



Sketch Plan Application Delaware County, Ohio

(for unincorporated areas only)

RPC Sketch Plan Number

25-17-S

(RPC Staff will assign)

PROJECT	Daugherty Lot Split	(circle one) Residential Commercial
TOWNSHIP	Berlin	

APPLICANT/ CONTACT	Name Jon Goodman – Birch Blue Construction	Phone 614-315-1323
	Address 36 Harrison St, Ste A	E-mail jgoodman@birch-blue.com
	City, State, Zip Sunbury, OH 43074	

PROPERTY OWNER	Name Leslie Teeter	Phone 614-325-2021
	Address 3732 Berlin Station Rd	E-mail adam051207@yahoo.com
	City, State, Zip Delaware, OH 43015	

SURVEYOR/ ENGINEER	Name Tim Stadt, Pro Boundary, LLC	Phone 614-899-2209
	Address 8850 Commerce Loop Drive	E-mail tim@proboundary.com
	City, State, Zip Columbus, OH 43240	

LOCATION	Property Address 3732 Berlin Station Rd
	(circle one) N S E W side of Berlin Station Rd Road/Street
	approx. 150 feet N S E W of Berlin Station Road/Street

DETAILS	Number of Lots 2	Septic Systems yes no
	Total Acreage 2 (11.077 ac)	Central Sanitary System yes no

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	One (1) copy of Sketch Plan (max. 11" x 17") including:
	Approximate lot dimensions and acreage;
	Information to locate site (complete section above: LOCATION);
	North Arrow (scale preferred also);
	Indicate woods, watercourses, natural features, easements, buildings, cemeteries, proposed streets, Common Access Drives, and other relevant information;
	Location of labeled stakes and colored flags (optional – NOT REQUIRED);
	Completed and Signed Application;
	Fee (Refer to Fee Schedule) \$ 700.00


BIRCH BLUE CONSTRUCTION

10-27-2025

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 10/13/23

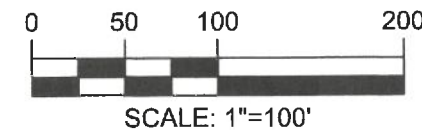
SR#25-17-S

BASIS OF BEARINGS

Bearings hereon are referenced to State Plane Grid,
Ohio North Zone, NAD83, 2023 adjustment, US Survey
Feet, per an Ohio RTN survey.

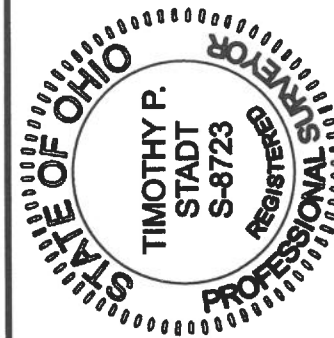
PROPERTY SPLIT

FARM LOTS 6 & 7, SECTION 2, TOWNSHIP 4, RANGE 18, U.S.M.L.
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO



LEGEND

- PROPERTY LINE
- PUBLIC ROAD RIGHT-OF-WAY
- IRON PIPE FND.
- IRON PIN FOUND
- MAG NAIL SET
- IRON PIN SET (5/8" O.D. REBAR 30" LONG W/CAP "STADT 8723")



BOUNDARY SURVEY/SPLIT
F.L. 6 & 7, SEC. 2, TOWN. 4, RANG. 18, U.S.M.L.
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

This plot is based on the results of an actual field
survey performed on the property under my supervision
in August, 2023.

BY *Timothy P. Stadt*
OHIO PROFESSIONAL SURVEYOR No. 8723



DATE: 9/19/2023
JOB No.: 23-255
CLIENT: MR. ADAM DAUGHTERY
DRAWING NAME: 23255SPLIT.DWG
REVISED: F.B./PG.: 40/17
N/A

BERLIN STATION RD (C.R. 91, VARIES)

R/W

BEATTY SUBDIVISION
P.C. 1, SL. 697

LOT 810

LOT 812

LOT 811

TIFFANY L. RANKIN
O.R. 2037, PG. 1
1.238 AC.

Obtain Access
Easement

TRUE BEGINNING
6.043 AC. TRACT

New Drive

E BEGINNING
5.018 AC. TRACT

Proposed 2 acre Lot

O.R. 446, PG. 1354

Build Site/Septic

EX. VINYL
HOUSE
#3732

VELINOFF SUBDIVISION
P.B. 18, PG. 144
LOT 347

730.68'

DETAIL (1"=20')

S84°26'26"E
103.39'
S3°51'10"W
8.00'

LOT 810

RONALD G. BOISVERT AND
SUSAN G. BOISVERT
D.B. 639, PG. 668
0.012 AC.

LESLIE L. TEETER
D.B. 480, PG. 15
O.R. 446, PG. 1354

L1: S22°29'18"E 33.32'
L2: S86°13'19"E 79.27'

SURVEY NOTES

SURVEYOR WAS NOT PROVIDED A TITLE COMMITMENT AS PART OF
THIS SURVEY. EASEMENTS MAY EXIST ON THE PROPERTY WHICH
ARE NOT SHOWN