



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 08-23
 Sec. _____ Ph. _____ Pt. _____

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

PROJECT	Hyatts Plaza Subdivision Revised	(circle one) Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/>
TOWNSHIP	Berlin	

APPLICANT/ CONTACT	Name Smart Services – John Dodgion	Phone 740-345-4700
	Address 88 W. Church St.	E-mail jdodgion@smartservices-inc.com
	City, State, Zip Newark, OH 43055	

PROPERTY OWNER	Name AAT Properties	Phone
	Address 66 Hyatts Road	E-mail
	City, State, Zip Delaware, OH 43015	

SURVEYOR/ ENGINEER	Name Smart Services – John Dodgion	Phone 740-345-4700
	Address 88 W. Church St.	E-mail jdodgion@smartservices-inc.com
	City, State, Zip Newark, OH 43055	

DETAILS	Total Lots 1	Buildable lots 1
	Total Acreage 3.252ac (Lot 2.185ac)	Open Space Acreage 0

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) \$500.00	

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

HYATTS PLAZA SUBDIVISION REVISED

PART OF FARM LOT 33, SECTION 3, TOWNSHIP 4, RANGE 18
UNITED STATES MILITARY LANDS
TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO

SITUATED IN THE TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO, AND BEING A PART OF FARM LOT 33, SECTION 3, TOWNSHIP 4 RANGE 18, U.S. MILITARY LANDS, AND BEING ALL OF TRACT AS CONVEYED TO AAT PROPERTIES, LTD. AS DESCRIBED IN OFFICIAL RECORD VOL. 616, PG. 347, AS WELL AS BEING ALL OF THE TRACT AS CONVEYED TO ATT PROPERTIES, LTD. AS DESCRIBED IN OFFICIAL RECORD VOL. 286, PG. 353, COUNTY RECORDER'S OFFICE, DELAWARE, OHIO.

I, THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS MY "HYATTS PLAZA SUBDIVISION REVISED", A SUBDIVISION OF LOT NUMBER 3640 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 1.067 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED AND DEDICATE TO PUBLIC USE FOREVER AS SUCH, PARTS OF THE ROADS AND EASEMENTS AS SHOWN HEREON.

EASEMENTS WITHIN AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", ARE HEREBY GRANTED TO THE TOWNSHIP OF BERLIN, OHIO, AND THE PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, OR OTHER UTILITY LINES OR SERVICES INCLUDING SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, SHRUBS, BUSHES, BUILDINGS, OR OTHER OBSTRUCTIONS ALONG WITH STORM WATER DRAINAGE TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

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 "WATER EASEMENT". 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 AND IN SAID DEDICATED 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.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS OF THE TOWNSHIP OF BERLIN, OHIO.

IN WITNESS WHEREOF, AL COUGHLIN, JR., PRESIDENT OF AAT PROPERTIES, LTD., HAS HEREUNTO SET THEIR HAND
THIS ____ DAY OF _____, 202__.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

AL COUGHLIN, JR., PRESIDENT OF AAT PROPERTIES, LTD.

STATE OF OHIO
COUNTY OF DELAWARE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED AL COUGHLIN, JR., PRESIDENT OF AAT PROPERTIES, LTD. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID AAT PROPERTIES, LTD., FOR USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL THIS ____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC STATE OF OHIO

THIS ____ DAY OF _____, 202__,
RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN
DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR
THE COUNTY OF DELAWARE, STATE OF OHIO.

DELAWARE COUNTY COMMISSIONERS

CERTIFICATE OF TRANSFER

TRANSFERRED THIS ____ DAY OF _____, 202__

AUDITOR, DELAWARE COUNTY, OHIO

CERTIFICATE OF RECORD

FILED FOR RECORD THIS ____ DAY OF _____, 202__

AT ____ .M. FEE \$ _____

RECORDER, DELAWARE COUNTY, OHIO

APPROVALS

APPROVED THIS ____ DAY OF _____, 202__

BERLIN TOWNSHIP ZONING INSPECTOR

APPROVED THIS ____ DAY OF _____, 202__

DEL-CO WATER CO., INC.

APPROVED THIS ____ DAY OF _____, 202__

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS ____ DAY OF _____, 202__

DELAWARE COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 202__

DIRECTOR, DELAWARE COUNTY REGIONAL
PLANNING COMMISSION

ACREAGE BREAKDOWN

TOTAL ACREAGE = 3.252 ACRES

ACREAGE IN LOT (INCLUDING ACREAGE AS
HIGHWAY EASEMENT) = 2.185 ACRES (HIGHWAY
EASEMENT ACREAGE IN LOT = 0.079 ACRE)

ACREAGE IN DEDICATED RIGHT-OF-WAY = 1.067
ACRES

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE
COORDINATE SYSTEM NAD83(2011) OHIO NORTH ZONE, BY
STATIC GPS OBSERVATIONS MADE IN OCTOBER 2021, AND
ARE INTENDED TO BE USED ONLY FOR DETERMINING ANGLES.

FLOOD ZONE

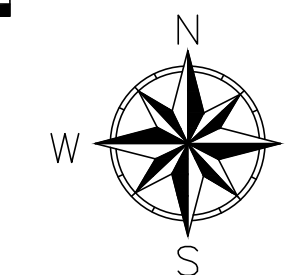
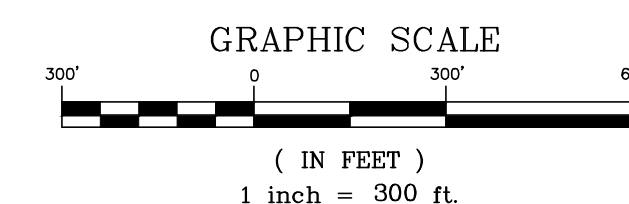
THE SITE MOSTLY LIES IN FLOOD ZONE "X" NON-SHADED (AREA OF MINIMAL FLOOD
HAZARD), AND PARTIALLY LIES IN FLOOD ZONE "AE" (AREA OF BASE FLOOD PLAIN)
AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP FOR DELAWARE
COUNTY, OHIO AS SHOWN ON FIRM MAP NO. 39041C0233L DATED 12/21/2023. NO
SURVEYING WAS CONDUCTED TO DETERMINE THE LIMITS OF ZONES.

CERTIFICATE OF ACCURACY

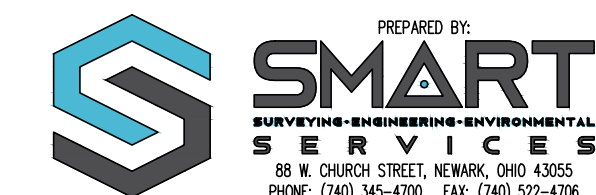
ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE
FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN C. DODGION OHIO REG. SURVEYOR NO. 8069
SMART SERVICES, INC., 88 W. CHURCH ST., NEWARK, OH.

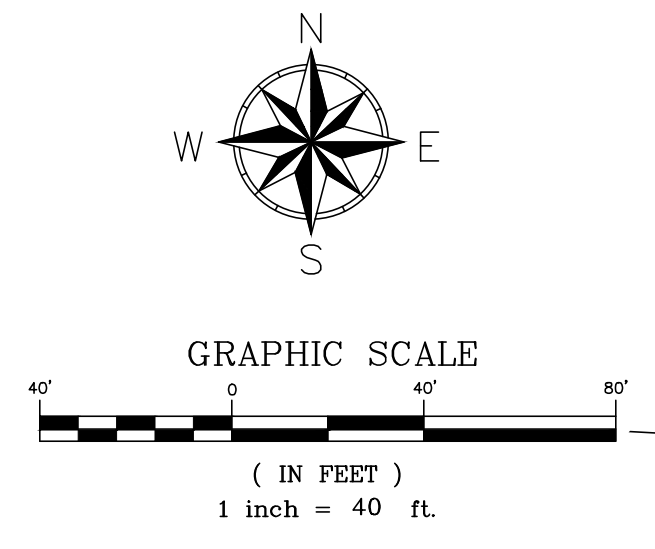


GRANTOR/DEVELOPER
AAT PROPERTIES LTD
AL COUGHLIN, JR. - PRESIDENT



HYATTS PLAZA SUBDIVISION REVISED

PART OF FARM LOT 33, SECTION 3, TOWNSHIP 4, RANGE 18
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO



5542 COLUMBUS PIKE, LTD.
 O.R. 551, PG. 1179

JAGUAR RESOURCES, LLC
 O.R. 1600, PG. 1014

AAT PROPERTIES, LTD.
 418-330-01-079-000
 O.R. 616, PG. 347

LOT 3640
 2.185
 ACRES
 66
 HYATTS ROAD

AAT PROPERTIES, LTD.
 418-330-01-080-000
 O.R. 266, PG. 353

ECH PATHWAYS LLC
 O.R. 1600, PG. 1012

COLUMBUS PIKE (U.S. 23)
 R/W VARIES
 (DEL-3.79-8.69)

*HYATTS ROAD VACATED PER DELAWARE COUNTY
 RECORDER'S INSTRUMENT #2019-00010006.

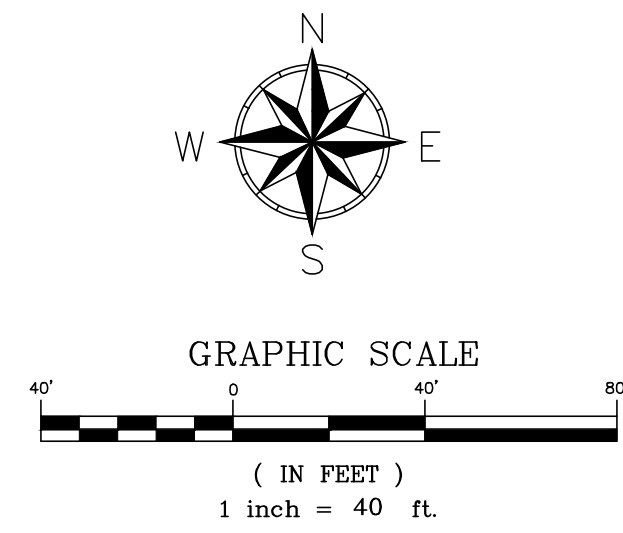
SEE PLAN DEL-CR123-5.05 FOR EX SH.

**THE 0.079 ACRE IS PART OF LOT 3640 AND IS
 HIGHWAY EASEMENT.

LEGEND	
	5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES" SET
	MONUMENT FOUND AS NOTED
	5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES" FOUND
(T)	TOTAL DISTANCE
	STREET ADDRESS NUMBER
ZONING DESIGNATION: PLANNED COMMERCIAL AND OFFICE (PCD)	
BUILDING SETBACKS: 15' FRONT 10' SIDE 10' REAR	
PARKING SETBACK: 15' * 25' **	
*TO RIGHT OF WAY **TO RESIDENTIAL LOT LINE (DOES NOT APPLY)	
*FLOODPLAIN ZONES: AE-1- ZONE AE FLOOD HAZARD AE-2- ZONE AE SPECIAL FLOOD HAZARD WITH BFE OR DEPTH AE-3- ZONE AE SPECIAL FLOOD HAZARD REGULATORY FLOODWAY	
*FLOODPLAINS SHOWN ARE APPROXIMATE LOCATIONS BASED ON GIS LINES OBTAINED FROM THE FEMA NFHL VIEWER (MAP 39041C0233L EFF. 12/21/2023). NO FIELD SURVEY WAS DONE TO LOCATE FLOODPLAINS.	

HYATTS PLAZA SUBDIVISION REVISED

PART OF FARM LOT 33, SECTION 3, TOWNSHIP 4, RANGE 18
 UNITED STATES MILITARY LANDS
 TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO



5542 COLUMBUS PIKE, LTD.
 O.R. 551, PG. 1179

JAGUAR RESOURCES, LLC
 O.R. 1600, PG. 1014

LOT 3640
 2.185
 ACRES
 (66)
 HYATTS ROAD

1.067
 ACRES

COLUMBUS PIKE (U.S. 23)
 R/W VARIES
 (DEL-3.79-8.69)

EX. 20' SANITARY ESMT
 NO. 2
 O.R. 1264, PG. 919

PORTION OF EX.
 12' WATER LINE ESMT
 D.B. 550, PG. 186
 EX. 40' EASEMENT
 D.V. 391, PG. 411 & 413

(0.079
 ACRE)

HYATTS ROAD (C.R. 123)
 R/W VARIES

ECH PATHWAYS LLC
 O.R. 1600, PG. 1012

HYATTS-COLUMBUS PIKE LLC
 PARCEL 1
 3.549 ACRE
 O.R. 768, PG. 2051

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	CH. DIST.
C1	22.46'	21.90'	58°44'31"	S26°12'24"E	21.48'
C2	125.85'	80.12'	90°00'00"	S48°09'51"W	113.31'
C3	110.14'	70.12'	90°00'00"	N48°09'51"E	99.16'
C4	12.34'	11.90'	59°24'55"	N26°32'36"W	11.80'

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N03°09'53"E	43.93'	L20	S11°49'25"E	31.59'
L2	S86°50'07"E	6.39'	L21	N78°10'35"E	18.19'
L3	N02°56'16"E	12.00'	L22	S11°49'25"E	130.71'
L4	S86°50'09"E	8.99'	L23	S37°17'59"W	38.73'
L5	N03°09'51"E	13.00'	L24	S03°09'51"W	102.54'
L6	S86°50'09"E	20.00'	L25	N86°50'09"W	47.74'
L7	S03°09'51"W	13.00'	L26	N03°09'51"E	10.00'
L8	S86°50'09"E	113.70'	L27	S86°50'09"E	47.74'
L9	N48°09'51"E	43.80'	L28	N03°09'51"E	102.54'
L10	N03°09'51"E	3.34'	L29	N56°15'04"W	10.38'
L11	N86°50'09"W	10.00'	L30	N37°17'59"E	50.03'
L12	N03°09'51"E	12.00'	L31	N12°09'06"W	112.72'
L13	S86°50'09"E	10.00'	L32	S78°10'35"W	21.50'
L14	N03°09'51"E	90.58'	L33	N11°49'25"W	44.27'
L15	N38°04'15"E	20.97'	L34	S86°50'23"E	10.35'
L16	S03°09'51"W	128.08'	L35	N86°22'49"W	111.47'
L17	S48°09'51"W	53.74'	L36	N55°58'39"E	109.27'
L18	N86°50'09"W	147.62'	L37	N78°22'35"E	6.28'
L19	N86°50'23"W	18.83'	L38	S11°49'25"E	70.95'

LEGEND	
○	5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES" SET
○	MONUMENT FOUND AS NOTED
⊗	5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES" FOUND
(T)	TOTAL DISTANCE
	WATER EASEMENT
	GAS EASEMENT
	STREAM BUFFER EASEMENT