tract, (passing an iron pin set at 39.07 feet on the southwesterly right-of-way line of said Township Road 104), a total distance of 200.00 feet to an iron pin set;

Thence, South 41° 09'58" East, a distance of 113.13 feet to an iron pin set;

Thence, South 03° 50'02" West, a distance of 470.26 feet to an iron pin set;

Thence, North 86° 36'25" West, a distance of 320.01 feet to an iron pin set;

Thence, North 03° 50'02" East, (passing an iron pin set at 720.87 feet on the southerly right-of-way line of said Township Road 104), a total distance of 750.87 feet to a railroad spike set in the centerline of said Township Road 104;

Thence, South 86° 36'25" East, along said centerline of said Township Road 104, (passing a railroad spike found at 199.45 feet), a total distance of 240.01 feet to the True Place of Beginning.

Containing 5.075 acres of land, more or less.

Subject however to all easements, restrictions and rights-of-way of record, if any.

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped "STULTS & ASSOC."

The bearings used in this description are based on the centerline of Dustin Road (North 86° 36'25" West) as contained in the deed conveyed to Howard Reece and described in Deed Book 339, page 357.

All references are to the records of the Recorder's Office, Delaware County, Ohio.

NOTES CORRESPONDING TO SCHEDULE B - II OF COMMITMENT No. 19680046-TCM

- 16 Easement to Columbus and Southern Ohio Electric Company of record as set forth in Lease Record Volume 10, page 34, does apply to subject site along the north road line of Plumb Road for the purpose of a pole line. Line not to be more than 38 feet from the center of Plumb Road (38' line shown hereon) no width given.
- 18 Easement to State of Ohio of record as set forth in Deed Book 275, page 117, for the purposes of Highway Easement for Interstate 71, shown hereon.
- 17 Easement to State of Ohio of record as set forth in Deed Book 275, page 118, for the purposes of Highway Easement for Interstate 71, shown hereon.
- 19 Easement to State of Ohio of record as set forth in Deed Book 275, page 119, for the purposes of Highway Easement for Interstate 71, on the east side of 171, not shown hereon.
- 20 Easement to State of Ohio of record as set forth in Deed Book 275, page 120, for the purposes of Highway Easement for Interstate 71, shown hereon.
- 21 Easement to State of Ohio of record as set forth in Deed Book 275, page 122, for the purposes of Highway Easement for Interstate 71, shown hereon.
- 22 Easement to State of Ohio of record as set forth in Deed Book 275, page 123, for the purposes of Highway Easement for Interstate 71, shown hereon.
- 23 Easement to Columbus and Southern Ohio Electric Company of record as set forth in Deed Book 288, page 210, easement appears to fall within the right-of-way of Interstate 71 as shown hereon.
- 24 Easement to Columbus and Southern Ohio Electric Company of record as set forth in Deed Book 321, page 75, easement does apply as approximately shown hereon.
- 25 Oil and Gas Lease between Howard R. Reece, unmarried, as lessor, and Quest Energy Corp., as lessee, recorded in Lease Record Volume 46, page 657, assigned to Stone Resource Energy Corp. in Lease Record Volume 46, page 708 and any subsequent instruments pertinent thereto, blanket oil and gas lease does apply, unable to determine exact location, not plottable.

Berkshire Township, Delaware County, Ohio
Lots 32 & 33, Section 3, Township 4, Range 17
United States Military Lands

GIS Title Review

PLAN PREPARED BY: BOK
CHECKED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 150'

SHEET 1 / 1