



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 33-19.7

Sec. 7 Ph. Pt.

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

PROJECT	BERLIN FARM WEST	(circle one) Residential Commercial
TOWNSHIP	BERLIN	

APPLICANT/ CONTACT	Name	M/I HOMES OF CENTRAL OHIO, LLC	Phone	614-418-8000
	Address	4131 NORTH AVENUE	E-mail	SPECK@MIHOMES.COM
	City, State, Zip	COLUMBUS, OHIO, 43219		

PROPERTY OWNER	Name	SAME AS APPLICANT	Phone	
	Address		E-mail	
	City, State, Zip			

SURVEYOR/ ENGINEER	Name	EMHRT - MATT KIRK	Phone	614-775-4131
	Address	5500 NEW ALBANY ROAD	E-mail	MKIRK@EMHRT.COM
	City, State, Zip	COLUMBUS, OHIO, 43054		

DETAILS	Total Lots	42	Buildable lots	41
	Total Acreage	19.664	Open Space Acreage	5.372

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>5,138.00</u>

g. M. Anderson, P.E.

8-29-25

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

BERLIN FARM WEST SECTION 7

1
2

Situated in the State of Ohio, County of Delaware, Township of Berlin, in Farm Lots 13 (2.602 Acres) and 15 (17.062 acres), Quarter Township 2, Township 4, Range 18, United States Military Lands, containing 19.664 acres of land, more or less, said 19.664 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 2038, Page 2620, and Official Record 2169, Page 1690, 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, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"BERLIN FARM WEST SECTION 7"**, a subdivision containing Lots numbered 3916 to 3957, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Brian Way and Parcott Drive (2.639 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 Whereof, 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__
Berlin Township Zoning Inspector

Approved this ____ day of ____, 20__
Del-Co Water Co., Inc.

Approved this ____ day of ____, 20__
Delaware County Sanitary Engineer

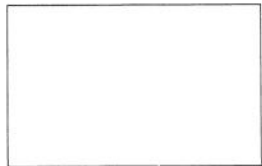
Approved this ____ day of ____, 20__
Delaware County Engineer

Approved this ____ day of ____, 20__
Director, Delaware County Regional
Planning Commission
Delaware County Commissioners

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ____ day of ____, 20__ for the County of Delaware, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted as such by Delaware County.

Transferred this ____ day of ____, 20__
Recorder, Delaware County, Ohio

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.

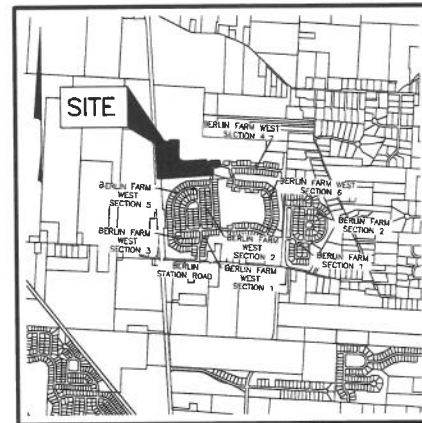
NOTE "A" - ACREAGE BREAKDOWN:

Total acreage	19.664 Ac.
Acreage in Lot 3957 (open space)	5.372 Ac.
Acreage in 41 buildable lots	11.653 Ac.
Acreage in rights-of-way	2.639 Ac.

NOTE "B" - ACREAGE BREAKDOWN: Berlin Farm West Section 7 is out of the following Delaware County Parcel Numbers:

41824001057001	3.130 Ac.
41823001002007	16.534 Ac.

NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. _____, Journal Date ____, 20__.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

D.C.R.P.C. CASE
No. 33-19-7

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 _____

_____ 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 D.E.
O.R. 2121, P. 2434

E.E.2 = Existing 20' Sanitary Easement
O.R. 2113, P. 1659

E.E.3 = Existing 5' Drainage Easement
O.R. 2111, P. 1350

E.E.4 = Existing 150' Electric Easement
O.R. 272, P. 248

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	
C1	96°20'28"	350.00'	588.52'	S 45°07'27" E	521.5'	
C2	5°51'23"	380.00'	38.84'	N 89°38'01" E	38.6'	
C3	10°27'07"	380.00'	69.32'	S 82°12'44" E	69.2'	
C4	10°27'07"	380.00'	69.32'	S 71°45'38" E	69.2'	
C5	10°27'07"	380.00'	69.32'	S 61°18'31" E	69.2'	
C6	10°27'07"	380.00'	69.32'	S 50°51'24" E	69.2'	
C7	10°27'07"	380.00'	69.32'	S 40°24'18" E	69.2'	
C8	10°43'44"	380.00'	71.16'	S 29°48'52" E	71.0'	
C9	10°43'44"	380.00'	71.16'	S 19°05'08" E	71.0'	
C10	10°43'44"	380.00'	71.16'	S 08°21'24" E	71.0'	
C11	6°02'19"	380.00'	40.05'	S 00°01'38" W	40.0'	
C12	90°00'00"	30.00'	47.12'	S 41°57'12" E	42.4'	
C13	90°00'00"	30.00'	47.12'	S 48°02'48" W	42.4'	
C14	3°19'11"	320.00'	18.54'	S 01°23'12" W	18.5'	
C15	19°32'48"	320.00'	109.17'	S 10°02'47" E	108.6'	
C16	23°02'49"	320.00'	128.72'	S 32°30'55" E	127.8'	
C17	23°11'50"	320.00'	129.56'	S 54°27'54" E	128.8'	
C18	19°31'16"	320.00'	109.03'	S 75°49'27" E	108.5'	
C19	74°23'36"	320.00'	43.06'	S 89°26'23" E	43.0'	

NOTE "E": All of Berlin Farm West Section 7 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 Number 39041C0120K, for Delaware County, Ohio and incorporated areas, with an effective date of April 16, 2009.

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 filing 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 condition 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.

Zoning: R-3/PRD
Front: 30 feet
Side: 12.5 feet per side
Rear: 25 feet

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

NOTE "J": 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 "K" - LOT 3957: Lot 3957, 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 Berlin Farm West subdivisions for the purpose of open space, the maintenance of storm water facilities, 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": 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 Berlin Farm West Section 7 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.

M/I HOMES OF CENTRAL OHIO, LLC
O.R. 2169, P. 1690

Detail
NTS

PARCOTT DRIVE

BERLIN FARM WEST
SECTION 4
O.R. 2121, P. 2434

④ $\Delta = 4^{\circ}53'35''$ $R = 530.00'$
 Arc = $45.26'$
 ChBrg = $S80^{\circ}07'40''W$
 Ch = $45.25'$
 ⑤ $S77^{\circ}40'53''W$
 $55.10'$
 ⑥ $\Delta = 4^{\circ}50'07''$ $R = 220.00'$
 Arc = $18.57'$
 ChBrg = $S80^{\circ}05'57''W$
 Ch = $18.56'$
 ⑦ $\Delta = 9^{\circ}41'19''$ $R = 300.00'$
 Arc = $49.32'$
 ChBrg = $N50^{\circ}23'20''W$
 Ch = $43.85'$
 ⑧ $S86^{\circ}42'19''W$
 $60.00'$
 ⑨ $\Delta = 9^{\circ}00'00''$ $R = 300.00'$
 Arc = $47.12'$
 ChBrg = $S41^{\circ}42'19''W$
 Ch = $42.43'$
 ⑩ $S03^{\circ}17'41''E$
 $60.00'$
 ⑪ $\Delta = 9^{\circ}00'00''$ $R = 300.00'$
 Arc = $47.12'$
 ChBrg = $S48^{\circ}17'41''E$
 Ch = $42.43'$

M/I HOMES OF
CENTRAL OHIO, LLC
O.R. 2169, P. 1690

BERLIN FARM WEST
SECTION 5
O.R. 2148, P. 2319

[illegible]