

	<h1>Final Subdivision Plat Application</h1> <h2>Delaware County, Ohio</h2> <p>(for unincorporated areas only)</p>	RPC Number <u>12-23</u>
		Sec. _____ Ph. _____ Pt. _____

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

<b>PROJECT</b>	Dublin Court Subdivision	(circle one) <u>Residential</u> Commercial
<b>TOWNSHIP</b>	Concord Township	

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

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

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

<b>DETAILS</b>	Total Lots 12	Buildable lots 11
	Total Acreage 25.016	Open Space Acreage 1.754

<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 205.01)	Date the <b>Preliminary Plan</b> was approved by RPC (required): 07/27/2023
	Date of <b>Draft Plat</b> Review by RPC staff (required): 03/14/2024
	Date of <b>Final Engineering Approval</b> by DCEO (required): 07/24/2024, CO 11/15/2024
	<b>1 (one) Plat</b> 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 <a href="mailto:smatlack@co.delaware.oh.us">smatlack@co.delaware.oh.us</a>
	<b>For plats including a CAD</b> - 1 copy of CAD Maintenance Agreement
	<b>Fee - \$500 base, then \$110 per build lot, CADs require additional fees;</b> <b>For commercial and multi-family - \$500 base, then \$110 per acre;</b> <b>DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners</b> (Refer to Fee Schedule) \$ <u>1,943</u>

Romanelli & Hughes Building Company, 01/06/2025

Owner (or agent for owner) and Date

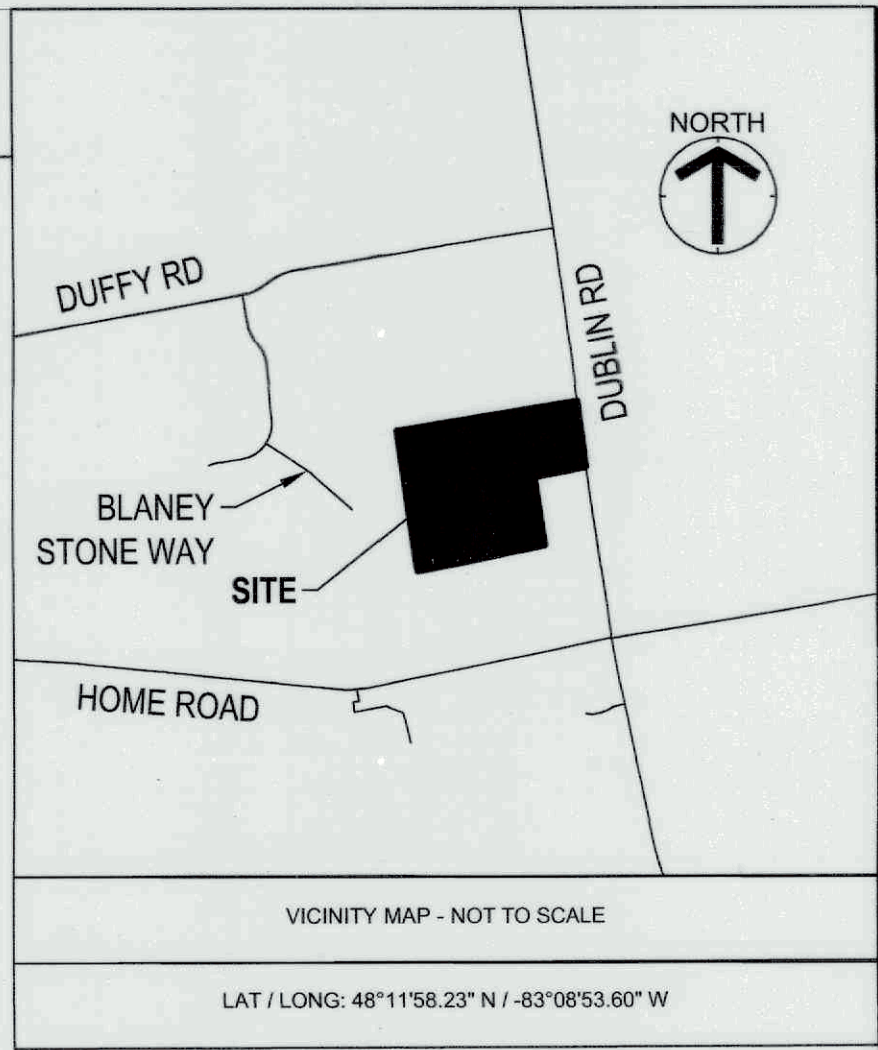
Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006  
Delaware, OH 43015 (740) 833-2260

Effective 01/01/24



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

R.P.C. CASE NO. 12-23



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.

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:

ROMANELLI & HUGHES BUILDING COMPANY, INC.,  
AN OHIO CORPORATION

BY: *Denise J. Gray*

*Vincent Romanelli*  
VINCENT ROMANELLI  
PRESIDENT

STATE OF Ohio  
COUNTY OF Franklin

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

4th DAY OF December 2024

MY COMMISSION EXPIRES February 6, 2027

*Denise J. Gray*



DENISE J. GRAY  
Notary Public - State of Ohio  
My Commission Expires 02-06-2027

DRAINAGE MAINTENANCE PETITION RECORDED IN THE

DELAWARE COUNTY COMMISSIONER'S JOURNAL. RESOLUTION NO. \_\_\_\_\_

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

APPROVED THIS 15th DAY OF Dec 2024

*Richard C. Lamm*  
CONCORD TWP., ZONING INSPECTOR

APPROVED THIS 5th DAY OF Dec 2024

*David A. M...*  
DEL-CO WATER CO., INC

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

DELAWARE COUNTY SANITARY ENGINEER

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

DELAWARE COUNTY ENGINEER

APPROVED THIS 24th DAY OF Dec 2024

*Deborah D...*  
DELAWARE PUBLIC HEALTH DISTRICT

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

RECORDER, DELAWARE COUNTY, OHIO

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. \_\_\_\_\_;



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

SURVEY LEGEND

- - Permanent Marker Set
- ⊙ - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊗ - Monument Found as Described
- △ - PK Nail/Mag Nail Set
- Drainage Easement = Drn. Esmt.
- Sanitary Easement = San. Esmt.
- Utility Easement = Util. Esmt.

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 2023.

*Matthew Ackroyd* 12/24/24  
DATE:

ACREAGE BREAKDOWN  
TOTAL ACREAGE: 25.016 ACRES  
ACREAGE IN BUILDABLE LOTS (7581-7591 INCLUSIVE): 21.480 ACRES  
ACREAGE IN RESERVES: 1.754 ACRES  
ACREAGE IN RIGHT-OF-WAY: 1.802 ACRES  
ACREAGE IN FARM LOT 3: 7.773 ACRES  
ACREAGE IN FARM LOT 6: 17.243 ACRES

DUBLIN COURT SUBDIVISION  
State of Ohio, County of Delaware, Township of Concord, Part of Farm Lots 3 & 6,  
Virginia Military Survey No. 1421

Revisions / Submissions

ID	Description	Date
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Project Number: 763010  
Scale: N/A  
Drawn By: OPG  
Checked By: ALB  
Date: 12/3/2024  
Issue: N/A

Drawing Title:



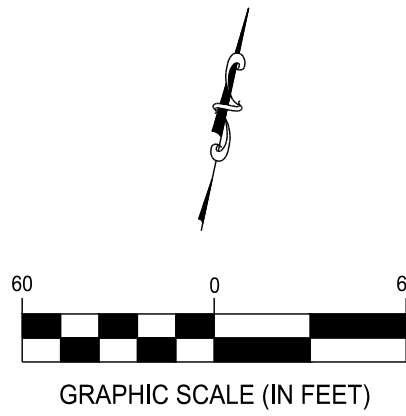


# DUBLIN COURT SUBDIVISION

State of Ohio, County of Delaware, Township of Concord, Part of Farm Lots 3 & 6,  
Virginia Military Survey No. 1421

Revisions / Submissions		
ID	Description	Date





LINE TABLE		
Line #	Direction	Length
L1	N86° 32' 04"W	10.00'
L2	S62° 29' 02"W	60.00'
L3	N57° 29' 43"W	60.00'
L4	S70° 21' 59"W	33.62'
L5	N41° 00' 26"W	45.61'
L6	N48° 59' 34"E	20.00'
L7	S40° 59' 13"E	37.05'

LINE TABLE		
Line #	Direction	Length
L8	N70° 21' 59"E	73.78'
L9	S19° 38' 01"E	30.00'
L10	N70° 21' 59"E	60.00'
L11	N19° 38' 01"W	30.00'
L12	N70° 21' 59"E	20.00'
L13	N82° 27' 23"E	89.63'
L14	N75° 46' 29"E	98.75'

LINE TABLE		
Line #	Direction	Length
L15	N09° 30' 47"E	25.20'
L16	S77° 33' 46"W	90.58'
L17	N88° 14' 45"W	67.42'
L18	S76° 11' 39"W	45.50'
L19	N01° 57' 16"W	8.66'
L20	N00° 03' 19"W	72.67'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	10° 00' 00"	500.00'	87.27'	S75° 21' 59"W, 87.16'
C2	23° 05' 56"	1000.00'	403.15'	S81° 54' 57"W, 400.43'
C3	10° 00' 00"	470.00'	82.03'	S75° 21' 59"W, 81.93'
C4	2° 37' 23"	1030.00'	47.16'	S71° 40' 41"W, 47.15'
C5	17° 00' 03"	1030.00'	305.62'	S81° 29' 24"W, 304.50'
C6	1° 06' 45"	1030.00'	20.00'	N89° 27' 12"W, 20.00'
C7	89° 55' 10"	60.00'	94.16'	S77° 27' 52"W, 84.79'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C8	60° 00' 00"	60.00'	62.83'	N27° 34' 33"W, 60.00'
C9	60° 00' 00"	60.00'	62.83'	N32° 25' 27"E, 60.00'
C10	90° 03' 36"	60.00'	94.31'	S72° 32' 45"E, 84.90'
C11	6° 59' 41"	970.00'	118.42'	N87° 31' 10"E, 3621.93'
C12	13° 02' 21"	970.00'	220.75'	N77° 30' 09"E, 1823.35'
C13	0° 36' 59"	970.00'	10.43'	N70° 40' 29"E, 1810.03'
C14	2° 55' 38"	530.00'	27.08'	N71° 49' 48"E, 2715.13'

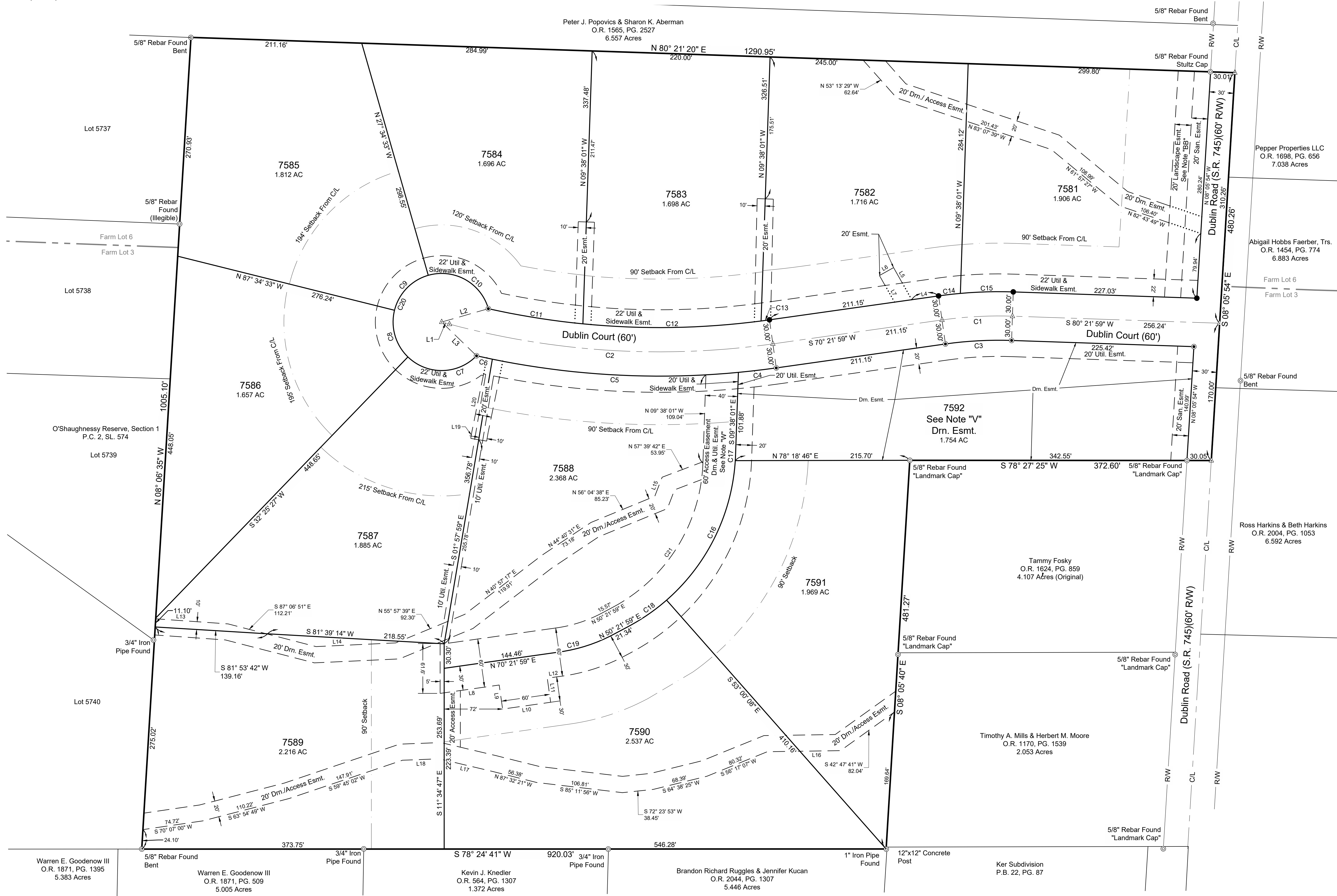
CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C15	7° 04' 22"	530.00'	65.43'	N76° 49' 48"E, 2715.79'
C16	45° 12' 46"	250.00'	197.28'	N14° 38' 24"E, 192.20'
C17	1° 40' 01"	250.00'	7.27'	N8° 48' 00"W, 7.27'
C18	13° 07' 12"	250.00'	57.25'	N43° 48' 23"E, 57.12'
C19	20° 00' 00"	200.00'	69.81'	N60° 21' 59"E, 69.46'
C20	299° 58' 45"	60.00'	314.14'	N2° 29' 40"E, 60.02'
C21	60° 00' 00"	210.00'	219.91'	N20° 21' 59"E, 210.00'

SURVEY LEGEND

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- ⊙ - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Monument Found as Described
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- Sanitary Easement = San. Esmt.
- Utility Easement = Util. Esmt.



Peter J. Popovics & Sharon K. Aberman  
O.R. 1565, PG. 2527  
6.557 Acres



DUBLIN COURT SUBDIVISION  
State of Ohio, County of Delaware, Township of Concord, Part of Farm Lots 3 & 6,  
Virginia Military Survey No. 1421

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