



Final Subdivision Plat Application
Delaware County, Ohio
(for unincorporated areas only)

08-25
RPC Number 10-22-6-B
Sec. 6 Ph. B Pt.

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

PROJECT	Evans Farm Section 6 Phase B Resubdivision Lots 9262-9289 & 9309	(circle one) Residential Commercial
TOWNSHIP	Orange	

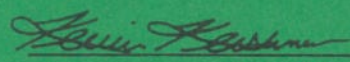
APPLICANT/ CONTACT	Name: Evans Farm Delaware, LLC	Phone: (614) 940-4878
	Address: PO Box 278	E-mail: rtowle@zenios.com
	City, State, Zip: Lewis Center, Ohio 43035	

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: 26	Buildable lots: 25
	Total Acreage: 3.777 ac	Open Space Acreage: 0.098 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>575.00</u>

 (Agent for Owner) 5/5/2025
Owner (or agent for owner) and Date

RECEIVED
MAY 05 2025

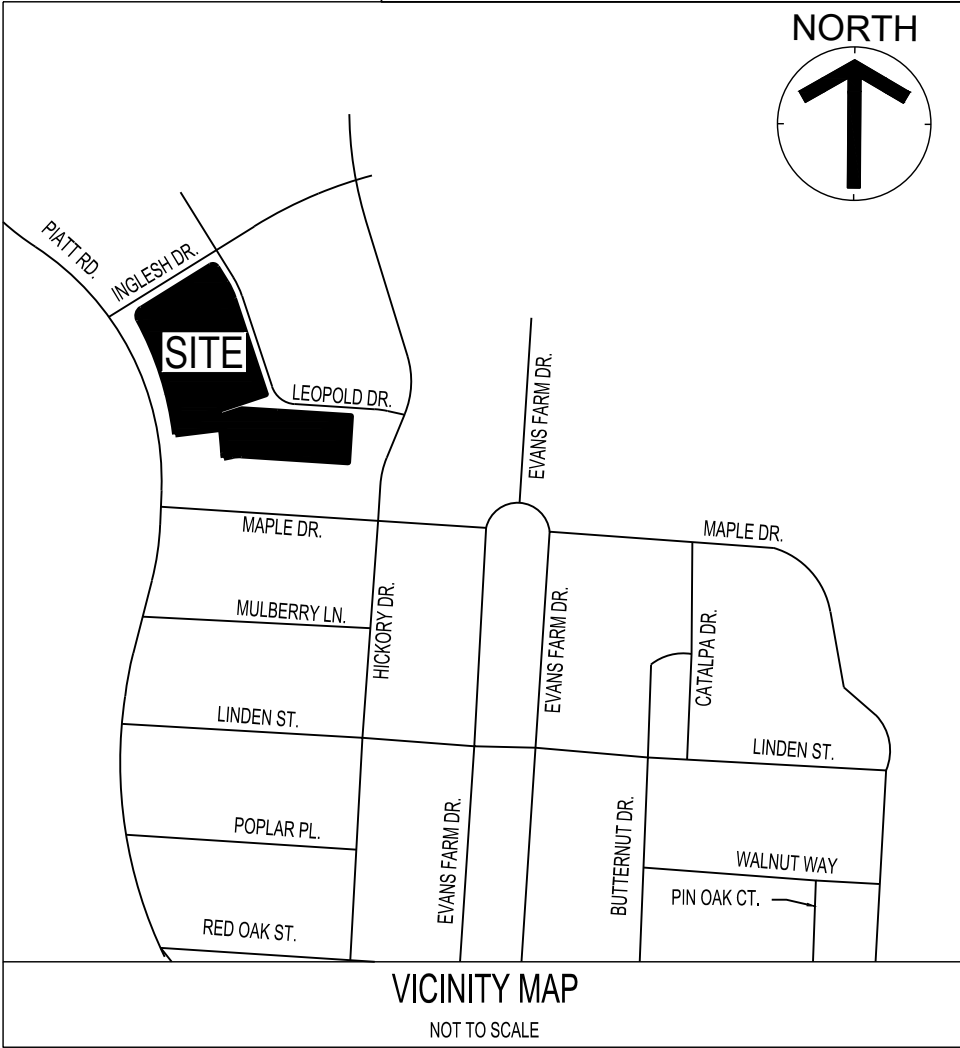
Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260

Effective 01/01/24

Del. Co. Regional
Planning Commission

EVANS FARM, SECTION 6, PHASE B, RESUBDIVISION OF LOTS 9263-9289 AND LOT 9309
STATE OF OHIO, COUNTY OF DELAWARE, ORANGE TOWNSHIP,
QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18
FARM LOTS 14 & 15, UNITED STATES MILITARY LANDS

R.P.C.
CASE NO. 08-25



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 3.777 ACRES OF LAND OUT OF THAT ORIGINAL 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, AND BEING A RESUBDIVISION OF LOTS 9263-9289 AND LOT 9309 OF EVANS FARM SECTION 6, PHASE B, OF RECORD IN PLAT CABINET 6, SLIDE 268, BEING OF RECORD IN THE RECORDER'S 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, RESUBDIVISION OF LOTS 9263-9289 AND LOT 9309", A SUBDIVISION CONTAINING LOTS NUMBERED 9330-9354 AND LOT 9374 (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 "SANITARY EASEMENT" (SAN. ESMT.) AND "UTILITY EASEMENT" (UTIL. ESMT.). EASEMENTS DESIGNATED AS "UTILITY EASEMENT" (UTIL. ESMT.) PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASH-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 EXISTING UTILITY EASEMENTS OF RECORD IN P.C. 6, SL. 268, SHOWN HEREON ON SHEET 3 WITH HATCHING, ARE HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

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

THIS _____ DAY OF _____, 20____,

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BAVELIS ZENIOS DEVELOPMENT, LLC
AN OHIO LIMITED LIABILITY COMPANY

BY: _____
WITNESS

ZENIOS MICHAEL ZENIOS
MANAGING MEMBER

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

_____ DAY OF _____, 20____,

MY COMMISSION EXPIRES _____

APPROVED THIS _____ DAY OF _____, 20____

ORANGE 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

THIS _____ DAY OF _____, 20____,
RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS
HEREIN DEDICATED TO PUBLIC USE ARE HEREBY
ACCEPTED FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

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 COMMISSIONER'S JOURNAL

RESOLUTION No. _____, JOURNAL DATE _____

BASIS OF BEARING

OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS, WITH A BEARING OF NORTH 18° 22' 16" WEST FOR THE CENTERLINE OF LEOPOLD DRIVE.

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 INC". 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. INC". 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 Found w/cap CESO, Inc.
- - 1" Permanent Marker Found w/cap CESO, Inc.
- △ - PK Nail/Mag Nail Found
- — — - Previous Lot Lines
- *LOT 9282 - Previous Lot Number

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

RE-PLAT

EVANS FARM, SECTION 6, PHASE B,
RESUBDIVISION OF LOTS 9263-9289
AND LOT 9309

ORANGE TOWNSHIP DELAWARE COUNTY, OHIO

SCALE: N/A DATE: 5/6/2025

DESIGN:

N/A

DRAWN:

OPG

CHECKED:

ALB



JOB NO.:

760189

SHEET NO.:

1 OF 4

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, RESUBDIVISION OF LOTS 9263-9289 AND LOT 9309". IN EFFECT AT TIME OF PLATTING OF "EVANS FARM, SECTION 6, PHASE B, RESUBDIVISION OF LOTS 9263-9289 AND LOT 9309" AND ARE NOT SUBDIVISION PLAT RESTRICTIONS. SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION (LOTS 9330-9354)	SFPRD
MIN. FRONT SETBACK:	10 FEET
MIN. SIDE SETBACK:	6 FEET
MIN. REAR SETBACK ALLEY:	28 FEET

NOTE "C":

ACREAGE BREAKDOWN	
ACREAGE IN LOTS 9330-9354 INCLUSIVE (25 BUILDABLE LOTS):	3.679 ACRES
ACREAGE IN LOT 9374 (RESERVE/OPEN SPACE):	0.098 ACRES
TOTAL ACREAGE:	3.777 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, RESUBDIVISION OF LOTS 9263-9289 AND LOT 9309". 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, RESUBDIVISION OF LOTS 9263-9289 AND LOT 9309". PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S 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 (DCWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION. THE DCWCD 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 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" OR "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 CROCKS 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 "W": LOT 9374 AS DESIGNATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORMWATER CONTROL, MAINTENANCE, PRIVATE SERVICE WATERLINES, AMENITY AND RECREATIONAL PURPOSES AND IS TO BE OWNED & MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS OF EVANS FARM.

NOTE "X": THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOTS 9263-9289 AND LOT 9309 AS SHOWN HEREON.

RE-PLAT

EVANS FARM, SECTION 6, PHASE B,
RESUBDIVISION OF LOTS 9263-9289
AND LOT 9309

ORANGE TOWNSHIPDELAWARE COUNTY, OHIO

SCALE: N/A


DATE: 5/6/2025

DESIGN:
N/A

DRAWN:
OPG

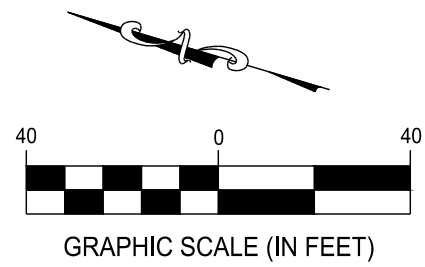
CHECKED:
ALB

CESOINC.COM



JOB NO.:
760189

SHEET NO.:
2 OF 4



Bavelis Zenios Development, LLC
O.R. 1930, PG. 1678
24.851 Acres (Original)

Evans Farm Section 6,
Phase B
P.C. 6, SL. 268

Leopold Drive (50' R/W)
(P.C. 6, SL. 268)

Evans Farm Delaware, LLC
O.R. 1334, PG. 2672
15.989 Acres (Auditor)

Bavelis Zenios Development, LLC
O.R. 1988, PG. 895
5.081 Acres

Indresh Drive (60' R/W)
(P.C. 6, SL. 268)

Indresh Drive (60' R/W)
(P.C. 6, SL. 268)

Leopold Drive (50' R/W)
(P.C. 6, SL. 268)

Piatt Road (90' R/W)
(P.C. 6, SL. 268)

Jennings Sports Park at Evans Farm
P.C. 6, SL. 20
Lot 9084

Leopold Drive (50' R/W)
(P.C. 6, SL. 268)

Leopold Drive (Variable R/W)
(P.C. 6, SL. 267)

Hickory Drive (60' R/W)
(P.C. 6, SL. 267)

Maple Drive (60' R/W)
P.C. 5, SL. 690

Piatt Road (80' R/W)
P.C. 5, SL. 690

SURVEY LEGEND

- - 5/8" Iron Pin Found w/cap CESO, Inc.
- - 1" Permanent Marker Found w/cap CESO, Inc.
- △ - PK Nail/Mag Nail Found
- Previous Lot Lines
- *LOT 9282 - Previous Lot Number

The existing Utility Easements of record in P.C. 6, S.L. 268, shown hereon with hatching, are hereby vacated with the recording of this plat.

EASEMENT VACATION & PREVIOUS LOT LINES

EVANS FARM, SECTION 6, PHASE B,
RESUBDIVISION OF LOTS 9263-9289
AND LOT 9309

ORANGE TOWNSHIP DELAWARE COUNTY, OHIO

SCALE: 1"=40'

DATE: 5/6/2025

DESIGN:

N/A

DRAWN:

OPG

CHECKED:

ALB

CESO

WWW.CESOINC.COM

JOB NO.:

760189

SHEET NO.:

3 OF 4

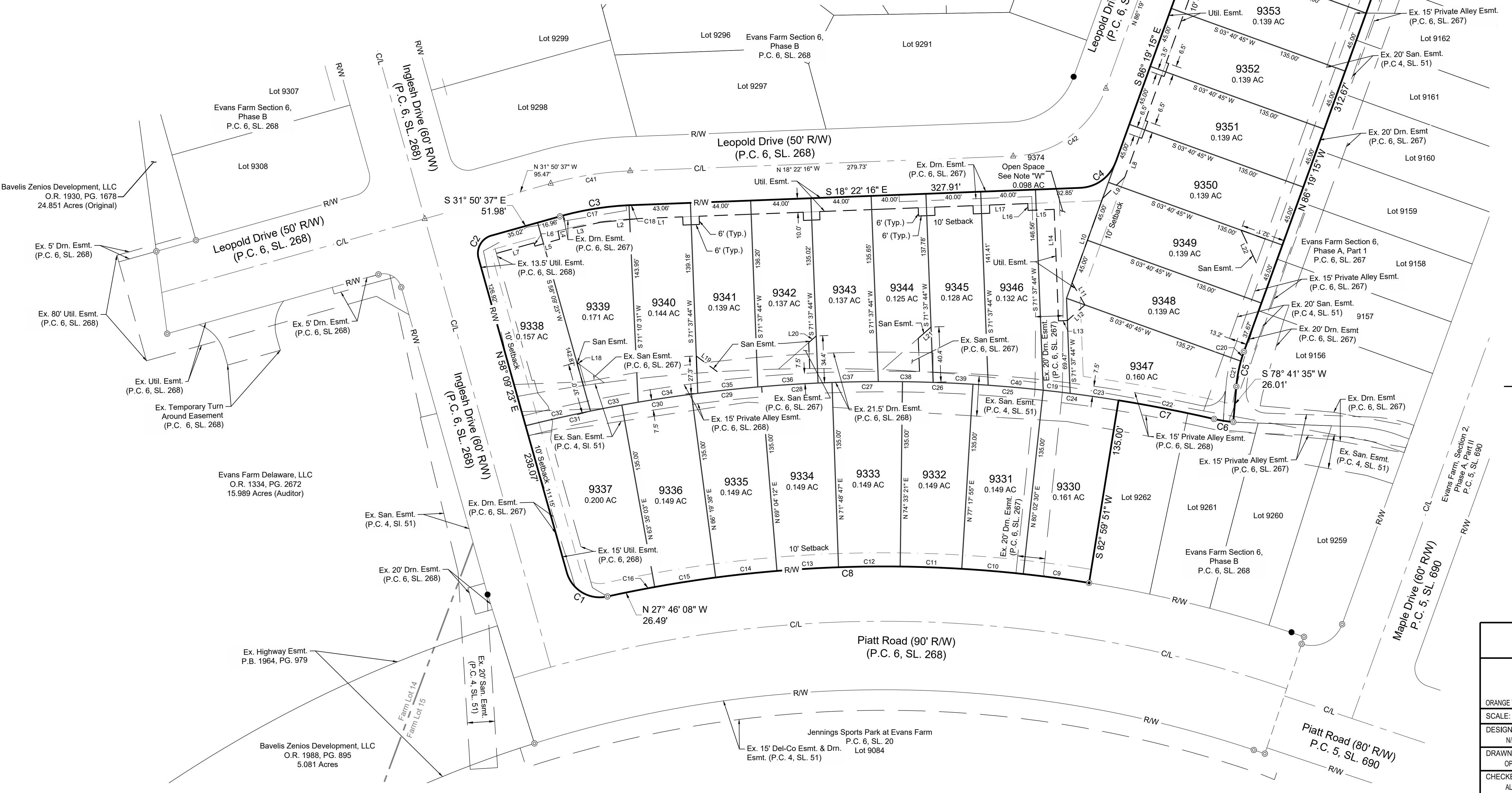
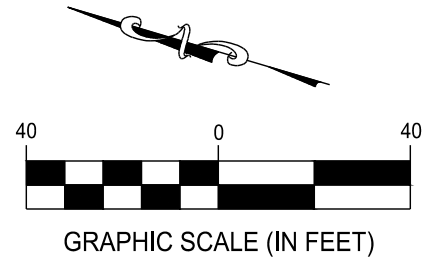
CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	86° 43' 58"	25.00'	37.84'	N14° 47' 24"E, 34.33'
C2	90° 00' 00"	13.50'	21.21'	S76° 50' 37"E, 19.09'
C3	13° 28' 21"	225.00'	52.91'	S25° 06' 27"E, 52.78'
C4	67° 56' 59"	28.50'	33.80'	S52° 20' 46"E, 31.85'
C5	14° 59' 10"	100.00'	26.16'	S86° 11' 10"W, 26.08'
C6	8° 05' 41"	100.00'	14.13'	N7° 15' 35"W, 14.12'
C7	3° 47' 25"	1075.00'	71.11'	N5° 06' 27"W, 71.10'
C8	21° 34' 25"	940.00'	353.94'	N17° 47' 22"W, 351.85'
C9	2° 57' 21"	940.00'	48.49'	N8° 28' 50"W, 48.49'
C10	2° 44' 34"	940.00'	45.00'	N11° 19' 48"W, 45.00'
C11	2° 44' 34"	940.00'	45.00'	N14° 04' 22"W, 45.00'
C12	2° 44' 34"	940.00'	45.00'	N16° 48' 56"W, 45.00'
C13	2° 44' 34"	940.00'	45.00'	N19° 33' 31"W, 45.00'
C14	2° 44' 34"	940.00'	45.00'	N22° 18' 05"W, 45.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C15	2° 44' 34"	940.00'	45.00'	N25° 02' 39"W, 45.00'
C16	0° 32' 45"	940.00'	8.95'	N26° 41' 19"W, 8.95'
C17	13° 01' 08"	225.00'	51.13'	S25° 20' 03"E, 51.02'
C18	0° 27' 13"	225.00'	1.78'	S18° 35' 52"E, 1.78'
C19	1° 03' 24"	1075.00'	19.82'	S9° 25' 53"E, 19.82'
C20	4° 12' 11"	100.00'	7.34'	S88° 25' 20"E, 7.33'
C21	10° 47' 00"	100.00'	18.82'	N84° 05' 05"E, 18.79'
C22	3° 47' 25"	1075.00'	71.11'	S5° 06' 27"E, 71.10'
C23	1° 54' 01"	1075.00'	35.66'	S7° 57' 10"E, 35.65'
C24	2° 57' 21"	1075.00'	55.46'	N8° 28' 50"W, 55.45'
C25	2° 44' 34"	1075.00'	51.46'	N11° 19' 48"W, 51.46'
C26	2° 44' 34"	1075.00'	51.46'	N14° 04' 22"W, 51.46'
C27	2° 44' 34"	1075.00'	51.46'	N16° 48' 56"W, 51.46'
C28	2° 44' 34"	1075.00'	51.46'	N19° 33' 31"W, 51.46'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C29	2° 44' 34"	1075.00'	51.46'	N22° 18' 05"W, 51.46'
C30	2° 44' 34"	1075.00'	51.46'	N25° 02' 39"W, 51.46'
C31	3° 49' 43"	1075.00'	71.84'	N28° 19' 48"W, 71.82'
C32	2° 35' 21"	1075.00'	48.58'	S28° 57' 00"E, 48.57'
C33	1° 53' 05"	1075.00'	35.36'	S26° 42' 47"E, 35.36'
C34	2° 20' 35"	1075.00'	43.96'	S24° 35' 57"E, 43.96'
C35	2° 21' 02"	1075.00'	44.10'	S22° 15' 08"E, 44.10'
C36	2° 20' 46"	1075.00'	44.02'	S19° 54' 13"E, 44.02'
C37	2° 20' 44"	1075.00'	44.01'	S17° 33' 28"E, 44.00'
C38	2° 08' 06"	1075.00'	40.06'	S15° 19' 03"E, 40.06'
C39	2° 08' 27"	1075.00'	40.17'	S13° 10' 47"E, 40.16'
C40	2° 08' 59"	1075.00'	40.33'	S11° 02' 04"E, 40.33'
C41	13° 28' 21"	250.00'	58.78'	N25° 06' 27"W, 58.65'
C42	67° 56' 59"	75.00'	88.95'	N52° 20' 46"W, 83.82'

LINE TABLE		
Line #	Direction	Length
L1	N18° 22' 16"W	32.00'
L2	N21° 47' 09"W	27.85'
L3	N27° 50' 49"W	32.00'
L4	S62° 09' 11"W	6.01'
L5	N31° 50' 37"W	18.71'
L6	N58° 09' 23"E	2.50'
L7	N31° 50' 37"W	28.50'
L8	N86° 19' 15"W	30.85'
L9	N59° 56' 03"W	22.50'
L10	N86° 19' 15"W	65.50'
L11	S43° 42' 49"W	18.63'
L12	N57° 54' 55"W	17.15'
L13	N18° 22' 16"W	6.50'
L14	N71° 37' 44"E	81.45'
L15	N18° 22' 16"W	19.08'
L16	N71° 37' 44"E	5.00'
L17	N18° 22' 16"W	28.00'
L18	S20° 32' 40"W	2.56'

LINE TABLE		
Line #	Direction	Length
L19	S20° 32' 40"W	19.23'
L20	N57° 30' 46"W	7.31'
L21	N57° 30' 46"W	12.47'
L22	S48° 40' 53"W	26.57'



SURVEY LEGEND

- ⊙ - 5/8" Iron Pin Found w/cap CESO, Inc.
- - 1" Permanent Marker Found w/cap CESO, Inc.
- △ - PK Nail/Mag Nail Found

RE-PLAT

**EVANS FARM, SECTION 6, PHASE B,
RESUBDIVISION OF LOTS 9263-9289
AND LOT 9309**

ORANGE TOWNSHIP DELAWARE COUNTY, OHIO

SCALE: 1"=40'

DATE: 5/6/2025

DESIGN:

N/A

DRAWN:

OPG

CHECKED:

ALB

JOB NO.:

760189

SHEET NO.:

4 OF 4

