



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number _____

Sec. _____ Ph. _____ Pt. _____

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

PROJECT	Triple J. Farms CAD	(circle one) Residential Commercial
TOWNSHIP	Berkshire	

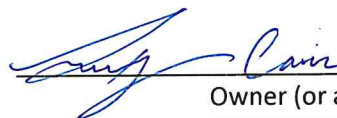
APPLICANT/ CONTACT	Name Plan4Land LLC	Phone 740-413-4084
	Address 1 South Harrison Street, P.O. Box 306	E-mail Lexus@plan4land.net
	City, State, Zip Ashley, Ohio 43003	

PROPERTY OWNER	Name Jodie M. Monebrak	Phone 614-561-2250
	Address 956 State Route 61	E-mail triplejsells@gmail.com
	City, State, Zip Sunbury, Ohio 43074	

SURVEYOR/ ENGINEER	Name Steven W. Newell	Phone 419-508-0951
	Address 5654 TOWNSHIP ROAD 211	E-mail bluechurchsurveys@gmail.com
	City, State, Zip MARENGO, OH 43334	

DETAILS	Total Lots 4	Buildable lots 4
	Total Acreage +/- 10.220	Open Space Acreage

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): 12/19/24
	Date of Draft Plat Review by RPC staff (required): 9/17/25
	Date of Final Engineering Approval by DCEO (required): 6/25/25
	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) \$ 1,152

 10/27/2025
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

TRIPLE J FARMS CAD
PT. FARM LOT 7, QUARTER 1,
TOWNSHIP 4 NORTH, RANGE 17 WEST, U.S.M.L.
TOWNSHIP OF BERKSHIRE, COUNTY OF DELAWARE, STATE OF OHIO

RPC 19 - 24
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SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE AND BEING PART OF FARM LOT 7, QUARTER 1, TOWNSHIP 4 NORTH, RANGE 17 WEST, USML.

BEING A SUBDIVISION OF A 10.220 ACRE LAND AS CONVEYED TO JODIE M. MONEBRAKE AS RECORDED IN OFFICIAL RECORD 1419, PAGE 2630, OF THE DELAWARE COUNTY RECORDER'S OFFICE.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "TRIPLE J FARMS CAD", A SUBDIVISION OF LOTS 2349 TO 2352 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DO VOLUNTARILY DEDICATE 0.230 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETO FOR PREVIOUSLY DEDICATED.

IN WITNESS THEREOF WE HEREUNTO SET OUR HANDS THIS 23 DAY OF OCT, 2025.

Jodie M. Monebrake
JODIE M. MONEBRAKE, OWNER

THIS 23 DAY OF OCT, 2025, RIGHT-OF-WAY FOR ALL ROADS, BOULEVARDS, AND EASEMENTS HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

DELAWARE COUNTY COMMISSIONERS

STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC, PERSONALLY CAME THE ABOVE NAMED PROPERTY OWNER, JODIE M. MONEBRAKE, WHO ACKNOWLEDGE THE SIGNING OF THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 23 DAY OF OCTOBER, 2025

Jane K. [Signature]
NOTARY PUBLIC



APPROVED THIS 22nd DAY OF October, 2025
[Signature]
BERKSHIRE TOWNSHIP ZONING INSPECTOR

APPROVED THIS 10-22-25 DAY OF October, 2025
[Signature]
DEL-CO WATER CO., INC.

APPROVED THIS _____ DAY OF _____, 2025

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____, 2025

DELAWARE COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2025

DELAWARE CO. REGIONAL PLANNING DIRECTOR

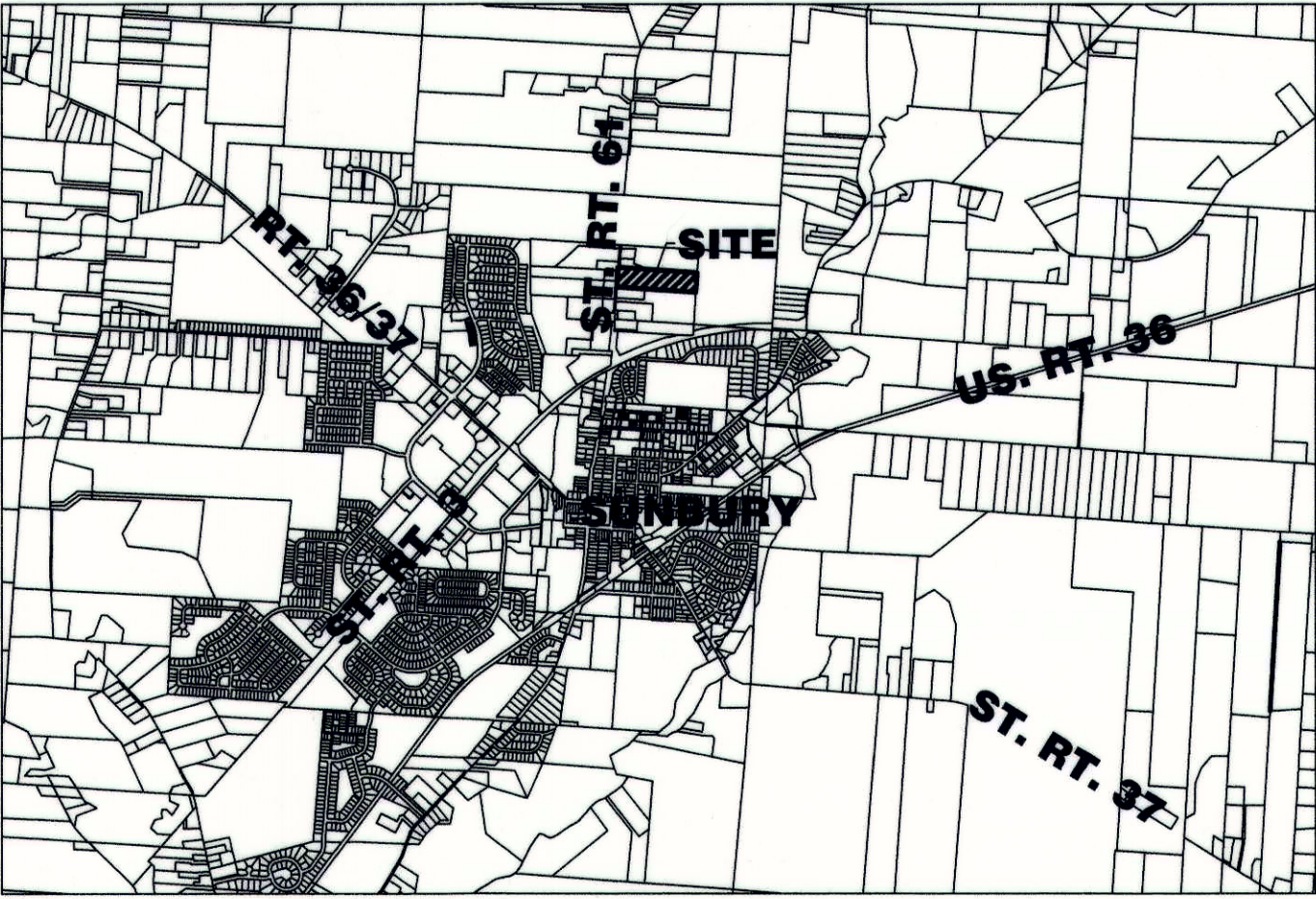
APPROVED THIS 22 DAY OF October, 2025

[Signature]
DELAWARE PUBLIC HEALTH DISTRICT

TRANSFERRED THIS _____ DAY OF _____, 2025

DELAWARE COUNTY AUDITOR

DELAWARE COUNTY RECORDER



VICINITY MAP
NOT TO SCALE

CAD MAINTENANCE AGREEMENT CROSS-REFERENCE: OFFICIAL RECORD _____ PAGE _____

SURVEYED AND PLATTED BY:

STEVEN W. NEWELL, OHIO REGISTERED SURVEYOR
NO. 7212
BLUE CHURCH SURVEYS
P.O. BOX 56
MARENGO, OH 43334
419.508.0951

CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BLUE CHURCH SURVEYS - 419.508.0951

AREA SUMMARY
AREA IN LOTS 9.990 AC.
R/W DEDICATION 0.230 AC.
10.220 AC. TOTAL

AREA IN COMMON ACCESS DRIVE 1.126 AC.
1.126 AC. TOTAL

NUMBER OF LOTS 4
BUILD LOTS 4
NON-BUILD LOTS 0



STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212

DATE

10/20/2025

TRIPLE J FARMS CAD
PT. FARM LOT 7, QUARTER 1,
TOWNSHIP 4 NORTH, RANGE 17 WEST, U.S.M.L.
TOWNSHIP OF BERKSHIRE, COUNTY OF DELAWARE, STATE OF OHIO

1 – 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 OF ACCEPTANCE OF THE COMMON ACCESS DRIVEWAYS SHOWN THEREON, AND ALL SUCH COMMON ACCESS DRIVEWAYS 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 COMMON ACCESS DRIVEWAY. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGN 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.

2 – ANY CONSTRUCTION WITHIN THE DRAINAGE EASEMENT AREAS WILL REQUIRE PRIOR APPROVAL.

3 – EASEMENTS DESIGNATED AS "SANITARY EASEMENTS" 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.

4 – ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" WITHIN THE OVERLAP OR COVER AREAS. WORK TO FACILITY SURFACE WATER DRAINAGE WITHIN THE OVERLAP OR COVER AREA 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 WITHIN THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE GOVERNING STORM WATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.

5 – NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITHIN ANY SANITARY EASEMENTS UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS, OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPTS THAT THE RIGHTS GRANTED TO THE DEL-CO WATER COMPANY, INC., ITS SUCCESSORS, AND ASSIGNS TO INSTALL, SERVICE AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKS AND APPURTENANCES AS DESIGNATED ON THIS PLAT ARE NOT RESTRICTED.

6 – OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENTS 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) AND ONE HUNDRED (100) DEGREES) OVER, ACROSS, OR UNDER A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER OR THROUGH THE SANITARY SEWER 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.

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 THE SANITARY SEWER EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.

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

9 – WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES,AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF AN TREES, PLANTINGS, LANDSCAPING, FENCE OR ANY OTHER FEATURES LOCATED WITHIN THE SANITARY SEWER 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.

10 – 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 SEWER EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

11 – THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EARTHWORK WITHIN THE SANITARY SEWER 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.

CURRENT ZONING CLASSIFICATION: FR – FARM RESIDENTIAL DISTRICT.

ZONING SETBACKS REFLECT THE CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

CURRENT MINIMUM ZONING SETBACKS:
FRONT SETBACK 120' FEET TO C/L CAD
SIDE SETBACK 20' FEET
REAR SETBACK 40' FEET

ALL LOTS ARE LOCATED IN FLOOD ZONE "X" PER THE FLOOD INSURANCE RATE MAP PANEL NO. 39041C0163K DATED 04/16/2009.

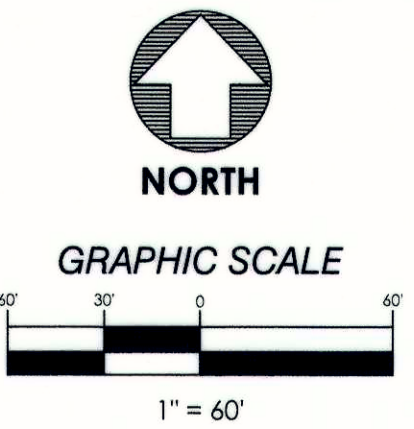
PRIOR TO PREPARATION OF BUILDING PLANS AND/OR DETAILED SITE PLANS, EACH LOT OWNER MUST COORDINATE WITH THE DELAWARE COUNTY HEALTH DEPARTMENT TO DETERMINE THAT THE APPROVED ON-SITE SEWAGE TREATMENT SYSTEM LOCATION IS CONSISTENT WITH OR IS COMPATIBLE WITH THE OWNER'S DESIRED SITE PLAN.

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

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.

TRIPLE J FARMS CAD
PT. FARM LOT 7, QUARTER 1,
TOWNSHIP 4 NORTH, RANGE 17 WEST, U.S.M.L.
TOWNSHIP OF BERKSHIRE, COUNTY OF DELAWARE, STATE OF OHIO

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BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO
STATE PLANE COORDINATE SYSTEM
NORTH ZONE (NAD83-2011) FROM
GPS MEASUREMENTS REFERENCED TO
THE ODOT VRS NETWORK WITH THE
CENTERLINE OF STATE ROUTE 61
HAVING A BEARING OF N 03°10'49" E

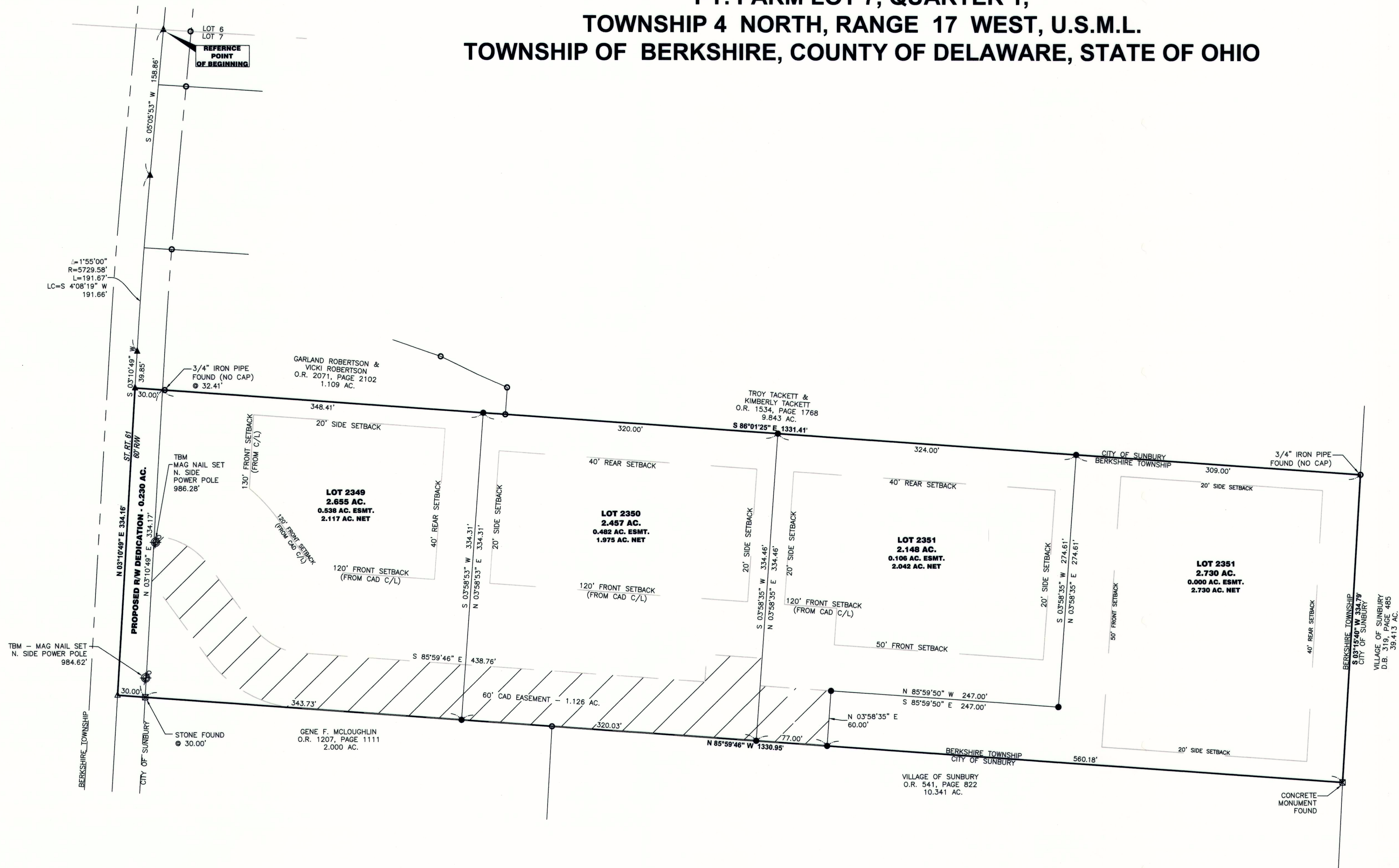
BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE
REFERENCED TO THE NAVD88 VERTICAL DATUM.

LEGEND:

- IRON PIN FOUND AS NOTED
- △ SPIKE FOUND
- IRON PIN SET
- ▲ 2" MAG NAIL SET

60' COMMON ACCESS
DRIVE EASEMENT



CURRENT ZONING CLASSIFICATION: FR — FARM
RESIDENTIAL DISTRICT.

ZONING SETBACKS REFLECT THE CURRENT ZONING
STANDARDS AT THE TIME OF THE ZONING
INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND
ARE NOT SUBDIVISION PLAT RESTRICTIONS.

CURRENT MINIMUM ZONING SETBACKS:
FRONT SETBACK 120' FEET TO C/L CAD
SIDE SETBACK 20' FEET
REAR SETBACK 40' FEET

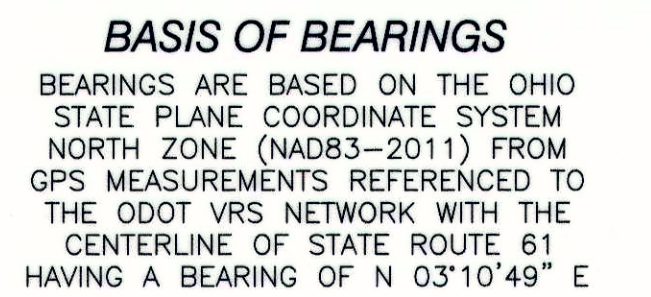
REFERENCES AND NOTES:
— FLOYD BROWN SURVEY 03/02/2004 RO-17-4-1-052
— VANCE SURVEY 03/25/1993 RO-17-04-01-147
— DEED REFERENCES AS NOTED HEREON

EXISTING OCCUPATION EVIDENCE, WHERE EXISTING, IS
CONSISTENT WITH THE PROPERTY BOUNDARY LINE LOCATIONS.

NO TITLE DOCUMENTS HAVE BEEN PROVIDED FOR THIS SURVEY.

BASED ON RECORDS ON FILE AT THE DELAWARE COUNTY
RECORDER'S OFFICE AND THE DELAWARE COUNTY ENGINEER'S
OFFICE.

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60' COMMON ACCESS
DRIVE EASEMENT

