

Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number _____

Sec. _____ Ph. _____ Pt. _____

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

PROJECT		(circle one) Residential, Commercial
TOWNSHIP		

APPLICANT/ CONTACT	Name	Phone
	Address	E-mail
	City, State, Zip	

PROPERTY OWNER	Name	Phone
	Address	E-mail
	City, State, Zip	

SURVEYOR/ ENGINEER	Name	Phone
	Address	E-mail
	City, State, Zip	

DETAILS	Total Lots	Buildable lots
	Total Acreage	Open Space Acreage

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) \$ _____

Owner (or agent for owner) and Date

**SUMMER CREST DRIVE
PT. FARM LOT 4, QUARTER 4, TOWNSHIP 4 NORTH, RANGE 18 WEST, U.S.M.L.
TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN AND BEING PART OF FARM LOT 4, QUARTER 4, TOWNSHIP 4 NORTH, RANGE 18 WEST, USML. BEING A SUBDIVISION OF 18.758 AS CONVEYED TO N & M, LLC AS RECORDED IN OFFICIAL RECORD 2060, PAGE 1065, OF THE DELAWARE COUNTY RECORDER'S OFFICE.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "SUMMER CREST DRIVE", A SUBDIVISION OF LOTS 3750 TO 3759 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DO VOLUNTARILY DEDICATE 0.135 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETO FOR PREVIOUSLY DEDICATED.

IN WITNESS THEREOF WE HEREUNTO SET OUR HANDS THE 23 DAY OF October, 2024.

Nicholas Butler
NICHOLAS BUTLER, MANAGING MEMBER

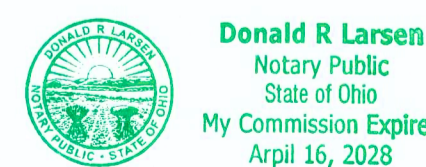
THIS _____ DAY OF _____, 2024, RIGHT-OF-WAY FOR ALL ROADS, BOULEVARDS, AND EASEMENTS HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

DELAWARE COUNTY COMMISSIONERS

STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC, PERSONALLY CAME THE ABOVE NAMED PROPERTY AUTHORIZED MANAGER, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS DAY 23RD OF OCTOBER, 2024.

Donald R. Larsen
NOTARY PUBLIC



APPROVED THIS 23rd DAY OF Oct., 2024
[Signature]
BERLIN TOWNSHIP ZONING INSPECTOR

APPROVED THIS 23rd DAY OF October, 2024
[Signature]
DEL-CO WATER CO., INC.

APPROVED THIS _____ DAY OF _____, 2024
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____, 2024
DELAWARE COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2024
DELAWARE CO. REGIONAL PLANNING DIRECTOR

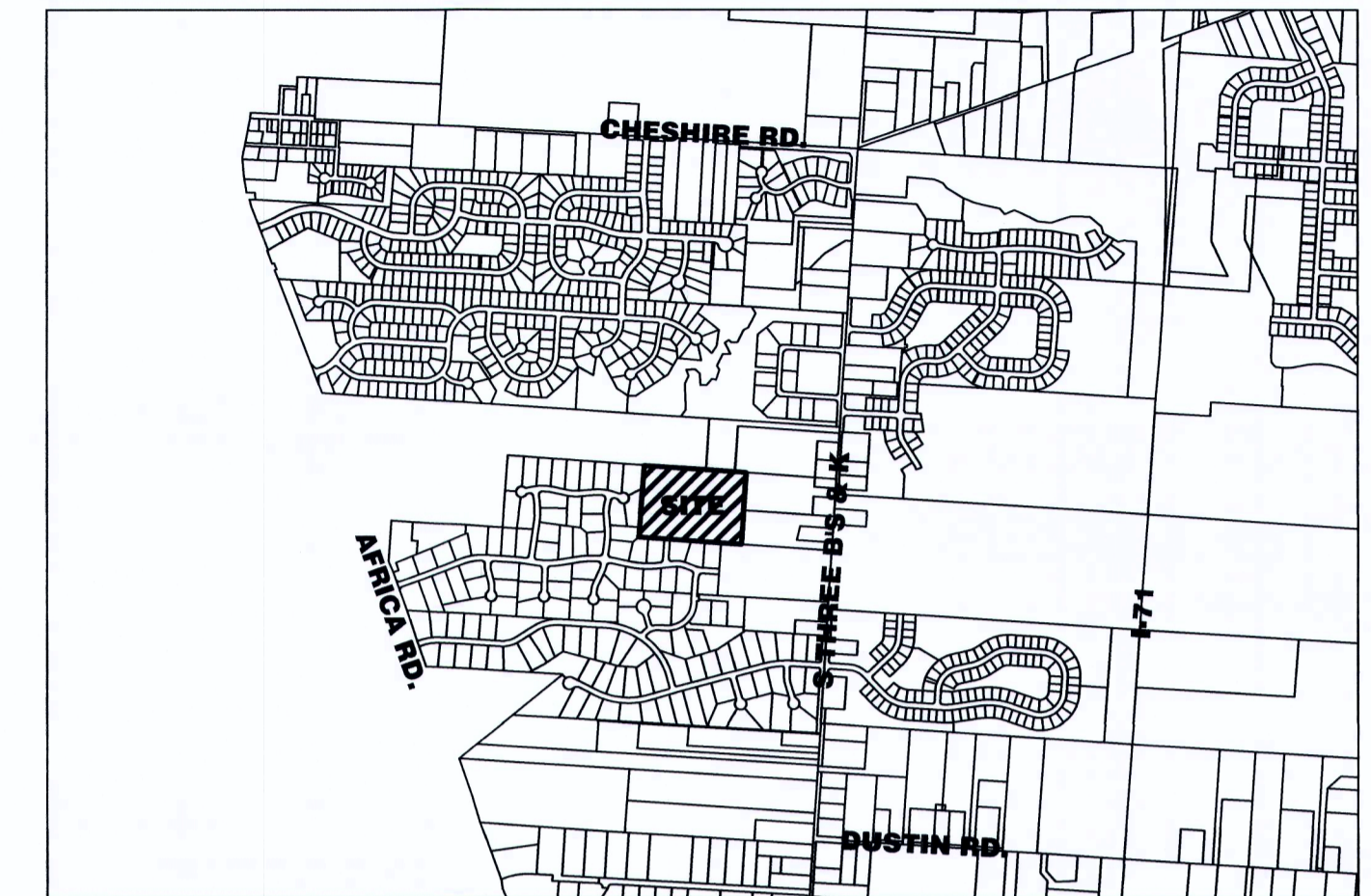
APPROVED THIS _____ DAY OF _____, 2024

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS _____ DAY OF _____, 2024

DELAWARE COUNTY AUDITOR

DELAWARE COUNTY RECORDER



VICINITY MAP
NOT TO SCALE

CAD MAINTENANCE AGREEMENT CROSS-REFERENCE: OFFICIAL RECORD _____ PAGE _____

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

SURVEYED AND PLATTED BY:
STEVEN W. NEWELL, OHIO REGISTERED SURVEYOR NO. 7212
BLUE CHURCH SURVEYS
5654 TOWNSHIP ROAD 211
MARENGO, OH 43334
419.508.0951

CERTIFICATION:
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.

AREA SUMMARY	
AREA IN LOTS	17.854 AC.
TOTAL RIGHT-OF-WAY	0.904 AC.
AREA IN COMMON ACCESS DRIVE	18.758 AC. TO
NUMBER OF LOTS	0.960 AC.
BUILD LOTS	10
NON-BUILD LOTS	10
	0



BLUE CHURCH SURVEYS - 419.508.0951

[Signature] 10/18/2024
STEVEN W. NEWELL, OHIO PROFESSIONAL SURVEYOR 7212 DATE

**SUMMER CREST DRIVE
PT. FARM LOT 4, QUARTER 4, TOWNSHIP 4 NORTH, RANGE 18 WEST, U.S.M.L.
TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO**

1 – 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 OF ACCEPTANCE OF THE COMMON ACCESS DRIVEWAYS SHOWN THEREON, AND ALL SUCH COMMON ACCESS DRIVEWAYS SHALL BE AND REMAIN A PRIVATE ACCESS WAY. 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 COMMON ACCESS DRIVEWAY. 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.

2 – ANY CONSTRUCTION WITHIN THE DRAINAGE EASEMENT AREAS WILL REQUIRE PRIOR APPROVAL.

3 – EASEMENTS DESIGNATED AS "SANITARY EASEMENTS" 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.

4 – ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" WITHIN THE OVERLAP OR COVER AREAS. WORK TO FACILITY SURFACE WATER DRAINAGE WITHIN THE OVERLAP OR COVER AREA 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 WITHIN THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE GOVERNING STORM WATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.

5 – NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITHIN ANY SANITARY EASEMENTS UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS, OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPTS THAT THE RIGHTS GRANTED TO THE DEL-CO WATER COMPANY, INC., ITS SUCCESSORS, AND ASSIGNS TO INSTALL, SERVICE AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKS AND APPURTENANCES AS DESIGNATED ON THIS PLAT ARE NOT RESTRICTED.

6 – OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENTS 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) AND ONE HUNDRED (100) DEGREES) OVER, ACROSS, OR UNDER A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER OR THROUGH THE SANITARY SEWER 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.

7 – 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 SEWER EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.

8 – ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY SEWER EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR INSTALLATION.

9 – WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF AN TREES, PLANTINGS, LANDSCAPING, FENCE OR ANY OTHER FEATURES LOCATED WITHIN THE SANITARY SEWER 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.

10 – 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 SEWER EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

11 – THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EARTHWORK WITHIN THE SANITARY SEWER 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.

12 – 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 "60' ACCESS AND UTILITY EASEMENT, 20' SIDEWALK AND UTILITY EASEMENT, AND 20' UTILITY 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.

13 – WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSED OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND /OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOWS OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. EASEMENT AREAS SHOWN HERON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVE THEREIN FOR THE USE AND PURPOSES EXPRESSED HEREIN 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.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. 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.WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES ALONG WITH GRANTING DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS THE RIGHT OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THE DRAINAGE EASEMENT AS DEFINED ABOVE. PURSUANT TO ORC SECTION 6137, DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS, SHALL TAKE CORRECTIVE MEASURES OR REPAIRS TO RESTORE THE CULVERT AND/OR WATER COURSE, IF NECESSARY, INCLUDING THOSE ACTIONS CAUSED BY AN EMERGENCY SITUATION. THE COSTS ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED TO THE OWNER(S).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 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 THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.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. 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.ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

CURRENT ZONING CLASSIFICATION: FARM RESIDENTIAL (FR-1).

ZONING SETBACKS REFLECT THE CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

DISPLAYED LOT AREAS EXCLUSIVE OF ROAD RIGHT-OF-WAY.

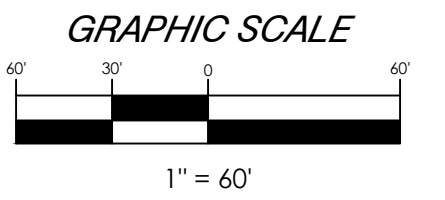
ALL LOTS ARE LOCATED IN FLOOD ZONE "X" PER THE FLOOD INSURANCE RATE MAP PANEL NO. 39041C0255K, DATED APRIL 16, 2009.

PRIOR TO PREPARATION OF BUILDING PLANS AND/OR DETAILED SITE PLANS, EACH LOT OWNER MUST COORDINATE WITH THE DELAWARE COUNTY HEALTH DEPARTMENT TO DETERMINE THAT THE APPROVED ON-SITE SEWAGE TREATMENT SYSTEM LOCATION IS CONSISTENT WITH OR IS COMPATIBLE WITH THE OWNER'S DESIRED SITE PLAN.

ON FILE WITH THE COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

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.

**SUMMER CREST DRIVE
PT. FARM LOT 4, QUARTER 4, TOWNSHIP 4 NORTH, RANGE 18 WEST, U.S.M.L.
TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO**



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD83-2011) FROM GPS MEASUREMENTS REFERENCED TO THE ODOT VRS NETWORK WITH THE CENTERLINE OF SUMMER CREST DRIVE HAVING A BEARING OF N 04°01'30" E

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

LEGEND:

- IRON PIN FOUND AS NOTED
- △ SPIKE FOUND
- IRON PIN SET
- ▲ 2" MAG NAIL SET

- DRAINAGE EASEMENT
- 60' COMMON ACCESS DRIVE EASEMENT
- 20' SANITARY SEWER EASEMENT
- 20' SIDEWALK AND UTILITY EASEMENT
- POTENTIAL FORESTED WETLANDS IDENTIFIED IN PRELIMINARY REPORT PREPARED BY SMART SERVICES 01/24/2024. FURTHER STUDY MAY BE REQUIRED PRIOR TO ANY IMPROVEMENTS IN THIS AREA.

CURRENT ZONING CLASSIFICATION: FARM RESIDENTIAL (FR-1).

ZONING SETBACKS REFLECT THE CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

DISPLAYED LOT AREAS EXCLUSIVE OF ROAD RIGHT-OF-WAY.

CURRENT MINIMUM ZONING SETBACKS:
FRONT SETBACK 90 FEET
SIDE SETBACK 25 FEET
REAR SETBACK 80 FEET

REFERENCES AND NOTES:

- STULTZ SURVEY 12/16/93 RO-18-4-4-008
- FBA SURVEY 03/23/04 RO-18-4-4-009
- STULTZ SURVEY 04/28/88 RO-18-4-4-025
- STULTZ SURVEY 06/27/72 RO-18-4-4-045
- SUMMERWOOD EXT. PC 3 SL 672
- DEED REFERENCES AS NOTED HEREON

EXISTING OCCUPATION EVIDENCE, WHERE EXISTING, IS CONSISTENT WITH THE PROPERTY BOUNDARY LINE LOCATIONS.

NO TITLE DOCUMENTS HAVE BEEN PROVIDED FOR THIS SURVEY.

ALL IRON PINS SET ARE 5/8" STEEL PIN, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "NEWELL 7212."

