



# Final Subdivision Plat Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Number 16-23.1

Sec. 1 Ph. A Pt.

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

<b>PROJECT</b>	Northstar Ivywood Section 1	(circle one) Residential Commercial
<b>TOWNSHIP</b>	Berkshire	

<b>APPLICANT/ CONTACT</b>	Name Northstar Residential Development, LLC	Phone 614-221-5312
	Address 375 North Front St. Suite 200	E-mail LarkS@nationwide.com
	City, State, Zip Columbus, OH 43215	

<b>PROPERTY OWNER</b>	Name Northstar Residential Development, LLC	Phone 614-221-5312
	Address 375 North Front St. Suite 200	E-mail Larks@nationwide.com
	City, State, Zip Columbus, OH 43215	

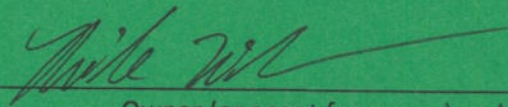
<b>SURVEYOR/ ENGINEER</b>	Name Terrain Evolution	Phone 740-815-5659
	Address 720 East Broad ST Suite 200	Mwilliamson@terrainevolution.com
	City, State, Zip Columbus, OH 43215	

<b>DETAILS</b>	Total Lots 70	Buildable lots 63
	Total Acreage 32.717	Open Space Ac. 17.331

<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 205.01)	Date the <b>Preliminary Plan</b> was approved by RPC (required): 10-26-23
	Date of <b>Draft Plat Review</b> by RPC staff (required): 10-8-24
	Date of <b>Final Engineering Approval</b> by DCEO (required): 5-30-24
	<b>1 (one) Plat signed</b> 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 <a href="mailto:smatlack@co.delaware.oh.us">smatlack@co.delaware.oh.us</a>
	<b>For plats including a CAD - 1 copy of CAD Maintenance Agreement</b>
<b>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) \$ _____</b>	

RECEIVED  
OCT 31 2021

Del. Co. Regional  
Planning Commission

 10-24-24  
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

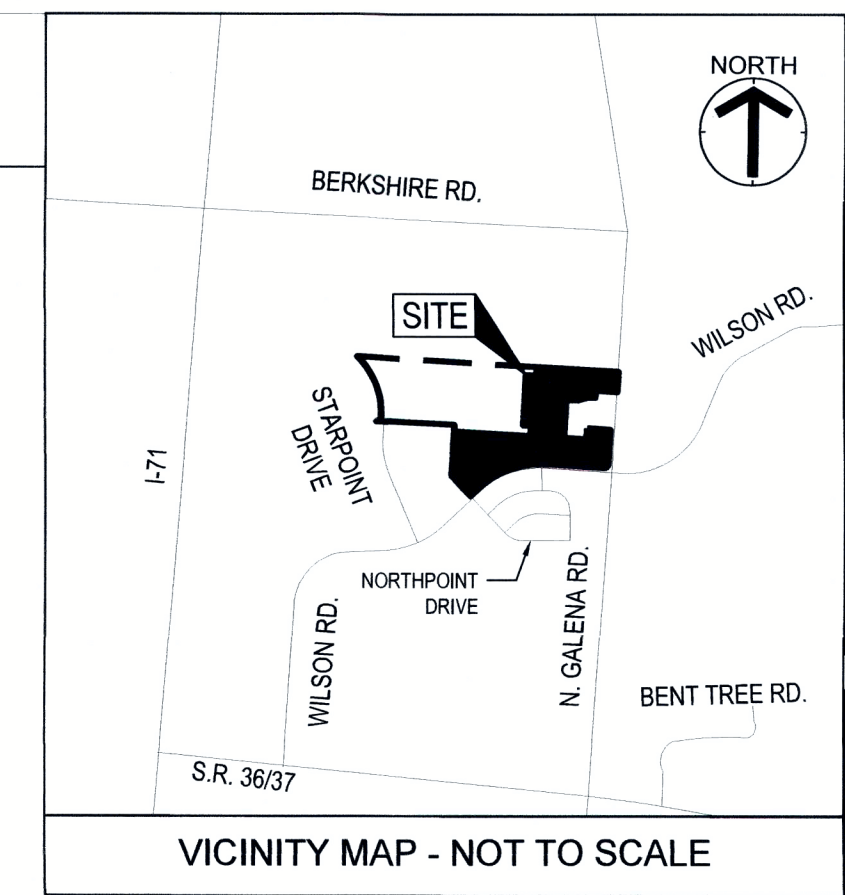
\\cesoinc.local\localdata\PROJECTS\Terrain Evolution\1663\_Prestwick2\04-SURVEY\DWG\761663\_Terrain\_Prestwick\_Ph1\_Plat.dwg - 10/15/2024 - Alex Benson

R.P.C.  
CASE NO. 16-23.1

# NORTHSTAR IVY WOOD, SECTION 1

## A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD (NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)

STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP,  
FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17  
UNITED STATES MILITARY LANDS



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17, FARM LOT 2, UNITED STATES MILITARY LANDS, BEING 32.436 ACRES OF LAND OUT OF A PORTION OF LOT 1822, OF RECORD IN NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2, OF RECORD IN PLAT CABINET 5, SLIDE 737, AND BEING 0.069 ACRES OF LAND OUT OF THAT ORIGINAL 39.591 ACRE TRACT AND 0.212 ACRES OUT OF THAT ORIGINAL 47.814 ACRE TRACT OF LAND, AS CONVEYED TO NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, OF RECORD IN OFFICIAL RECORD 1571, PAGE 2359, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, BY JIM ROST, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, REPRESENTATIVE OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS NORTHSTAR IVY WOOD, SECTION 1, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD, A SUBDIVISION CONTAINING LOTS NUMBERED 2016-2078, 2176-2180 & 2184-2185, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.), "EASEMENT" (ESMT.), "SANITARY EASEMENT" (SAN. ESMT.), OR "UTILITY EASEMENT" (UTIL. ESMT.), EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.), "EASEMENT" (ESMT.), OR "UTILITY EASEMENT" (UTIL. ESMT.), 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. SEE PAGE 2 FOR EASEMENT NOTES.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 32.993 ACRES OF LAND OUT OF A PORTION OF LOT 1822, OF RECORD IN NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2, OF RECORD IN PLAT CABINET 5, SLIDE 737 ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, JIM ROST, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 21<sup>st</sup> DAY OF October, 2024.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC  
BY: NATIONWIDE REALTY INVESTORS, LTD., ITS MANAGER

BY: Gina Ormond  
Gina Ormond

JIM ROST  
JIM ROST, VICE PRESIDENT

STATE OF Ohio  
COUNTY OF Franklin

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM ROST, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, OF SAID NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

21 DAY OF October, 2024

MY COMMISSION EXPIRES \_\_\_\_\_

J. L. Gresko



JANICE L. GRESKO  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Expires No. Expiration  
Section 147.03 R.C.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

[Signature]  
BERKSHIRE TWP., ZONING INSPECTOR 11/22/24

APPROVED THIS 25<sup>th</sup> DAY OF October, 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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

RIGHTS-OF-WAY FOR PUBLIC DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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

RECORDER, DELAWARE COUNTY, OHIO

DRAINAGE MAINTENANCE PETITION RECORDED IN THE

DELAWARE COUNTY COMMISSIONER'S JOURNAL,

RESOLUTION NO. \_\_\_\_\_

JOURNAL DATE \_\_\_\_\_

### BASIS OF BEARING

BEARINGS SHOWN HEREON BASED ON A PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF WILSON ROAD, AS SHOWN ON THAT PLAT ENTITLED "NORTHSTAR PORTRUSH ROAD (NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)", OF RECORD IN PLAT CABINET 5, SLIDE 737, HAVING A RELATIVE BEARING OF NORTH 85°59'47" WEST, 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, INC". 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, INC". 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. 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 NOVEMBER 2022.

### FLOOD NOTE

BY UTILIZING FEMA'S FLOOD MAP SERVICE CENTER, THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39041C0145K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009.

### SURVEY LEGEND

- - 5/8" Iron Pin Set w/CESO, Inc cap
- ⊙ - Iron Pin Found as Described
- △ - PK Nail/Mag Nail Set
- - Permanent Marker Set w/ 1" metal cap inscribed CESO, Inc



[Signature]  
MATTHEW ACKROYD, P.S. DATE: 10/18/24  
OHIO P.S. NO. 8897  
2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
COLUMBUS, OHIO 43231

ACREAGE BREAKDOWN  
TOTAL ACREAGE: 32.717 ACRES  
ACREAGE IN LOTS 2016-2078 (63 BUILDABLE) INCLUSIVE: 10.853 ACRES  
ACREAGE IN LOTS 2176-2180, 2184-2185 (7 NON BUILDABLE): 17.331 ACRES  
ACREAGE IN RIGHT-OF-WAY: 4.533 ACRES  
ACREAGE IN FARM LOT 2: 32.717 ACRES

NORTHSTAR IVY WOOD, SECTION 1  
A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD  
(NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)  
STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP,  
FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17  
UNITED STATES MILITARY LANDS

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

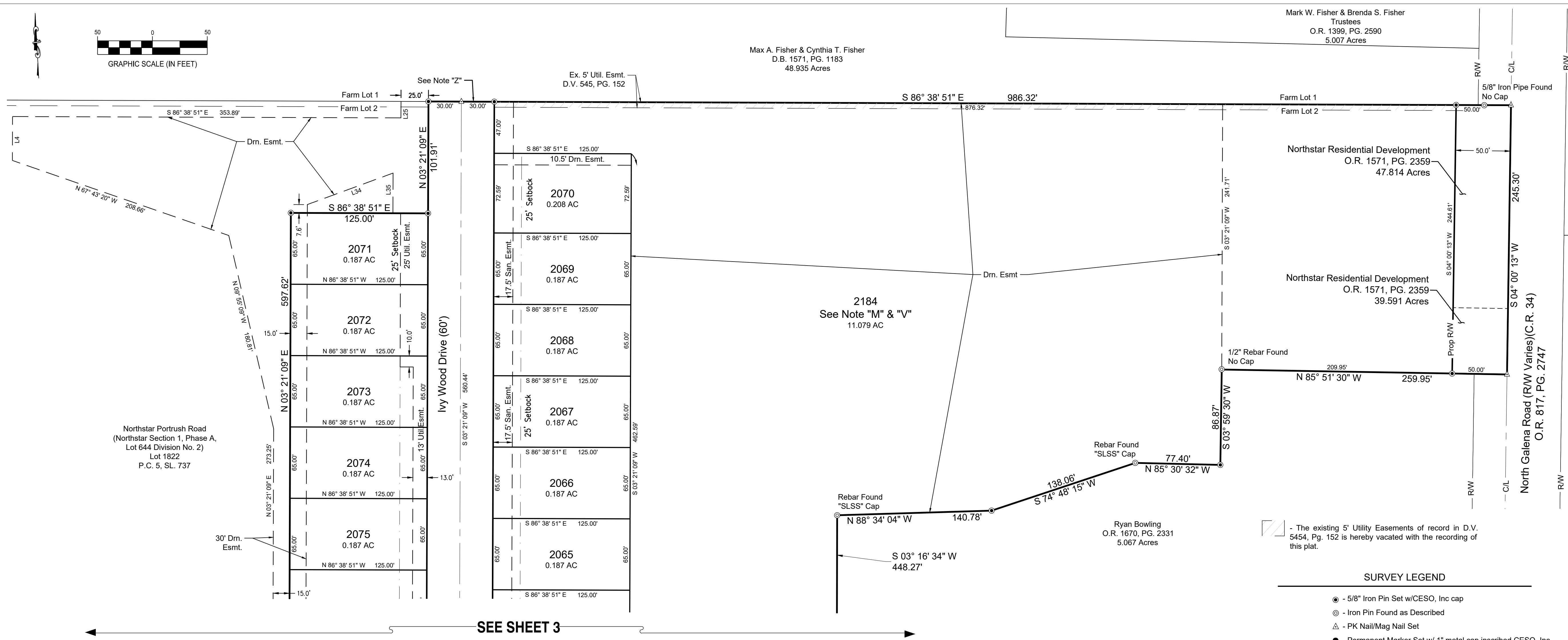
Project Number:	761663
Scale:	N/A
Drawn By:	OPG
Checked By:	ALB
Date:	10/14/2024
Issue:	N/A

Drawing Title:



WWW.CESOINC.COM

NORTHSTAR IVY WOOD, SECTION 1
A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD
(NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)
STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP,
FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS



The existing 5' Utility Easements of record in D.V. 5454, Pg. 152 is hereby vacated with the recording of this plat.

SURVEY LEGEND

- 5/8" Iron Pin Set w/ CESO, Inc cap
- Iron Pin Found as Described
- PK Nail/Mag Nail Set
- Permanent Marker Set w/ 1" metal cap inscribed CESO, Inc

SEE SHEET 3

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": BERKSHIRE TOWNSHIP ZONING CODE FOR "NORTHSTAR IVY WOOD, SECTION 1, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD", IN EFFECT AT TIME OF PLATTING OF "NORTHSTAR IVY WOOD, SECTION 1, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:
DESIGNATION (LOTS 2016-2078) PRD
FRONT YARD (LOTS 2016-2078): 25 FEET
REAR YARD (LOTS 2016-2078): 25 FEET
SIDE YARD (LOTS 2016-2078): 5 FEET
SIDE YARD (LOTS 2060-2078): 7.5 FEET
NOTE "C": ACREAGE BREAKDOWN
TOTAL ACREAGE: 32.717 ACRES
ACREAGE IN LOTS 2016-2078 (63 BUILDABLE) INCLUSIVE: 10.853 ACRES
ACREAGE IN LOTS 2176-2180, 2184-2185 (7 NON BUILDABLE): 17.331 ACRES
ACREAGE IN RIGHT-OF-WAY: 4.533 ACRES
ACREAGE IN FARM LOT 2: 32.717 ACRES
NOTE "D": 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 "DRAINAGE EASEMENT" (DRN. ESMT.), "EASEMENT" (ESMT.), "SANITARY EASEMENT" (SAN. ESMT.), OR "UTILITY EASEMENT" (UTIL ESMT). 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 "E": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.
NOTE "F": 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 "G": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

NOTE "H": AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "NORTHSTAR IVY WOOD, SECTION 1, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD", IS IN THE FLOOD HAZARD ZONE "X" OF THE FLOOD INSURANCE RATE MAP, UNPRINTED COMMUNITY PANEL NO. 39041C0145K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009.
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 "NORTHSTAR IVY WOOD, SECTION 1, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD", 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 (DCWCD) AND THE DELAWARE COUNTY ENGINEERS' OFFICE (DCEO) PRIOR TO INSTALLATION. THE DCWCD 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": ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

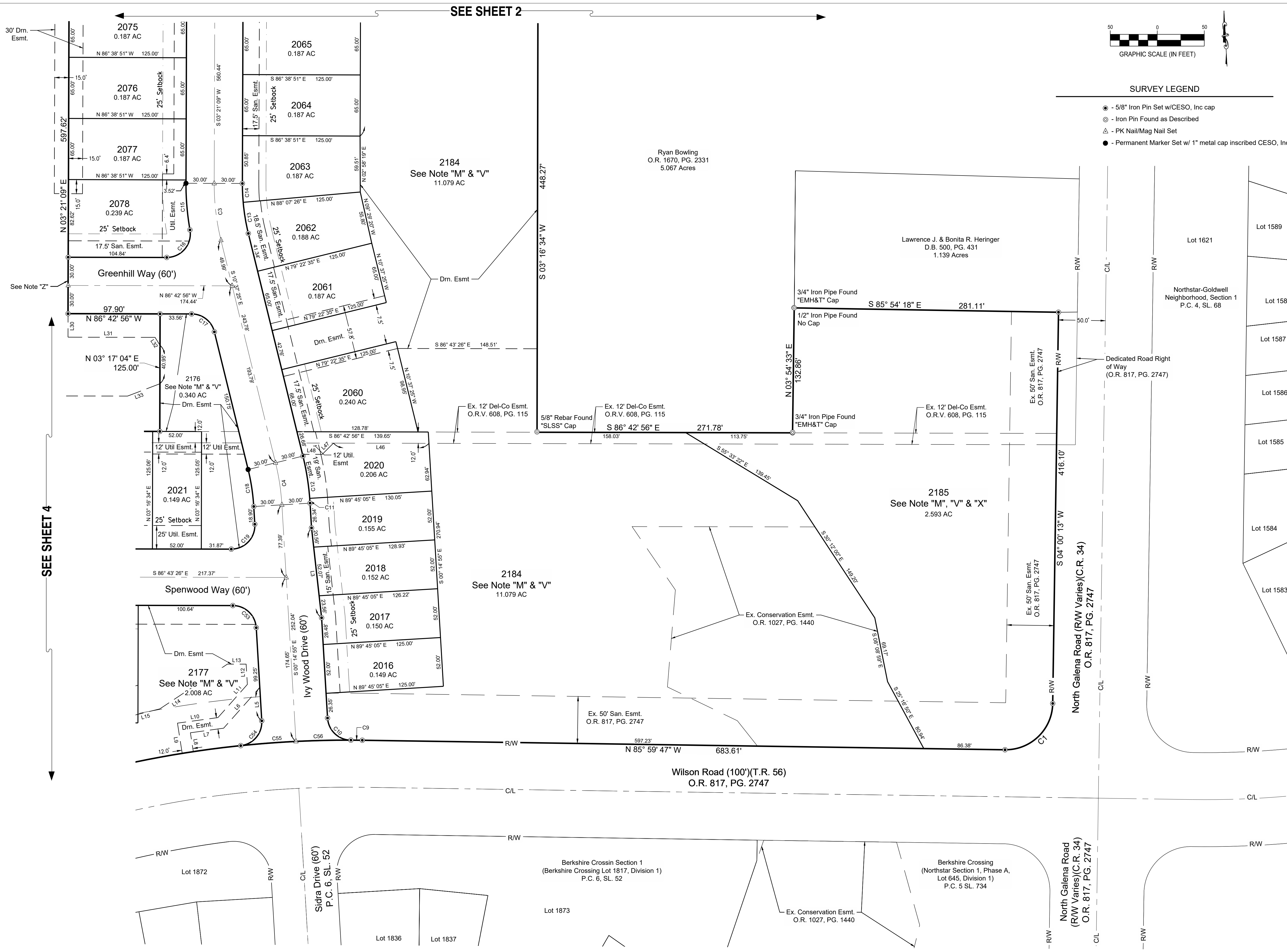
NOTE "N": EASEMENTS DESIGNATED AS "SANITARY EASEMENT" (SAN. ESMT.) SHALL MEAN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN 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.
NOTE "O": ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" (SAN. ESMT.) SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" (SAN. ESMT.) 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 "P": 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 "Q": 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 "R": 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 "S": 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 "T": 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 "U": 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 "V": LOTS 2176-2180 AND 2184-2185 AS DESIGNATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORM WATER CONTROL AND MAINTENANCE, BUFFERING AND GREENSPACE. LOTS 2177-2180, 2184 AND 2185 ARE TO BE OWNED AND MAINTAINED BY THE NORTHSTAR MASTER PROPERTY OWNERS ASSOCIATION. LOT 2176 IS TO BE OWNED AND MAINTAINED BY THE THE NORTHSTAR MASTER PROPERTY OWNERS ASSOCIATION.
NOTE "W": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" (DRN. ESMT.) 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 "X": LOT 2185 AS DESIGNATED AND DELINEATED HEREON IS TO BE A NON-BUILDABLE LOT UNTIL AS SUCH TIME AS ADEQUATE ACCESS CAN BE OBTAINED FOR THE SITE.
NOTE "Y": DRIVES SHALL NOT ENCRUCH INTO ANY SIDE YARD DRAINAGE EASEMENT.
NOTE "Z": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED AND DEDICATED BY PLAT DEED.
NOTE "AA": LOT 2061, 2062, AND 2063 ARE TO NOT BE SOLD AND CONSTRUCTED ON UNTIL THE WETLANDS LOCATED ON THESE LOTS HAVE BEEN PERMITTED THROUGH OEPA INDIVIDUAL PERMIT.

Table with 3 columns: ID, Description, Date. Includes Project Number: 761663, Scale: 1"=50', Drawn By: OPG, Checked By: ALB, Date: 10/14/2024, Issue: N/A, Drawing Title: 2 of 5

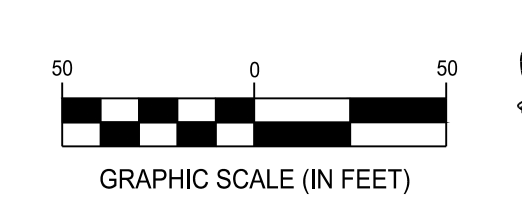
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\\cesoinc.local\ncad\data\PROJECTS\Terrain Evolution\761663\_Prestwick\204-SURVEY\DWG\761663\_Terrain\_Prestwick\_Ph1\_Plot.dwg - 10/15/2024 - Alex Benson



SEE SHEET 2

SEE SHEET 4



SURVEY LEGEND

- - 5/8" Iron Pin Set w/CESO, Inc cap
- ⊙ - Iron Pin Found as Described
- △ - PK Nail/Mag Nail Set
- - Permanent Marker Set w/ 1" metal cap inscribed CESO, Inc



**NORTHSTAR IVY WOOD, SECTION 1**  
 A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD  
 (NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)  
 STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP,  
 FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17  
 UNITED STATES MILITARY LANDS

Revisions / Submissions		
ID	Description	Date

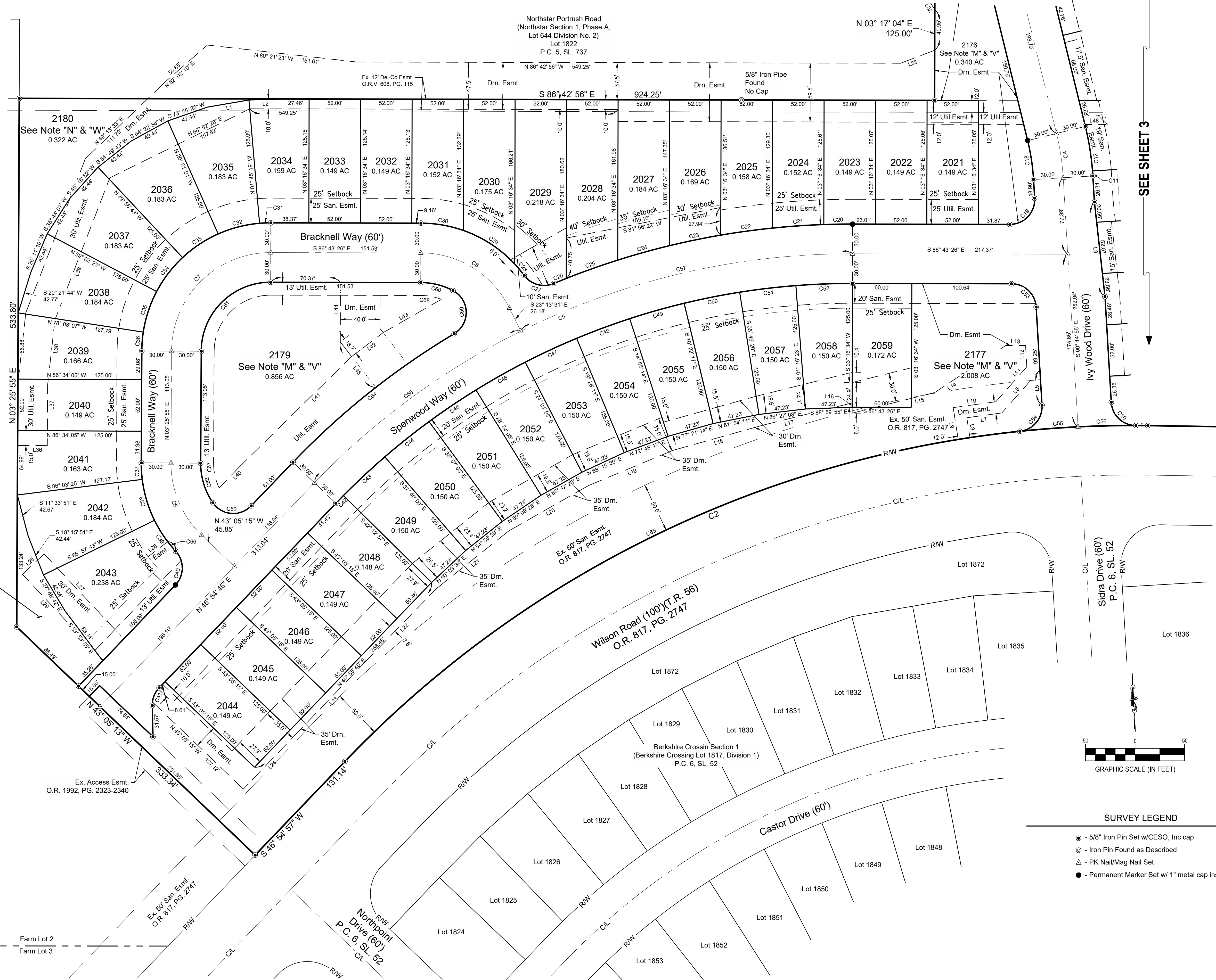
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Project Number: 761663  
 Scale: 1"=50'  
 Drawn By: OPG  
 Checked By: ALB  
 Date: 10/14/2024  
 Issue: N/A

Drawing Title:

NOTE "AA" LOT 2061, 2062, AND 2063 ARE TO NOT BE SOLD AND CONSTRUCTED ON UNTIL THE WETLANDS LOCATED ON THESE LOTS HAVE BEEN PERMITTED THROUGH OEPA INDIVIDUAL PERMIT.

SEE SHEET 2

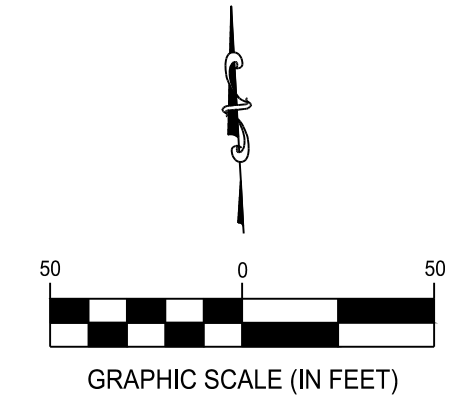


SEE SHEET 3

Northstar Prestwick Road (Northstar Section 1, Phase A, Lot 644 with Additional Land) P.C. 5, S.L. 720

Northstar Portrush Road (Northstar Section 1, Phase A, Lot 644 Division No. 2) Lot 1822 P.C. 5, S.L. 737

**NORTHSTAR IVY WOOD, SECTION 1**  
A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD (NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2) STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP, FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS



- SURVEY LEGEND**
- - 5/8" Iron Pin Set w/CESO, Inc cap
  - ⊙ - Iron Pin Found as Described
  - △ - PK Nail/Mag Nail Set
  - - Permanent Marker Set w/ 1" metal cap inscribed CESO, Inc

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.  
 Project Number: 761663  
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Drawing Title:

\\cesoinc.local\ncad\data\PROJECTS\Terrain Evolution\761663\_Prestwick\204-SURVEY\DWG\761663\_Terrain\_Prestwick\_Ph1\_Plot.dwg - 10/15/2024 - Alex Benson

