



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 33-19.4

Sec. 4 Ph. Pt.

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

PROJECT	<u>BERLIN FARM WEST</u>	(circle one) <u>Residential</u> Commercial
TOWNSHIP	<u>BERLIN</u>	

APPLICANT/ CONTACT	Name <u>M/I HOMES OF CENTRAL OHIO, LLC</u>	Phone <u>614-418-8000</u>
	Address <u>4131 WORTH AVENUE, SUITE 310</u>	E-mail <u>JPRUNKS@M/IHOMES.COM</u>
	City, State, Zip <u>COLUMBUS, OHIO, 43219</u>	

PROPERTY OWNER	Name <u>SAME AS APPLICANT</u>	Phone
	Address	E-mail
	City, State, Zip	

SURVEYOR/ ENGINEER	Name <u>EAHRT - MATT KIRK</u>	Phone <u>614-775-4131</u>
	Address <u>5500 NEW ALBANY ROAD</u>	E-mail <u>MKIRK@EAHRT.COM</u>
	City, State, Zip <u>COLUMBUS, OHIO, 43054</u>	

DETAILS	Total Lots <u>30</u>	Buildable lots <u>28</u>
	Total Acreage <u>25.336</u>	Open Space Acreage <u>13.202</u>

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 <u>smatlack@co.delaware.oh.us</u>
	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) \$ <u>3,500.00</u> <u>3664.-</u>

Matthew A. Kirk

30 SEP 24

Owner (or agent for owner) and Date

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

Effective 01/01/24

BERLIN FARM WEST SECTION 4

1/4
D.C.R.P.C. CASE
No. 33-19-4

Situated in the State of Ohio, County of Delaware, Township of Berlin, in Farm Lot 13, Quarter Township 2, Township 4, Range 18, United States Military Lands, containing 25.336 acres of land, more or less, said 25.336 acres being comprised of part of each of those tracts of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deeds of record in Official Record 2038 Page 2620 and Official Record 2099, Page 546 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 "BERLIN FARM WEST SECTION 4", a subdivision containing Lots numbered 3645 to 3674, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Brian Way, Marie Way, Marshall Lane and Paul Edward Drive (3.786 acres of land, more or less) shown hereon and 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 1st day of Aug., 2024.

Signed and Acknowledged
In the presence of:

[Signature]
Darlene W. Smith

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 Whereof, I have hereunto set my hand and affixed my official seal this 1st day of Aug., 2024.

My commission expires 6/25/29
Notary Public, State of Ohio



Darlene W. Smith
Notary Public, State of Ohio
My Commission Expires 06-25-29

Approved this 1st day of Sept., 2024

[Signature]
Berlin Township Zoning Inspector

Approved this 1st day of Sept., 2024

[Signature]
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

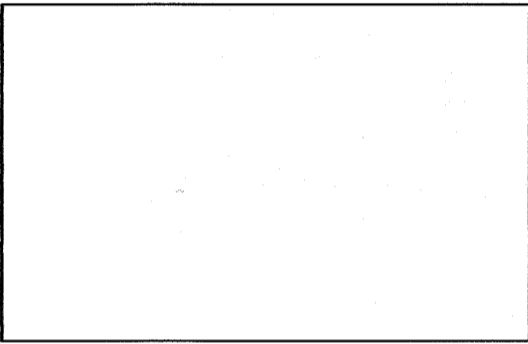
Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ___ day of ___, 20__ for the County of Delaware, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction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

Auditor, Delaware County, Ohio

Transferred this ___ day of ___, 20__

Recorder, Delaware County, Ohio

Filed for record this ___ day of ___, 20__ at ___ M. Fee \$___



Plat Cabinet ___, Slide ___

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 corks 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 corks 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.

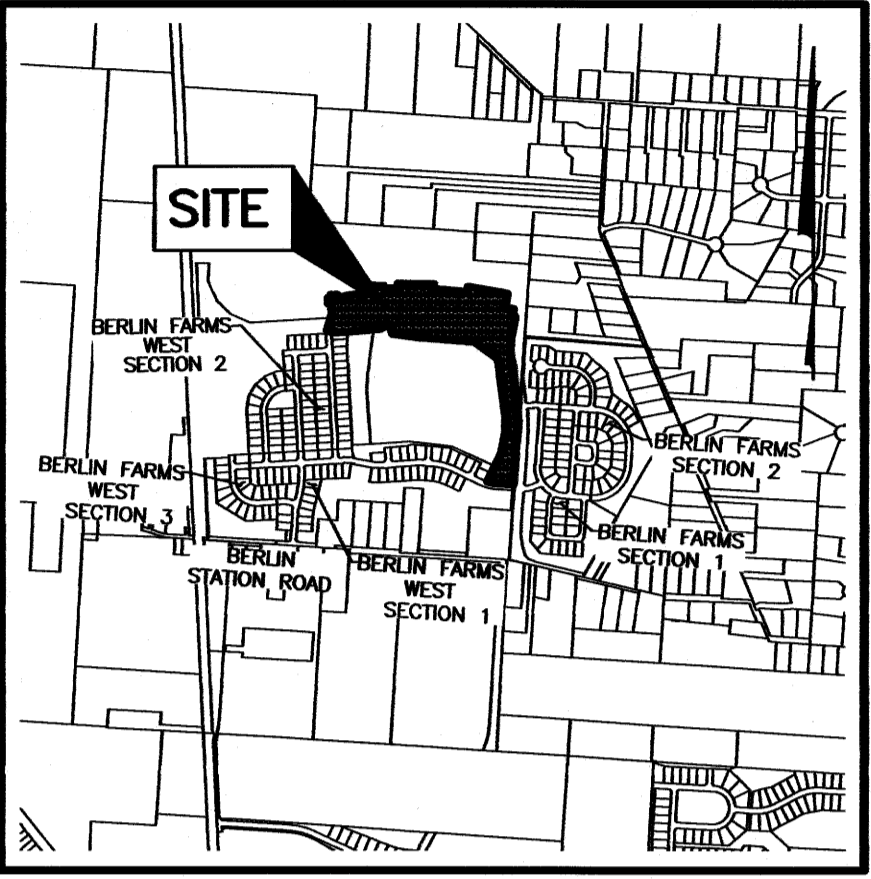
NOTE "A" - ACREAGE BREAKDOWN:

Total acreage 25.336 Ac.
Acreage in Lots 3673 and 3674 (open space) 13.202 Ac.
Acreage in 28 buildable lots 8.348 Ac.
Acreage in rights-of-way 3.786 Ac.

NOTE "B" - ACREAGE BREAKDOWN: Berlin Farm West Section 4 is out of the following Delaware County Parcel Numbers:

41824001057001 0.762 Ac.
41824001056003 24.574 Ac.

NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. 23-729, Journal Date August 11, 2023.



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.

SURVEYED & PLATTED
By

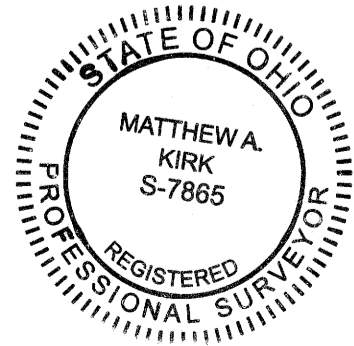


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By *[Signature]*
Professional Surveyor No. 7865

22 Aug 24
Date



BERLIN FARM WEST SECTION 4

2
4

Ⓐ Δ=90°00'00" R=30.00'
Arc=47.12'
ChBrg=S35°30'36"E
Ch=42.43'

Ⓑ S09°29'24"W
136.42'

Ⓒ Δ=20°00'56" R=220.00'
Arc=76.85'
ChBrg=N06°42'43"E
Ch=76.46'

Ⓓ Δ=90°00'00" R=30.00'
Arc=47.12'
ChBrg=N48°17'41"W
Ch=42.43'

Ⓔ Δ=90°00'00" R=30.00'
Arc=47.12'
ChBrg=N41°42'19"E
Ch=42.43'

Ⓕ S09°29'24"W
60.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°12'06"E	133.09'
L2	S09°42'32"W	48.78'
L3	N80°17'28"W	72.42'
L4	S81°03'19"E	25.00'
L5	S82°10'11"E	108.72'
L6	S05°42'32"W	62.22'
L7	S83°44'16"E	20.00'
L8	S84°17'26"E	86.99'
L9	N00°13'40"W	46.91'
L10	S87°05'50"E	20.03'
L11	S89°46'20"W	77.01'
L12	S78°29'46"W	56.48'
L13	S48°20'04"W	65.47'

LONGHILL LIMITED PARTNERSHIP II
PARCEL I
O.R. 1306, P. 2380

LONGHILL LIMITED PARTNERSHIP II
PARCEL III
O.R. 1306, P. 2380

MARSHALL
LANE

BRIAN WAY

PAUL EDWARD
DRIVE

LONGHILL LIMITED PARTNERSHIP II
PARCEL III
O.R. 1306, P. 2380

M/I HOMES OF CENTRAL
OHIO, LLC
O.R. 2038, P. 2620

3673
3.104 Ac.
See Note "K"

3637 3638 3639

BERLIN FARM WEST
SECTION 2
O.R. 2095, P. 1864

M/I HOMES OF CENTRAL
OHIO, LLC
O.R. 2099, P. 546

M/I HOMES OF CENTRAL
OHIO, LLC
O.R. 2038, P. 2620

LONGHILL LIMITED PARTNERSHIP II
PARCEL I
O.R. 1306, P. 2380

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°48'12"	5000.00'	419.16'	N 82°54'42" W	419.04'
C2	4°29'49"	5000.00'	392.44'	N 87°33'43" W	392.34'
C3	9°18'01"	5000.00'	811.61'	N 85°09'37" W	810.72'
C4	12°26'07"	250.00'	54.26'	S 83°35'34" E	54.15'
C5	24°56'36"	500.00'	217.67'	S 89°50'49" E	215.96'
C6	9°01'26"	250.00'	39.37'	N 82°11'36" E	39.33'
C7	20°00'52"	250.00'	87.33'	N 06°42'45" E	86.89'
C8	29°39'44"	250.00'	129.43'	S 14°38'30" E	127.99'
C9	0°58'37"	4970.00'	84.75'	N 80°59'55" W	84.75'
C10	0°56'25"	4970.00'	81.56'	N 81°57'26" W	81.56'
C11	0°56'25"	4970.00'	81.56'	N 82°53'51" W	81.56'
C12	0°56'25"	4970.00'	81.56'	N 83°50'16" W	81.56'
C13	0°56'25"	4970.00'	81.56'	N 84°46'41" W	81.56'
C14	0°56'25"	4970.00'	81.56'	N 85°43'06" W	81.56'
C15	0°56'25"	4970.00'	81.56'	N 86°39'31" W	81.56'
C16	0°56'25"	4970.00'	81.56'	N 87°35'55" W	81.56'
C17	0°56'25"	4970.00'	81.56'	N 88°32'20" W	81.56'
C18	0°48'05"	4970.00'	69.51'	N 89°24'35" W	69.51'
C19	90°00'00"	30.00'	47.12'	S 45°11'22" W	42.43'
C20	6°30'24"	530.00'	60.19'	N 80°37'43" W	60.16'
C21	102°26'07"	30.00'	53.63'	N 51°24'26" E	46.77'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C22	90°00'00"	30.00'	47.12'	S 44°48'38" E	42.43'
C23	0°25'16"	5030.00'	36.96'	N 89°36'00" W	36.96'
C24	1°02'17"	5030.00'	91.12'	N 88°52'14" W	91.12'
C25	0°59'14"	5030.00'	86.68'	N 87°51'28" W	86.67'
C26	1°22'17"	5030.00'	120.39'	N 86°40'43" W	120.39'
C27	89°19'14"	30.00'	46.77'	N 49°20'49" E	42.17'
C28	89°19'14"	30.00'	46.77'	S 39°58'25" E	42.17'
C29	1°20'38"	5030.00'	117.97'	N 83°57'43" W	117.97'
C30	0°54'13"	5030.00'	79.34'	N 82°50'18" W	79.34'
C31	0°54'21"	5030.00'	79.52'	N 81°56'01" W	79.52'
C32	0°54'21"	5030.00'	79.52'	N 81°01'40" W	79.52'
C33	0°03'53"	5030.00'	5.67'	N 80°32'33" W	5.67'
C34	29°39'44"	220.00'	113.89'	S 14°38'30" E	112.63'
C35	29°39'44"	280.00'	144.96'	S 14°38'30" E	143.34'
C36	78°50'24"	30.00'	41.28'	N 39°13'50" W	38.10'
C37	1°16'31"	280.00'	6.23'	S 78°00'46" E	6.23'
C38	24°56'36"	470.00'	204.61'	N 89°50'49" W	203.00'
C39	6°27'30"	280.00'	31.56'	N 80°54'38" E	31.54'
C40	87°26'03"	30.00'	45.78'	S 40°25'21" W	41.47'
C41	20°00'52"	280.00'	97.81'	N 06°42'45" E	97.31'
C42	19°51'53"	250.00'	86.68'	N 06°47'15" E	86.24'

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 plat plan required with the building permit.

NOTE "E": All of Berlin Farm West Section 4 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 Number 39041C0120K, for Delaware County, Ohio and incorporated areas, 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 filing 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:	R-3/PRD
Front:	30 feet
Side:	12.5 feet per side
Rear:	25 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 Berlin Farm West Section 4 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.

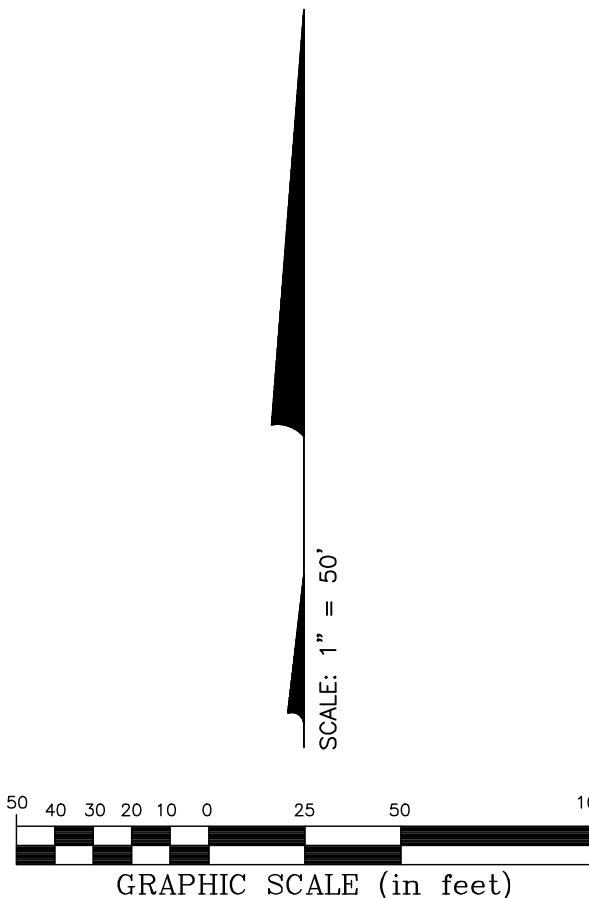
NOTE "K" - LOTS 3673 AND 3674: Lots 3673 and 3674, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Berlin Farm West subdivisions for the purpose of open space, the maintenance of storm water facilities, 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": 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.

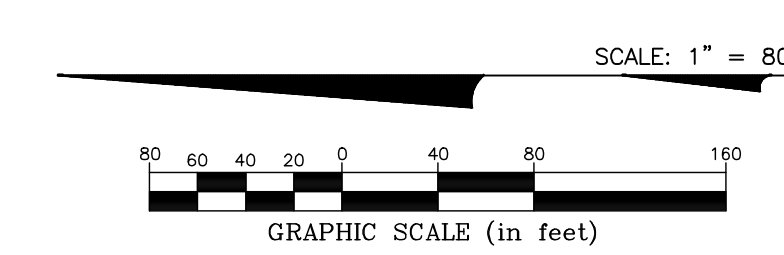
Line Type Legend	
—	Existing Property Line
---	Existing R/W Line
---	Existing R/W Centerline
---	Existing Easement Line
---	Subdivision Boundary Line
---	Lot Line
---	R/W Line
---	R/W Centerline
---	Easement Line

Legend

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



A diagram showing a 45-degree angle. An arc is drawn at the vertex of the angle. The number 4 is placed in two positions: one near the top ray and one near the bottom ray, indicating that both angles are 45 degrees.



- Legend

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