

REQUIREMENTS

(Sub. Regs. Section 205.01)

Final Subdivision Plat Application Delaware County, Ohio

RPC Number_10-24.1

-	(for unin	corporated areas only)		Sec1 Ph Pt		
FINAL PLATS CA	ANNOT BE SU	JBMITTED UNLESS A DRAFT VERSION HAS	BEEN REV	/IEWED BY DCRPC and other AGENCIES		
PROJECT	Parkside at Evans Farms 1			(circle one) Residential Commercial		
TOWNSHIP	Berlin					
	Name Ro	ckford Homes		Phone (614) 496-1421		
APPLICANT/ CONTACT	Address 9	99 Polaris Parkway, Suite 200		E-mail ctheuerkauf@rockfordhomes.con		
CONTACT	City, State,	Zip Columbus, Ohio 43240				
DDODEDTV	Name Ro	ckford Homes		Phone (614) 496-1421		
PROPERTY OWNER	Address 9	99 Polaris Parkway, Suite 200		E-mailctheuerkauf@rockfordhomes.com		
	City, State,	City, State, Zip Columbus, Ohio 43240				
SURVEYOR/	Name Kimley-Horn (Att. Nick Stauffenger)			Phone (614) 472-8546		
ENGINEER	Address 7965 N High St, Suite 200			E-mail Nick.Stauffenger@kimley-Horn.com		
	City, State, Zip Columbus, Ohio 43235					
	,0,110,0					
DETAILS	Total Lots 42		Buildable lots 39			
DETAILS	Total Acreage 25.122		Open Space Acreage 10.893			
		Date the Preliminary Plan was approv	ved by RI	PC (required): 5/30/2024		
		Date of Draft Plat Review by RPC staff (required): 1/28/2025				
		Date of Final Engineering Approval by DCEO (required): 1/28/2025				
		1 (one) Plat signed by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.				
SUBMISSION	ITC	1 reduced copy of the Final Plat at 11" x 17".				

1. 1	016	
Mund	Stullingson	10/27/25
Ov	wner (or agent for owner) and Date	

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

PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us

(Refer to Fee Schedule) \$_4,907.00

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006 Delaware, OH 43015 (740) 833-2260

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, FARM LOT 1, SECTION 3, TOWNSHIP 4, RANGE 18, BEING OUT OF A 21.972 ACRE TRACT OF LAND, AND BEING OUT OF A 21.890 ACRES TRACT OF LAND AS CONVEYED TO ROCKFORD HOMES, INC., AN OHIO CORPORATION, OF RECORD IN OFFICIAL RECORD 2118, PAGE 2266, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE

WE THE UNDERSIGNED, ROCKFORD HOMES, INC., AN OHIO CORPORATION, BY COREY THEUERKAUF, DULY AUTHORIZED IN THE PREMISES AND BAVELIS ZENIOS DEVELOPMENT, INC. AND DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "PARKSIDE AT EVANS FARM SECTION 1". A SUBDIVISION CONTAINING LOT NUMBERS 3850-3891, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND NOT HERETOFORE DEDICATED TO PUBLIC USE, AS SUCH , ALL OR PARTS OF HOLLENBACK ROAD, YOSEMITE DRIVE, RAINIER ROAD, **EVERGLADES DRIVE AND SHENANDOAH DRIVE.**

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASMENT" (ESMT.) "DRAINAGE EASEMENT" (DRN. ESMT.), "TEMPORARY TURN AROUND EASEMENT" (TEMP. TURN AROUND ESMT.), "UTILITY EASEMENT" (UTIL. ESMT.) EASEMENTS DESIGNATED AS "EASEMENT" (ESMT.) "DRAINAGE EASEMENT" (DRN. ESMT.), "TEMPORARY TURN AROUND EASEMENT" (TEMP TURN AROUND 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 ADDITIONAL EASEMENT NOTES.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 21.972 ACRE AND SAID 21.890 ACRE TRACTS OF LAND OWNED BY ROCKFORD HOMES, INC., AN OHIO CORPORATION AND WITHIN THAT 12.710 ACRE TRACT OF LAND AS CONVEYED TO ROCKFORD HOMES, INC., OF RECORD IN OFFICIAL RECORD _____, PAGE _____, AND WITHIN THAT ORIGINAL 33.951 ACRE TRACT AS CONVEYED TO BAVELIS ZENIOS DELEOPMENT, LLC, OF RECORD IN OFFICIAL RECORD 2048, PAGE 384, ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

JAMES L. LIPNOS, DIRECTOR OF LAND

IN WITNESS WHEREOF, GOREY THEUERKAUF, VICE PRESIDENT OF LAND OF ROCKFORD HOMES, INC., AN OHIO CORPORATION HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 22nd DAY OF OCTOBER, 20 25

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

ROCKFORD HOMES, INC., AN OHIO CORPORATION

COREY THEUERKAUF, VICE PRESIDENT OF LAND JAMES L. LIPNUS DIRECTOR OF LAND

STATE OF OHO

JAMES L. LIDNOS, DIRECTOR OF LAND

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COREY THEUERKAUF, VICE PRESIDENT OF LAND OF SAID ROCKFORD HOMES, INC., AN OHIO CORPORATION WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF ROCKFORD HOMES, INC., AN OHIO CORPORATION FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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



PATRICIA C. HELBER

IN WITNESS WHEREOF, THE LOUIS , ACCUSED OF BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 22 DAY OF GUTBER , 20 25 .

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY

BICHARD TOULE

STATE OF DIE COUNTY OF DEGRUSARE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KINARY TOWLE, Agent OF SAID BAVELIS ZENIOS 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 BAVELIS ZENIOS 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

22MD DAY OF GOTOBER, 20 25



Kathleen S. Griffin Attorney At Law Notary Public, State of Ohio ly commission has no expiration date PARKSIDE AT EVANS FARM SECTION 1

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN FARM LOT 1, SECTION 3, TOWNSHIP 4, RANGE 18

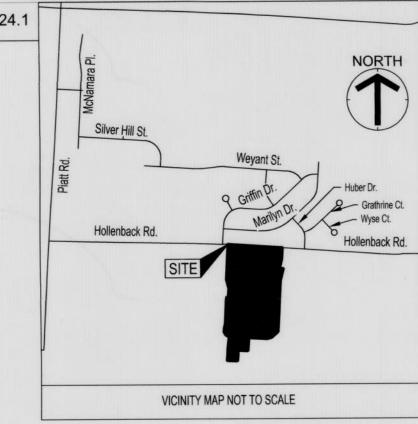
> APPROVED THIS 22 DAY OF Oct 2025 APPROVED THIS 23 DAY OF OC+ 2025 APPROVED THIS _____ DAY OF _____20___ DELAWARE COUNTY SANITARY ENGINEER APPROVED THIS _____ DAY OF _____20__ DELAWARE COUNTY ENGINEER APPROVED THIS _____ DAY OF _____20__ DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION APPROVED THIS __DAY OF ____ 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___, RECORDER, DELAWARE COUNTY, OHIO AT __:__ A.M./P.M.

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONERS JOURNAL RESOLUTION NO. JOURNAL DATE

IN BOOK ____, PAGE(S) ____;

PLAT CABINET ____, SLIDE ____. FEE \$____

RPC NUMBER: 10-24.1





BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011).

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.

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

SURVEY LEGEND

● - 5/8" Iron Pin Set w/cap CESO, Inc

Permanent Marker Set

- Monument Found as Described

7 - Railroad Spike Found

Monument Box Found as Described

△ - PK Nail/Mag Nail Set

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 AUGUST 2024.

MATTHEW. ACKROYD S-8897

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

ACREAGE BREAKDOWN 25.122 ACRES TOTAL ACREAGE: 4.298 ACRES ACREAGE IN RIGHT-OF-WAY: 9.931 ACRES ACREAGE IN LOTS 3850-3888 (39 BUILDABLE LOTS): ACREAGE IN OPEN SPACE LOTS 3889-3891 (NON BUILDABLE): 10.893 ACRES 25.122 ACRES TOTAL ACREAGE:

Revisions / Submissions ID Description Date

© 2024 CESO, INC. 762519 **Project Number:** N/A Scale: OPG Drawn By: Checked By: JKH/ALB 10/21/2025 Date:

Drawing Title:

Issue:

Plat

1 OF 5

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, THE COUNTY ENGINEER,
	HEALTH DEPARTMENT AND PLATTING AUTHORITIES, ARE SITE IMPROVEMENTS PLANS FOR THE
	DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND
	ELEVATION AT HOUSE AND/OR LOT GRADING PLANS, AND PLANS INDICATING THE NATURE OF
	OF VARIOUS SUBDIVISION IMPROVEMENTS. 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 OF "PARKSIDE AT EVANS FARM SECTION 1" AND ARE NOT SUBDIVISION PLAT RESTRICTIONS. SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

HOLLENBACK ROAD:	130' FROM C/L
FRONT YARD:	25'
SIDE YARD:	6'
REAR YARD:	35'
ACREAGE BREAKDOWN	
TOTAL ACREAGE:	25.122 ACRES
ACREAGE IN RIGHT-OF-WAY:	4.298 ACRES
ACREAGE IN LOTS 3850-3888 (39 BUILDABLE LOTS):	9.931 ACRES
,	

DESIGNATION

NOTE "C":

ACREAGE IN OPEN SPACE LOTS 3889-3891 (NON BUILDABLE):	10.893 ACRES
TOTAL ACREAGE:	25.122 ACRES
ACREAGE IN PID 41834001062003:	21.087 ACRES
ACREAGE IN PID 41834001061002:	4.035 ACRES
TOTAL ACREAGE:	25.122 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" (UTIL. ESMT.) THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY., 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.
- 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.
- OF MINMAL FLOOD HAZARD), AS SHOWN ON COMMUNITY PANEL NO. 39041C0255K (DATED 4/16/2009).
- NOTE "G": 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 "PARKSIDE AT EVANS FARM SECTION 1". 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 "H": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" (DRN. ESMT.), AN NOTE "O": OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENT ARE ONLY PERMITTED AS 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).
 - 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" (SAN. ESMT.). 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 "J": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" (DRN. ESMT.) 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 "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 (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 "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 EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.
- NOTE "F": AT THE TIME OF PLATTING "PARKSIDE AT EVANS FARM SECTION 1", LIES WITHIN ZONE "X" (AREA NOTE "M": 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 "N": 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.

- 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.
- FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT, OVER NOTE "P": 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 "Q": 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 "R": 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 "S": 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 "T": 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 "U": 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 "V": LOTS 3889-3891 AS NUMBERED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE PLATTED LOTS SHOWN HEREON FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM RUN-OFF FACILITIES; ALL OF LOTS 3889-3891 ARE DESIGNATED AS OPEN SPACE.
 - NOTE "W": 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.

W W W . C E S O I I	IC.COM
2800 Corporate Exchange Columbus, OH 4 Phone: 614.794.7080	

Sid F OHIC T 1, SE

Revisions / Submissions

ID Description

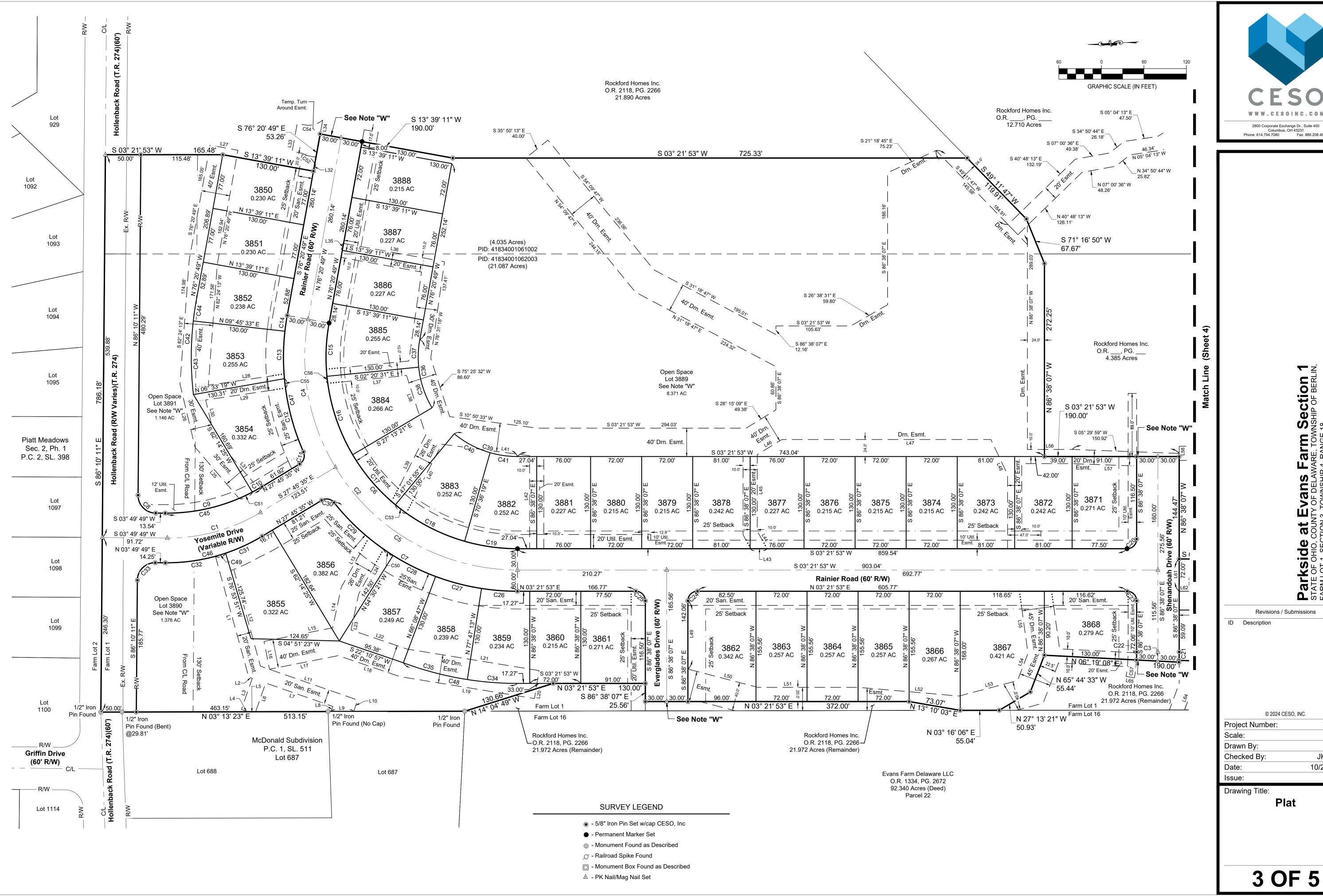
Project Number: 762519 Scale: OPG Drawn Bv: Checked By: JKH/ALE 10/21/2025 Date:

Drawing Title:

Issue:

Plat

2 OF 5

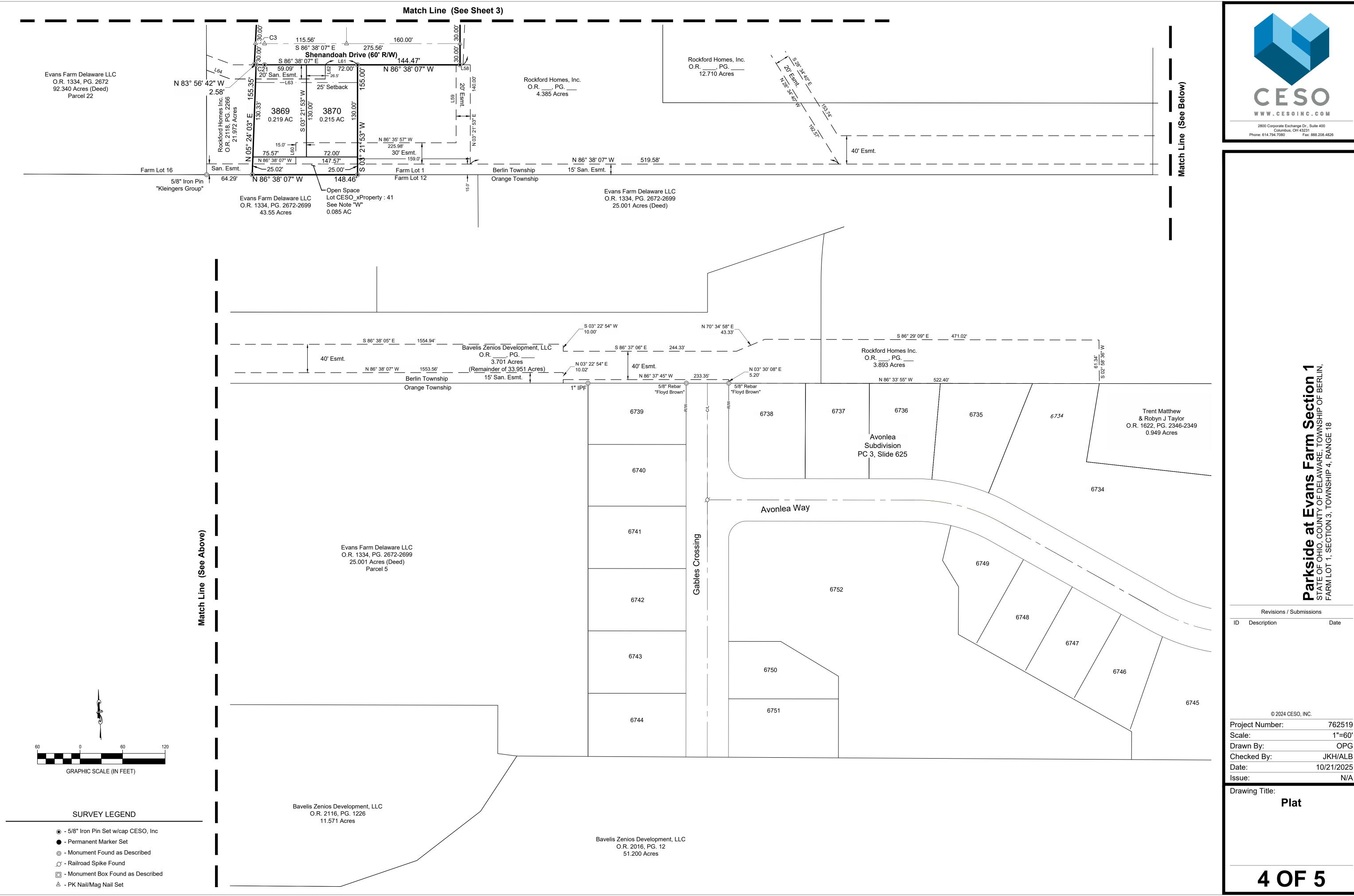




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762519

-	
Scale:	1"=60
Orawn By:	OPG
Checked By:	JKH/ALE
Date:	10/21/2025
ssue:	N/A



1"=60' OPG JKH/ALB 10/21/2025



	LINE TABLE	
Line #	Direction	Length
L1	S77° 57' 04"W	176.79'
L2	S22° 33' 57"W	5.25'
L3	N67° 26' 03"W	46.36'
L4	S22° 33' 57"W	10.00'
L5	S03° 13' 23"W	10.60'
L6	S67° 26' 03"E	42.85'
L7	S22° 33' 57"W	100.37'
L8	N67° 26' 03"W	7.62'
L9	S03° 13' 23"W	31.79'
L10	S67° 26' 03"E	17.09'
L11	N22° 33' 57"E	145.12'
L12	N77° 57' 04"E	140.87'
L13	N57° 32' 20"W	80.07'
L14	N74° 43' 15"W	58.11'
L15	N07° 47' 35"W	98.66'
L16	S82° 12' 25"W	40.00'
L17	S07° 47' 35"E	98.91'
L18	S22° 10' 57"W	91.69'
L19	S12° 38' 06"W	192.31'
L20	S77° 21' 54"E	40.00'
L21	N12° 38' 06"E	188.97'
L22	N22° 10' 57"E	83.03'
L23	S74° 43' 15"E	51.81'
L24	S57° 32' 20"E	72.45'
L25	N52° 40' 33"E	95.26'
L26	N79° 58' 16"E	91.53'
L27	S13° 39' 11"W	40.00'
L28	S04° 59' 50"E	92.47'
L29	N04° 59' 50"W	113.87'
L30	S79° 58' 16"W	54.05'
L31	S52° 40' 33"W	95.62'
L32	S76° 20' 49"E	10.65'
L33	N76° 20' 49"W	40.00'

	LINE TABLE				
Line #	Direction	Length			
L34	N76° 20' 49"W	20.09'			
L35	S76° 20' 49"E	10.00'			
L36	S13° 39' 11"W	144.63			
L37	S02° 22' 49"E	111.52			
L38	S75° 25' 32"W	88.15'			
L39	N59° 28' 27"W	105.50			
L40	S59° 28' 27"E	109.31			
L41	S10° 50' 33"W	124.93			
L42	N86° 38' 07"W	131.14			
L43	S03° 21' 53"W	23.93'			
L44	N64° 05' 35"E	28.50'			
L45	S86° 38' 07"E	107.81			
L46	S28° 15' 09"E	40.69'			
L47	S03° 21' 53"W	294.81			
L48	S67° 57' 25"W	54.87'			
L49	N86° 38' 07"W	96.27'			
L50	S18° 01' 23"W	101.89			
L51	S03° 21' 53"W	142.29			
L52	S08° 18' 08"W	141.93			
L53	S11° 22' 19"E	85.42'			
L54	S65° 44' 32"E	41.18'			
L55	N85° 27' 42"E	88.41'			
L56	S03° 21' 53"W	63.19'			
L57	N05° 29' 59"E	91.25'			
L58	N86° 38' 07"W	20.00'			
L59	S03° 21' 53"W	109.99			
L60	S03° 24' 03"W	30.00'			
L61	N86° 38' 07"W	45.53'			
L62	S03° 21' 53"W	20.00'			
L63	N86° 38' 07"W	133.72			
L64	N66° 21' 37"W	35.98'			
L65	S12° 55' 12"W	12.00'			

CURVE TABLE					
Curve	Delta	Radius	Arc Length	Chord	
C1	31° 35' 24"	250.00'	137.84'	S11° 57' 53"E, 136.10	
C2	100° 17' 19"	300.00'	525.11'	S53° 30' 32"W, 460.60	
СЗ	2° 57' 15"	250.00'	12.89'	S85° 09' 30"E, 12.89	
C4	41° 24' 46"	300.00'	216.84'	S82° 56' 48"W, 212.15	
C5	58° 52' 33"	300.00'	308.27'	S32° 48' 09"W, 294.89	
C6	100° 17' 19"	270.00'	472.61'	S53° 30' 32"W, 414.54	
C7	51° 36' 02"	330.00'	297.18'	N29° 09' 53"E, 287.25	
C8	90° 00' 00"	25.00'	39.27'	S48° 49' 49"W, 35.36	
C9	28° 07' 07"	260.00'	127.60'	S10° 13' 44"E, 126.32	
C10	3° 28' 17"	260.00'	15.75'	S26° 01' 26"E, 15.75	
C11	82° 43' 29"	13.50'	19.49'	S69° 07' 19"E, 17.84	
C12	18° 36' 10"	330.00'	107.14'	N78° 49' 01"E, 106.67	
C13	11° 38' 26"	330.00'	67.04'	S86° 03' 40"E, 66.93	
C14	3° 53' 39"	330.00'	22.43'	S78° 17' 38"E, 22.42	
C15	15° 59' 42"	270.00'	75.38'	N84° 20' 40"W, 75.13	
C16	24° 52' 50"	270.00'	117.25'	S75° 13' 04"W, 116.3	
C17	19° 48' 34"	270.00'	93.35'	S52° 52' 22"W, 92.89	
C18	23° 34' 25"	270.00'	111.09'	S31° 10' 53"W, 110.3	
C19	16° 01' 48"	270.00'	75.54'	S11° 22' 47"W, 75.29	
C20	90° 00' 00"	13.50'	21.21'	S41° 38' 07"E, 19.09	
C21	2° 25' 36"	280.00'	11.86'	N85° 25' 20"W, 11.86	
C22	2° 57' 15"	220.00'	11.34'	S85° 09' 30"E, 11.34	
C23	90° 00' 00"	13.50'	21.21'	N48° 21' 53"E, 19.09	
C24	90° 00' 00"	13.50'	21.21'	N41° 38' 07"W, 19.09	
C25	90° 00' 00"	13.50'	21.21'	N48° 21' 53"E, 19.09	
C26	8° 50' 55"	330.00'	50.96'	N7° 47' 20"E, 50.91'	
C27	11° 38' 26"	330.00'	67.04'	N18° 02' 00"E, 66.93	
C28	11° 38' 26"	330.00'	67.04'	N29° 40' 26"E, 66.93	
C29	19° 28' 15"	330.00'	112.14'	N45° 13' 47"E, 111.61	

	r	CUF	RVE TABLE	ı
Curve	Delta	Radius	Arc Length	Chord
C30	82° 43' 29"	13.50'	19.49'	N13° 36' 10"E, 17.84'
C31	12° 31' 50"	260.00'	56.86'	N21° 29' 40"W, 56.75'
C32	19° 03' 34"	260.00'	86.49'	N5° 41' 58"W, 86.09'
C33	90° 00' 00"	25.00'	39.27'	N41° 10' 11"W, 35.36'
C34	8° 50' 55"	460.00'	71.04'	S7° 47' 20"W, 70.97'
C35	11° 38' 26"	460.00'	93.46'	S18° 02' 00"W, 93.30'
C36	40° 52' 32"	140.00'	99.87'	S83° 12' 55"W, 97.77'
C37	15° 59' 42"	140.00'	39.08'	N84° 20' 40"W, 38.96'
C38	24° 52' 50"	140.00'	60.79'	S75° 13' 04"W, 60.32'
C39	39° 36' 13"	140.00'	96.77'	S23° 09' 59"W, 94.85'
C40	23° 34' 25"	140.00'	57.60'	S31° 10' 53"W, 57.20'
C41	16° 01' 48"	140.00'	39.17'	S11° 22' 47"W, 39.04'
C42	16° 51' 27"	460.00'	135.34'	N84° 46' 32"W, 134.85'
C43	12° 57' 48"	460.00'	104.08'	N86° 43' 21"W, 103.85'
C44	3° 53' 39"	460.00'	31.26'	N78° 17' 38"W, 31.26'
C45	31° 35' 24"	260.00'	143.35'	S11° 57' 53"E, 141.54'
C46	31° 35' 24"	260.00'	143.35'	N11° 57' 53"W, 141.54'
C47	34° 08' 15"	330.00'	196.62'	S86° 35' 04"W, 193.72'
C48	20° 29' 21"	460.00'	164.50'	N13° 36' 33"E, 163.62'
C49	3° 19' 08"	260.00'	15.06'	N13° 34' 10"W, 15.06'
C50	2° 46' 17"	330.00'	15.96'	S36° 52' 47"W, 15.96'
C51	4° 33' 48"	260.00'	20.71'	S22° 00' 24"E, 20.70'
C52	51° 34' 00"	30.00'	27.00'	S39° 26' 12"W, 26.10'
C53	4° 07' 10"	270.00'	19.41'	S40° 54' 30"W, 19.41'
C54	51° 34' 00"	30.00'	27.00'	N12° 07' 49"W, 26.10'
C55	18° 36' 10"	330.00'	107.14'	S78° 49' 01"W, 106.67'
C56	2° 08' 28"	270.00'	10.09'	S86° 35' 15"W, 10.09'
C57	6° 34' 35"	220.82'	25.35'	S80° 22' 38"E, 25.33'

Parkside at Evans Farm Section 1 section 3, Township 4, RANGE 18

Revisions / Submissions

ID Description Date

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⊕ 2024 CL3O, INO	•
Project Number:	76251
Scale:	N/A
Drawn By:	OPO
Checked By:	JKH/ALI
Date:	10/21/202
Issue:	N/A

Drawing Title:

Plat

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