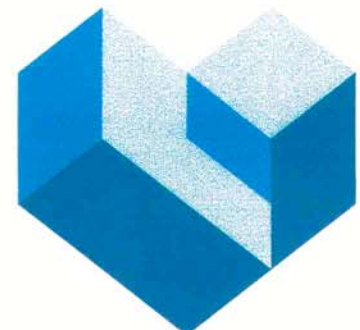
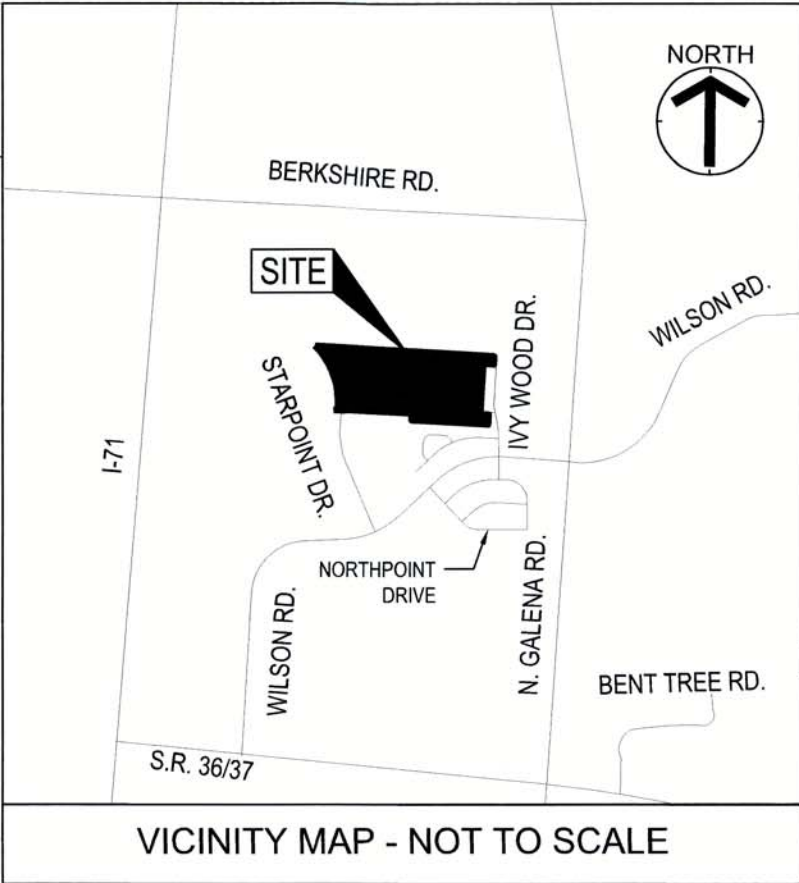


C:\DC\ACCDocs\CESO\Terrain Evolution Prestwick Ph 2\Project Files\CESO05-SURVEY\Drawg\761663\_Terrain\_Prestwick\_Ph2\_Plat.dwg - 6/24/2025 - Alex Benson

**NORTHSTAR IVY WOOD, SECTION 2**  
**A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD**  
**(NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)**  
STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP,  
FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17  
UNITED STATES MILITARY LANDS

R.P.C.  
CASE NO. 16-23.2



**CESO**  
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937.435.9264 Fax: 938.208.4826

**NORTHSTAR IVY WOOD, SECTION 2**  
A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD  
(NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)  
STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP,  
FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17  
UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17, FARM LOT 2, UNITED STATES MILITARY LANDS, BEING 32.993 ACRES OF LAND OUT OF A PORTION OF LOT 1822, OF RECORD IN NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2, OF RECORD IN PLAT CABINET 5, SLIDE 737, ALL OF WHICH IS CURRENTLY OWNED BY NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, BY PAULA SLOAN, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC REPRESENTATIVE OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "NORTHSTAR IVY WOOD, SECTION 2, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD", A SUBDIVISION CONTAINING LOTS NUMBERED 2079-2175 AND 2181-2183 AND 2186, 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), "EASEMENT" (ESMT.), "SANITARY EASEMENT" (SAN. ESMT.) OR "UTILITY EASEMENT" (UTIL. ESMT.), EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.), "EASEMENT" (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. SEE PAGE 2 FOR EASEMENT NOTES.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 32.993 ACRES OF LAND OUT OF A PORTION OF LOT 1822, OF RECORD IN NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2, OF RECORD IN PLAT CABINET 5, SLIDE 737 ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

THE EXISTING SANITARY EASEMENT OF RECORD IN P.C. 5, SL. 737, THE EXISTING UTILITY EASEMENT OF RECORD IN P.C. 5, SL. 720 AND THE EXISTING UTILITY EASEMENT OF RECORD IN D.V. 5454, PG. 152, SHOWN HEREON ON SHEET 2 WITH HATCHING, ARE HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, PAULA SLOAN, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 25 DAY OF June, 2025.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC  
BY: NATIONWIDE REALTY INVESTORS, LTD., ITS MANAGER

BY: [Signature]  
[Signature]

Paula Sloan  
PAULA SLOAN, VICE PRESIDENT

STATE OF Ohio  
COUNTY OF Franklin

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAULA SLOAN, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, OF SAID NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

25 DAY OF June, 2025

MY COMMISSION EXPIRES \_\_\_\_\_



JANICE L. GRESKO  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

APPROVED THIS 25<sup>th</sup> DAY OF June, 2025

BERKSHIRE TWP., ZONING INSPECTOR

APPROVED THIS 26 DAY OF June, 2025

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

RECORDER, DELAWARE COUNTY, OHIO

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 COMMISSIONER'S JOURNAL,

RESOLUTION NO. \_\_\_\_\_,

JOURNAL DATE \_\_\_\_\_

**BASIS OF BEARING**

BEARINGS SHOWN HEREON BASED ON A PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF WILSON ROAD, AS SHOWN ON THAT PLAT ENTITLED "NORTHSTAR PORTRUSH ROAD (NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)", OF RECORD IN PLAT CABINET 5, SLIDE 737, HAVING A RELATIVE BEARING OF NORTH 85°59'47" WEST, ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011).

**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 NOVEMBER 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. 39041C0144K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009 AND AN UNPRINTED PANEL NO. 39041C0145K.

**SURVEY LEGEND**

- - 5/8" Iron Pin Set w/ CESO, Inc cap
- ⊙ - Iron Pin Found as Described
- △ - PK Nail/Mag Nail Found
- - Permanent Marker Set w/ 1" metal cap inscribed CESO, Inc



[Signature] 6/25/25  
MATTHEW ACKROYD, P.S.  
OHIO P.S. NO. 8897  
2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
COLUMBUS, OHIO 43231

DATE:

**Revisions / Submissions**

ID	Description	Date
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Project Number: 761663

Scale: N/A

Drawn By: OPG

Checked By: ALB

Date: 6/24/2025

Issue: N/A

Drawing Title:



C:\DC\ACCDocs\CESO\Terrain Evolution Prestwick Ph 2\Project Files\ CES005-SURVEY\Drawg\761663\_Terrain\_Prestwick\_Ph2\_Plat.dwg - 6/24/2025 - Alex Benson

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":	BERKSHIRE TOWNSHIP ZONING CODE FOR "NORTHSTAR IVY WOOD, SECTION 2, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD". IN EFFECT AT TIME OF PLATTING OF "NORTHSTAR IVY WOOD, SECTION 2, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD". SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:		
	DESIGNATION (LOTS 2079-2175) FRONT YARD (LOTS 2079-2147 & 2150-2175) FRONT YARD (LOTS 2148-2149) REAR YARD (LOTS 2079-2175) SIDE YARD (LOTS 2079-2175)	PRD 25 FEET 35 FEET 25 FEET 7.5 FEET	
NOTE "C":	ACREAGE BREAKDOWN TOTAL ACREAGE: ACREAGE IN LOTS 2079-2175 (97 BUILDABLE) INCLUSIVE: ACREAGE IN LOTS 2181-2183, 2186 (4 NON BUILDABLE): ACREAGE IN RIGHT-OF-WAY: ACREAGE IN FARM LOT 2:	32.993 ACRES 19.581 ACRES 5.948 ACRES 7.484 ACRES 32.993 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 "DRAINAGE EASEMENT" (DRN. ESMT.), "EASEMENT" (ESMT.), "SANITARY EASEMENT" (SAN. ESMT.), OR "UTILITY EASEMENT" (UTIL ESMT). 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 "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 "NORTHSTAR IVY WOOD, SECTION, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD". IS IN THE FLOOD HAZARD ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AN UNPRINTED PANEL NO. 39041C0145K, WITH AN 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 "NORTHSTAR IVY WOOD, SECTION 2, A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD". 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 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":	EASEMENTS DESIGNATED AS "SANITARY EASEMENT" (SAN. ESMT.) 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 "O":	ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" (SAN. ESMT.) SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" (SAN. ESMT.) 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":	LOTS 2181-2183, 2186 AS DESIGNATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORM WATER CONTROL AND MAINTENANCE, BUFFERING AND GREENSPACE AND ARE TO BE OWNED AND MAINTAINED BY THE NORTHSTAR MASTER PROPERTY OWNERS ASSOCIATION.
NOTE "W":	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 "X":	DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.
NOTE "Y":	NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED AND DEDICATED BY PLAT DEED.

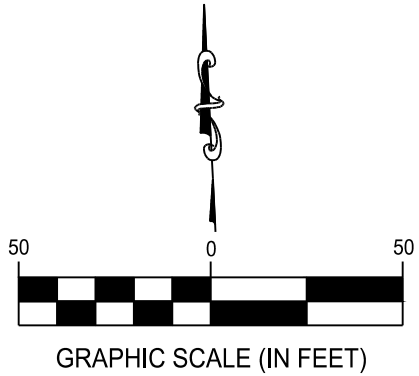


3601 Rigby Rd., Suite 300  
Mansburg, OH 45342  
Phone: 937.435.8584 Fax: 938.208.4826

**NORTHSTAR IVY WOOD, SECTION 2**  
A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD  
(NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)  
STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP,  
FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17  
UNITED STATES MILITARY LANDS

Revisions / Submissions		
ID	Description	Date
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Project Number:		761663
Scale:		N/A
Drawn By:		OPG
Checked By:		ALB
Date:		6/24/2025
Issue:		N/A
Drawing Title:		





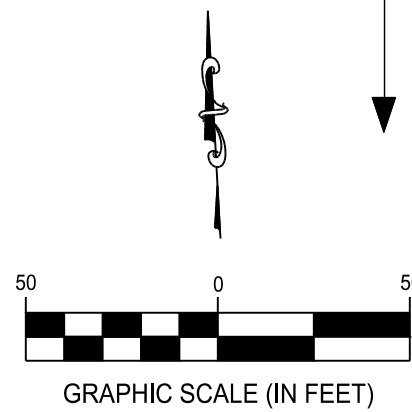
## 3 of 4



C:\DC\ACCDocs\CESO\Terrain Evolution Prestwick Ph 2\Project Files\ACCD005-SURVEY\Drawings\1663\_Terrain\_Prestwick\_Ph2\_Plat.dwg - 6/24/2025 - Alex Benson

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	90° 00' 00"	50.00'	78.54'	N48° 15' 46"E, 70.71'
C2	49° 53' 28"	904.00'	787.17'	N21° 40' 58"W, 762.53'
C3	47° 04' 50"	944.00'	775.70'	S20° 16' 39"E, 754.06'
C4	25° 16' 17"	250.00'	110.27'	N80° 43' 00"E, 109.38'
C5	90° 00' 00"	250.00'	392.70'	S41° 38' 51"E, 353.55'
C6	90° 04' 05"	250.00'	393.00'	N41° 40' 54"W, 353.76'
C7	22° 20' 15"	250.00'	97.47'	N82° 11' 02"E, 96.85'
C8	26° 37' 11"	250.00'	116.15'	S73° 20' 15"E, 115.11'
C9	21° 53' 56"	944.00'	360.80'	N32° 52' 06"W, 358.61'
C10	25° 10' 54"	944.00'	414.89'	N9° 19' 41"W, 411.56'
C11	67° 43' 50"	250.00'	295.53'	S52° 51' 01"E, 278.62'
C12	22° 20' 15"	250.00'	97.47'	S7° 48' 58"E, 96.85'
C13	16° 02' 00"	984.00'	275.36'	S33° 20' 41"E, 274.46'
C14	86° 35' 27"	25.00'	37.78'	S68° 37' 25"E, 34.29'
C15	7° 08' 33"	285.00'	35.53'	N71° 39' 08"E, 35.51'
C16	12° 02' 24"	285.00'	59.89'	N81° 14' 37"E, 59.78'
C17	6° 05' 20"	285.00'	30.29'	S89° 41' 31"E, 30.27'
C18	4° 09' 30"	280.00'	20.32'	S84° 34' 06"E, 20.32'
C19	12° 10' 50"	280.00'	59.53'	S76° 23' 56"E, 59.41'
C20	12° 10' 50"	280.00'	59.53'	S64° 13' 06"E, 59.41'
C21	12° 10' 50"	280.00'	59.53'	S52° 02' 16"E, 59.41'
C22	12° 10' 50"	280.00'	59.53'	S39° 51' 26"E, 59.41'
C23	12° 10' 50"	280.00'	59.53'	S27° 40' 37"E, 59.41'
C24	12° 10' 50"	280.00'	59.53'	S15° 29' 47"E, 59.41'
C25	12° 07' 37"	280.00'	59.26'	S3° 20' 33"E, 59.15'
C26	0° 37' 54"	280.00'	3.09'	S3° 02' 12"W, 3.09'
C27	90° 04' 05"	25.00'	39.30'	S41° 40' 54"E, 35.38'
C28	5° 08' 40"	280.00'	25.14'	N84° 08' 36"W, 25.13'
C29	12° 10' 50"	280.00'	59.53'	N75° 28' 51"W, 59.41'
C30	12° 10' 50"	280.00'	59.53'	N63° 18' 01"W, 59.41'
C31	12° 10' 50"	280.00'	59.53'	N51° 07' 12"W, 59.41'
C32	15° 39' 21"	280.00'	76.51'	N37° 12' 06"W, 76.27'
C33	79° 36' 40"	25.00'	34.74'	N69° 10' 46"W, 32.01'
C34	6° 45' 28"	280.00'	33.03'	S74° 23' 38"W, 33.01'
C35	13° 29' 30"	280.00'	65.93'	S84° 31' 07"W, 65.78'
C36	2° 05' 17"	280.00'	10.20'	N87° 41' 29"W, 10.20'
C37	14° 19' 23"	56.50'	14.12'	N79° 29' 09"W, 14.09'
C38	50° 53' 13"	56.50'	50.18'	N46° 52' 51"W, 48.55'
C39	50° 53' 13"	56.50'	50.18'	N4° 00' 22"E, 48.55'
C40	50° 53' 13"	56.50'	50.18'	N54° 53' 35"E, 48.55'
C41	72° 04' 20"	56.50'	71.07'	S63° 37' 38"E, 66.48'
C42	3° 20' 42"	50.00'	2.92'	S29° 15' 50"E, 2.92'
C43	48° 43' 33"	50.00'	42.52'	S55° 17' 57"E, 41.25'
C44	6° 59' 07"	220.00'	26.82'	S83° 09' 17"E, 26.81'
C45	4° 07' 08"	220.00'	15.82'	S88° 42' 25"E, 15.81'
C46	18° 13' 07"	220.00'	69.95'	N80° 07' 28"E, 69.66'
C47	79° 36' 40"	25.00'	34.74'	N31° 12' 34"E, 32.01'
C48	11° 56' 55"	280.00'	58.39'	N2° 37' 19"W, 58.29'
C49	90° 00' 00"	25.00'	39.27'	N41° 38' 51"W, 35.36'
C50	6° 40' 55"	215.00'	25.07'	N89° 59' 18"W, 25.06'
C51	0° 42' 28"	220.00'	2.72'	N2° 59' 55"E, 2.72'
C52	86° 35' 27"	25.00'	37.78'	S24° 47' 08"W, 34.29'
C53	21° 46' 21"	984.00'	373.92'	S7° 37' 25"E, 371.68'
C54	89° 55' 55"	25.00'	39.24'	N48° 19' 06"E, 35.33'
C55	18° 52' 11"	220.00'	72.45'	N6° 47' 24"W, 72.13'
C56	35° 01' 50"	220.00'	134.51'	N33° 44' 25"W, 132.42'
C57	35° 23' 31"	220.00'	135.90'	N68° 57' 05"W, 133.75'
C58	90° 00' 00"	25.00'	39.27'	S48° 21' 09"W, 35.36'
C59	90° 04' 05"	25.00'	39.30'	S41° 40' 54"E, 35.38'
C60	89° 55' 55"	25.00'	39.24'	N48° 19' 06"E, 35.33'
C61	90° 00' 00"	25.00'	39.27'	N41° 38' 51"W, 35.36'
C62	90° 00' 00"	25.00'	39.27'	S48° 21' 09"W, 35.36'
C63	0° 44' 26"	220.00'	2.84'	S2° 58' 56"W, 2.84'
C64	18° 52' 18"	220.00'	72.46'	S6° 49' 26"E, 72.13'
C65	35° 01' 17"	220.00'	134.47'	S33° 46' 13"E, 132.39'
C66	35° 26' 05"	220.00'	136.06'	S68° 59' 54"E, 133.90'
C67	18° 35' 22"	215.00'	69.76'	S77° 22' 33"W, 69.45'
C68	8° 11' 21"	984.00'	140.64'	S14° 24' 55"E, 140.52'
C70	1° 30' 53"	431.07'	11.40'	S19° 16' 46"E, 11.40'
C71	2° 52' 33"	922.40'	46.30'	S18° 26' 19"E, 46.29'
C72	20° 42' 58"	25.00'	9.04'	S57° 43' 22"W, 8.99'
C73	4° 48' 50"	999.00'	83.93'	S38° 06' 32"E, 83.91'
C74	36° 14' 51"	904.00'	571.91'	S28° 30' 16"E, 562.42'
C75	35° 01' 17"	220.00'	134.47'	S33° 46' 13"E, 132.39'
C76	17° 23' 22"	25.00'	7.59'	S12° 02' 50"W, 7.56'

LINE TABLE		
Line #	Direction	Length
L1	S86° 42' 38"E	27.10'
L2	S80° 15' 02"W	92.21'
L3	S09° 44' 58"E	20.00'
L4	N80° 15' 02"E	92.21'
L5	S56° 53' 30"W	15.00'
L6	N03° 22' 15"E	15.00'
L7	N03° 22' 15"E	15.00'
L8	S54° 47' 56"W	26.62'
L9	S78° 53' 53"E	92.76'
L10	N68° 04' 52"E	52.28'
L11	N03° 21' 09"E	30.93'
L12	N03° 21' 09"E	15.00'
L13	N03° 21' 09"E	15.00'
L14	S21° 55' 08"E	115.00'
L15	S68° 04' 52"W	114.19'
L16	N68° 04' 52"E	10.57'
L17	S21° 55' 08"E	15.71'
L19	S07° 05' 04"E	30.00'
L20	S82° 54' 56"W	13.17'
L21	S68° 59' 17"W	97.99'
L22	N83° 42' 34"W	103.52'
L23	S44° 58' 13"W	88.06'
L24	S44° 58' 13"W	86.09'
L25	N16° 44' 13"E	109.38'
L26	N09° 38' 38"W	85.18'
L27	S72° 15' 47"W	11.43'
L28	N86° 38' 51"W	29.50'
L29	N03° 21' 09"E	30.38'
L30	N22° 56' 09"E	21.74'
L31	N22° 45' 50"E	6.46'
L32	N86° 38' 51"W	29.50'
L33	N03° 21' 09"E	30.48'
L34	S35° 17' 58"E	31.98'
L35	S42° 01' 12"W	32.05'
L36	N72° 15' 47"E	12.89'
L37	S21° 55' 08"E	76.92'
L38	S77° 45' 46"W	34.63'
L39	N12° 14' 14"W	20.00'
L40	N77° 45' 46"E	30.05'
L41	N27° 27' 57"W	65.19'
L42	N62° 32' 03"E	20.00'
L43	S27° 27' 57"E	71.34'
L44	S70° 19' 48"W	10.00'
L45	S15° 26' 53"E	68.29'
L46	S03° 25' 55"W	8.76'
L47	S61° 28' 24"E	21.97'
L48	S23° 40' 00"E	64.51'
L49	N03° 03' 00"E	24.86'
L50	N44° 58' 13"E	97.55'
L51	S38° 28' 33"E	54.03'
L52	N66° 23' 23"W	119.48'
L53	N03° 03' 00"E	50.13'
L54	N86° 38' 51"W	73.68'
L55	N68° 49' 47"E	16.95'
L56	N66° 00' 25"E	13.00'
L57	S86° 38' 51"E	68.87'
L58	S03° 20' 53"W	37.15'
L59	N19° 02' 41"W	66.68'
L60	S86° 42' 56"E	32.64'
L61	S68° 12' 10"E	74.68'

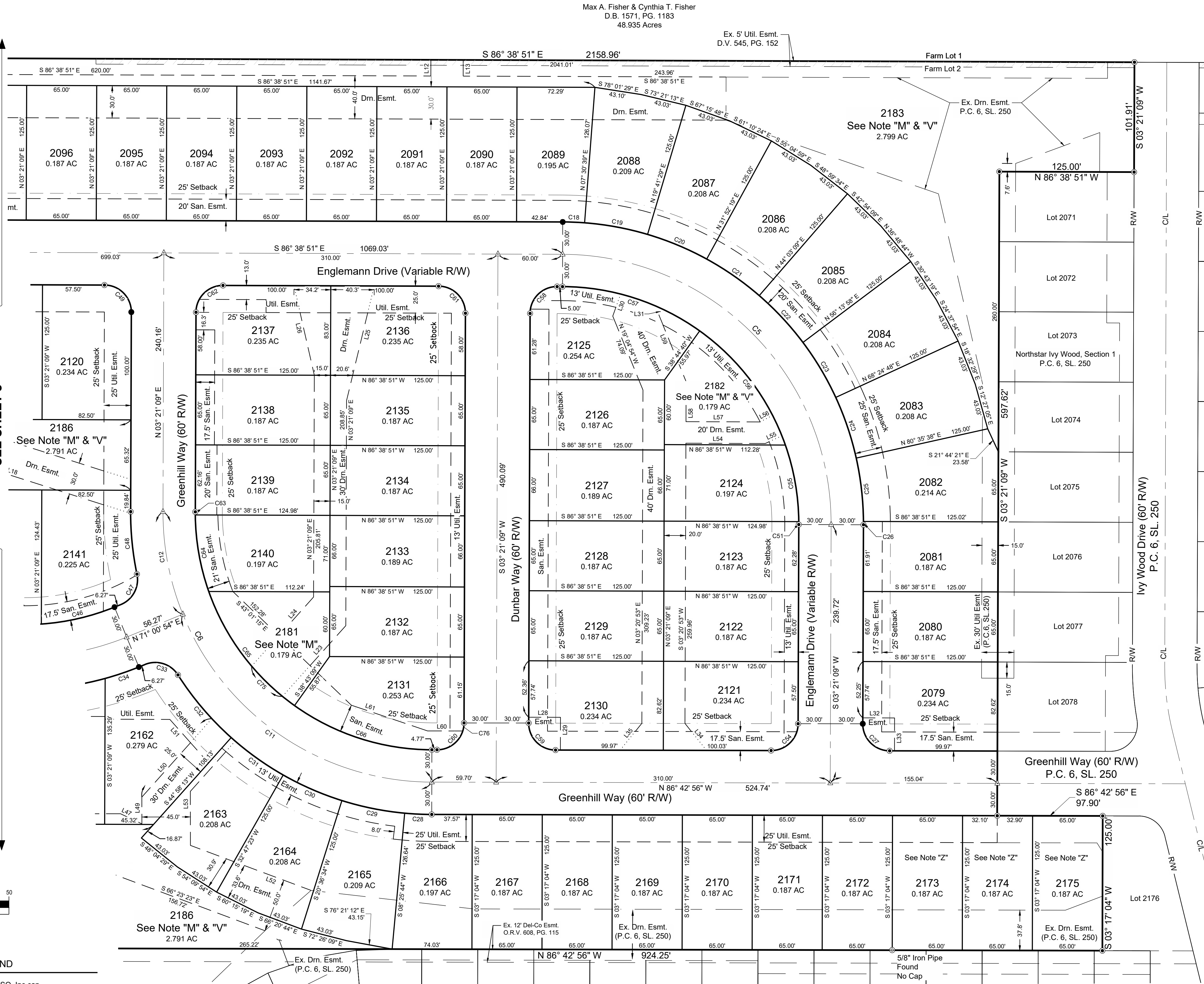


SURVEY LEGEND

- - 5/8" Iron Pin Set w/ CESO, Inc cap
- - Iron Pin Found as Described
- △ - PK Nail/Mag Nail Found
- - Permanent Marker Set w/ 1" metal cap inscribed CESO, Inc

NOTE "Z"

LOTS 2173, 2174, AND 2175 ARE NOT TO BE SOLD AND CONSTRUCTED ON UNTIL THE WETLANDS LOCATED ON THESE LOTS HAVE BEEN PERMITTED THROUGH OEPA INDIVIDUAL PERMIT.



Max A. Fisher & Cynthia T. Fisher  
D.B. 1571, PG. 1183  
48.935 Acres

Ex. 5' Util. Esmt.  
D.V. 545, PG. 152

Farm Lot 1

Farm Lot 2

2183  
See Note "M" & "V"  
2.799 AC

Ex. Drn. Esmt.  
P.C. 6, SL. 250

125.00'

N 86° 38' 51" W

101.91'

S 03° 21' 09" W

R/W

C/L

R/W

R/W

R/W

R/W

R/W

R/W

R/W

R/W

R/W

R/W

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NORTHSTAR IVY WOOD, SECTION 2

A RESUBDIVISION OF A PORTION OF LOT 1822 OF NORTHSTAR PORTRUSH ROAD  
(NORTHSTAR SECTION 1, PHASE A, LOT 644 DIVISION NO. 2)  
STATE OF OHIO, COUNTY OF DELAWARE, BERKSHIRE TOWNSHIP,  
FARM LOT 2, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17  
UNITED STATES MILITARY LANDS

Revisions / Submissions

ID	Description	Date
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Project Number: 761663  
Scale: 1"=50'  
Drawn By: OPG  
Checked By: ALB  
Date: 6/24/2025  
Issue: N/A

Drawing Title: