

Final Subdivision Plat Application Delaware County, Ohio

RPC Number 12-23

(for unincorporated areas only)

Sec	Ph.		Pt.	
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FINAL PLATS C	FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES									
PROJECT Dublin Court Subdivision (circle one) Residential Comment										
TOWNSHIP	Concord Township									

	Name Romanelli & Hughes Building Company	Phone (614) 891-2042
APPLICANT/ CONTACT	Address 148 W. Shrock Road	E-mail johlin@RH-Homes.com
CONTACT	City, State, Zip Westerville, OH, 43081	

	Name Romanelli & Hughes Building Company	Phone
PROPERTY OWNER	Address Dublin Road	E-mail
	City, State, Zip Delaware, OH 43015	

SURVEYOR/	Name CESO Inc.	Phone (614) 794-7080
ENGINEER	Address 2800 Corporate Exchange Drive, Suite 400	E-mail matt.ackroyd@cesoinc.com
	City, State, Zip Columbus, OH 43231	

DETAILS	Total Lots 12	Buildable lots 11
DETAILS	Total Acreage 25.016	Open Space Acreage 1.754

	Date the Preliminary Plan was approved by RPC (required): 07/27/2023					
	Date of Draft Plat Review by RPC staff (required): 03/14/2024					
	Date of Final Engineering Approval by DCEO (required):07/24/2024, CO 11/15/2024					
	1 (one) Plat <u>signed</u> by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.					
SUBMISSION REQUIREMENTS	1 reduced copy of the Final Plat at 11" x 17".					
(Sub. Regs. Section 205.01)	PDF of plat, on media or preferably e-mailed to <pre>smatlack@co.delaware.oh.us</pre>					
	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>1,943</u>					

Romanelli & Hughes Building Company, 01/06/2025

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 SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LOCATED IN PART OF FARM LOTS 3 & 6, VIRGINIA MILITARY SURVEY NO. 1421, BEING ALL OF THAT 25.010 ACRE TRACT OF LAND AS CONVEYED TO ROMANELLI AND HUGHES BUILDING COMPANY, INC., AN OHIO CORPORATION, OF RECORD IN OFFICIAL RECORD 2071, PG. 618, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, ROMANELLI & HUGHES BUILDING COMPANY, INC., AN OHIO CORPORATION, BY VINCENT ROMANELLI, PRESIDENT, REPRESENTATIVE OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "DUBLIN COURT SUBDIVISION", A SUBDIVISION CONTAINING LOTS NUMBERED 7581-7592 INCLUSIVE, 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.), "SIDEWALK EASEMENT" (SIDEWALK ESMT.) OR "UTILITY EASEMENT" (UTIL. ESMT.). EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT", "SIDEWALK EASEMENT" (SIDEWALK ESMT.) OR "UTILITY 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. SEE SHEET 2 FOR ADDITIONAL EASEMENT NOTES.

AN OHIO CORPORATION

IN WITNESS WHEREOF, VINCENT ROMANELLI, PRESIDENT HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 4th DAY OF December 2024.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OWN COUNTY OF Franklin

RESIDEN

ROMANELLI & HUGHES BUILDING COMPANY, INC.,

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VINCENT ROMANELLI, PRESIDENT OF SAID ROMANELLI & HUGHES BUILDING COMPANY, INC., AN OHIO CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF ROMANELLI & HUGHES BUILDING COMPANY, INC., AN OHIO CORPORATION, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

_ Um DAY OF December, 2024

MY COMMISSION EXPIRES Februar 6,2027 DENISE LORAY DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL. RESOLUTION NO._ JOURNAL DATE_____

DUBLIN COURT SUBDIVISION

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, PART OF FARM LOTS 3 & 6, VIRGINIA MILITARY SURVEY NO. 1421

APPROVED THIS 15 DAY OF DEC 202V

APPROVED THIS 5th DAY OF Dec 20 24

APPROVED THIS _____ DAY OF _____ 20___

APPROVED THIS _____ DAY OF _____ 20___

APPROVED THIS 24th DAY OF Dec 2024

APPROVED THIS _____ DAY OF _____ 20___

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.

TRANSFERRED THIS _____ DAY OF _____, 20____

RECORDED THIS _____ DAY OF _____, 20___, AT ______A.M./P.M. IN BOOK _____, PAGE(S) ____; PLAT CABINET _____, SLIDE _____. FEE \$_____

CAD MAINTENANCE AGREEMENT CROSS-REFERENCE: OFFICIAL BOOK NO._____, PAGE NO._____;

CONCORD TWP., ZONING INSPECTOR

DELAWARE COUNTY SANITARY ENGINEER

DELAWARE COUNTY ENGINEER

ELAWARE PUBLIC HEALTH DISTRICT

DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

DELAWARE COUNTY COMMISSIONERS

AUDITOR, DELAWARE COUNTY, OHIO

RECORDER, DELAWARE COUNTY, OHIO

BASIS OF BEARING

SOURCE OF DATA RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS CONSTRUCTION.

PERMANENT MARKERS SET UPON COMPLETION OF CONSTRUCTION.

FLOOD NOTE MANAGEMENT AGENCY.

CERTIFICATION

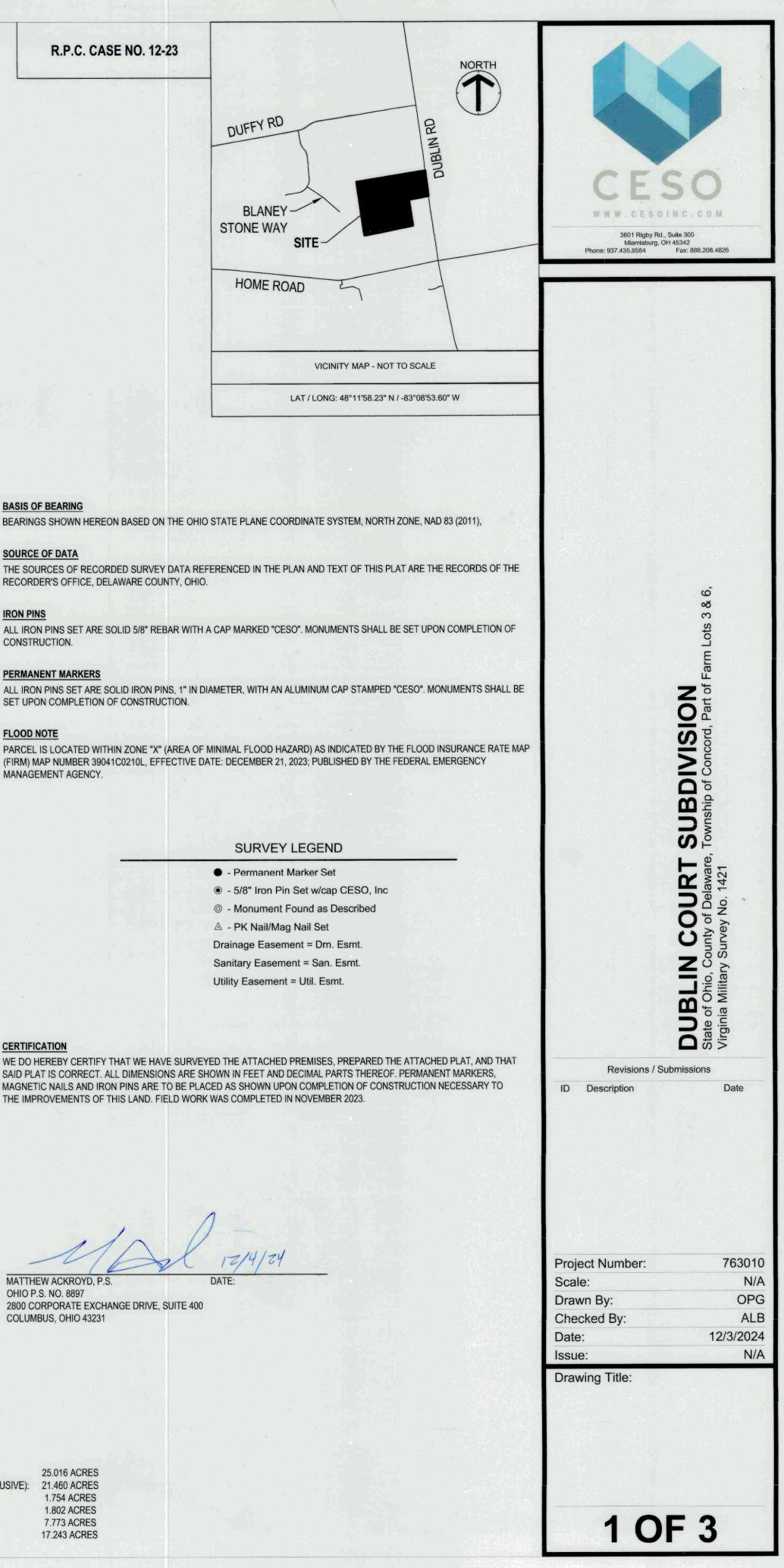


MATTHEW ACKROYD, P.S.

OHIO P.S. NO. 8897 2800 CORPORATE EXCHANGE DRIVE, SUITE 400 COLUMBUS, OHIO 43231

ACREAGE BREAKDOWN TOTAL ACREAGE: ACREAGE IN BUILDABLE LOTS (7581-7591 INCLUSIVE): 21.460 ACRES ACREAGE IN RESERVES: ACREAGE IN RIGHT-OF-WAY: ACREAGE IN FARM LOT 3: ACREAGE IN FARM LOT 6:

25.016 ACRES 1.754 ACRES 1.802 ACRES 7.773 ACRES 17.243 ACRES



THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GRO ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY TH GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVI ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING F <u>NOTE "B":</u> CONCORD TOWNSHIP ZONING CODE FOR "DUBLIN COURT SUBDIVISION". IN EFFECT AT TI PLATTING OF "DUBLIN COURT SUBDIVISION". SPECIFIES THE FOLLOWING SETBACK REQU FR-1 DESIGNATION (LOT 7592) 90 FEE MIN. FRONT YARD SETBACK MIN. SIDE YARD SETBACK 25 FEE MIN. REAR YARD SETBACK 50 FEE ACREAGE BREAKDOWN <u>NOTE "C":</u> TOTAL ACREAGE: 25.016 ACRE ACREAGE IN BUILDABLE LOTS (7581-7591 INCLUSIVE): 21.460 ACRE ACREAGE IN LOT 7592: 1.754 ACRES ACREAGE IN RIGHT-OF-WAY: 1.802 ACRE ACREAGE IN FARM LOT 3: 7.773 ACRES ACREAGE IN FARM LOT 6: 17.243 ACRE NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATIO <u>NOTE "D":</u> MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND. NOTE "E": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES AR 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 OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES. AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "DUBLIN COURT SUBDIVISION" IS LO <u>NOTE "G":</u> WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLO AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 39041C0210L, DATE: DECEMBER 21, 2023; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AG AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAV NOTE "H": ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SH THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT SUBDIVISION PLAT "DUBLIN COURT SUBDIVISION". PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A CON EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAW COUNTY RECORDER'S OFFICE. <u>NOTE "I":</u> FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT,

<u>NOTE "A":</u>

- LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN AND/OR OTHER S WATER STRUCTURE (HEREIN REFERRED TO AS STORM SEWER), THE STORM SEWER RIGI SENIOR TO THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY OR INTEREST UTILIZ EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A "SANITARY EASEMENT". ANY COSTS AS WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BURIED OR ABOVE FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR OF REPLACEMENT OF THE STORM SEWER SHALL BE THE RESPONSIBILITY OF THE OWNER OF UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A SEWER CAUSES THE REMOVAL OF ANY TREES. PLANTINGS, LANDSCAPING, FENCE, DRIVE ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, THE REPLACEMENT AND COST (ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY (HOMEOWNER'S ASSOCIATION IF APPLICABLE.
- ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAIN <u>NOTE "J":</u> EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION D (DCWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLAT DSWCD 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.

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMP THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS AF GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL (ROVEMENTS PLANS FOR PROPOSED GROUND PPROVED BY THE OF THIS SUBDIVISION AND	<u>NOTE "K":</u>	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 "U":	A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANT INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WA APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICA DESIGNATED HEREON AS "UTILITY EASEMENT", "EASEMENT" OR LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED
ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH T		NOTE "L":	DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.		DEL-CO WATER COMPANY INC., TO INSTALL, SERVICE, AND MAIN APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID R
PLATTING OF "DUBLIN COURT SUBDIVISION". SPECIFIES THE FOLLOWING	SETBACK REQUIREMENTS:	<u>NOTE "M":</u>	ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.		AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATE FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, ANI STRICTLY PROHIBITED.
DESIGNATION (LOT 7592) MIN. FRONT YARD SETBACK	FR-1 90 FEET				
MIN. SIDE YARD SETBACK MIN. REAR YARD SETBACK	25 FEET 50 FEET	<u>NOTE "N":</u>	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	<u>NOTE "V":</u>	LOT 7592, AS DESIGNATED AND DELINEATED HEREON, SHALL BE HOMEOWNERS ASSOCIATION FOR "DUBLIN COURT SUBDIVISION" SPACE, STORM WATER CONTROL AND MAINTENANCE.
ACREAGE BREAKDOWN			OVERLAP OR COVER AREAS IS NOT RESTRICTED; HOWEVER ANY PROPOSED NEW STORM SEWER		
TOTAL ACREAGE:	25.016 ACRES		PIPES, INLETS, CATCH BASINS, STRUCTURES, OR OTHER STORM WATER APPURTENANCES OR	NOTE "W":	A NON EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE OWN
ACREAGE IN BUILDABLE LOTS (7581-7591 INCLUSIVE):	21.460 ACRES		INFRASTRUCTURE FEATURES SUBSEQUENT TO THOSE WHICH WERE PERMITTED WITH THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE	<u></u>	LOTS 7589-7591 AND OVER THAT PORTION OF LOTS 7588, 7590-75
ACREAGE IN LOT 7592: ACREAGE IN RIGHT-OF-WAY:	1.754 ACRES 1.802 ACRES		GOVERNING STORMWATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.		EASEMENT" HEREON FOR INGRESS AND EGRESS TO AND FROM COURT. A COMMON ACCESS DRIVE TO BE SHARED WITH EACH C 7589-7591.
ACREAGE IN FARM LOT 3: ACREAGE IN FARM LOT 6:	7.773 ACRES 17.243 ACRES	NOTE "O":	THE ADDITION OR REMOVAL OF ANY DIRT, SOIL, FILL, OR OTHER CHANGES TO THE GROUND		
ACREAGE IN FARM LOT 0.	17.243 AURES		ELEVATION ABOVE THE SANITARY SEWER OR FORCE MAIN AND/OR WITHIN THE SANITARY	NOTE "X":	APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL
NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCT MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAG	SEMENT, AND SERVICE		EASEMENT SHALL BE SUBJECT TO APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.		DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVI NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE C
CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GF	ROUND.	<u>NOTE "P":</u>	THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL		SHOWN THEREON, AND ALL SUCH COMMON ACCESS DRIVEWAY PRIVATE ACCESS WAY. THE DELAWARE COUNTY REGIONAL PLAI
ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING A INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPRO			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.		DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLI SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH COMM
BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE	E. THE SYSTEM AND/OR		NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFORMERS, OR		OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGN
OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIM		<u>NOTE "Q":</u>	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 FOREGOING PROVISION, WHICH PROVISION SHALL BE DE RUNNING WITH THE LAND.
AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "DUBLIN COURT SUBI			BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPT THAT THE RIGHTS GRANTED TO DELCO		
WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNU AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER DATE: DECEMBER 21, 2023; PUBLISHED BY THE FEDERAL EMERGENCY MA	R 39041C0210L, EFFECTIVE		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.	<u>NOTE "Y":</u>	THE OWNERS OF THESE PROPOSED LOTS AGREE THAT WHEN A BECOMES AVAILABLE, SAID LOT SHALL BE CONNECTED TO SAID TITLE TO A DELINEATED LOT FOR THE SUBDIVISION SHALL CONS
			FLATARE NOT RESTRICTED.		NOTICE OF HEARING ON THIS REQUIREMENT. THIS COVENANT S
AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE F ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITIO		NOTE "R":	OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENT ARE ONLY PERMITTED AS		CONVEYANCE OF TITLE FOR SAID LOT(S). ALL FEES AND COST A
THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INST MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIE	ALLATION AND NTLY BE SHOWN ON THIS	NOTE IC.	DESCRIBED HEREIN, UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER. RIGHT		TO CENTRAL SEWER ARE THE RESPONSIBILITY OF THE HOMEOV INSTALLATION AND CONNECTION.
PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT SU "DUBLIN COURT SUBDIVISION". PLAT OR ANY PART THEREOF CAN BE ACC			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	NOTE "Z":	THIS SITE CONTAINS AREA OF KARST GEOLOGY. AREAS OF KNO
EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOS COUNTY RECORDER'S OFFICE.			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		INDIVIDUAL BUILDING SITES. UNKNOWN AREAS OF KARST MAY A COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE CO OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO
			DELAWARE COUNTY SANITARY ENGINEER.		OR ARISING OUT OF ANY LOSS, DAMAGE, OR MAINTENANCE CAL
FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEV LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN A	, ,				TO KARST FEATURES, WHETHER KNOWN OR UNKNOWN AT THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGN
WATER STRUCTURE (HEREIN REFERRED TO AS STORM SEWER), THE STO SENIOR TO THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY OR IN EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A "SANITARY EASEMENT"	RM SEWER RIGHTS ARE	<u>NOTE "S":</u>	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.		BONDED BY THE FORGOING PROVISION, WHICH PROVISION SHAL COVENANT RUNNING WITH THE LAND.
WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BUR					
FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENAL	,	NOTE "T":	WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES,	<u>NOTE "AA":</u>	EASEMENTS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBL
REPLACEMENT OF THE STORM SEWER SHALL BE THE RESPONSIBILITY OF UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REP			FORCE MAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF		THE OHIO EDISON COMPANY, ABOVE, BENEATH, AND ON THE SU
SEWER CAUSES THE REMOVAL OF ANY TREES. PLANTINGS, LANDSCAPING			ANY TREES, PLANTINGS, LANDSCAPING, FENCE, OR ANY OTHER FEATURE LOCATED WITHIN THE SANITARY EASEMENT, WITH THE EXCEPTION OF DRIVEWAYS AND PEDESTRIAN PATHWAYS, THE		SHALL BE FREE AND CLEAR OF ANY STRUCTURE THAT IMPEDES
ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, THE REPLACEME			REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE		INDEPENDENT AND SEPARATE FROM THE MAIN STRUCTURE OR STRUCTURE THAT PROTRUDE BEYOND THE FOUNDATION SUCH
ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYIN HOMEOWNER'S ASSOCIATION IF APPLICABLE.	NG FRUFERTT UR		UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.		WINDOWS, OR OTHER STRUCTURE EXTENSIONS THAT PROJECT
ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS				NOTE "BB":	EASEMENTS DESIGNATED ON THIS PLAT AS "LANDSCAPE EASEM AND MAINTENANCE OF LANDSCAPING, FENCING AND ENTRY SIG
EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER C (DCWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOD DSWCD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASS IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERE	R TO INSTALLATION. THE SURE THAT THE				HOMEOWNERS ASSOCIATION FOR "DUBLIN COURT SUBDIVISION"

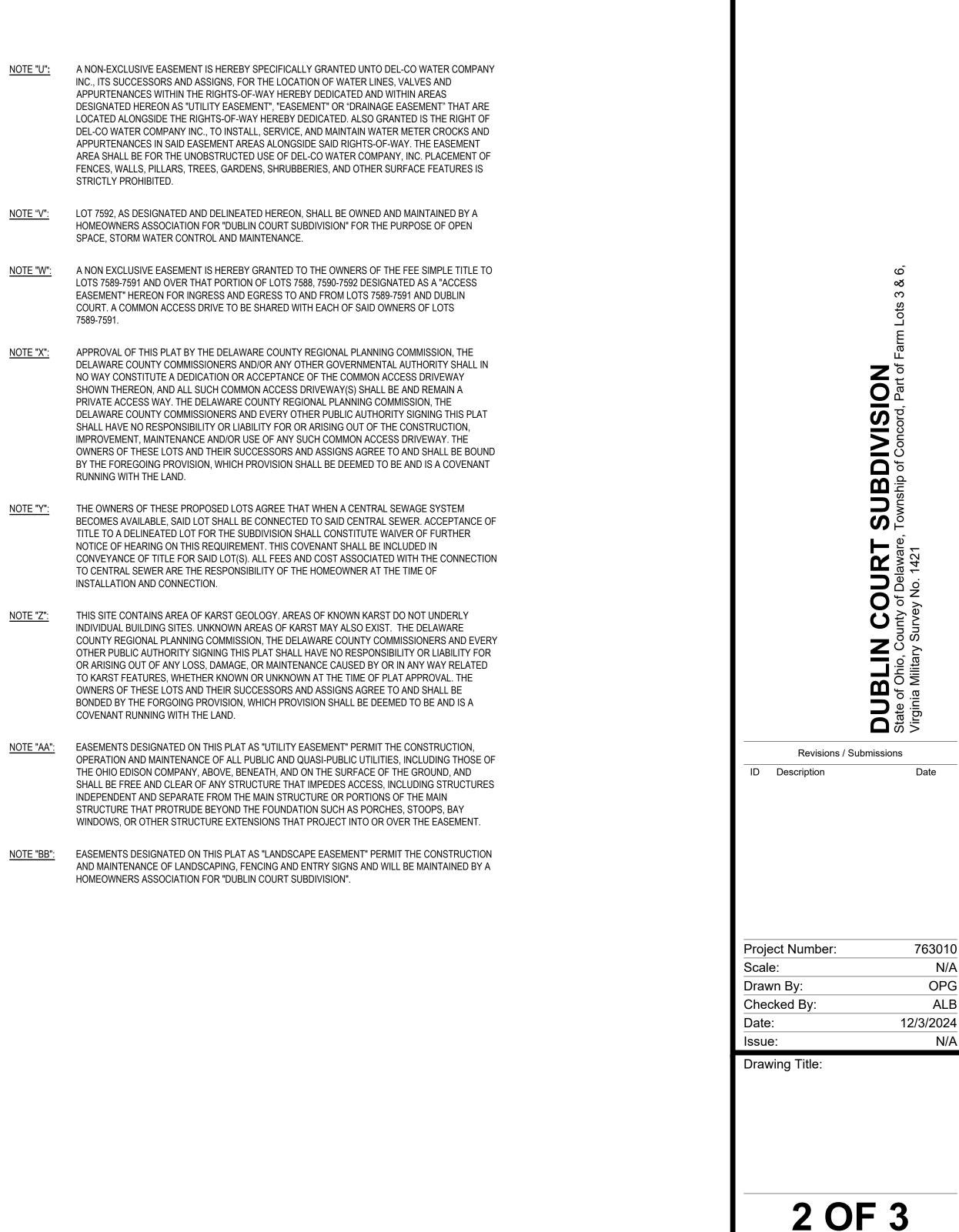


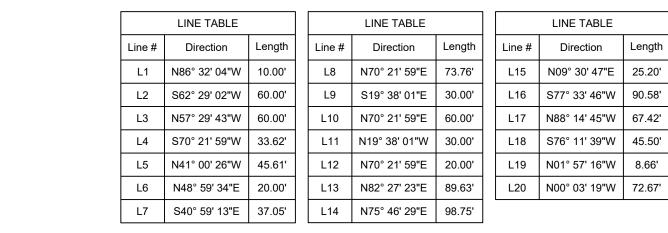
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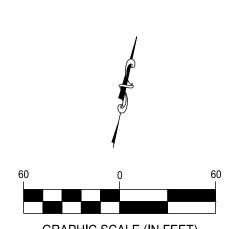
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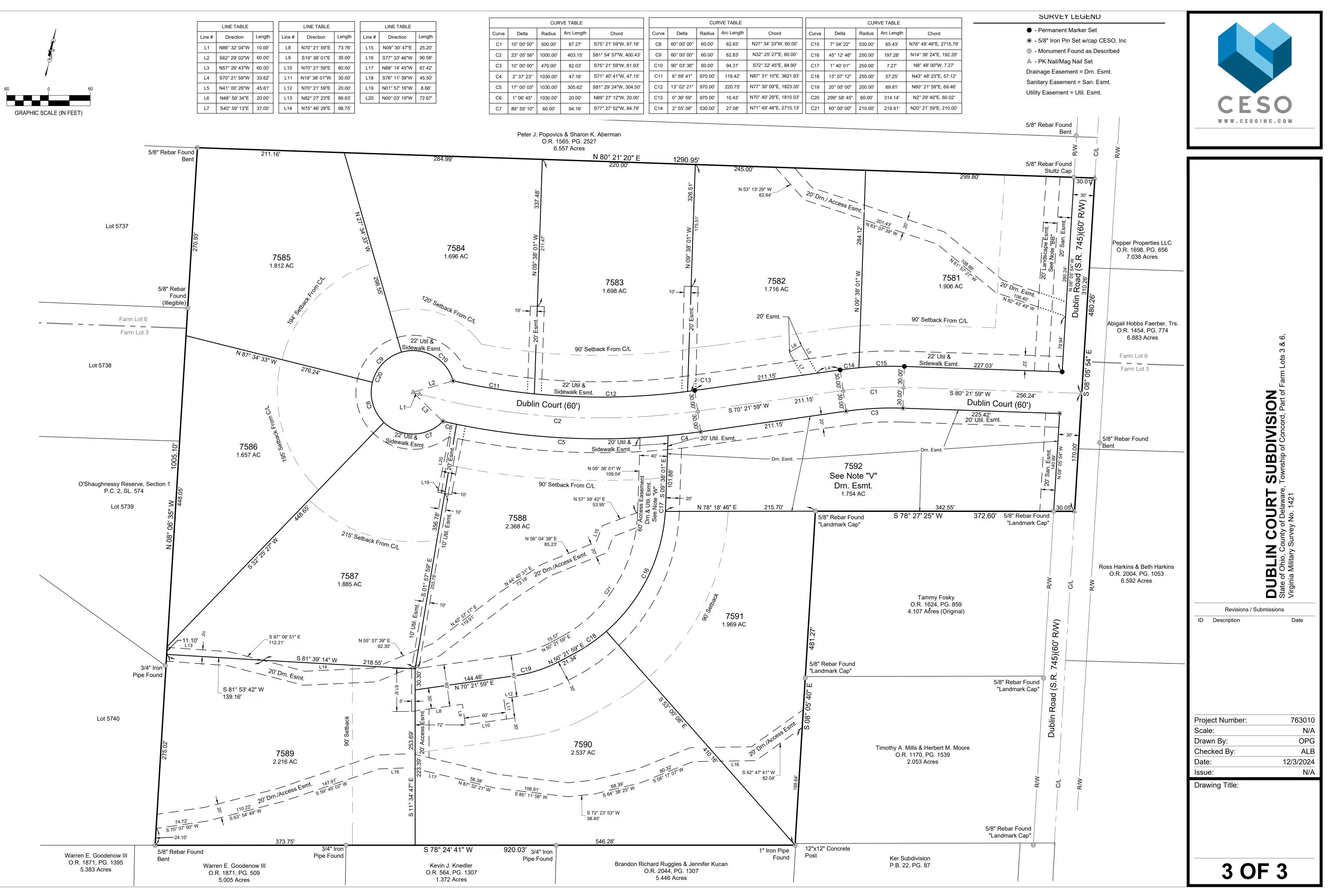
ALB

N/A









	CURVE TABLE					CURVE TABLE				CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord	Curve	Delta	Radius	Arc Length	Chord	Curve	Delta	Radius	Arc Length	Chord
C1	10° 00' 00"	500.00'	87.27'	S75° 21' 59"W, 87.16'	C8	60° 00' 00"	60.00'	62.83'	N27° 34' 33"W, 60.00'	C15	7° 04' 22"	530.00'	65.43'	N76° 49' 48"E, 2715.79
C2	23° 05' 56"	1000.00'	403.15'	S81° 54' 57"W, 400.43'	C9	60° 00' 00"	60.00'	62.83'	N32° 25' 27"E, 60.00'	C16	45° 12' 46"	250.00'	197.28'	N14° 38' 24"E, 192.20
C3	10° 00' 00"	470.00'	82.03'	S75° 21' 59"W, 81.93'	C10	90° 03' 36"	60.00'	94.31'	S72° 32' 45"E, 84.90'	C17	1° 40' 01"	250.00'	7.27'	N8° 48' 00"W, 7.27'
C4	2° 37' 23"	1030.00'	47.16'	S71° 40' 41"W, 47.15'	C11	6° 59' 41"	970.00'	118.42'	N87° 31' 10"E, 3621.93'	C18	13° 07' 12"	250.00'	57.25'	N43° 48' 23"E, 57.12
C5	17° 00' 03"	1030.00'	305.62'	S81° 29' 24"W, 304.50'	C12	13° 02' 21"	970.00'	220.75'	N77° 30' 09"E, 1823.35'	C19	20° 00' 00"	200.00'	69.81'	N60° 21' 59"E, 69.46
C6	1° 06' 45"	1030.00'	20.00'	N89° 27' 12"W, 20.00'	C13	0° 36' 59"	970.00'	10.43'	N70° 40' 29"E, 1810.03'	C20	299° 58' 45"	60.00'	314.14'	N2° 29' 40"E, 60.02'
C7	89° 55' 10"	60.00'	94.16'	S77° 27' 52"W, 84.79'	C14	2° 55' 38"	530.00'	27.08'	N71° 49' 48"E, 2715.13'	C21	60° 00' 00"	210.00'	219.91'	N20° 21' 59"E, 210.00