

	<b>Final Subdivision Plat Application</b> <b>Delaware County, Ohio</b> (for unincorporated areas only)	RPC Number <u>01-25</u>
		Sec. _____ Ph. _____ Pt. _____

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

<b>PROJECT</b>	Mercedes Benz of Sunbury	(circle one) Residential <b>Commercial</b>
<b>TOWNSHIP</b>	Berkshire	

<b>APPLICANT/ CONTACT</b>	Name <b>Bernie Moreno</b>	Phone <b>440-665-8064</b>
	Address <b>29889 Chairmans Rowe</b>	E-mail <b>bernie@berniemoreno.com</b>
	City, State, Zip <b>Westlake, Ohio 44145</b>	

<b>PROPERTY OWNER</b>	Name <b>M20 Realty LLC</b>	Phone <b>440-665-8064</b>
	Address <b>7990 State Route 37 E</b>	E-mail <b>bernie@berniemoreno.com</b>
	City, State, Zip <b>Sunbury, Ohio 43074</b>	

<b>SURVEYOR/ ENGINEER</b>	Name <b>Matt Ackroyd (Surveyor) / Michael Reeves (Engineer)</b>	Phone <b>614-794-7080</b> <b>614-472-8546</b>
	Address <b>2800 Corporate Exchange Dr Suite 160 / 7965 N High Street Suite 200</b>	E-mail <b>matt.ackroyd@cesoinc.com</b> <b>mike.reeves@kimley-horn.com</b>
	City, State, Zip <b>Columbus, Ohio 43231 / Columbus, Ohio 43214</b>	

<b>DETAILS</b>	Total Lots <b>1</b>	Buildable lots <b>1</b>
	Total Acreage <b>12.186</b>	Open Space Acreage

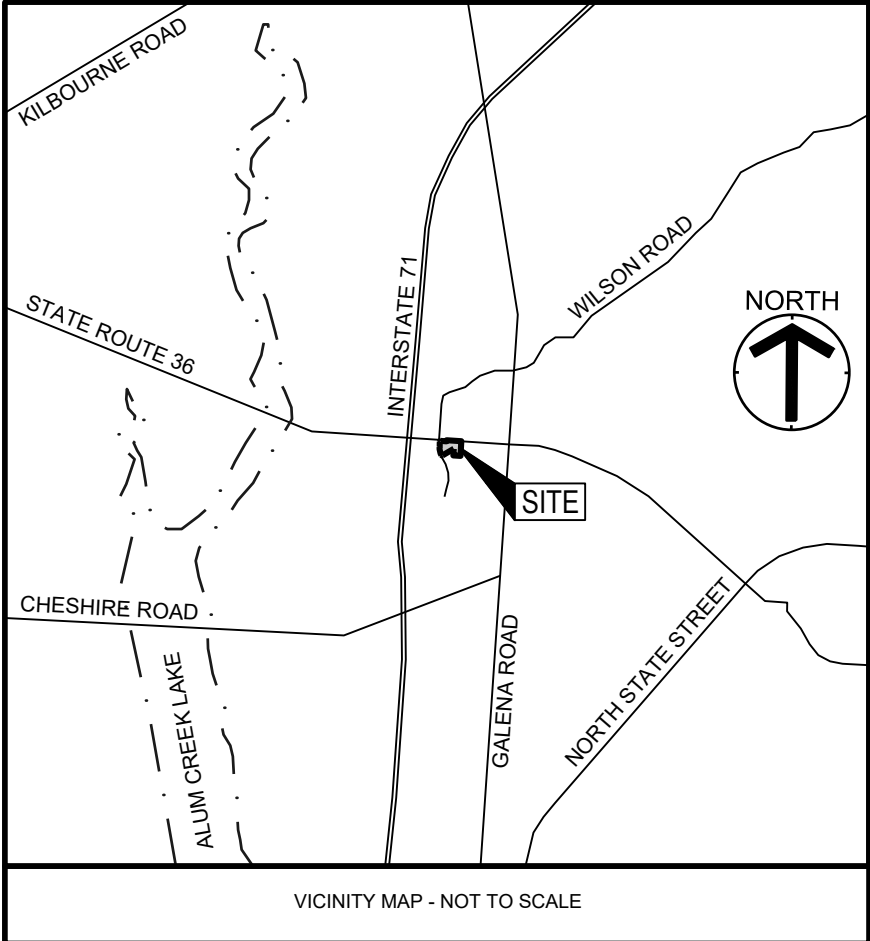
<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 205.01)	Date the <b>Preliminary Plan</b> was approved by RPC (required): <b>N/A</b>
	Date of <b>Draft Plat</b> Review by RPC staff (required): <b>12/16/2024</b>
	Date of <b>Final Engineering Approval</b> by DCEO (required): <b>01/15/2025</b>
	<b>1 (one) Plat</b> signed by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.
	1 reduced copy of the Final Plat at 11" x 17".
	PDF of plat, on media or preferably e-mailed to <a href="mailto:smatlack@co.delaware.oh.us">smatlack@co.delaware.oh.us</a>
	<b>For plats including a CAD</b> - 1 copy of CAD Maintenance Agreement
	<b>Fee - \$500 base, then \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, then \$110 per acre; DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners</b> (Refer to Fee Schedule) \$ <b>\$1,843.46</b>

*Michael C. Reeves*      7/7/2025

Owner (or agent for owner) and Date

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

Effective 01/01/24



RPC NUMBER:  
01-25



# MERCEDES BENZ BERKSHIRE

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE,  
FARM LOT 5, QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 17 WEST  
UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 5, QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 17 WEST, UNITED STATES MILITARY LANDS, BEING ALL OF A 12.186-ACRE TRACT OF LAND, AS CONVEYED TO M20 REALTY LLC, AN OHIO LIMITED LIABILITY COMPANY OF RECORD IN OFFICIAL RECORD 2152, PAGE 2427, AND BEING OUT OF 24.480-ACRE TRACT OF LAND, AS CONVEYED TO M20 REALTY LLC, AN OHIO LIMITED LIABILITY COMPANY OF RECORD IN OFFICIAL RECORD 2085, PAGE 50, BEING OF RECORD IN THE RECORDER'S OFFICE OF DELAWARE COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "MERCEDES BENZ BERKSHIRE", A SUBDIVISION CONTAINING LOT NUMBER 2224 AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 1.393 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT," "UTILITY EASEMENT," AND "SANITARY EASEMENT." EASEMENTS DESIGNATED AS "ACCESS EASEMENT" AND "UTILITY EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. SEE SHEET 2 OF 3 FOR ADDITIONAL EASEMENT NOTES.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 24.480-ACRE TRACT OF LAND AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, \_\_\_\_\_ OF M20 REALTY LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF: M20 REALTY LLC,  
AN OHIO LIMITED LIABILITY COMPANY

WITNESS  
TITLE: BY: \_\_\_\_\_

STATE OF \_\_\_\_\_;

COUNTY OF \_\_\_\_\_;

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ OF M20 REALTY LLC, A LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_ BERKSHIRE TWP., 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 \_\_\_\_ RIGHT-OF-WAY FOR ROADS 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, OHIO.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_ COMMISSIONER \_\_\_\_\_

COMMISSIONER \_\_\_\_\_

COMMISSIONER \_\_\_\_\_

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_ AUDITOR, DELAWARE COUNTY, OHIO \_\_\_\_\_

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_, 20 \_\_\_\_  
AT \_\_\_\_ A.M./P.M. RECORDER, DELAWARE COUNTY, OHIO  
IN BOOK \_\_\_\_, PAGE(S) \_\_\_\_;  
PLAT CABINET \_\_\_\_, SLIDE \_\_\_\_, FEE \$ \_\_\_\_

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

## BASIS OF BEARINGS

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83 (2011), SCALED TO GROUND AT LATITUDE N40°15'42.34895", LONGITUDE W82°54'55.94081", PROJECT HEIGHT 856.378', AND A GROUND SCALE FACTOR OF 1.00000365839479.

## 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

ALL PERMANENT MARKERS 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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 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 JULY OF 2018, AND UPDATED FROM FIELDWORK COMPLETED IN JANUARY OF 2024.

SURVEYED AND PLATTED BY: CESO INC. DATE  
MATTHEW ACKROYD, P.S.  
OHIO P.S. NO. 8897  
2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
COLUMBUS, OHIO 43231

MERCEDES BENZ BERKSHIRE  
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 5,  
QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 17 WEST, UNITED STATES MILITARY LANDS

Revisions / Submissions  
ID Description Date

Project Number: 763736  
Scale: N/A  
Drawn By: RSL  
Checked By: RLC  
Date: 6/23/2025  
Issue: SURVEY

Drawing Title:  
PLAT





**MERCEDES BENZ BERKSHIRE**

NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAN, THAT THE 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": BERKSHIRE TOWNSHIP ZONING CODE FOR "MERCEDES BENZ BERKSHIRE". IN EFFECT AT TIME OF PLATTING OF "MERCEDES BENZ BERKSHIRE". SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION	A-1 (PMUD ART. 16)
NORTH & WEST PROPERTY LINES:	35 FEET
EAST PROPERTY LINE:	35 FEET
SOUTH PROPERTY LINE:	35 FEET

NOTE "C":  
ACREAGE BREAKDOWN  
ACREAGE IN RIGHT-OF-WAY: 1,393 ACRES  
ACREAGE IN LOT 2224 (1 BUILDABLE): 12,186 ACRES  
TOTAL ACREAGE: 13,579 ACRES

NOTE "D": 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" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, 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 "E": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

NOTE "F": 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 "G": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

NOTE "H": AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "MERCEDES BENZ BERKSHIRE", LIES WITHIN FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY PLAN NO. 39041C0145K, DATED APRIL 16, 2024.

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 "ORANGE SUMMIT COMMUNITIES": 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": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES ALONG WITH GRANTING DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS THE RIGHT OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THE DRAINAGE EASEMENT AS DEFINED ABOVE, PURSUANT TO ORC SECTION §137. DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS, SHALL TAKE CORRECTIVE MEASURES OR REPAIRS TO RESTORE THE CULVERT AND/OR WATER COURSE, IF NECESSARY, INCLUDING THOSE ACTIONS CAUSED BY AN EMERGENCY SITUATION, THE COST ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED TO THE OWNER(S).

NOTE "K": 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 "L": 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.

NOTE "M": 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.

NOTE "N": 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.

NOTE "O": 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.

NOTE "P": 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 "Q":** 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 "R":** 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 HOMEOWNERS'S ASSOCIATION IF APPLICABLE.

**NOTE "S":** 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 "T":** 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.

**NOTE "U":** 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 "V":** 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 "W":** 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 "X":** WITHIN THOSE AREAS DESIGNATED AS "ACCESS EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF PROVIDING INGRESS/EGRESS TO THE PUBLIC RIGHT OF WAY.

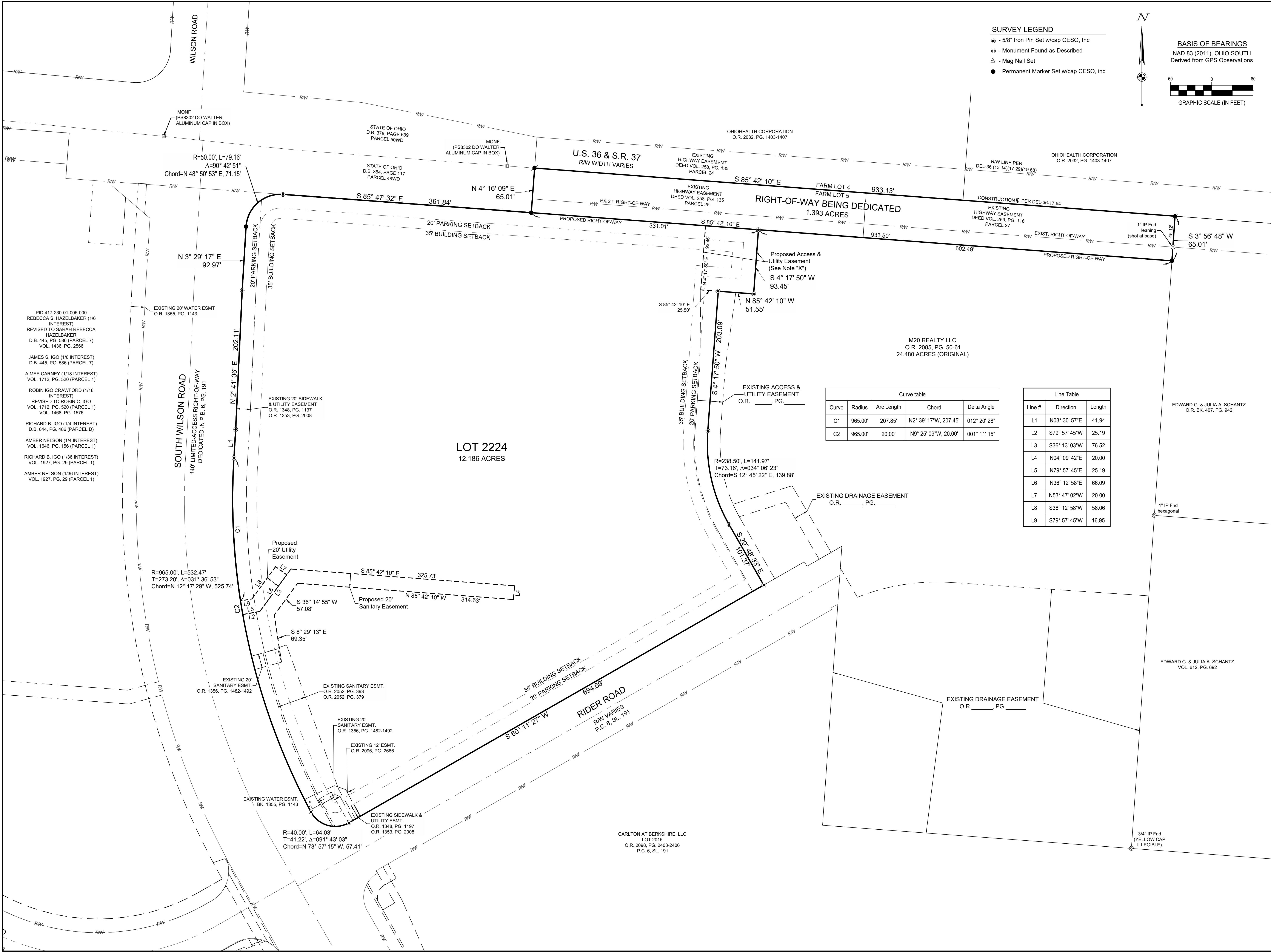
Revisions / Submissions		
ID	Description	Date

Project Number:	763736
Scale:	N/A
Drawn By:	RSJ
Checked By:	RLC
Date:	6/23/2025
Issue:	SURVEY

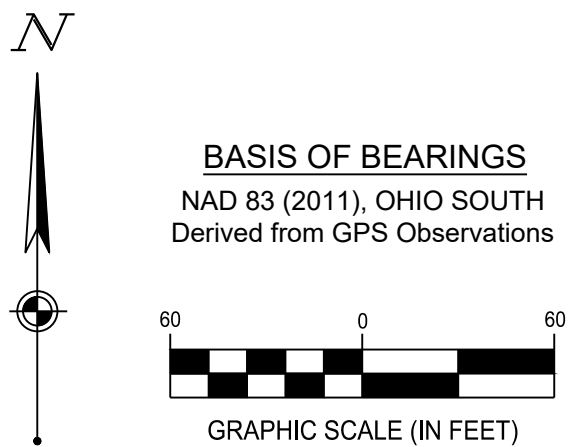
Drawing Title:

## PLAT





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



Curve table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	965.00'	207.85'	N2° 39' 17"W, 207.45'	012° 20' 28"
C2	965.00'	20.00'	N9° 25' 09"W, 20.00'	001° 11' 15"

Line Table		
Line #	Direction	Length
L1	N03° 30' 57"E	41.94
L2	S79° 57' 45"W	25.19
L3	S36° 13' 03"W	76.52
L4	N04° 09' 42"E	20.00
L5	N79° 57' 45"E	25.19
L6	N36° 12' 58"E	66.09
L7	N53° 47' 02"W	20.00
L8	S36° 12' 58"W	58.06
L9	S79° 57' 45"W	16.95

**MERCEDES BENZ BERKSHIRE**  
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 5  
QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 17 WEST, UNITED STATES MILITARY LANDS

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number: 763736  
Scale: 1" = 60'  
Drawn By: RSL  
Checked By: RLC  
Date: 6/23/2025  
Issue: SURVEY

Drawing Title:  
**PLAT**

**3 OF 3**