

	Final Subdivision Plat Application Delaware County, Ohio (for unincorporated areas only)	RPC Number <u>12-25</u> Sec. ___ Ph. ___ Pt. ___
	FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES	

PROJECT	Honey Grove	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Berkshire and Kingston Townships	

APPLICANT/ CONTACT	Name: Pulte Homes of Ohio, LLC	Phone: 614-376-1023
	Address: 475 Metro Place South, Suite 200	E-mail: nicki.martin@pultegroup.com
	City, State, Zip: Dublin, OH 43017	

PROPERTY OWNER	Name: Pulte Homes of Ohio, LLC	Phone: 614-376-1018
	Address: Wilson Road	E-mail: matthew.callahan@pulte.com
	City, State, Zip: Sunbury, OH 43074	

SURVEYOR/ ENGINEER	Name: Kevin Kershner	Phone: 614-472-8963
	Address: 7965 North High Street, Suite 200	E-mail: kevin.kershner@kimley-horn.com
	City, State, Zip: Columbus, OH 43235	

DETAILS	Total Lots: 60	Buildable lots: 54
	Total Acreage : 26.164 Ac	Open Space Acreage: 3.149 Ac

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 <u>signed</u> 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) \$ _____



10/3/2025

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 BERKSHIRE, FARM LOT 1, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17, AND TOWNSHIP OF KINGSTON, FARM LOT 1, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 17, UNITED STATES MILITARY LANDS, BEING ALL OF THAT 26.164 ACRE TRACT OF LAND, AS CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD _____, PAGE _____, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "HONEY GROVE - NORTHSTAR", A SUBDIVISION CONTAINING LOT NUMBERS 269-294, INCLUSIVE AND 2190-2223, INCLUSIVE AND 2349 AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DOES HEREBY DEDICATE BEGONIA COURT, HONEY GROVE DRIVE, AND STELLA PLACE AS SHOWN HEREON TO THE PUBLIC FOREVER.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "DRAINAGE EASEMENT" (DRN. ESMT.), "EMERGENCY ACCESS EASEMENT" (EMERG. ACC. ESMT.), "SANITARY EASEMENT (SAN. ESMT.) OR "UTILITY EASEMENT" (UTIL. ESMT.), EASEMENTS DESIGNATED AS "EASEMENT", "DRAINAGE EASEMENT", "EMERGENCY ACCESS EASEMENT (EMERG. ACC. ESMT.) OR "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 PAGE 2 ADDITIONAL FOR EASEMENT NOTES.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA AND WITHIN AN ORIGINAL 99.380 ACRE TRACT OF LAND AS CONVEYED TO NORTHSTAR GOLF, LLC, OF RECORD IN OFFICIAL RECORD 879, PAGE 1438, AND WITHIN THAT 30.756 ACRE TRACT OF LAND AS CONVEYED TO NORTHSTAR GOLF, LLC, OF RECORD IN OFFICIAL RECORD 417, PAGE 1036, AND WITHIN THAT ORIGINAL 766.886 ACRE TRACT OF LAND AS CONVEYED TO NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, OF RECORD IN OFFICIAL RECORD 879, PAGE 1476, ARE RESERVED FOR THE PURPOSE STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 20 DAY OF Sept, 2025

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: [Signature]
WITNESS
[Signature]
WITNESS

PULTE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 30 DAY OF Sept, 2025

MY COMMISSION EXPIRES 4-12-30



EVA GROW
Notary Public, State of Ohio
My Commission Expires
April 12, 2030

IN WITNESS WHEREOF, ROBERT J. WEILER JR., PRESIDENT OF NORTHSTAR GOLF LLC HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 29 DAY OF Sept, 2025

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: [Signature]
WITNESS
[Signature]
WITNESS

NORTHSTAR GOLF LLC

ROBERT J. WEILER JR., PRESIDENT



State of Ohio
Notary Public
Gina Molinari
My Commission Expires February 22, 2030

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT J. WEILER JR., PRESIDENT OF NORTHSTAR GOLF LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID NORTHSTAR GOLF LLC FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 29 DAY OF Sept, 2025

MY COMMISSION EXPIRES February 22 2030

IN WITNESS WHEREOF, PAULA SLOAN, VICE PRESIDENT OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 1 DAY OF October, 2025

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC
AN OHIO LIMITED LIABILITY COMPANY

BY: NATIONWIDE REALTY INVESTORS, LTD.,
ITS MEMBER AND MANAGER

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 NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 1 DAY OF October, 2025

MY COMMISSION EXPIRES April 12 2030



JANICE L. GRESKO
Attorney at Law
Notary Public, State of Ohio
My Commission Expires
April 12, 2030

HONEY GROVE - NORTHSTAR

STATE OF OHIO, COUNTY OF DELAWARE,
TOWNSHIP OF BERKSHIRE, FARM LOT 1, QUARTER TOWNSHIP 2,
TOWNSHIP 4, RANGE 17, AND
TOWNSHIP OF KINGSTON, FARM LOT 1, QUARTER TOWNSHIP 3,
TOWNSHIP 5, RANGE 17
UNITED STATES MILITARY LANDS

APPROVED THIS _____ DAY OF _____ 20__

BERKSHIRE TWP., ZONING INSPECTOR

APPROVED THIS _____ DAY OF _____ 20__

KINGSTON TWP., ZONING INSPECTOR

APPROVED THIS 30 DAY OF September 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

APPROVED THIS _____ DAY OF _____ 20__

DELAWARE COUNTY COMMISSIONERS

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.

TRANSFERRED THIS _____ DAY OF _____ 20__

AUDITOR, 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 COMMISSIONERS JOURNAL,

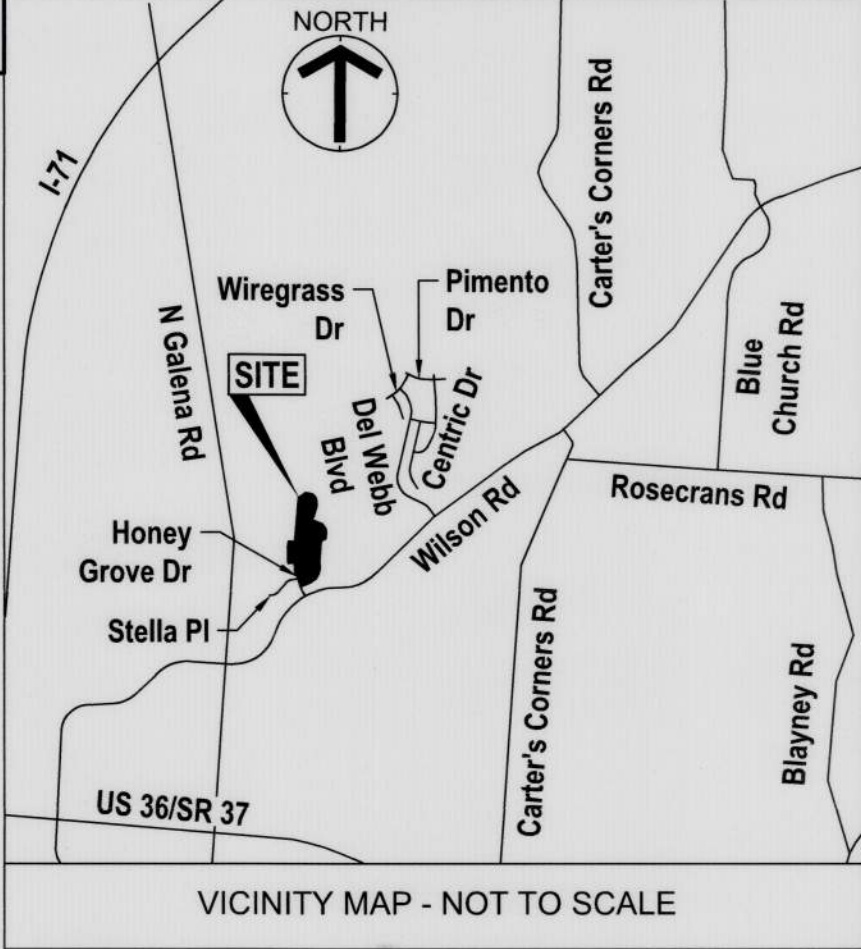
RESOLUTION NO. _____

JOURNAL DATE _____

RECORDER, DELAWARE COUNTY OHIO

RPC NUMBER: 44-26-

12-25



VICINITY MAP - NOT TO SCALE

BASIS OF BEARING

THE BASIS OF BEARING IS OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (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. 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 NOVEMBER, 2024.

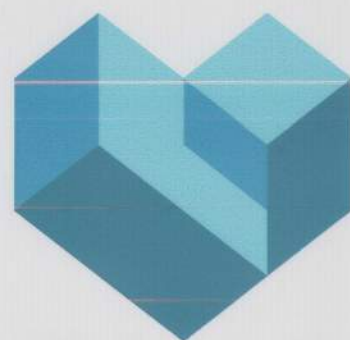


SURVEYED AND PLATTED BY: CESO INC
MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

DATE: 9/29/25

CESO IRON PIN LEGEND

- ☐ STONE FOUND
- ⊙ IRON PIN FOUND (AS DESCRIBED)
- △ MAG NAIL FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)



WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.1090 Fax: 614.298.4626

HONEY GROVE - NORTHSTAR

State of Ohio, County of Delaware,
Township of Berkshire, Farm Lot 1, Quarter Township 2, Township 4, Range 17, and
Township of Kingston, Farm Lot 1, Quarter Township 3, Township 5, Range 17
United States Military Lands

Revisions / Submissions

ID Description Date

© 2025 CESO, INC.

Project Number: 764475
Scale: N/A
Drawn By: VLM
Checked By: ALB
Date: 9/29/2025
Issue: N/A

Drawing Title:

Plat

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": 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. KINGSTON TOWNSHIP AND BERKSHIRE TOWNSHIP ZONING CODE FOR "PLANNED RESIDENTIAL DISTRICT", IN EFFECT AT TIME OF PLATTING OF "HONEY GROVE - NORTHSTAR" SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION	PRD
FRONT SETBACK:	25' MINIMUM
SIDE SETBACK:	7.5'
REAR SETBACK:	25' MINIMUM

NOTE "C": ACREAGE BREAKDOWN
ACREAGE IN RIGHT-OF-WAY: 5.022 ACRES
ACREAGE IN LOTS 269-290 AND 2190-2221 (BUILDABLE): 17.723 ACRES
ACREAGE IN LOTS 291-294 AND 2222-2223, 2349 (NON-BUILDABLE): 3.419 ACRES
TOTAL ACREAGE: 26.164 ACRES

ACREAGE IN PID 41721001001000: 13.219 ACRES
(ALL IN THE TOWNSHIP OF BERKSHIRE,
FARM LOT 1, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17)

ACREAGE IN PID : 12.945 ACRES
(ALL IN THE TOWNSHIP OF KINGSTON,
FARM LOT 1, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 17)
TOTAL ACREAGE: 26.164 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, 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, PILARS, 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": AT THE TIME OF PLATTING AS "HONEY GROVE - NORTHSTAR", LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON COMMUNITY PANEL NO. 39041C0142K (DATED APRIL 16, 2009) AND 39041C0144K (DATED APRIL 16, 2009).

NOTE "H": 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 "HONEY GROVE - NORTHSTAR" 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 "I": 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 6137, 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 "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": 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 "L": 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 "M": 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 "N": 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 "O": 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 "P": 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 "Q": 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 "R": 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 "S": 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 "T": 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 "U": 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 "V": 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 "W": LOTS 291-294, 2222-2223, AND 2349 AS DESIGNATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORMWATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS OF HONEY GROVE - NORTHSTAR.

NOTE "X": DRIVES SHALL NOT ENCROACH INTO ANY SIDEYARD DRAINAGE EASEMENTS.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	0° 41' 03"	1165.00'	13.91'	N9° 56' 49"W, 13.91'
C2	93° 01' 49"	30.00'	48.71'	N56° 48' 15"W, 43.53'
C3	93° 01' 49"	30.00'	48.71'	N30° 09' 56"E, 43.53'
C4	6° 46' 41"	1165.00'	137.82'	N19° 44' 19"W, 137.74'
C5	5° 51' 13"	1235.00'	126.17'	N6° 40' 41"W, 126.12'
C6	5° 43' 44"	500.00'	49.99'	N6° 44' 25"W, 49.97'
C7	47° 51' 42"	250.00'	208.84'	N20° 03' 18"E, 202.82'
C8	40° 41' 07"	250.00'	177.52'	N23° 38' 35"E, 173.82'
C9	6° 29' 18"	1000.00'	113.24'	N6° 32' 41"E, 113.18'
C10	46° 05' 52"	102.75'	82.67'	S63° 39' 02"E, 80.46'
C11	73° 22' 49"	250.00'	320.18'	S39° 59' 26"W, 298.74'
C12	47° 51' 42"	220.00'	183.78'	N20° 03' 18"E, 178.48'
C13	33° 27' 00"	280.00'	163.47'	S27° 15' 39"W, 161.16'
C14	82° 45' 53"	13.50'	19.50'	N51° 55' 05"E, 17.85'
C15	90° 00' 00"	13.50'	21.21'	S41° 41' 58"W, 19.09'
C16	73° 22' 49"	220.00'	281.76'	N39° 59' 26"E, 262.89'
C17	73° 22' 49"	280.00'	358.60'	N39° 59' 26"E, 334.59'
C18	90° 00' 00"	13.50'	21.21'	N48° 18' 02"E, 19.09'
C19	80° 47' 35"	13.50'	19.04'	S46° 18' 10"E, 17.50'
C20	156° 52' 38"	61.50'	168.39'	N8° 15' 39"W, 120.50'
C21	90° 00' 00"	13.50'	21.21'	N41° 41' 58"W, 19.09'
C22	6° 29' 18"	970.00'	109.85'	S6° 32' 41"W, 109.79'
C23	48° 11' 23"	60.00'	50.46'	N33° 53' 02"E, 48.99'
C24	276° 22' 46"	75.00'	361.78'	N80° 12' 40"W, 100.00'
C25	48° 11' 23"	60.00'	50.46'	S14° 18' 21"E, 48.99'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C26	6° 29' 18"	1030.00'	116.64'	S6° 32' 41"W, 116.58'
C27	40° 41' 07"	220.00'	156.22'	S23° 38' 35"W, 152.96'
C28	47° 51' 42"	280.00'	233.90'	S20° 03' 18"W, 227.15'
C29	3° 55' 03"	280.00'	19.14'	S1° 55' 02"E, 19.14'
C30	18° 12' 27"	280.00'	88.98'	S9° 08' 43"W, 88.61'
C31	25° 44' 12"	280.00'	125.77'	S31° 07' 03"W, 124.72'
C32	35° 19' 55"	220.00'	135.67'	S20° 58' 00"W, 133.53'
C33	3° 36' 46"	1030.00'	64.95'	S5° 06' 25"W, 64.94'
C34	2° 52' 32"	1030.00'	51.69'	S8° 21' 04"W, 51.69'
C35	33° 02' 51"	75.00'	43.26'	S21° 52' 37"E, 42.66'
C36	62° 49' 24"	75.00'	82.24'	S26° 03' 30"W, 78.18'
C37	53° 29' 15"	75.00'	70.01'	S84° 12' 50"W, 67.50'
C38	53° 29' 15"	75.00'	70.01'	N42° 17' 56"W, 67.50'
C39	64° 18' 48"	75.00'	84.19'	N16° 36' 06"E, 79.84'
C40	9° 13' 13"	75.00'	12.07'	N53° 22' 07"E, 12.06'
C41	1° 55' 12"	970.00'	32.50'	N4° 15' 38"E, 32.50'
C42	7° 18' 34"	280.00'	35.72'	N6° 57' 19"E, 35.70'
C43	16° 37' 57"	280.00'	81.28'	N18° 55' 34"E, 81.00'
C44	16° 29' 38"	280.00'	80.60'	N35° 29' 21"E, 80.33'
C45	16° 43' 45"	280.00'	81.75'	N52° 06' 03"E, 81.46'
C46	16° 12' 56"	280.00'	79.24'	N68° 34' 23"E, 78.98'
C47	43° 08' 10"	30.00'	22.59'	N55° 06' 46"E, 22.06'
C48	28° 02' 55"	220.00'	107.70'	N10° 08' 54"E, 106.63'
C49	19° 48' 47"	220.00'	76.08'	N34° 04' 45"E, 75.70'
C50	2° 24' 44"	280.00'	11.79'	N42° 46' 47"E, 11.79'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C51	26° 00' 02"	280.00'	127.06'	N23° 32' 10"E, 125.98'
C52	42° 38' 58"	220.00'	163.76'	S24° 37' 31"W, 160.01'
C53	30° 43' 51"	220.00'	118.00'	S61° 18' 55"W, 116.59'
C54	5° 21' 11"	220.00'	20.55'	S41° 18' 33"W, 20.55'
C55	4° 34' 06"	970.00'	77.34'	N7° 30' 17"E, 77.32'
C56	49° 53' 39"	30.00'	26.12'	N8° 35' 51"E, 25.31'
C57	5° 02' 14"	280.00'	24.62'	N39° 03' 18"E, 24.61'
C58	10° 12' 44"	30.00'	5.35'	N11° 14' 36"W, 5.34'
C59	49° 12' 32"	61.50'	52.82'	S62° 05' 33"E, 51.21'
C60	6° 43' 29"	75.00'	8.80'	S65° 40' 48"E, 8.80'
C61	103° 54' 57"	61.50'	111.54'	S57° 51' 51"E, 96.87'
C62	156° 52' 38"	61.50'	168.39'	N8° 15' 39"W, 120.50'
C63	12° 53' 09"	220.00'	49.48'	N39° 30' 26"E, 49.37'

LINE TABLE		
Line #	Direction	Length
L1	N71° 02' 46"E	22.91'
L2	N04° 25' 53"W	30.50'
L3	N68° 59' 41"E	15.90'
L4	N26° 48' 20"E	14.09'
L5	S84° 44' 58"E	14.50'
L6	N74° 07' 25"W	15.62'
L7	S74° 07' 25"E	14.55'
L8	S22° 57' 58"E	20.00'
L9	S62° 07' 35"E	25.05'
L10	S86° 59' 54"E	14.64'
L11	S86° 59' 54"E	30.49'
L12	S03° 19' 42"W	25.34'

LINE TABLE		
Line #	Direction	Length
L13	S01° 55' 46"W	25.11'
L14	S72° 45' 31"E	98.67'
L15	N72° 45' 31"W	81.13'
L16	N25° 53' 55"E	23.71'
L17	N64° 06' 05"W	20.00'
L18	S25° 53' 55"W	25.78'
L19	N29° 46' 35"E	47.08'
L20	N65° 12' 49"W	27.35'
L21	S10° 09' 25"W	25.78'
L22	S10° 09' 25"W	24.58'
L23	N72° 45' 31"W	19.49'
L24	S19° 49' 20"E	5.11'



CESO
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HONEY GROVE - NORTHSTAR

State of Ohio, County of Delaware,
Township of Berkshire, Farm Lot 1, Quarter Township 2, Township 4, Range 17, and
Township of Kingston, Farm Lot 1, Quarter Township 3, Township 5, Range 17
United States Military Lands

Revisions / Submissions

ID	Description	Date
© 2025 CESQ, INC.		
Project Number:	764475	
Scale:	N/A	
Drawn By:	VLM	
Checked By:	ALB	
Date:	9/29/2025	
Issue:	N/A	

Drawing Title:

Plat



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826



State of Ohio, County of Delaware,
Township of Berkshire, Farm Lot 1, Quarter Township 2, Township 4, Range 17, and
Township of Kingston, Farm Lot 1, Quarter Township 3, Township 5, Range 17
United States Military Lands

Revisions / Submissions		
ID	Description	Date

2025 CESO, INC.

Project Number: 764475

Scale: $1'' = 50'$

Drawn By: VLM

Checked By: ALB

Date: 9/29/2025

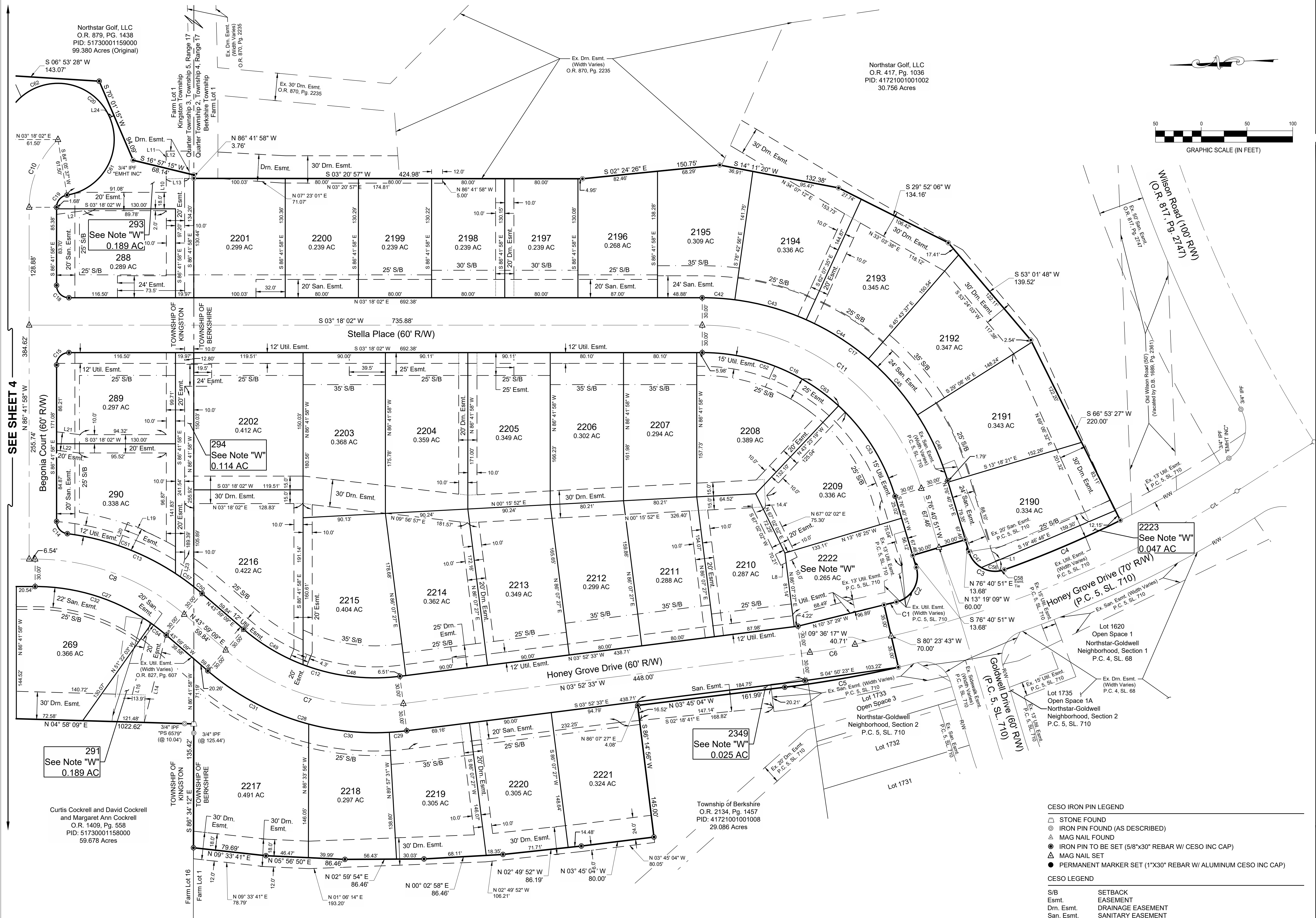
Issue: N/A

Drawing Title:

Drawing Title: **Plot**

Plat

3



- △ STONE FOUND
- ◎ IRON PIN FOUND (AS DESCRIBED)
- △ MAG NAIL FOUND
- ◎ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)

S/B	SETBACK
Esmt.	EASEMENT
Drn. Esmt.	DRAINAGE EASEMENT
San. Esmt.	SANITARY EASEMENT
Util. Esmt.	UTILITY EASEMENT

GRAPHIC SCALE (IN FEET)



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State of Ohio, County of Delaware,
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and
United States Military Lands

Plat