	<b>Final Subdivision Plat Application</b> <b>Delaware County, Ohio</b> (for unincorporated areas only)	RPC Number _____  Sec. _____ Ph. _____ Pt. _____
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FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES

<b>PROJECT</b>	The Villas at Old Harbor West Section 2	(circle one) <u>Residential</u> Commercial
<b>TOWNSHIP</b>	Berlin Township	

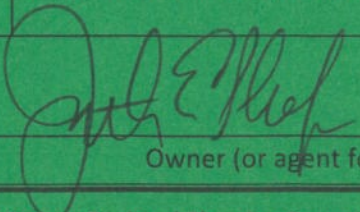
<b>APPLICANT/ CONTACT</b>	Name Jonathan Phelps	Phone 614.428.7750
	Address 781 Science Blvd., Suite 100	E-mail jphelps@advancedcivildesign.com
	City, State, Zip Gahanna, Ohio 43230	

<b>PROPERTY OWNER</b>	Name 3 Pillar Homes Villas at Old Harbor West, LLC	Phone 614.374.1162
	Address 50 South Liberty Street, Suite 200	E-mail zenios@3pillar.com
	City, State, Zip Powell, Ohio 43065	

<b>SURVEYOR/ ENGINEER</b>	Name Jonathan Phelps	Phone 614.428.7750
	Address 781 Science Blvd., Suite 100	E-mail jphelps@advancedcivildesign.com
	City, State, Zip Gahanna, Ohio 43230	

<b>DETAILS</b>	Total Lots 34	Buildable lots 30
	Total Acreage 7.279 acres	Open Space Acreage 2.666 acres

<b>SUBMISSION REQUIREMENTS</b> (Sub. Regs. Section 205.01)	Date the <b>Preliminary Plan</b> was approved by RPC (required):	10-24-2019
	Date of <b>Draft Plat</b> Review by RPC staff (required):	8-26-2025
	Date of <b>Final Engineering Approval</b> by DCEO (required):	11-03-2020
	<b>1 (one) Plat signed</b> 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>	
	For plats including a CAD - 1 copy of CAD Maintenance Agreement	
	<b>Fee - \$500 base, then \$110 per build lot, CADs require additional fees;</b> <b>For commercial and multi-family - \$500 base, then \$110 per acre;</b> <b>DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners</b> (Refer to Fee Schedule) \$ 3,890	

 9/5/2025  
 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



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, LYING IN FARM LOT 2, SECTION 4, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY DISTRICT, CONTAINING 7.279 ACRES, SAID 7.279 ACRES BEING PART OF: THE REMAINDER OF A 10-30.5/160 ACRE TRACT AS CONVEYED TO 3 PILLAR HOMES VILLAS AT OLD HARBOR WEST, LLC IN OFFICIAL RECORD 1748, PAGE 1235, THE REMAINDER OF AN 18.156 ACRE TRACT AS CONVEYED TO 3 PILLAR HOMES VILLAS AT OLD HARBOR WEST, LLC IN OFFICIAL RECORD 1764, PAGE 1040, AND A 4.341 ACRE TRACT AS CONVEYED TO 3 PILLAR HOMES VILLAS AT OLD HARBOR WEST, LLC IN OFFICIAL RECORD 1764, PAGE 2846, DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, 3 PILLAR HOMES VILLAS AT OLD HARBOR WEST, LLC, AN OHIO LIMITED LIABILITY COMPANY BY ZENIOS ZENIOS, PRESIDENT, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE VILLAS AT OLD HARBOR WEST SECTION 2, A SUBDIVISION CONTAINING LOTS 2797-2826 AND RESERVES G, H, I AND J, AND DOES HEREBY ACCEPT THIS PLAT.

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DEL-CO EASEMENT" OR "DRAINAGE AND UTILITY EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH 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 UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF THE VILLAS AT OLD HARBOR WEST, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF ZENIOS ZENIOS, PRESIDENT OF 3 PILLAR HOMES VILLAS AT OLD HARBOR WEST, LLC HAS HEREUNTO SET HIS HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

3 PILLAR HOMES VILLAS AT OLD HARBOR WEST, LLC

ZENIOS ZENIOS

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE

SIGNATURE

PRINTED

PRINTED

Notary for Owner

STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ZENIOS ZENIOS, PRESIDENT OF 3 PILLAR HOMES VILLAS AT OLD HARBOR WEST, LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

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\_\_\_\_

BERLIN TOWNSHIP ZONING OFFICIAL

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

DELAWARE COUNTY  
SANITARY ENGINEER

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

DELAWARE COUNTY ENGINEER

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

DELAWARE COUNTY REGIONAL  
PLANNING COMMISSION

DELAWARE COUNTY COMMISSIONERS

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

COMMISSIONER

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

COMMISSIONER

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

COMMISSIONER

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.

RECORDER, DELAWARE COUNTY,

FEE \$\_\_\_\_\_ FILE NO. \_\_\_\_\_

OFFICIAL RECORD \_\_\_\_\_, PAGE(S) \_\_\_\_\_

THE VILLAS AT OLD HARBOR WEST SECTION 2

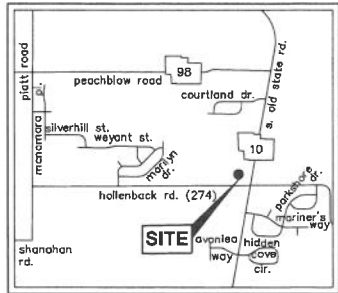
Farm Lot 2, Section 4, Township 4, Range 18, USML  
Berlin Township, Delaware County, Ohio

DRAINAGE MAINTENANCE PETITION  
RECORDED IN THE DELAWARE COUNTY  
COMMISSIONER'S JOURNAL NO. 74

RESOLUTION NO.: 21-446

JOURNAL DATE: May 24, 2021

RPC # 26-19.2



VICINITY MAP

SCALE: NTS

SOURCE DATA

THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 765". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39041C0255K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BASIS OF BEARINGS

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, UTILIZING ONE HOUR STATIC GPS OBSERVATIONS SUBMITTED TO OPUS, WHICH DETERMINES THE CENTERLINE OF SOUTH OLD STATE ROAD TO BE N13°07'49"E.

ZONING CLASSIFICATION

TRANSITIONAL PLANNED  
UNIT DEVELOPMENT (TPUD)

BUILDING SETBACKS

FRONT YARD SETBACK:  
15 FEET LOTS:  
SECTION 2 2803, 2805, 2814, 2816,  
2819, 2822, 2826

20 FEET LOTS:  
SECTION 2 2820, 2821, 2823-2825,

28 FEET LOTS:  
SECTION 2 2797-2802, 2804,  
2806-2813, 2815, 2817, 2818

SIDE YARD SETBACK: 7.5 FEET (MINIMUM 15 FEET BETWEEN BUILDING FOUNDATIONS)

REAR YARD SETBACK: 30 FEET (BETWEEN BUILDING FOUNDATIONS)

PERIMETER SETBACK: 35 FEET (MINIMUM)

SECTION 2 - SITE STATISTICS

TOTAL AREA: 7.279 ACRES  
OPEN SPACE (4): 2.666 ACRES  
BUILDABLE LOTS (30) AREA: 4.613 ACRES

Final Plat



PLAN PREPARED BY: JEP  
CHECKED BY: JEP

781 Science Blvd, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 100'

DATE: September 4, 2025

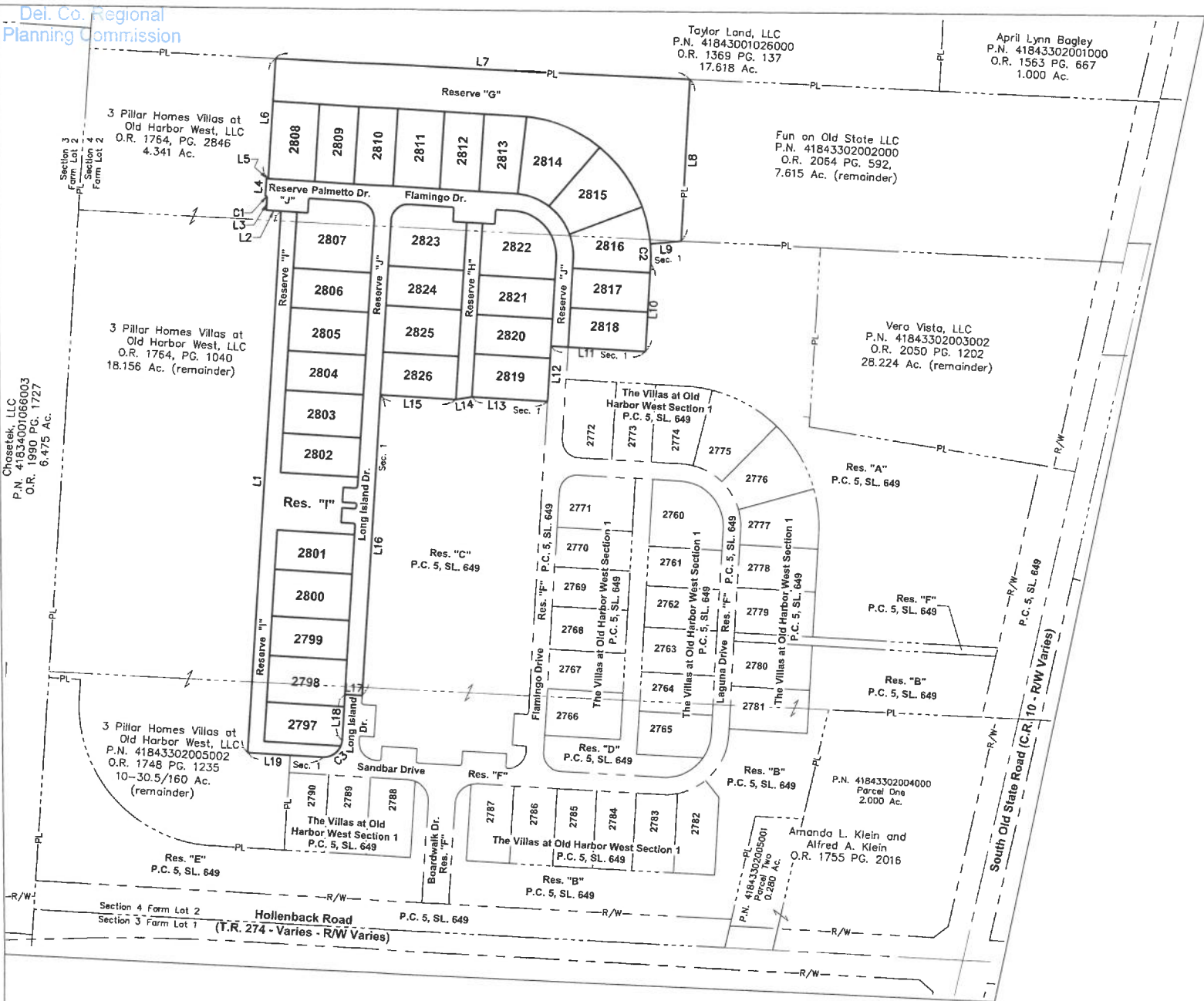
SHEET 1 / 3

JOB NO.: 19-0001-1036

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

JONATHAN E. PHELPS, P.S.  
REGISTRATION NUMBER 8241

DATE



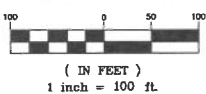
LINE TABLE		
LINE	DISTANCE	BEARING
L1	755.00'	N03°25'38"E
L2	21.00'	N86°34'22"W
L3	17.50'	N03°25'38"E
L4	24.00'	N03°25'38"E
L5	2.41'	S86°34'22"E
L6	167.39'	N03°25'38"E
L7	579.13'	S87°05'40"E

LINE TABLE		
LINE	DISTANCE	BEARING
L8	225.25'	S03°11'36"W
L9	43.43'	S85°07'48"W
L10	122.00'	S03°25'38"W
L11	132.00'	N86°34'22"W
L12	77.00'	S03°25'38"W
L13	105.00'	N86°34'22"W
L14	22.56'	S80°37'22"W

LINE TABLE		
LINE	DISTANCE	BEARING
L15	105.00'	N86°34'22"W
L16	419.00'	S03°25'38"W
L17	24.00'	N86°34'22"W
L18	64.50'	S03°25'38"W
L19	105.50'	N86°34'22"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°00'00"	2.50'	3.93'	N41°34'22"W	3.54'
C2	008°17'50"	195.00'	28.24'	S00°43'17"E	28.21'
C3	090°00'00"	24.50'	38.48'	S48°25'38"W	34.65'

GRAPHIC SCALE



THE VILLAS AT OLD HARBOR WEST SECTION 2

Farm Lot 2, Section 4, Township 4, Range 18, USML  
Berlin Township, Delaware County, Ohio

1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT OR UTILITY EASEMENT TO PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES THAT ARE LOCATED 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, LANDS, AND FOR STORM WATER DRAINAGE.

2. EASEMENTS DESIGNATED AS "SANITARY EASEMENT" (SAN. ESMT.) SHALL MEAN AN EXCLUSIVE SANITARY SEWER 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.

3. 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.

4. 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.

5. 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, FENCING, 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.

6. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY DELAWARE SOIL & WATER CONSERVATION DISTRICT AND THE DELAWARE COUNTY ENGINEER'S OFFICE. DELAWARE SOIL & WATER CONSERVATION DISTRICT AND THE DELAWARE COUNTY ENGINEER'S OFFICE WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

7. 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.

8. 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 DEL-CO 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.

9. 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.

10. 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.

11. ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT AREA SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.

12. 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.

13. 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.

14. 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.

15. THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY, 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 HAVE CONTROL OVER CONFLICTING 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.

16. 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 ABOUT THE VILLAS AT OLD HARBOR EAST OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC ROAD RECORDS, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

17. ALL RESERVE/OPEN SPACES DELINEATED ON THESE PLANS SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES. SAID RESERVES/OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE VILLAS AT OLD HARBOR WEST HOME OWNERS ASSOCIATION.

18. DRIVES SHALL NOT ENCR OACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

19. 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.

20. ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH, AND PLATTING AUTHORITIES ARE PLANS INDICATING NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

21. APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET SHOWN THEREON, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY. THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH PRIVATE STREET. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.

22. DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET(S) SHOWN THEREON, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC AUTHORITY SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH PRIVATE STREET(S). THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND." THIS NOTE WILL ALSO BE REQUIRED ON THE PLAT.

23. RESERVE J, AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY A CONDOMINIUM OWNERS ASSOCIATION FOR THE VILLAS AT OLD HARBOR WEST. THE DRIVES AND LANES CONSTRUCTED WITHIN RESERVE J WILL BE PRIVATE DRIVES AND LANES THAT ALLOW FOR EMERGENCY ACCESS WHICH WILL BE OWNED AND MAINTAINED BY SAID ASSOCIATION. THESE DRIVES AND LANES WILL NOT BE DEDICATED TO DELAWARE COUNTY AND DELAWARE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE DRIVES. ONCE DEVELOPED THE CONDOMINIUM ASSOCIATION WILL OWN THE LAND BEYOND BUILDINGS. THE OWNER AND ANY SUBSEQUENT TRANSFEREE OF A LOT DELINEATED HEREIN ACKNOWLEDGE AND AGREE THAT THE APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY COMMISSIONERS IS CONDITIONED ON THE DRIVES AND LANES REMAINING PRIVATE IN PERPETUITY, THAT ANY OFFER OF DEDICATION, WHETHER EXPRESS OR IMPLIED, IS HEREBY REJECTED, AND THAT NO DEDICATION OF RIGHT-OF-WAY, WHETHER STATUTORY OR AT COMMON LAW, SHALL OCCUR UNLESS EXPRESSLY ACCEPTED BY A SUBSEQUENT RESOLUTION OF THE DELAWARE COUNTY COMMISSIONERS."

24. NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT AND SERVICE CONNECTIONS THERETO; ABOVE AND BENEATH THE SURFACE OF THE GROUND.

25. RESERVES H, I AND G TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND USED AS OPEN SPACE.

Final Plat

ADVANCED

CIVIL DESIGN

ENGINEERS SURVEYORS

PLAN PREPARED BY: JEP  
CHECKED BY: JEP

781 Science Blvd, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

DATE: September 4, 2025

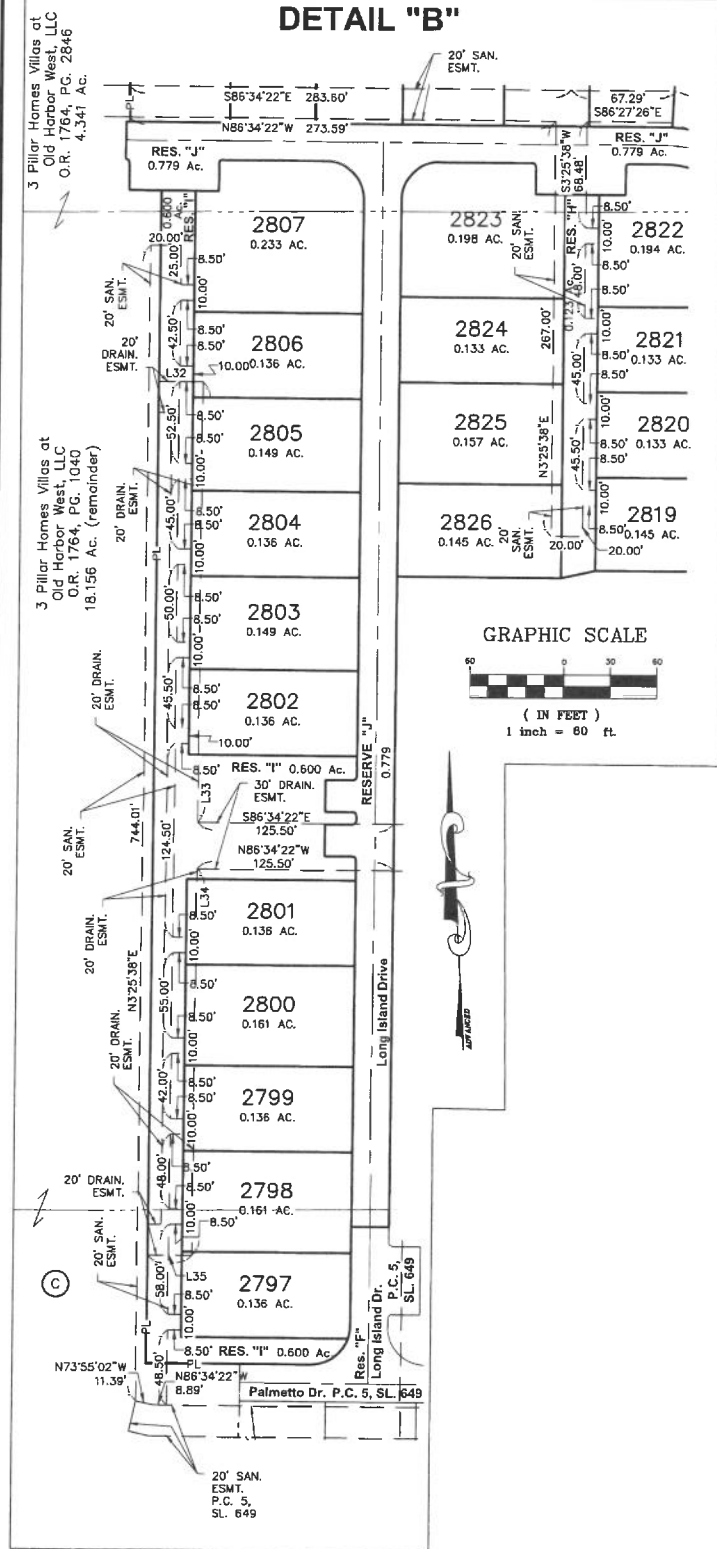
SHEET 2 / 3

JOB NO.: 19--0001--1036



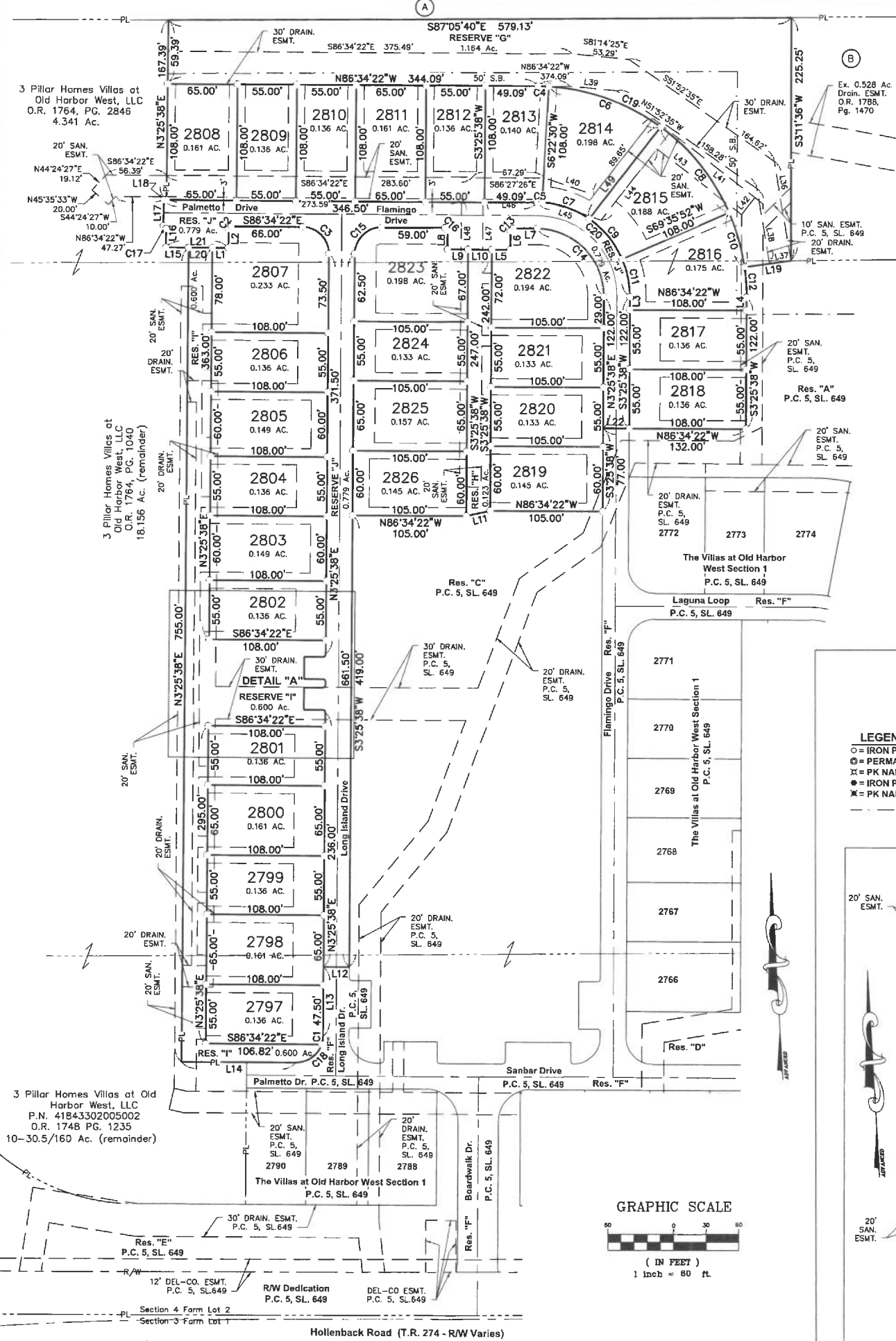
THE VILLAS AT OLD  
HARBOR WEST SECTION 2  
Farm Lot 2, Section 4, Township 4, Range 18, USML  
Berlin Township, Delaware County, Ohio

DETAIL "B"



OWNERSHIP INFORMATION

- (A) Taylor Land, LLC  
P.N. 41843001026000  
O.R. 1369 PG. 137  
17.618 Ac.
- (B) Fun on Old State LLC  
P.N. 41843302002000  
O.R. 2064 PG. 592,  
7.615 Ac. (remainder)
- (C) 3 Pillar Homes Villas at Old Harbor West, LLC  
P.N. 41843302005002  
O.R. 1748 PG. 1235  
10-30.5/160 Ac. (remainder)



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	017°49'33"	24.50'	7.62'	S12°20'24"W	7.59'
C2	090°00'00"	2.50'	3.93'	N48°25'38"E	3.54'
C3	090°00'00"	24.50'	38.48'	S41°34'22"E	34.65'
C4	002°56'52"	195.00'	10.03'	S85°05'56"E	10.03'
C5	002°56'52"	87.00'	4.48'	N85°05'56"W	4.48'
C6	033°00'38"	195.00'	112.35'	S67°07'11"E	110.80'
C7	030°57'10"	87.00'	47.00'	N68°08'55"W	46.43'
C8	030°12'45"	195.00'	102.82'	S35°30'30"E	101.64'
C9	032°16'12"	87.00'	49.00'	N36°32'14"W	48.35'
C10	015°31'55"	195.00'	52.86'	S12°38'10"E	52.70'
C11	023°49'45"	87.00'	36.18'	N08°29'15"W	35.92'
C12	008°17'50"	195.00'	28.24'	S00°43'17"E	28.21'
C13	090°00'00"	2.50'	3.93'	N48°25'38"E	3.54'
C14	090°00'00"	63.00'	98.96'	S41°34'22"E	89.10'
C15	090°00'00"	24.50'	38.48'	N48°25'38"E	34.65'
C16	090°00'00"	2.50'	3.93'	S41°34'22"E	3.54'
C17	090°00'00"	2.50'	3.93'	N41°34'22"W	3.54'
C18	090°00'00"	24.50'	38.48'	S48°25'38"W	34.65'
C19	081°42'10"	195.00'	278.07'	N45°43'17"W	255.10'
C20	090°00'00"	87.00'	136.66'	S41°34'22"E	123.04'
C21	090°00'00"	2.50'	3.93'	S48°25'38"W	3.54'
C22	090°00'00"	2.50'	3.93'	S41°34'22"E	3.54'
C23	090°00'00"	2.50'	3.93'	S48°25'38"W	3.54'
C24	090°00'00"	2.50'	3.93'	S41°34'22"E	3.54'

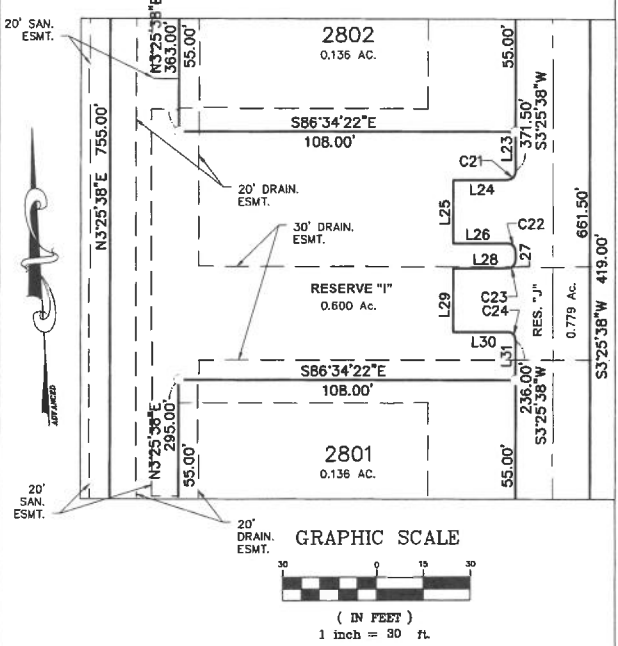
LINE TABLE

LINE	DISTANCE	BEARING
L1	15.00'	S86°34'22"E
L2	17.50'	N03°25'38"E
L3	12.00'	N03°25'38"E
L4	12.00'	S03°25'38"W
L5	17.00'	S86°34'22"E
L6	17.50'	N03°25'38"E
L7	22.50'	S86°34'22"E
L8	17.50'	S03°25'38"W
L9	19.00'	S86°34'22"E
L10	22.00'	S86°34'22"E
L11	22.56'	S80°37'22"W
L12	24.00'	N86°34'22"W
L13	64.50'	S03°25'38"W
L14	105.50'	N86°34'22"W
L15	21.00'	N86°34'22"W
L16	17.50'	N03°25'38"E
L17	24.00'	N03°25'38"E
L18	2.41'	S86°34'22"E
L19	43.43'	S85°07'48"W
L20	22.00'	S86°34'22"E
L21	58.00'	N86°34'22"W
L22	24.00'	N86°34'22"W
L23	13.00'	S03°25'38"W
L24	17.50'	N86°34'22"W
L25	20.50'	S03°25'38"W
L26	17.50'	S86°34'22"E
L27	3.00'	S03°25'38"W
L28	17.50'	N86°34'22"W
L29	20.50'	S03°25'38"W
L30	17.50'	S86°34'22"E
L31	13.00'	S03°25'38"W
L32	28.50'	S86°34'22"E
L33	283.50'	S03°25'38"W
L34	249.00'	S03°25'38"W
L35	28.50'	N86°34'22"W
L36	93.34'	S06°31'21"E
L37	20.01'	S85°07'48"W
L38	70.35'	N06°31'21"W
L39	44.04'	N81°14'25"W
L40	48.67'	S67°54'25"E
L41	119.40'	S48°57'31"E
L42	20.00'	S41°02'29"W
L43	99.40'	N48°57'31"W
L44	83.93'	S41°02'29"W
L45	59.69'	N67°54'25"W
L46	53.99'	N86°27'26"W
L47	68.48'	S03°25'38"W
L48	267.00'	N03°25'38"E
L49	108.10'	N41°02'29"E

LEGEND

- = IRON PIN SET  
● = PERMANENT MARKER  
x = PK NAIL SET  
● = IRON PIN FOUND  
x = PK NAIL FOUND  
--- SETBACK LINE

DETAIL "A"



Final Plat

PLAN PREPARED BY: JEP  
CHECKED BY: JEP

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Cohanna, Ohio 43230  
ph 614.428.7790  
fax 614.428.7795

ADVANCED  
CIVIL DESIGN  
ENGINEERS SURVEYORS

SCALE: 1" = 60'  
DATE: September 4, 2025

SHEET 3 / 3  
JOB NO.: 19-0001-1036