

	Final Subdivision Plat Application Delaware County, Ohio (for unincorporated areas only)	RPC Number <u>10-22.6.B</u> Sec. <u>6</u> Ph. <u>B</u> Pt. <u> </u>
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FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES

PROJECT	Evans Farm Section 6 Phase B	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Orange	

APPLICANT/ CONTACT	Name: Evans Farm Delaware, LLC	Phone: (614) 940-4878
	Address: PO Box 278	E-mail: rtowle@zenios.com
	City, State, Zip: Lewis Center, Ohio 43035	

PROPERTY OWNER	Name: Bavelis Zenios Development, LLC	Phone: (614) 940-4878
	Address: PO Box 278	E-mail: rtowle@zenios.com
	City, State, Zip: Lewis Center, Ohio 43035	

SURVEYOR/ ENGINEER	Name: Kimley Horn and Associates	Phone: (614) 348-0765
	Address: 7965 N. High Street, Suite 200	E-mail: kevin.kershner@kimley-horn.com
	City, State, Zip: Columbus, Ohio 43235	

DETAILS	Total Lots: 51	Buildable lots: 48
	Total Acreage: 11.178 ac	Open Space Acreage: 0.639 ac

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): August 2024
	Date of Draft Plat Review by RPC staff (required): November 2024
	Date of Final Engineering Approval by DCEO (required): November 2024
	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) \$ <u>5,924</u>

 (Agent for Owner) 1/6/2025
 Owner (or agent for owner) and Date

RECEIVED
 JAN 13 2025

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

Effective 01/01/24

Del. Co. Regional
 Planning Commission

EVANS FARM SECTION 6, PHASE B
STATE OF OHIO, COUNTY OF DELAWARE, ORANGE TOWNSHIP,
QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18
FARM LOTS 14 & 15, UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18, FARM LOTS 14 AND 15, UNITED STATES MILITARY LANDS, BEING 11.178 ACRES OF LAND OUT OF THAT 24.851 ACRE TRACT OF LAND AS CONVEYED TO BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 1930, PAGE 1678, BEING OF RECORD IN THE RECORDERS OFFICE, DELAWARE COUNTY, OHIO.

WE THE UNDERSIGNED, BAVELIS ZENIOS DEVELOPMENT, LLC, MANAGING MEMBER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "EVANS FARM SECTION 6, PHASE B", A SUBDIVISION CONTAINING LOTS NUMBERED 9259-9308 INCLUSIVE AND LOTS 9291, 9295 AND 9309 (RESERVE/OPEN SPACE), 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.), "PRIVATE ALLEY EASEMENT" (PRIVATE ALLEY ESMT.), "TEMPORARY TURN AROUND EASEMENT" OR "UTILITY EASEMENT" (UTIL. ESMT.), EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.), "PRIVATE ALLEY EASEMENT" (PRIVATE ALLEY 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.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THAT 18.439 ACRE TRACT OF LAND AS CONVEYED TO EVANS FARM DELAWARE, OF RECORD IN OFFICIAL RECORD 1334, PAGE 2672, AND OUT OF THAT 24.851 ACRE TRACT OF LAND AS CONVEYED TO BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 1930, PAGE 1678.

IN WITNESS WHEREOF, ZENIOS MICHAEL ZENIOS, MANAGING MEMBER HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 19th DAY OF December 2024

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BAVELIS ZENIOS DEVELOPMENT, LLC
AN OHIO LIMITED LIABILITY COMPANY

BY: Samuel W. Hugg
WITNESS

Zenios Michael Zenios
MANAGING MEMBER

Karlene S. Baer
WITNESS

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ZENIOS MICHAEL ZENIOS, MANAGING MEMBER OF SAID BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF BZ EVANS II, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

19th DAY OF December 2024

MY COMMISSION EXPIRES n/a

Karlene S. Baer



Karlene S. Baer
Notary Public, State of Ohio
My Commission Expires n/a
No. 19788-R.C.

IN WITNESS WHEREOF, Tamara M. Schuler President AND R.L. RICHARDS, AUTHORIZED PERSON
HAVE CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 20 DAY OF December 2024

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

EVANS FARM DELAWARE, LLC
AN OHIO LIMITED LIABILITY COMPANY

BY: Tamara M. Schuler
WITNESS

Tamara M. Schuler
President

Samuel W. Hugg
WITNESS

Karlene S. Baer
WITNESS

Samuel W. Hugg
WITNESS

AND
R.L. Richards
AUTHORIZED PERSON

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Tamara M. Schuler, President AND R.L. RICHARDS, AUTHORIZED PERSON, OF SAID EVANS FARM DELAWARE, LLC, AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF EVANS FARM DELAWARE, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

20 DAY OF December 2024

MY COMMISSION EXPIRES Forever



LISA R. BLAKE
Notary Public
State of Ohio
My Comm. Expires
May 2, 2025

APPROVED THIS 24th DAY OF January 2025

R. H.
ORANGE TOWNSHIP, ZONING INSPECTOR

APPROVED THIS 3rd DAY OF January 2025

Del. Co. Water Co., Inc.
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) _____

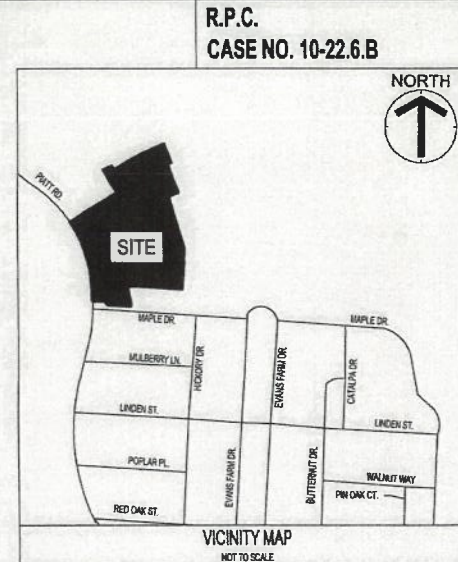
PLAT CABINET _____ SLIDE _____ FEE \$ _____

RECORDER, DELAWARE COUNTY, OHIO

DRAINAGE MAINTENANCE PETITION RECORD IN THE

DELAWARE COUNTY COMMISSIONERS JOURNAL

RESOLUTION No. _____, JOURNAL DATE _____



BASIS OF BEARING

OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS, WITH A BEARING OF SOUTH 03° 40' 45" WEST FOR THE CENTERLINE OF EVANS FARM DRIVE.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDERS OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". 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". 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 FEBRUARY 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. 39041C0234K

SURVEY LEGEND

- ⊙ - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊕ - Monument Found as Described
- - Permanent Marker Set
- Δ - PK Nail/Mag Nail Set



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

PLAT	
EVANS FARM SECTION 6, PHASE B	
ORANGE TOWNSHIP	DELAWARE COUNTY, OHIO
SCALE: N/A	DATE: 12/18/2024
DESIGN: N/A	JOB NO.: 760189
DRAWN: OPS	SHEET NO.: 1 OF 5
CHECKED: ALB	

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": ORANGE TOWNSHIP ZONING CODE FOR "EVANS FARM SECTION 6, PHASE B", IN EFFECT AT TIME OF PLATTING OF "EVANS FARM SECTION 6, PHASE B" AND ARE NOT SUBDIVISION PLAT RESTRICTIONS. SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION (LOTS 9259-9308)	PCD & SFPRD
MIN. FRONT SETBACK:	10 FEET
MIN. SIDE SETBACK:	6 FEET
MIN. REAR SETBACK ALLEY:	28 FEET
MIN. REAR SETBACK NO ALLEY:	10 FEET

NOTE "C":

ACREAGE BREAKDOWN	
ACREAGE IN LOTS 9259-9308 INCLUSIVE (46 BUILDABLE LOTS):	7.462 ACRES
ACREAGE IN LOTS 9291, 9295 & 9309 (RESERVE/OPEN SPACE):	0.639 ACRES
ACREAGE IN RIGHT-OF-WAY:	3.077 ACRES
TOTAL ACREAGE:	11.178 ACRES

ACREAGE BREAKDOWN	
ACREAGE IN FARM LOT 14:	3.469 ACRES
ACREAGE IN FARM LOT 15:	7.679 ACRES
TOTAL ACREAGE:	11.178 ACRES

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

NOTE "E": 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 "F": NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTER OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOW GROUND WITHIN THE LIMITS OF THE SANITARY EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "G": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "H": AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "EVANS FARM SECTION 6, PHASE B", IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39041C0234K, WITH 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 "EVANS FARM SECTION 6, PHASE B", PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDERS 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 (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 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": SANITARY EASEMENTS ARE SOLELY 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" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" 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": A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DELCO 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 "PRIVATE ALLEY EASEMENT", "UTILITY EASEMENT", "EASEMENT" OR "DRAINAGE EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED, ALSO GRANTED IS THE RIGHT OF DELCO 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 DELCO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

NOTE "W": LOTS 9281, 9285 AND 9309 AS DESIGNATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORMWATER CONTROL, MAINTENANCE, PRIVATE SERVICE WATERLINES, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED & MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS OF EVANS FARM.

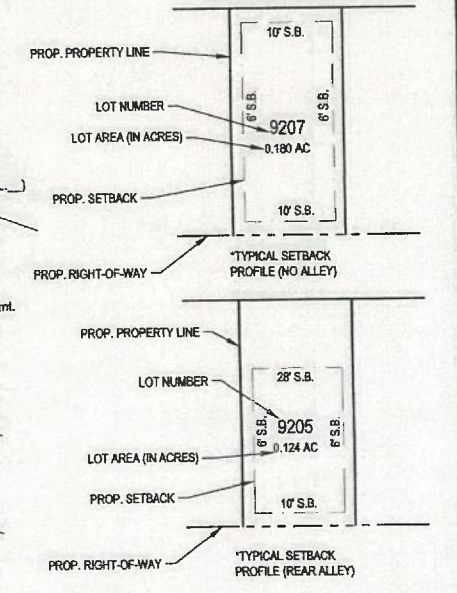
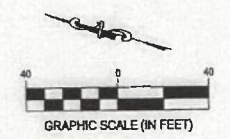
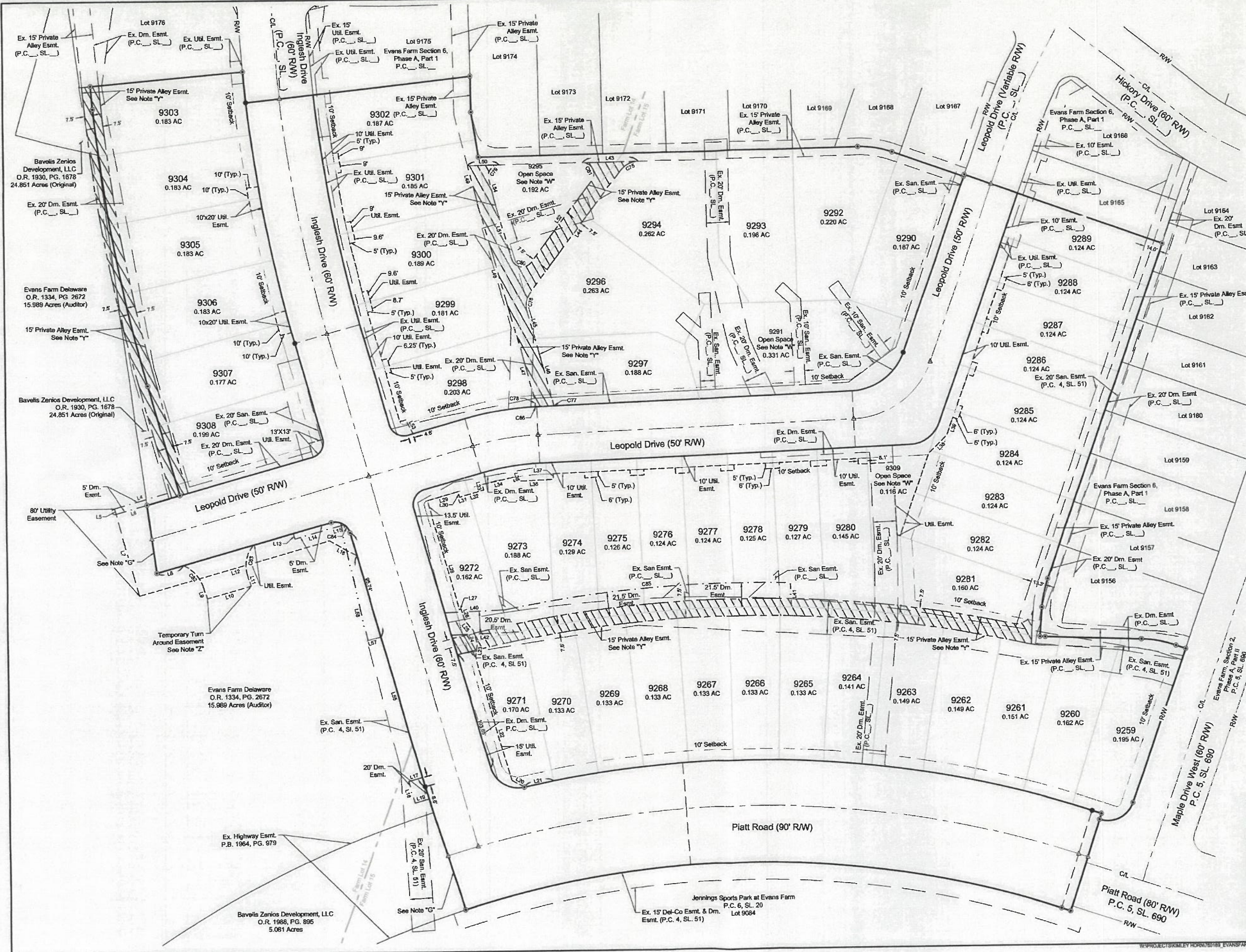
NOTE "X": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS 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 "Y": WITHIN THOSE AREAS OF LAND DESIGNATED "PRIVATE ALLEY EASEMENT" ON THE PLAT, AN ADDITIONAL EASEMENTS IS HEREBY RESERVED TO BZ EVANS II, LLC AND BAVELIS ZENIOS DEVELOPMENT, LLC AND THE OWNER'S ASSOCIATION AS ITS SUCCESSOR AND ASSIGN FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ALLEYS AND FOR ACCESS TO THE ADJACENT LOTS AND LANDS, WITH CONSTRUCTION BY BZ EVANS II, LLC AND BAVELIS ZENIOS DEVELOPMENT, LLC AND MAINTENANCE BY THE OWNER'S ASSOCIATION. 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 OR ACCEPTANCE OF THE ALLEYS SHOWN HEREON, AND ALL SUCH PRIVATE ALLEYS SHALL BE AND REMAIN PRIVATE ACCESS WAYS. 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 USE PRIVATE ALLEY. 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.

NOTE "Z": THE TEMPORARY TURN AROUND EASEMENT SHALL BE VACATED WHEN THE ROAD RIGHT OF WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

PLAT			
EVANS FARM SECTION 6, PHASE B			
ORANGE TOWNSHIP		DELAWARE COUNTY, OHIO	
SCALE: NA		DATE: 12/19/2024	
DESIGN: NA	 WWW.CESOINC.COM		JOB NO.: 760189
DRAWN: OPG			SHEET NO.:
CHECKED: ALB			2 OF 5





EASEMENT LEGEND

San. Esmt.	= Sanitary Easement
Dr. Esmt.	= Drainage Easement
Util. Esmt.	= Utility Easement
Private Alley Easement	
S.B.	= Setback
Existing Easement	
See Sheet 4 For Easement Locations	

SURVEY LEGEND

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

PLAT	
EVANS FARM SECTION 6, PHASE B	
ORANGE TOWNSHIP	DELAWARE COUNTY, OHIO
SCALE: 1"=40'	DATE: 12/19/2024
DESIGN: N/A	JOB NO.: 780189
DRAWN: OPG	SHEET NO.: 4 OF 5
CHECKED: ALB	

WWW.CESONC.COM

LINE TABLE		
Line #	Direction	Length
L1	S86° 19' 15"E	1.82'
L2	N02° 20' 52"E	8.50'
L3	S02° 20' 52"W	8.52'
L4	N31° 50' 37"W	48.50'
L5	S58° 09' 23"W	5.00'
L6	S31° 50' 37"E	28.48'
L7	N58° 09' 23"E	80.00'
L8	N31° 50' 37"W	24.26'
L9	N58° 09' 23"E	10.00'
L10	N31° 50' 37"W	40.00'
L11	S58° 09' 23"W	10.00'
L12	N31° 50' 37"W	174.20'
L13	N58° 09' 23"E	5.00'
L14	N31° 50' 37"W	31.89'
L15	N31° 02' 55"W	13.75'
L16	N13° 09' 23"E	27.29'
L17	S31° 50' 37"E	12.50'
L18	N58° 09' 23"E	20.00'
L19	S31° 50' 37"E	12.88'
L20	S14° 09' 23"W	12.72'

LINE TABLE		
Line #	Direction	Length
L21	S27° 46' 08"E	26.23'
L22	S58° 09' 23"W	112.84'
L23	S80° 39' 23"W	12.45'
L24	S58° 09' 23"W	11.71'
L25	S35° 39' 23"W	12.45'
L26	S58° 09' 23"W	9.85'
L27	S31° 50' 37"E	1.50'
L28	S58° 09' 23"W	100.00'
L29	N31° 50' 37"W	28.00'
L30	N58° 09' 23"E	5.00'
L31	N31° 50' 37"W	3.49'
L32	N31° 50' 37"W	18.68'
L33	S61° 31' 30"W	5.01'
L34	N28° 28' 30"W	28.00'
L35	N61° 31' 30"E	3.70'
L36	N18° 22' 15"W	34.72'
L37	S71° 37' 44"W	5.00'
L38	N56° 56' 03"W	22.50'
L39	N86° 19' 15"W	16.35'
L40	S18° 18' 49"E	53.03'


LINE TABLE		
Line #	Direction	Length
L41	S71° 37' 15"W	20.88'
L42	N18° 18' 48"W	59.33'
L43	S17° 06' 09"E	49.40'
L44	N68° 52' 46"W	133.48'
L45	S57° 58' 11"W	22.73'
L46	S58° 52' 50"W	63.06'
L47	N58° 52' 50"E	53.25'
L48	N57° 58' 11"E	125.85'
L49	N59° 31' 13"E	35.08'
L50	S17° 06' 09"E	28.08'
L51	S57° 58' 11"W	54.29'
L52	S68° 52' 46"E	89.54'
L53	S46° 54' 23"W	13.76'
L54	S59° 31' 13"W	18.66'
L55	N58° 09' 23"E	212.27'
L57	N29° 47' 12"W	11.68'
L58	N61° 25' 11"E	106.45'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	1° 11' 45"	1305.00'	27.24'	S68° 16' 18"W, 27.24'
C2	20° 46' 54"	85.00'	30.83'	S6° 42' 42"E, 30.66'
C3	14° 59' 10"	100.00'	26.16'	S86° 11' 10"W, 26.08'
C4	2° 42' 18"	100.00'	4.72'	S12° 39' 35"E, 4.72'
C5	17° 41' 26"	100.00'	30.88'	S5° 10' 00"E, 30.75'
C6	88° 41' 00"	23.50'	36.37'	N41° 59' 11"W, 32.85'
C7	35° 58' 30"	850.00'	533.70'	N15° 38' 23"W, 524.97'
C8	89° 59' 59"	13.50'	21.21'	N13° 09' 23"E, 19.09'
C9	9° 53' 56"	1440.00'	248.78'	N63° 06' 21"E, 248.48'
C10	9° 31' 03"	1275.00'	211.79'	S62° 54' 55"W, 211.55'
C11	13° 28' 21"	250.00'	58.78'	N25° 06' 27"W, 58.65'
C12	67° 56' 59"	75.00'	88.95'	N52° 20' 46"W, 83.82'
C13	35° 58' 30"	900.00'	565.09'	S15° 38' 23"E, 555.86'
C14	1° 47' 01"	900.00'	28.02'	S32° 44' 07"E, 28.01'
C15	90° 00' 00"	13.50'	21.21'	S78° 50' 37"E, 19.09'
C16	0° 52' 43"	1305.00'	20.01'	N58° 35' 44"E, 20.01'
C17	2° 27' 31"	1305.00'	56.00'	N60° 15' 51"E, 56.00'
C18	2° 27' 31"	1305.00'	56.00'	N62° 43' 23"E, 56.00'
C19	2° 27' 31"	1305.00'	56.00'	N65° 10' 54"E, 56.00'
C20	2° 27' 31"	1305.00'	56.00'	N67° 38' 25"E, 56.00'
C21	2° 53' 27"	1245.00'	62.82'	S66° 13' 42"W, 62.81'
C22	2° 53' 17"	1245.00'	62.76'	S63° 20' 20"W, 62.75'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C23	2° 56' 29"	1245.00'	63.91'	S60° 25' 27"W, 63.90'
C24	0° 47' 49"	1245.00'	17.32'	S58° 33' 18"W, 17.32'
C25	90° 00' 00"	13.50'	21.21'	S13° 09' 23"W, 19.09'
C26	13° 28' 21"	275.00'	64.86'	S25° 06' 27"E, 64.51'
C27	67° 56' 59"	50.00'	59.30'	S52° 20' 46"E, 55.88'
C28	67° 56' 58"	28.50'	33.80'	N52° 20' 48"W, 31.85'
C29	13° 28' 21"	225.00'	52.91'	N25° 06' 27"W, 52.78'
C30	90° 00' 00"	13.50'	21.21'	N78° 50' 37"W, 19.09'
C31	88° 43' 58"	25.00'	37.84'	S14° 47' 24"W, 34.33'
C32	2° 26' 17"	940.00'	40.00'	S25° 44' 33"E, 40.00'
C33	2° 26' 17"	940.00'	40.00'	S23° 18' 15"E, 40.00'
C34	2° 26' 17"	940.00'	40.00'	S20° 51' 58"E, 40.00'
C35	2° 26' 17"	940.00'	40.00'	S18° 25' 41"E, 40.00'
C36	2° 26' 17"	940.00'	40.00'	S15° 59' 24"E, 40.00'
C37	2° 26' 17"	940.00'	40.00'	S13° 33' 06"E, 40.00'
C38	2° 36' 14"	940.00'	42.45'	S11° 02' 21"E, 42.44'
C39	2° 44' 34"	940.00'	45.00'	S8° 22' 27"E, 45.00'
C40	2° 44' 34"	940.00'	45.00'	S5° 37' 52"E, 45.00'
C41	2° 44' 34"	940.00'	45.00'	S2° 53' 18"E, 45.00'
C42	2° 44' 34"	940.00'	45.00'	S0° 08' 43"E, 45.00'
C43	1° 07' 18"	940.00'	18.40'	S1° 47' 13"W, 18.40'
C44	3° 16' 59"	1075.00'	61.60'	N28° 38' 11"W, 61.59'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C45	2° 40' 22"	1075.00'	50.15'	S28° 54' 29"E, 50.14'
C46	2° 07' 38"	1075.00'	39.87'	S26° 30' 33"E, 39.87'
C47	2° 26' 17"	1075.00'	45.74'	N25° 44' 33"W, 45.74'
C48	2° 08' 38"	1075.00'	40.22'	S24° 22' 29"E, 40.22'
C49	2° 26' 17"	1075.00'	45.74'	N23° 18' 15"W, 45.74'
C50	2° 08' 13"	1075.00'	40.09'	S22° 14' 04"E, 40.09'
C51	2° 26' 17"	1075.00'	45.74'	N20° 51' 58"W, 45.74'
C52	2° 07' 59"	1075.00'	40.02'	S20° 05' 58"E, 40.02'
C53	2° 26' 17"	1075.00'	45.74'	N18° 25' 41"W, 45.74'
C54	2° 07' 56"	1075.00'	40.00'	S17° 58' 01"E, 40.00'
C55	2° 26' 17"	1075.00'	45.74'	N15° 59' 24"W, 45.74'
C56	2° 08' 03"	1075.00'	40.04'	S15° 50' 01"E, 40.04'
C57	2° 26' 17"	1075.00'	45.74'	N13° 33' 06"W, 45.74'
C58	2° 08' 21"	1075.00'	40.14'	S13° 41' 49"E, 40.13'
C59	2° 35' 14"	1075.00'	48.54'	N11° 02' 21"W, 48.54'
C60	2° 22' 34"	1075.00'	44.58'	S11° 26' 22"E, 44.58'
C61	2° 44' 34"	1075.00'	51.46'	N8° 22' 27"W, 51.46'
C62	1° 20' 54"	1075.00'	25.30'	S9° 34' 38"E, 25.30'
C63	2° 44' 34"	1075.00'	51.46'	N5° 37' 52"W, 51.46'
C64	5° 41' 25"	1075.00'	106.77'	S6° 03' 28"E, 106.73'
C65	1° 02' 51"	1075.00'	19.65'	N3° 44' 10"W, 19.65'
C66	8° 05' 41"	100.00'	14.13'	S7° 15' 35"E, 14.12'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C67	10° 47' 00"	100.00'	18.82'	N84° 05' 05"E, 18.79'
C68	4° 12' 11"	100.00'	7.34'	S88° 25' 20"E, 7.33'
C69	0° 52' 43"	1440.00'	22.08'	S56° 35' 44"W, 22.08'
C70	2° 27' 31"	1440.00'	61.79'	S60° 15' 51"W, 61.79'
C71	2° 27' 31"	1440.00'	61.79'	S62° 43' 23"W, 61.79'
C72	2° 27' 31"	1440.00'	61.79'	S65° 10' 54"W, 61.79'
C73	1° 38' 39"	1440.00'	41.32'	S67° 13' 59"W, 41.32'
C74	34° 11' 29"	900.00'	537.08'	S14° 44' 52"E, 529.14'
C75	51° 46' 37"	20.00'	18.07'	N42° 59' 27"W, 17.46'
C76	53° 09' 03"	20.00'	18.55'	S84° 32' 43"W, 17.90'
C77	0° 44' 43"	15.00'	0.20'	S58° 30' 29"W, 0.20'
C78	24° 26' 05"	15.00'	6.40'	N71° 05' 53"E, 6.35'
C79	103° 22' 38"	10.00'	18.04'	N68° 47' 28"W, 15.69'
C80	126° 50' 57"	10.00'	22.14'	S5° 27' 17"E, 17.89'
C81	128° 13' 23"	10.00'	22.38'	N47° 00' 33"E, 17.99'
C82	53° 07' 48"	30.00'	27.82'	N31° 35' 29"E, 26.83'
C83	53° 07' 48"	30.00'	27.82'	S84° 43' 17"W, 26.83'
C84	37° 59' 17"	13.50'	8.95'	N39° 09' 45"E, 8.79'
C85	13° 15' 51"	1096.50'	253.84'	S20° 56' 45"E, 253.28'
C86	0° 17' 31"	275.00'	1.40'	N18° 31' 02"W, 1.40'

PLAT			
EVANS FARM SECTION 6, PHASE B			
ORANGE TOWNSHIP		DELAWARE COUNTY, OHIO	
SCALE: N/A		DATE: 12/18/2024	
DESIGN: N/A	 WWW.CESODINC.COM		JOB NO.: 760189
DRAWN: OPG			SHEET NO.:
CHECKED: ALB			5 OF 5