



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 03-231

Sec. 2 Ph. Pt.

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

PROJECT	<u>CLARKSHAW CROSSING</u>	(circle one) <u>Residential</u> Commercial
TOWNSHIP	<u>LIBERTY</u>	

APPLICANT/ CONTACT	Name <u>M/S HOMES OF CENTRAL OHIO, LLC</u>	Phone <u>614-418-8023</u>
	Address <u>4131 WORTH AVENUE, SUITE 310</u>	E-mail <u>JFRANCO@M/HOMES.COM</u>
	City, State, Zip <u>COLUMBUS, OHIO, 43219</u>	

PROPERTY OWNER	Name <u>SAME AS APPLICANT</u>	Phone <u> </u>
	Address <u> </u>	E-mail <u> </u>
	City, State, Zip <u> </u>	

SURVEYOR/ ENGINEER	Name <u>MATT KERK - EMH+T</u>	Phone <u>614-775-4131</u>
	Address <u>5500 NEW ALBANY ROAD</u>	E-mail <u>MKERK@EMH.T.COM</u>
	City, State, Zip <u>COLUMBUS, OHIO, 43054</u>	

DETAILS	Total Lots <u>47</u>	Buildable lots <u>42</u>
	Total Acreage <u>28.477</u>	Open Space Acreage <u>17.349</u>

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) \$ <u>5,246.00</u>

Matthew A. Gish

1 MAY 25

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

CLARKSHAW CROSSING SECTION 2

1/5

D.C.R.P.C. CASE
No. 03-23.1

Situated in the State of Ohio, County of Delaware, Township of Liberty, in Farm Lots 36 (10.063 Ac.) and 37 (18.414 Ac.), Quarter Township 3, Township 4, Range 19, United States Military Lands, containing 28.477 acres of land, more or less, said 28.477 acres being comprised of a part of each of those tracts of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Official Record 2088, Page 1865, and Official Record 2150, Page 1890, and part of that tract of land conveyed to CLARKSHAW SAWMILL HOLDINGS LLC by deed of record in Official Record 2035, Page 2884 and Official Record 2036, Page 25, Recorder's Office, Delaware County, Ohio.

The undersigned, M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, by TIMOTHY C. HALL, Area President and CLARKSHAW SAWMILL HOLDINGS LLC, an Ohio limited liability company by KENNY ASSET MANAGEMENT III LLC, an Ohio limited liability company, Sole Member, by FRANCINE E. MEYERS, Action Member, owners of the land platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "CLARKSHAW CROSSING SECTION 2", a subdivision containing Lots numbered 7422 to 7468, both inclusive, do hereby accept this plat of same and dedicate to public use, as such, all of Creekview Drive, Coltstail Drive, Hyatts Road, Valleydale Road and Winterpeak Road (5.655 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved, in, over, and under areas designated on this plat as Utility Easement, Drainage Easement, and Sanitary Easement. Easements designated as Utility Easement and Drainage 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.

Easements designated as Sanitary Easement 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.

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 above ground 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 for the uses and purposes expressed herein.

In Witness Whereof, TIMOTHY C. HALL, JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, has hereunto set his hand this day of , 20 .

Signed and Acknowledged
In the presence of: M/I HOMES OF CENTRAL OHIO, LLC
By TIMOTHY C. HALL, JR., Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL, JR., Area President of said M/I HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of , 20 .
My commission expires Notary Public, State of Ohio

In Witness Whereof, FRANCINE E. MEYERS, Action Member of KENNY ASSET MANAGEMENT III LLC, Sole Member of CLARKSHAW SAWMILL HOLDINGS LLC, has hereunto set her hand this day of , 20 .

Signed and Acknowledged
In the presence of: CLARKSHAW SAWMILL HOLDINGS LLC
By KENNY ASSET MANAGEMENT III LLC Sole Member
By FRANCINE E. MEYERS, Action Member

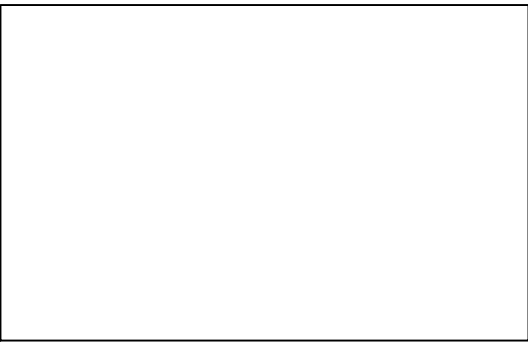
STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared FRANCINE E. MEYERS, Action Member of KENNY ASSET MANAGEMENT III LLC, Sole Member of CLARKSHAW SAWMILL HOLDINGS LLC, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said CLARKSHAW SAWMILL HOLDINGS LLC, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of , 20 .
My commission expires Notary Public, State of Ohio

Approved this day of , 20 Liberty Township Zoning Inspector
Approved this day of , 20 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
Delaware County Commissioners
Auditor, Delaware County, Ohio
Recorder, Delaware County, Ohio

Transferred this day of , 20
Filed for record this day of , 20 at M. Fee \$



Plat Cabinet , Slide

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.

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.

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.

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.

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 corks and appurtenances as designated on this plat are not restricted.

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 the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary shall be subject to the review and approval of the Delaware County Sanitary Engineer.

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 Easement unless said structure is approved in writing by the Delaware County Sanitary Engineer.

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.

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 is applicable.

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.

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.

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 Utility Easement, Drainage Easement, or Del-Co Water 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 corks 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.

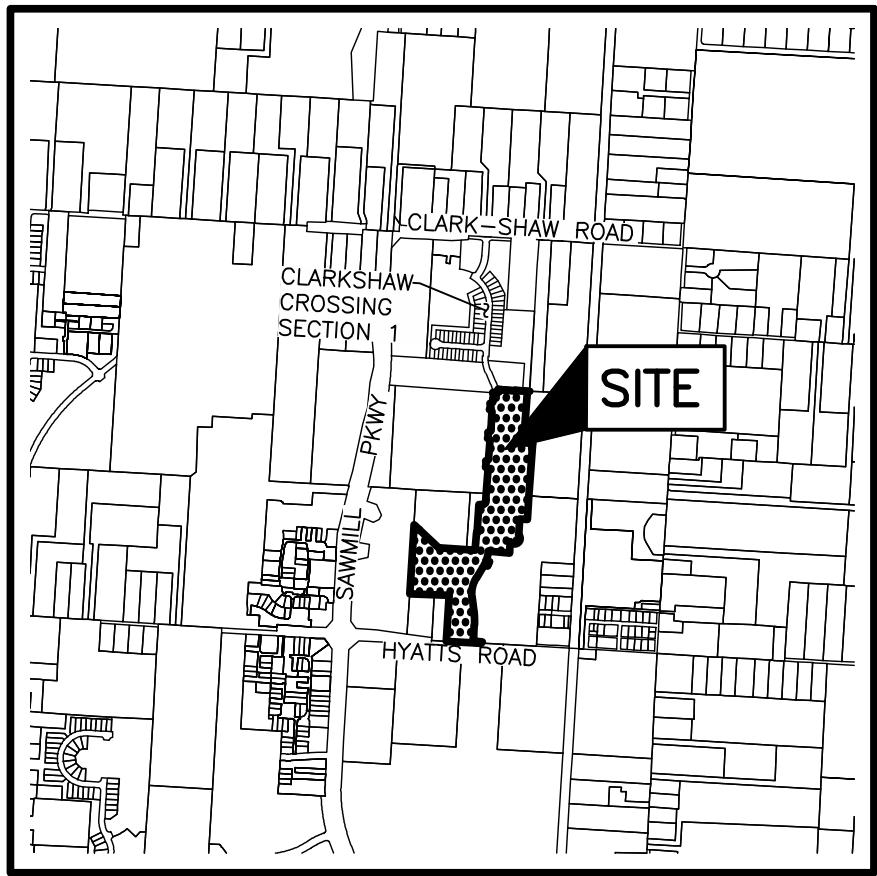
NOTE "A" - ACREAGE BREAKDOWN:

Total acreage 28.477 Ac.
Acreage in Lots 7464 thru 7468 17.349 Ac.
Acreage in 42 buildable lots 5.473 Ac.
Acreage in rights-of-way 5.655 Ac.

NOTE "B" - ACREAGE BREAKDOWN: Clarkshaw Crossing Section 2 is out of the following Delaware County Parcel Numbers:

41934401028003 24.137 Ac.
41934401028001 0.096 Ac.
41934401023000 0.428 Ac.
41934401028007 1.308 Ac.
41934401028006 2.508 Ac.

NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. 24-688, Journal Date 8-29-2024.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

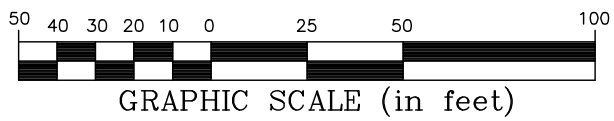
By Professional Surveyor No. 7865 Date

J:\20230262.DWG\ASHEETS\PLAT\20230262-VS-PLAT-PHSZ.DWG plotted by MASTON, JOHN on 4/30/2025 1:20:38 PM last saved by MASTON on 4/30/2025 12:28:52 PM Xrefs: 20230262-CS-REFR-N-2A-2B.DWG & 20230262-VS-BNDY-01.DWG & 20230262-VS-ALTA-01.DWG & 20230262-VS-PLAT-PHS1.DWG

CLARKSHAW CROSSING SECTION 2

2
5

SCALE: 1" = 50'



Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

- Legend**
- B.L. = Building Line
 - D.E. = Drainage Easement
 - S.E. = Sanitary Easement
 - U.E. = Utility Easement
 - E.E.1 = Existing 3' U.E.
 - E.E.2 = Existing 20' U.E.
 - E.E.3 = Existing 20' S.E.
 - E.E.4 = Existing 17' U.E.
 - E.E.5 = Existing 12' U.E.
 - E.E.6 = Existing D.E.
 - E.E.7 = Existing 2.5' U.E.
 - E.E.8 = Existing 20' D.E.
 - E.E.9 = Existing 40' S.E.

- A** $\Delta=90^{\circ}00'00''$ R=25.00'
Arc=39.27'
ChBrg=N49°06'59"E
Ch=35.36'
- B** N04°06'59"E
32.58'
- C** $\Delta=11^{\circ}14'54''$ R=320.00'
Arc=62.82'
ChBrg=N01°30'28"W
Ch=62.72'
- D** N82°52'05"E
60.00'
- E** $\Delta=3^{\circ}36'23''$ R=380.00'
Arc=23.92'
ChBrg=N08°56'06"W
Ch=23.91'
- F** $\Delta=90^{\circ}00'00''$ R=25.00'
Arc=39.27'
ChBrg=N49°06'59"E
Ch=35.36'
- G** S70°03'41"E
35.00'
- H** $\Delta=5^{\circ}56'22''$ R=420.00'
Arc=43.54'
ChBrg=S22°54'30"W
Ch=43.52'
- I** N64°07'20"W
35.00'
- J** $\Delta=5^{\circ}58'41''$ R=385.00'
Arc=40.17'
ChBrg=S28°52'01"W
Ch=40.15'
- K** $\Delta=9^{\circ}51'56''$ R=785.00'
Arc=135.17'
ChBrg=S01°34'32"E
Ch=135.00'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°51'56"	750.00'	129.14'	N 01°34'32" W	128.98'
C2	38°21'51"	350.00'	234.35'	N 12°40'26" E	230.00'
C3	27°44'22"	350.00'	169.45'	N 17°59'10" E	167.80'
C4	11°14'54"	350.00'	68.71'	S 01°30'28" E	68.60'
C5	90°00'00"	30.00'	47.12'	N 48°21'26" E	42.43'
C6	9°51'56"	715.00'	123.11'	N 01°34'32" W	122.96'
C7	11°08'00"	385.00'	74.81'	S 00°56'30" E	74.69'
C8	81°35'06"	25.00'	35.60'	N 36°10'04" W	32.67'
C9	9°24'18"	315.00'	51.71'	N 81°39'45" W	51.65'
C10	16°49'48"	385.00'	113.09'	S 13°02'24" W	112.68'
C11	9°24'18"	385.00'	63.20'	N 81°39'45" W	63.13'
C12	81°35'06"	25.00'	35.60'	N 62°14'51" E	32.67'
C13	10°24'04"	385.00'	69.89'	S 26°39'20" W	69.79'
C14	2°08'27"	315.00'	11.77'	N 30°47'08" E	11.77'
C15	7°50'30"	280.00'	38.32'	N 25°47'39" E	38.29'
C16	16°49'49"	315.00'	92.53'	N 13°27'30" E	92.20'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C17	0°55'36"	315.00'	5.10'	N 04°34'47" E	5.10'
C18	90°00'00"	25.00'	39.27'	N 40°53'01" W	35.36'
C19	90°00'00"	25.00'	39.27'	N 49°06'59" E	35.36'
C20	90°00'00"	25.00'	39.27'	N 40°53'01" W	35.36'
C21	7°41'10"	380.00'	50.98'	N 06°53'42" W	50.94'
C22	6°48'13"	380.00'	45.12'	N 00°20'59" E	45.10'
C23	0°21'53"	380.00'	2.42'	N 03°56'02" E	2.42'
C24	90°00'00"	25.00'	39.27'	S 40°53'01" E	35.36'
C25	25°22'37"	35.00'	15.50'	N 81°25'41" E	15.38'
C26	19°40'14"	35.00'	12.02'	N 58°54'15" E	11.96'
C27	84°52'22"	57.00'	84.43'	N 88°29'40" W	76.92'
C28	16°12'23"	350.00'	99.00'	S 15°14'06" E	98.67'
C29	90°00'00"	25.00'	39.27'	S 49°06'59" W	35.36'
C30	36°52'12"	35.00'	22.52'	N 67°26'55" W	22.14'
C31	0°45'30"	385.00'	5.10'	N 04°29'44" E	5.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°02'09"W	58.12'
L2	N02°55'22"E	71.03'
L3	N77°45'13"W	55.56'
L4	N04°06'59"E	126.29'
L5	N02°25'16"W	57.35'
L6	N04°06'59"E	87.29'
L7	N06°08'28"W	10.16'
L8	S46°56'59"E	45.91'
L9	S13°36'34"W	41.30'
L10	N85°53'01"W	44.05'
L11	S20°28'14"W	291.06'
L12	S88°16'47"E	58.43'
L13	N74°15'43"E	149.90'
L14	N74°15'43"E	50.94'
L15	N74°15'43"E	116.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S39°28'04"E	54.21'
L17	N04°26'18"E	636.57'
L18	N00°39'18"E	202.61'
L19	N05°13'56"E	80.81'
L20	N01°52'50"E	35.30'
L21	N88°07'10"W	113.82'
L22	S20°24'32"W	158.69'
L23	N43°57'58"E	32.12'
L24	N25°26'06"E	38.69'
L25	S46°56'59"E	138.37'
L26	S20°28'14"W	95.04'
L27	S88°16'47"E	88.57'
L28	S57°03'13"W	101.71'
L29	S81°14'33"E	22.19'
L30	S62°36'08"W	42.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S85°31'54"W	67.14'
L32	N87°10'10"W	45.81'
L33	N82°33'22"W	100.18'
L34	N09°09'28"W	29.93'
L35	N06°39'59"W	44.59'
L36	N14°15'48"E	45.44'
L37	N35°41'09"E	45.63'
L38	N18°16'24"E	63.82'
L39	N26°37'26"E	67.06'
L40	N63°29'25"E	62.00'
L41	N71°52'04"E	103.54'
L42	S53°50'42"E	19.11'
L43	S86°28'12"E	16.60'
L44	N17°53'36"E	205.38'
L45	S26°32'27"E	68.44'

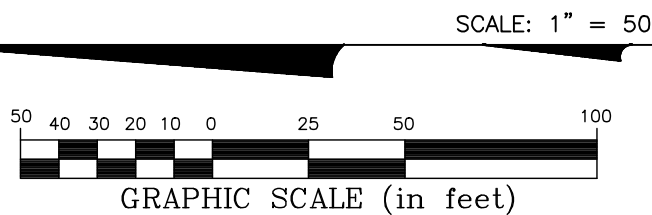
LINE TABLE		
LINE	BEARING	DISTANCE
L46	S83°52'38"W	45.11'
L47	S09°15'12"W	103.16'
L48	S26°03'03"W	26.50'
L49	S63°56'57"E	8.00'
L50	S26°03'03"W	67.03'
L51	S14°37'07"E	53.57'
L52	S81°14'33"E	10.95'
L53	S85°53'01"W	25.00'
L54	N85°53'01"W	25.00'
L55	N85°53'01"W	25.00'
L56	N85°53'01"W	25.00'
L57	N85°53'01"W	75.00'
L58	N85°53'01"W	22.00'
L59	N85°53'01"W	22.00'
L60	N03°51'41"E	43.73'

M/I HOMES OF
CENTRAL OHIO, LLC
O.R. 2150, P. 1890

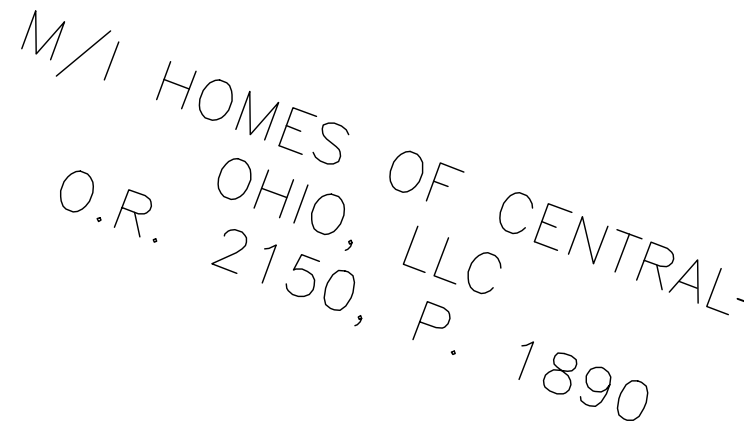
LINE TABLE		
LINE	BEARING	DISTANCE
L31	S85°31'54"W	67.14'
L32	N87°10'10"W	45.81'
L33	N82°33'22"W	100.18'
L34	N09°09'28"W	29.93'
L35	N06°39'59"W	44.59'
L36	N14°15'48"E	45.44'
L37	N35°41'09"E	45.63'
L38	N18°16'24"E	63.82'
L39	N26°37'26"E	67.06'
L40	N6°23'29"E	62.00'
L41	N71°52'04"E	103.54'
L42	S53°50'42"E	19.11'
L43	S86°28'12"E	16.60'
L44	N17°53'36"E	205.38'
L45	S26°32'27"E	68.44'
L46	S83°52'38"W	45.11'
L47	S09°15'12"W	103.16'
L48	S26°03'12"E	26.50'
L49	S63°56'57"E	8.00'
L50	S26°03'03"E	67.03'
L51	S14°37'07"E	53.57'
L52	S81°14'33"E	10.95'
L53	S85°53'01"E	25.00'
L54	N85°53'01"W	25.00'
L55	N85°53'01"W	25.00'
L56	N85°53'01"W	25.00'
L57	N85°53'01"W	75.00'
L58	N85°53'01"W	22.00'
L59	N85°53'01"W	22.00'
L60	N03°51'41"E	43.73'

Line Type Legend

—————	Existing Property Line
-----	Existing R/W Line
—————	Existing R/W Centerline
- - - - -	Existing Easement Line
—————	Subdivision Boundary Line
—————	Lot Line
—————	R/W Line
—————	R/W Centerline
- - - - -	Easement Line



B.L. = Building Line
D.E. = Drainage Easement
S.E. = Sanitary Easement
U.E. = Utility Easement
E.E.1 = Existing 3' U.E.
O.R. 2111, p. 2279
E.E.2 = Existing 20' U.E.
O.R. 2111, p. 2279
E.E.3 = Existing 20' S.E.
O.R. 2111, p. 2279
E.E.4 = Existing 17' U.E.
O.R. 2111, p. 2279
E.E.5 = Existing 12' U.E.
O.R. 2111, p. 2279
E.E.6 = Existing D.E.
O.R. 2111, p. 2279
E.E.7 = Existing 2.5' U.E.
O.R. 2111, p. 2279
E.E.8 = Existing 20' D.E.
O.R. 2111, p. 2279
E.E.9 = Existing 40' S.E.
O.R. 2111, p. 2279



M/I HOMES OF
CENTRAL OHIO, LLC
O.R. 2088, P. 1865

M/I HOMES OF
CENTRAL OHIO, LLC
O.R. 2088, P. 1865

CLARKSHAW SAWMILL
HOLDINGS, LLC
O.R. 2035, P. 2884
O.R. 2036, P. 25

H.A. HYATTS 1ST
ADDITION TO THE TOWN
OF HYATTSVILLE
P.B. 2, P. 283

A diagram showing an angle formed by two rays meeting at a vertex. The angle is labeled with the number 4 in the upper region and the number 5 in the lower region.



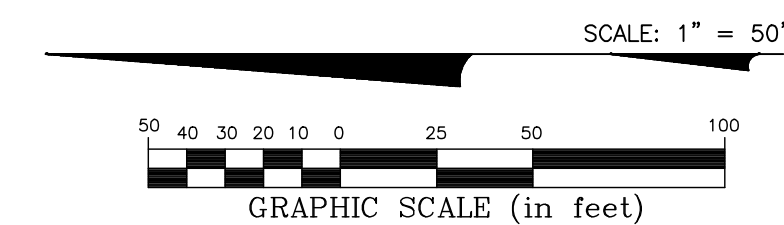
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O.R. 2111, P. 2279
E.E.9 = Existing 40' S.E.
O.R. 2111, P. 2279

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°02'09"W	58.12'
L2	N02°55'22"E	71.03'
L3	N77°45'13"W	55.56'
L4	N04°06'59"E	126.29'
L5	N02°25'16"W	57.35'
L6	N04°06'59"E	87.29'
L7	N06°08'28"W	10.16'
L8	S46°56'59"E	45.91'
L9	S13°36'34"W	41.30'
L10	N85°53'01"W	24.05'
L11	S20°28'14"W	49.06'
L12	S88°16'47"E	58.43'
L13	N74°15'43"E	149.90'
L14	N74°15'43"E	50.94'
L15	N74°15'43"E	116.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N39°28'04"E	54.21'
L17	N04°26'18"E	636.57'
L18	N00°39'18"E	202.61'
L19	N05°13'56"E	80.81'
L20	N01°52'50"E	35.30'
L21	N88°07'10"W	113.82'
L22	S20°24'32"W	158.69'
L23	N43°57'58"E	32.12'
L24	N25°26'06"E	38.69'
L25	S46°56'59"E	138.37'
L26	S28°28'14"W	95.04'
L27	N69°31'46"W	88.57'
L28	S57°03'13"W	101.71'
L29	S81°14'33"E	22.19'
L30	S62°36'08"W	42.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S85°31'54"W	67.14'
L32	N87°10'10"W	45.81'
L33	N82°33'22"W	100.18'
L34	N09°09'28"W	29.93'
L35	N06°39'59"W	44.59'
L36	N14°15'48"E	45.44'
L37	N35°41'09"E	45.63'
L38	N18°16'24"E	63.82'
L39	N26°37'26"E	67.06'
L40	N63°29'25"E	62.00'
L41	N71°52'04"E	103.54'
L42	S53°50'42"E	19.11'
L43	S86°28'12"E	16.60'
L44	N17°53°36"E	205.38'
L45	S26°32'27"E	68.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S83°52'38"W	45.11'
L47	S09°15'12"W	103.16'
L48	S26°03'03"W	26.50'
L49	S46°56'57"E	8.00'
L50	S26°03'03"W	67.03'
L51	S14°37'07"E	53.57'
L52	S81°14'33"E	10.95'
L53	S85°53'01"E	25.00'
L54	N85°53'01"W	25.00'
L55	N85°53'01"W	25.00'
L56	N85°53'01"W	25.00'
L57	N85°53'01"W	75.00'
L58	N85°53'01"W	22.00'
L59	N85°53'01"W	22.00'
L60	N03°51'41"E	43.73'



Line Type Legend

- _____ Existing Property Line
 _____ Existing R/W Line
 _____ Existing R/W Centerline
 - - - - - Existing Easement Line
_____ Subdivision Boundary Line
 _____ Lot Line
 _____ R/W Line
 _____ R/W Centerline
 - - - - - Easement Line

CLARKSHAW CROSSING SECTION 2

5
5

NOTE "D": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements 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 "E": All of Clarkshaw Crossing Section 2 is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community Panel Numbers 39041C0227L and 39041C0229L, for Delaware County, Ohio and incorporated areas, both with an effective date of December 12, 2023.

NOTE "F": A subsurface drainage system may exist on the site. The system and/or outlet if located on the property must be maintained at all times.

NOTE "G": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filling this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over confliction limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "H" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

The following setbacks apply unless noted otherwise elsewhere on this plat.

Zoning:	POD 18D
Front:	25 feet
Side:	5 feet per side
Rear:	5 feet

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 Clarkshaw Crossing Section 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "J": Drives shall not encroach into any side yard drainage easement.

NOTE "K" - LOTS 7464, 7466 AND 7467: Lots 7464, 7466 and 7467, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Clarkshaw Crossings subdivisions for the purpose of open space and the maintenance of the multi-use paths. All open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

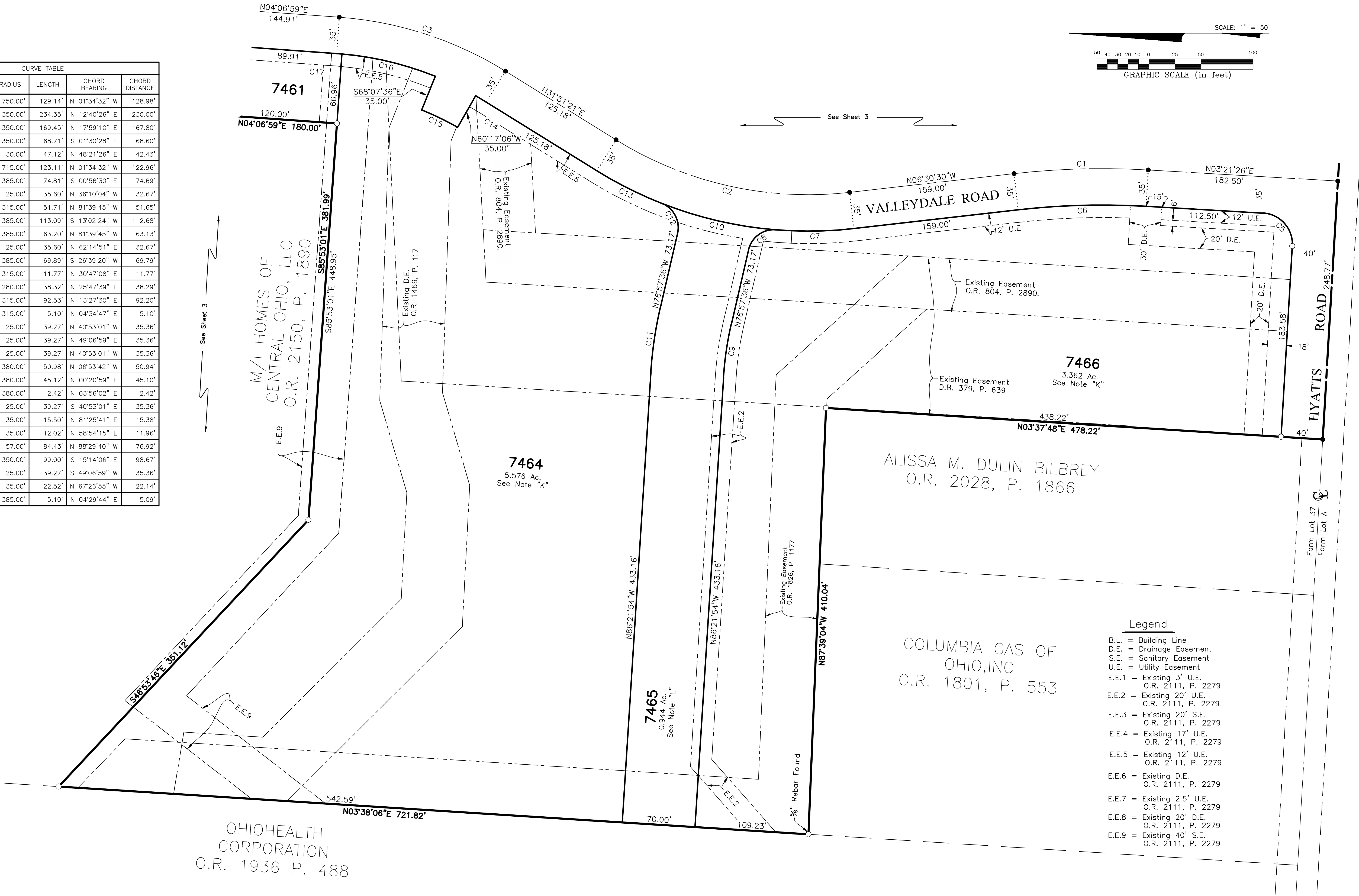
NOTE "L" - LOT 7465: Lot 7465, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Clarkshaw Crossings subdivisions for the purpose of open space until such time that a private access drive is constructed on, over and across said Lot 7465. After construction of said private access drive is complete, Lot 7465 shall be transferred to the the adjoiner located to the west of said Lot 7465, currently shown on the plat as OhioHealth Corporation.

NOTE "M" - LOT 7468: Lot 7468, as designated and delineated hereon, shall be owned and maintained by the developer, its successors and assigns, for the purpose of future development.

NOTE "N": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "O": As required by Liberty Township Zoning Code, no driveway shall be located so it enters a public road within 40 feet of the intersection of the rights-of-ways of any two public roads unless otherwise approved by Zoning Text.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°51'56"	750.00'	129.14'	N 01°34'32" W	128.98'
C2	38°21'51"	350.00'	234.35'	N 12°40'26" E	230.00'
C3	27°44'22"	350.00'	169.45'	N 17°59'10" E	167.80'
C4	11°14'54"	350.00'	68.71'	S 01°30'28" E	68.60'
C5	90°00'00"	30.00'	47.12'	N 48°21'26" E	42.43'
C6	9°51'56"	715.00'	123.11'	N 01°34'32" W	122.96'
C7	11°08'00"	385.00'	74.81'	S 00°56'30" E	74.69'
C8	81°35'06"	25.00'	35.60'	N 36°10'04" W	32.67'
C9	9°24'18"	315.00'	51.71'	N 81°39'45" W	51.65'
C10	16°49'48"	385.00'	113.09'	S 13°02'24" W	112.68'
C11	9°24'18"	385.00'	63.20'	N 81°39'45" W	63.13'
C12	81°35'06"	25.00'	35.60'	N 62°14'51" E	32.67'
C13	10°24'04"	385.00'	69.89'	S 26°39'20" W	69.79'
C14	2°08'27"	315.00'	11.77'	N 30°47'08" E	11.77'
C15	7°50'30"	280.00'	38.32'	N 25°47'39" E	38.29'
C16	16°49'49"	315.00'	92.53'	N 13°27'30" E	92.20'
C17	0°55'36"	315.00'	5.10'	N 04°34'47" E	5.10'
C18	90°00'00"	25.00'	39.27'	N 40°53'01" W	35.36'
C19	90°00'00"	25.00'	39.27'	N 49°06'59" E	35.36'
C20	90°00'00"	25.00'	39.27'	N 40°53'01" W	35.36'
C21	7°41'10"	380.00'	50.98'	N 06°53'42" W	50.94'
C22	6°48'13"	380.00'	45.12'	N 00°20'59" E	45.10'
C23	0°21'53"	380.00'	2.42'	N 03°56'02" E	2.42'
C24	90°00'00"	25.00'	39.27'	S 40°53'01" E	35.36'
C25	25°22'37"	35.00'	15.50'	N 81°25'41" E	15.38'
C26	19°40'14"	35.00'	12.02'	N 58°54'15" E	11.96'
C27	84°52'22"	57.00'	84.43'	N 88°29'40" W	76.92'
C28	16°12'23"	350.00'	99.00'	S 15°14'06" E	98.67'
C29	90°00'00"	25.00'	39.27'	S 49°06'59" W	35.36'
C30	36°52'12"	35.00'	22.52'	N 67°26'55" W	22.14'
C31	0°45'30"	385.00'	5.10'	N 04°29'44" E	5.09'



Line Type Legend

—	Existing Property Line
—	Existing R/W Line
—	Existing R/W Centerline
—	Existing Easement Line
—	Subdivision Boundary Line
—	Lot Line
—	R/W Line
—	R/W Centerline
—	Easement Line