

	<h2>Final Subdivision Plat Application</h2> <h3>Delaware County, Ohio</h3> <p>(for unincorporated areas only)</p>	RPC Number <u>10-23</u> Sec. _____ Ph. _____ Pt. _____
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FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES

PROJECT	Marigold	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Orange	

APPLICANT/ CONTACT	Name BOE BTR Marigold, LLC	Phone (317) 979-4873
	Address 243 N. Fifth Street, Suite 401	E-mail annie.richardson@onyxandeast.com
	City, State, Zip Columbus, Ohio 43235	

PROPERTY OWNER	Name BOE BTR Marigold, LLC	Phone (317) 979-4873
	Address 243 N. Fifth Street, Suite 401	E-mail annie.richardson@onyxandeast.com
	City, State, Zip Columbus, Ohio 43235	

SURVEYOR/ ENGINEER	Name Kimley-Horn and Associates, Inc. (Attn: Scott Mincks)	Phone 380-867-1287
	Address 7965 N. High Street, Suite 200	E-mail Scott.Mincks@kimley-horn.com
	City, State, Zip Columbus, Ohio 43235	

DETAILS	Total Lots 2	Buildable lots 120 (Condo Units)
	Total Acreage 39.45 Acres	Open Space Acreage 20.98 Acres

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): 3/28/24
	Date of Draft Plat Review by RPC staff (required): 8/24
	Date of Final Engineering Approval by DCEO (required): 1/29/24
	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) \$ 4,845.50	

DocuSigned by:

Kelli Lawrence

2/28/2025

6016AC79BF08442

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

MARIGOLD

STATE OF OHIO, DELAWARE COUNTY, ORANGE TOWNSHIP
FARM LOT 8, SECTION 2, TOWNSHIP 3, RANGE 18
UNITED STATES MILITARY LANDS

RPC NUMBER: 10-23



RECEIVED
MAR 06 2025
Del. Co. Regional Planning Commission

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, ORANGE TOWNSHIP, FARM LOT 8, SECTION 2, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS...

APPROVED THIS 6th DAY OF March 2025

ORANGE TWP., ZONING INSPECTOR

THE UNDERSIGNED, BOE BTR MARIGOLD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LLC BY ANDREW LAHR, AUTHORIZED AGENT...

APPROVED THIS 29th DAY OF January 2025

DELCO WATER CO., INC.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT" (SAN. ESMT.), "DRAINAGE EASEMENT" (DRN. ESMT.)...

APPROVED THIS ___ DAY OF ___ 20__

DELAWARE COUNTY SANITARY ENGINEER

IN WITNESS WHEREOF, ANDREW LAHR, AUTHORIZED AGENT OF BOE BTR MARIGOLD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY...

APPROVED THIS ___ DAY OF ___ 20__

DELAWARE COUNTY ENGINEER

THIS 21st DAY OF Nov. 20 24

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: BOE BTR MARIGOLD HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY

APPROVED THIS ___ DAY OF ___ 20__

DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

BY: Julie Demoret

ANDREW LAHR AUTHORIZED AGENT

THIS ___ DAY OF ___ 20__ RIGHTS-OF-WAY FOR PUBLIC DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE...

DELAWARE COUNTY COMMISSIONERS

STATE OF OHIO IN COUNTY OF DELAWARE: Marion

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW LAHR, AUTHORIZED AGENT OF BOE BTR MARIGOLD HOLDINGS, LLC...

TRANSFERRED THIS ___ DAY OF ___ 20__

AUDITOR, DELAWARE COUNTY, OHIO

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

21st DAY OF Nov. 20 24

MY COMMISSION EXPIRES 6/15/2030



RECORDER, DELAWARE COUNTY, OHIO

IN WITNESS WHEREOF, VICTOR A. VERLAGE, AUTHORIZED AGENT, OF FLAVORFUL PRODUCE LLC, AN ARKANSAS LIMITED LIABILITY COMPANY...

THIS 3rd DAY OF March 20 25

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: FLAVORFUL PRODUCE LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

BY: Angela Muno

VICTOR A. VERLAGE AUTHORIZED AGENT

RECORDED THIS ___ DAY OF ___ 20__

AT ___ A.M./P.M.

IN BOOK ___, PAGE(S) ___;

PLAT CABINET ___, SLIDE ___, FEE \$ ___

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONERS JOURNAL, RESOLUTION NO. ___, JOURNAL DATE ___

STATE OF Arkansas COUNTY OF Benton

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VICTOR A. VERLAGE, AUTHORIZED AGENT OF FLAVORFUL PRODUCE LLC...

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

3rd DAY OF March 20 25

MY COMMISSION EXPIRES 3/1/2027



BASIS OF BEARING OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011) AS DETERMINED BY OPUS POST PROCESSED STATIC SESSION ON CESO CONTROL POINT #22...

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". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT...

CERTIFICATION WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT...



SURVEYED AND PLATTED BY: CESO INC. MATTHEW ACKROYD, P.S. DATE: 11/18/24

SURVEY LEGEND

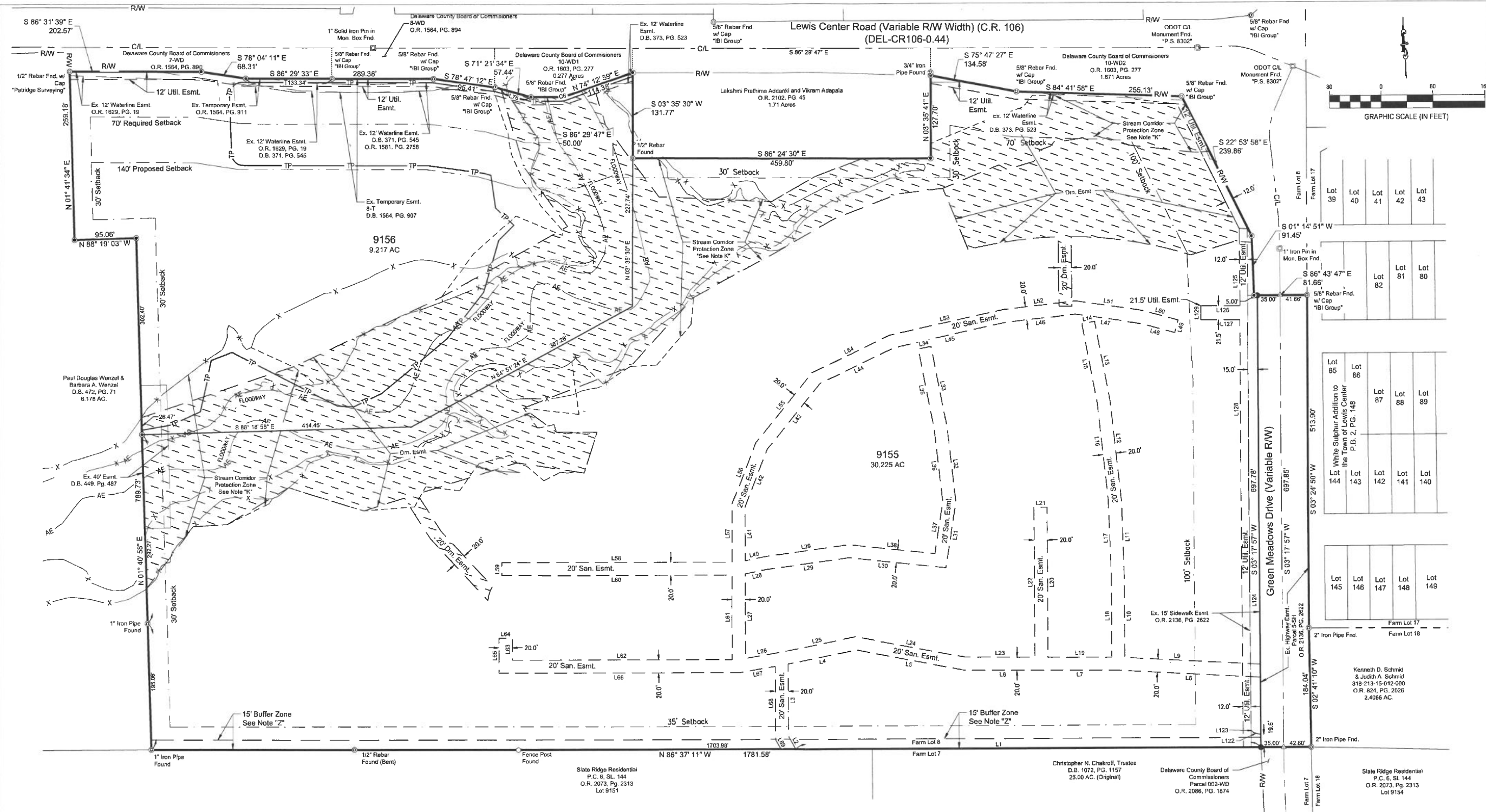
- 5/8" Iron Pin Set w/cap CESO, Inc
- Monument Found as Described
- PK Nail/Mag Nail Set
- Permanent Marker Set w/cap CESO, Inc

MARIGOLD
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, PART OF FARM LOT 8, SECTION 2, TOWNSHIP 3, RANGE 18 OF UNITED STATES MILITARY LANDS

Table with columns: Revisions / Submissions, ID, Description, Date. Includes Project Number: 761227, Scale: N/A, Drawn By: OPG, Checked By: ALB, Date: 11/18/2024, Issue: N/A.

W:\PROJECTS\SMILEY HORNT\61227_LewisCenter-North\161227-KH-LEWIS-CENTER-NORTH-PLAT.dwg - 11/18/2024 - Owen Goodheart

W:\PROJECTS\KIMLEY HORN\161227_LewisCenter-North-PLAT.dwg - 1/31/2025 - Alex Benson



MARIGOLD
 STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE,
 PART OF FARM LOT 8, SECTION 2, TOWNSHIP 3,
 RANGE 18 OF UNITED STATES MILITARY LANDS

Line #	Direction	Length
L1	N86° 37' 11"W	715.10'
L2	N26° 25' 17"W	22.31'
L3	N03° 22' 49"E	112.13'
L4	N82° 00' 06"E	106.98'
L5	S75° 51' 46"E	169.12'
L6	S86° 16' 26"E	118.51'
L7	S86° 19' 18"E	118.27'
L8	S83° 34' 03"E	218.54'
L9	N83° 34' 03"W	208.20'
L10	N03° 22' 49"E	128.68'
L11	N01° 32' 03"E	115.24'
L12	N02° 43' 08"W	154.12'
L13	N07° 20' 39"W	124.79'
L14	S82° 39' 21"W	20.00'

Line #	Direction	Length
L15	S07° 20' 39"E	123.99'
L16	S02° 43' 08"E	152.57'
L17	S01° 32' 03"W	114.18'
L18	S03° 22' 49"W	127.79'
L19	N86° 19' 18"W	98.50'
L20	N03° 22' 49"E	231.62'
L21	N86° 37' 11"W	20.00'
L22	S03° 22' 49"W	231.50'
L23	N86° 16' 26"W	106.63'
L24	N75° 51' 46"W	171.21'
L25	S82° 00' 06"W	118.96'
L26	S83° 26' 25"W	54.47'
L27	N03° 22' 49"E	130.95'
L28	N81° 43' 21"E	34.81'

Line #	Direction	Length
L29	N85° 29' 10"E	127.08'
L30	S80° 32' 39"E	150.42'
L31	N12° 24' 54"E	102.78'
L32	N03° 06' 26"W	116.67'
L33	N07° 40' 18"W	126.77'
L34	S82° 19' 42"W	20.00'
L35	S07° 40' 18"E	125.98'
L36	S03° 06' 26"E	113.15'
L37	S12° 24' 54"W	81.06'
L38	N80° 32' 39"W	133.87'
L39	S85° 29' 10"W	130.19'
L40	S81° 43' 21"W	31.34'
L41	N03° 22' 49"E	82.53'
L42	N24° 28' 40"E	96.55'

Line #	Direction	Length
L43	N42° 33' 33"E	130.83'
L44	N67° 42' 16"E	125.34'
L45	N80° 51' 41"E	175.67'
L46	N86° 54' 56"E	109.11'
L47	S78° 29' 21"E	97.21'
L48	S71° 35' 59"E	59.20'
L49	N18° 23' 01"E	20.00'
L50	N71° 36' 59"W	60.41'
L51	N78° 29' 21"W	100.97'
L52	S86° 54' 56"W	112.72'
L53	S80° 51' 41"W	179.04'
L54	S67° 42' 16"W	132.10'
L55	S42° 33' 33"W	138.47'
L56	S24° 28' 40"W	103.45'

Line #	Direction	Length
L57	S03° 22' 49"W	88.53'
L58	N86° 37' 11"W	354.00'
L59	S03° 22' 49"W	20.00'
L60	S86° 37' 11"E	354.00'
L61	S03° 22' 49"W	131.00'
L62	N86° 37' 11"W	338.10'
L63	N03° 22' 49"E	34.00'
L64	N86° 37' 11"W	20.00'
L65	S03° 22' 49"W	54.00'
L66	S86° 37' 11"E	368.97'
L67	N83° 26' 25"E	55.46'
L68	S03° 22' 49"W	113.73'
L69	S26° 25' 17"E	16.18'
L70	S86° 24' 30"E	105.77'

Line #	Direction	Length
L71	S72° 21' 45"W	77.06'
L72	S64° 19' 34"W	78.66'
L73	N84° 02' 22"W	172.86'
L74	N33° 21' 11"W	137.55'
L75	N12° 53' 07"W	62.67'
L76	N71° 21' 34"W	47.95'
L77	S12° 53' 07"E	124.53'
L78	S33° 21' 11"E	115.03'
L79	S64° 17' 49"W	222.39'
L80	S68° 17' 01"W	252.09'
L81	S74° 45' 08"W	246.29'
L82	N40° 29' 18"E	120.10'
L83	N89° 57' 13"E	51.97'
L84	N61° 59' 39"E	109.98'

Curve	Delta	Radius	Arc Length	Chord
C1	28° 06' 53"	47.25'	23.19'	N21° 24' 22"E, 22.95'
C2	12° 43' 20"	630.07'	139.90'	S85° 35' 50"W, 139.62'
C3	17° 02' 28"	630.07'	187.40'	N77° 42' 08"W, 186.71'
C4	87° 57' 20"	18.00'	27.63'	N42° 30' 53"W, 25.00'
C5	92° 02' 40"	18.00'	28.92'	N47° 29' 08"E, 25.91'
C6	18° 41' 44"	18.00'	5.87'	N83° 33' 51"E, 5.85'

Curve	Delta	Radius	Arc Length	Chord
L71	S72° 21' 45"W		77.06'	
L72	S64° 19' 34"W		78.66'	
L73	N84° 02' 22"W		172.86'	
L74	N33° 21' 11"W		137.55'	
L75	N12° 53' 07"W		62.67'	
L76	N71° 21' 34"W		47.95'	
L77	S12° 53' 07"E		124.53'	
L78	S33° 21' 11"E		115.03'	
L79	S64° 17' 49"W		222.39'	
L80	S68° 17' 01"W		252.09'	
L81	S74° 45' 08"W		246.29'	
L82	N40° 29' 18"E		120.10'	
L83	N89° 57' 13"E		51.97'	
L84	N61° 59' 39"E		109.98'	

SURVEY LEGEND

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

LEGEND

- DRAINAGE EASEMENT
- DRAINAGE EASEMENT (SEE SHEET 3 FOR LOCATION)
- STREAM CORRIDOR PROTECTION ZONE (SEE NOTE "K")
- FLOOD ZONE AE (100 YEAR FLOOD PLAIN)
- FLOOD ZONE X (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD)
- TREE PRESERVATION AREA (SEE NOTE "L")

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number: 761227
 Scale: 1"=80'
 Drawn By: OPG
 Checked By: ALB
 Date: 11/18/2024
 Issue: N/A

Drawing Title:

2

