



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 10-24.1
Sec. 1 Ph. Pt.

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

PROJECT	Parkside at Evans Farms 1	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Berlin	

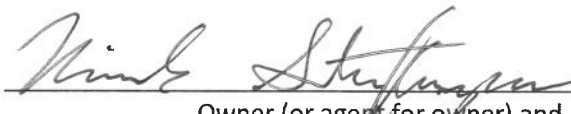
APPLICANT/ CONTACT	Name Rockford Homes	Phone (614) 496-1421
	Address 999 Polaris Parkway, Suite 200	E-mail ctheuerkauf@rockfordhomes.com
	City, State, Zip Columbus, Ohio 43240	

PROPERTY OWNER	Name Rockford Homes	Phone (614) 496-1421
	Address 999 Polaris Parkway, Suite 200	E-mail ctheuerkauf@rockfordhomes.com
	City, State, Zip Columbus, Ohio 43240	

SURVEYOR/ ENGINEER	Name Kimley-Horn (Att. Nick Stauffenger)	Phone (614) 472-8546
	Address 7965 N High St, Suite 200	E-mail Nick.Stauffenger@kimley-Horn.com
	City, State, Zip Columbus, Ohio 43235	

DETAILS	Total Lots 42	Buildable lots 39
	Total Acreage 25.122	Open Space Acreage 10.893

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (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.
	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>4,907.00</u>


Owner (or agent for owner) and Date

10/27/25

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, 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 COUNTY, OHIO.

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, COREY 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

WITNESS

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

STATE OF Ohio
COUNTY OF Delaware

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

22nd DAY OF October, 20 25

MY COMMISSION EXPIRES March 3, 2028



PATRICIA C. HELBER
Notary Public
State of Ohio
My Comm. Expires
March 2, 2028

IN WITNESS WHEREOF, Richard Tauls, Agent OF BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY 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:

BAVELIS ZENIOS DEVELOPMENT, LLC,
AN OHIO LIMITED LIABILITY COMPANY

WITNESS

Richard Tauls

WITNESS

STATE OF Ohio
COUNTY OF Delaware

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard Tauls, 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

22nd DAY OF October, 20 25

MY COMMISSION EXPIRES

Kathleen S. Griffin

n/a



Kathleen S. Griffin
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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 20 25

BERLIN TWP. ZONING INSPECTOR

APPROVED THIS 23 DAY OF Oct 20 25

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 ____

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.

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS ____ DAY OF ____ 20 ____

AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS ____ DAY OF ____ 20 ____

AT ____ A.M./P.M.

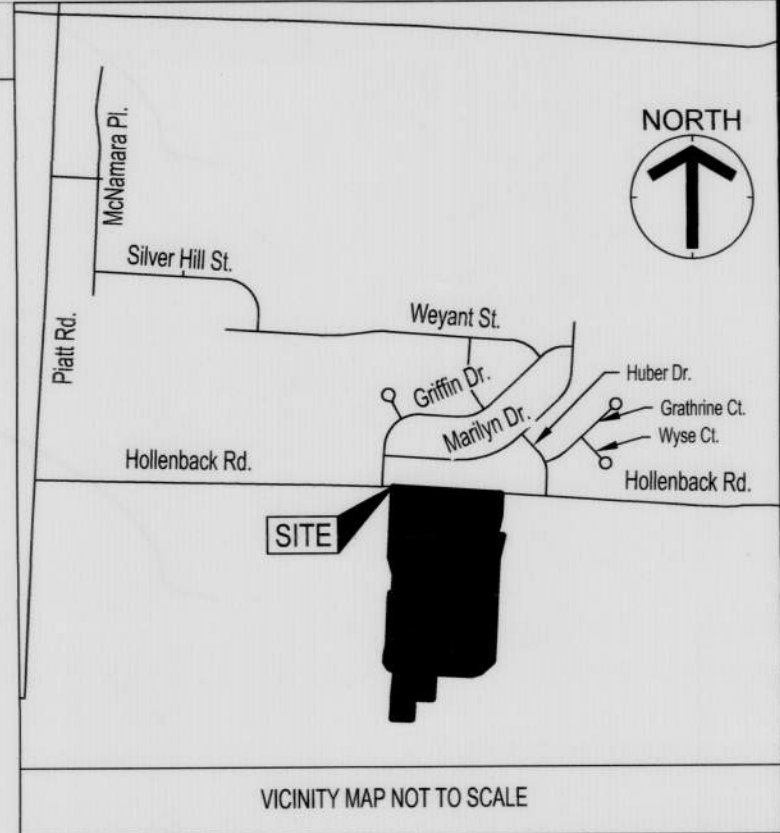
IN BOOK ____ PAGE(S) ____;

PLAT CABINET ____ SLIDE ____ FEE \$ ____

RECORDER, DELAWARE COUNTY, OHIO



RPC NUMBER: 10-24.1



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (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". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

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
- ✕ - Railroad Spike Found
- ⊠ - Monument Box Found as Described
- △ - PK Nail/Mag Nail Set

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 AUGUST 2024.

SURVEYED AND PLATTED BY: CESO INC.

MATTHEW ACKROYD, P.S.

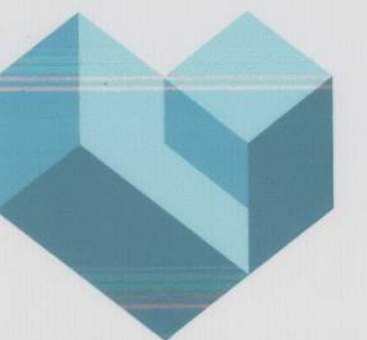
DATE:

OHIO P.S. NO. 8897

2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

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
ACREAGE IN OPEN SPACE LOTS 3889-3891 (NON BUILDABLE):	10.893 ACRES
TOTAL ACREAGE:	25.122 ACRES



WWW.CESOINC.COM

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

Parkside at Evans Farm Section 1
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN,
FARM LOT 1, SECTION 3, TOWNSHIP 4, RANGE 18

Revisions / Submissions

ID	Description	Date
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© 2024 CESO, INC.

Project Number: 762519

Scale: N/A

Drawn By: OPG

Checked By: JKH/ALB

Date: 10/21/2025

Issue: N/A

Drawing Title:

Plat



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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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:

NOTE "C": 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
ACREAGE IN OPEN SPACE LOTS 3889-3891 (NON BUILDABLE):	10.893 ACRES
TOTAL ACREAGE:	25.122 ACRES

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 "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, THE STORM SEWER PIPES, INLET STRUCTURES, BASINS, AND 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 "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.

ID	Description	Date
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Project Number:	762519
Scale:	N/A
Drawn By:	OPC
Checked By:	JKH/ALE
Date:	10/21/2025
Issue:	N/A

Plat



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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4111

Parkside at Evans Farm Section 1

STATE OF OHIO, COUNTY OF DELEWARE, TOWNSHIP OF DEKIN,
FARM LOT 1 SECTION 3 TOWNSHIP 4 RANGE 18

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.	
Project Number:	762519
Scale:	1"=60'
Drawn By:	OPG
Checked By:	JKH/ALE
Date:	10/21/2025
Issue:	N/A

Drawing Title:

Plat

3 OF 5



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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4111

Parkside at Evans Farm Section 1

Description

Project Number: 7625

Scale: 1"=

Scale. _____

Drawn By: _____

Drawn By: _____

Checked By: JKH/A

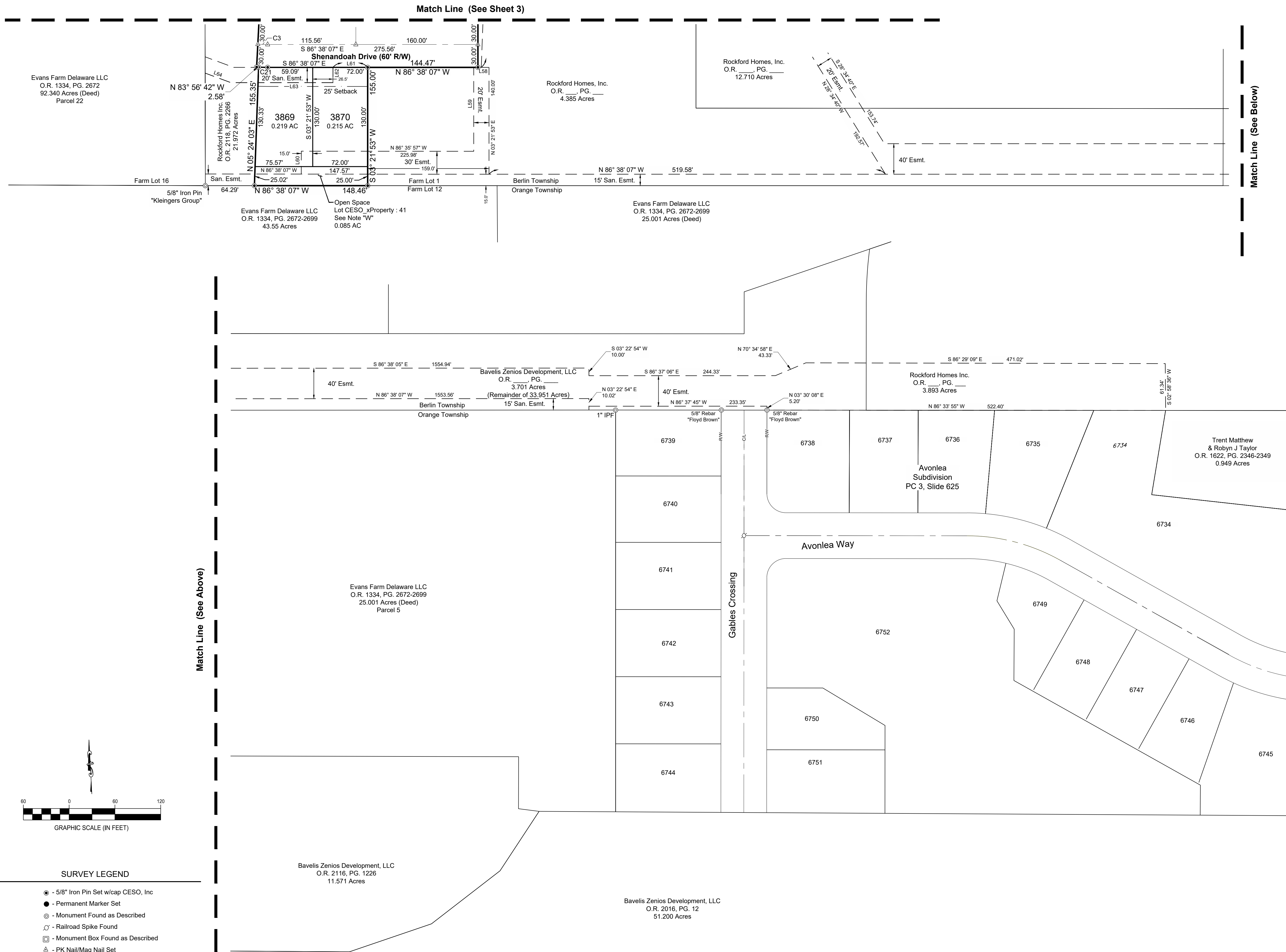
Date: 10/21/20

Issue: _____

Drawing Title:

Plat

4 OF 5





CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7030 Fax: 688.208.4826

Parkside at Evans Farm Section 1
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN,
FARM LOT 1, SECTION 3, TOWNSHIP 4, RANGE 18

Revisions / Submissions

ID	Description	Date
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Project Number:	762519
Scale:	N/A
Drawn By:	OPG
Checked By:	JKH/ALB
Date:	10/21/2025
Issue:	N/A

Drawing Title:

Plat