

Z:\24-0029-27\DWG\PRODUCTION DRAWINGS\SURVEY\Plats\Phase 1\24-0029-27 2 Lots Evans Farm Phase 1 Final Plat_TITILE SHEET.dwg Layout1 Nov 24, 2025 - 10:04:25am jphelps

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, LYING IN FARM LOTS 1 & 2 AND FARM LOTS 13 & 14, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY DISTRICT, CONTAINING 20.886 ACRES, SAID 20.886 ACRES BEING PART OF A 51.200 ACRE TRACT AS CONVEYED TO BAVELIS ZENIOS DEVELOPMENT, LLC IN OFFICIAL RECORD 2069, PAGE 12 AND ALL OF A 20.422 ACRE TRACT AS CONVEYED TO ARROYO CAP V-2, LLC IN INSTRUMENT NUMBER 202500026536, DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, ARROYO CAP V-2, LLC, BY JEFFERY B. BROUETTE, PRESIDENT, PARTIAL OWNER OF THE LANDS PLATTED HEREIN, BAVELIS ZENIOS DEVELOPMENT, LLC, BY ZENIOS M. ZENIOS, CO-MANAGER, PARTIAL OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN PART OF THE PREMISES AND EVANS FARM DELAWARE, LLC BY TAMBERA SCHUELER, PRESIDENT AND R. L. RICHARDS, AUTHORIZED PERSON OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN PART OF THE PREMISES, ALL DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS COURTYARDS AT EVANS FARM, SECTION 1, A SUBDIVISION CONTAINING LOTS 9375 AND 9411 AND RESERVE "A", "B", "C", "D", "E" AND "F", AND DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE ROAD AND DRIVE (4.173 ACRES, MORE OR LESS) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID BAVELIS ZENIOS DEVELOPMENT, LLC AND EVANS FARM DELAWARE, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE BELOW EASEMENTS PARAGRAPHS.

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE EASEMENT" OR "DRAINAGE AND 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.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF COURTYARDS AT EVANS FARM, SECTION 1, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF JEFFERY B. BROUETTE, PRESIDENT HAS HEREUNTO SET HIS HAND THIS 3RD DAY OF DECEMBER, 2025.

ARROYO CAP V-2, LLC
Jeffery B. Brouette
JEFFERY B. BROUETTE, PRESIDENT
PRINTED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Nick Lasher
SIGNATURE
PRINTED

Notary for Owner
STATE OF CALIFORNIA SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEFFERY B. BROUETTE, PRESIDENT WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

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

THIS 3rd DAY OF December, 2025.

MY COMMISSION EXPIRES Jan 21, 2027

NOTARY PUBLIC, STATE OF CALIFORNIA
Aidan Brennan
IN WITNESS WHEREOF ZENIOS M. ZENIOS, CO-MANAGER HAS HEREUNTO SET HIS HAND THIS 5th DAY OF December, 2025

BAVELIS ZENIOS DEVELOPMENT, LLC
Zenios M. Zenios
ZENIOS M. ZENIOS, CO-MANAGER
PRINTED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Alexa Cook
SIGNATURE
PRINTED

Notary for Owner
STATE OF OHIO SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ZENIOS M. ZENIOS, CO-MANAGER WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

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

THIS 5th DAY OF December, 2025.

MY COMMISSION EXPIRES 12-9-29

NOTARY PUBLIC, STATE OF OHIO
Emily Chapin
IN WITNESS WHEREOF TAMBERA SCHUELER, PRESIDENT HAS HEREUNTO SET HIS HAND THIS 5th DAY OF December, 2025.

EVANS FARM DELAWARE, LLC
Tambera M. Schueler
TAMBERA SCHUELER, PRESIDENT
PRINTED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Jonathan Phelps
SIGNATURE
PRINTED

Notary for Owner
STATE OF OHIO SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TAMBERA SCHUELER, PRESIDENT WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

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

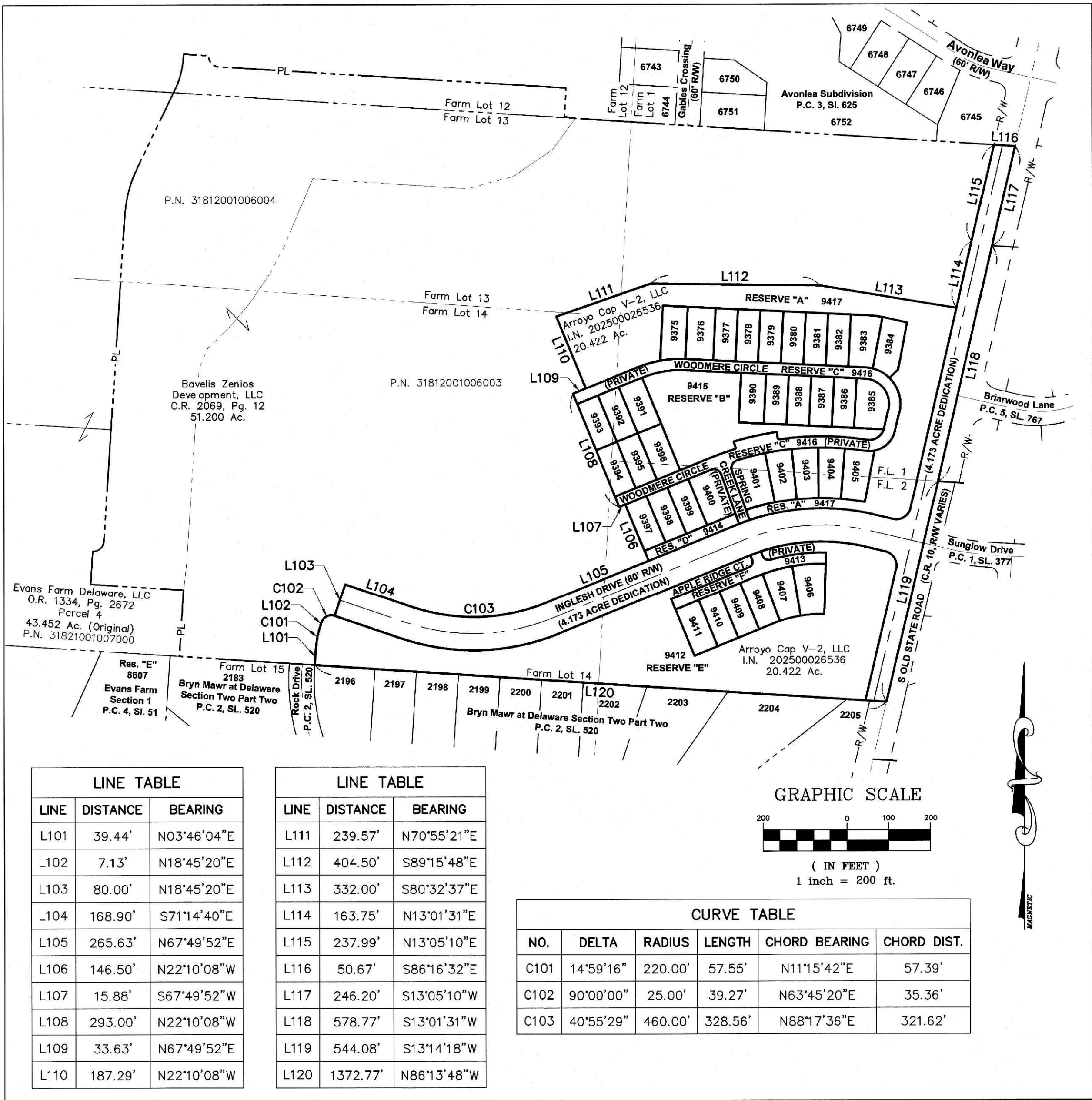
THIS 5 DAY OF December, 2025.

MY COMMISSION EXPIRES 05-02-2030

NOTARY PUBLIC, STATE OF OHIO
Lisa R. Blake

COURTYARDS AT EVANS FARM, SECTION 1

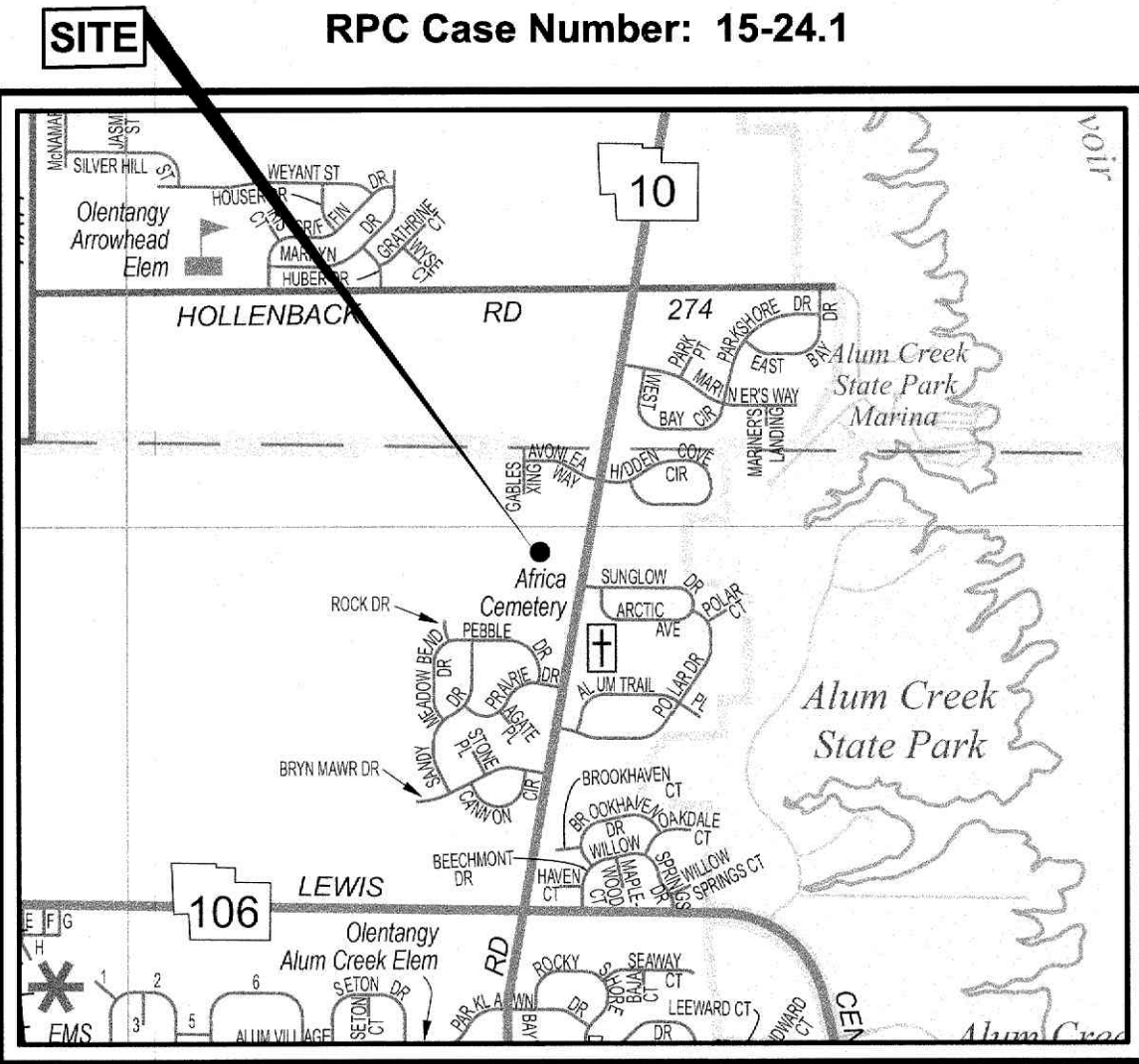
Farm Lots 1 & 2
Farm Lots 13, & 14
Township 3, Range 18
United States Military District
Township of Orange, County of Delaware, State of Ohio



DRAINAGE MAINTENANCE PETITION
RECORDED IN THE DELAWARE COUNTY
COMMISSIONER'S JOURNAL

RESOLUTION NO.: _____

JOURNAL DATE: _____



VICINITY MAP
SCALE: NTS

APPROVED THIS 9th DAY
OF Dec, 2025

Randy
ORANGE TOWNSHIP
ZONING OFFICIAL

APPROVED THIS 9th DAY
OF Dec, 2025

Cmo Valmiquet
DEL-CO WATER COMPANY INC.

APPROVED THIS _____ DAY
OF _____, 20____

DELAWARE COUNTY
SANITARY ENGINEER

APPROVED THIS _____ DAY
OF _____, 20____

DELAWARE COUNTY ENGINEER

APPROVED THIS _____ DAY
OF _____, 20____

DELAWARE COUNTY REGIONAL
PLANNING COMMISSION

THIS _____ DAY OF _____, 20____ RIGHT-OF-WAY FOR PUBLIC ROAD AND PARKWAY
HEREIN DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED 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 COMPLETE AND STREETS ARE FORMALLY
ACCEPTED BY DELAWARE COUNTY, OHIO

DELAWARE COUNTY COMMISSIONERS

APPROVED THIS _____ DAY
OF _____, 20____

COMMISSIONER

COMMISSIONER

COMMISSIONER

TRANSFERRED THIS _____ DAY OF _____, 20____

AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 20____

RECORDER, DELAWARE COUNTY, OHIO

FILE NO. _____

STORED IN PC: _____ SL: _____

ACREAGE TABLE

TOTAL SECTION 1 ACREAGE: 20.886 ACRES
TOTAL RIGHT-OF-WAY ACREAGE: 4.173 ACRES
TOTAL LOT ACREAGE: 6.067 ACRES
TOTAL LOTS BEING CREATED: 37
TOTAL RESERVE ACREAGE: 10.646 ACRES
TOTAL RESERVES BEING CREATED: 6

SETBACKS

ZONING DESIGNATION: SF-PRD
50' SOUTH OLD STATE ROAD
10' INGLES DRIVE
*ZONING SETBACKS SHOWN HEREON ARE REFLECTIVE OF
THE STANDARDS AT TIME OF PLATTING AND ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL
FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF
MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND
DECIMAL PARTS THEREOF.



Jonathan E. Phelps
JONATHAN E. PHELPS, P.S.
REGISTRATION NUMBER 8241
DATE 10/24/2025

Final Plat
PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
DATE: November 24, 2025
SHEET 1/4
JOB NO.: 24-0029-27

Z:\24-0029-27\DWG\PRODUCTION DRAWINGS\SURVEY\Plots\Phase 1\24-0029-27 2 LOTS Even Farm Phase 1 Final Plat.dwg Sheet2 Nov 24, 2025 - 10:04:40am jphelps

COURTYARDS AT EVANS FARM, SECTION 1
Farm Lots 1 & 2
Farm Lots 13, & 14
Township 3, Range 18
United States Military District
Township of Orange, County of Delaware, State of Ohio

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	40°55'29"	500.00'	357.13'	S88°17'36"W	349.59'
C2	35°22'16"	500.00'	308.67'	S85°31'00"W	303.79'
C3	14°59'16"	220.00'	57.55'	N11°15'42"E	57.39'
C4	90°00'00"	25.00'	39.27'	N63°45'20"E	35.36'
C5	40°55'29"	460.00'	328.56'	N88°17'36"E	321.62'
C6	89°57'50"	35.00'	54.96'	S58°13'13"W	49.48'
C7	31°37'01"	540.00'	297.98'	S87°23'37"W	294.22'
C8	40°55'29"	540.00'	385.71'	N88°17'36"E	377.56'
C9	90°02'10"	35.00'	55.00'	S31°46'47"E	49.51'
C10	13°10'08"	263.50'	60.56'	S86°01'42"W	60.43'
C11	0°15'19"	263.50'	1.17'	N87°15'34"W	1.17'
C12	12°03'23"	88.50'	18.62'	N81°06'13"W	18.59'
C13	7°58'35"	238.50'	33.20'	S83°08'38"E	33.18'
C14	2°16'14"	238.50'	9.45'	S78°01'13"E	9.45'
C15	30°16'44"	88.50'	46.77'	N59°56'10"W	46.23'
C16	100°14'49"	61.50'	107.60'	S37°00'31"E	94.39'
C17	5°11'10"	36.50'	3.30'	S15°42'28"W	3.30'
C18	92°22'22"	19.50'	31.44'	S65°58'57"E	28.14'
C19	1°00'22"	566.00'	9.94'	S68°20'03"W	9.94'
C20	92°50'17"	19.50'	31.60'	N26°37'22"E	28.25'
C21	5°47'36"	686.00'	69.36'	N75°56'19"E	69.34'
C22	7°16'22"	565.13'	71.74'	S75°12'46"W	71.69'
C23	5°19'36"	686.00'	63.78'	N81°29'55"E	63.75'
C24	5°19'59"	565.13'	52.60'	S81°30'56"W	52.58'
C25	5°19'37"	686.00'	63.78'	N86°49'31"E	63.76'
C26	5°19'59"	565.13'	52.60'	S86°50'56"W	52.58'
C27	5°19'37"	686.00'	63.78'	S87°50'52"E	63.76'
C28	5°19'59"	565.13'	52.60'	N87°49'05"W	52.58'
C29	4°06'17"	686.00'	49.15'	S83°07'54"E	49.14'
C30	20°02'53"	63.50'	22.22'	N88°53'48"E	22.11'
C31	5°55'37"	565.13'	58.46'	N82°11'16"W	58.43'
C32	11°21'52"	407.50'	80.83'	N85°55'03"E	80.69'
C33	11°21'52"	287.50'	57.02'	S85°55'03"W	56.93'
C34	10°13'41"	287.50'	51.32'	S75°07'17"W	51.25'
C35	10°13'41"	407.50'	72.74'	N75°07'17"E	72.65'
C36	2°10'35"	287.50'	10.92'	S68°55'09"W	10.92'
C37	2°10'35"	407.50'	15.48'	N68°55'09"E	15.48'
C38	29°11'58"	565.13'	288.01'	N86°10'33"E	284.90'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C39	65°45'27"	63.50'	72.88'	N45°59'37"E	68.94'
C40	57°54'41"	88.50'	89.45'	N15°50'27"W	85.69'
C41	10°14'49"	238.50'	42.65'	N82°00'31"W	42.60'
C42	11°36'46"	263.50'	53.41'	S73°38'15"W	53.32'
C43	80°37'11"	36.50'	51.36'	S58°36'39"W	47.23'
C44	16°57'59"	713.00'	211.13'	N89°33'45"W	210.36'
C45	89°45'35"	2.50'	3.92'	N53°09'57"W	3.53'
C46	8°16'51"	731.00'	105.65'	S77°36'46"W	105.56'
C47	89°45'35"	2.50'	3.92'	S28°23'29"W	3.53'
C48	5°26'25"	713.00'	67.70'	S70°33'04"W	67.68'
C49	31°22'36"	460.00'	251.91'	N87°30'50"E	248.77'
C50	87°37'33"	14.50'	22.18'	S24°01'00"W	20.08'
C51	23°46'07"	287.50'	119.27'	N79°42'55"E	118.41'
C52	3°21'49"	460.00'	27.00'	N70°08'37"E	27.00'
C53	86°25'29"	14.50'	21.87'	N63°00'31"W	19.86'
C54	17°49'14"	434.50'	135.14'	S82°41'22"W	134.60'
C55	23°46'07"	407.50'	169.05'	S79°42'55"W	167.84'
C56	0°37'51"	460.00'	5.07'	N68°08'47"E	5.07'
C57	85°48'21"	36.50'	54.66'	N56°01'04"E	49.70'
C58	25°02'13"	236.50'	103.35'	N80°20'58"E	102.53'
C59	25°02'13"	263.50'	115.14'	N80°20'58"E	114.23'
C60	100°14'49"	88.50'	154.84'	S37°00'31"E	135.83'
C61	85°48'21"	63.50'	95.10'	S56°01'04"W	86.46'
C62	25°52'44"	686.00'	309.85'	S85°58'52"W	307.22'
C63	62°03'13"	30.00'	32.49'	S34°41'04"W	30.93'
C64	5°15'28"	224.55'	20.61'	S63°04'57"W	20.60'
C65	13°44'23"	537.98'	129.01'	S67°19'25"W	128.70'
C66	19°54'04"	116.99'	40.63'	S84°08'38"W	40.43'
C67	24°10'22"	76.86'	32.43'	S82°00'29"W	32.19'
C68	66°49'59"	36.01'	42.01'	S36°30'18"W	39.67'
C69	19°39'45"	460.00'	157.86'	N77°39'44"E	157.09'
C70	32°45'52"	540.00'	308.80'	N84°12'48"E	304.61'
C71	35°18'47"	553.00'	340.83'	S85°29'15"W	335.46'
C72	0°53'21"	540.00'	8.38'	S68°16'32"W	8.38'
C73	2°51'54"	540.00'	27.00'	S70°09'09"W	27.00'
C74	40°55'29"	447.00'	319.28'	S88°17'36"W	312.53'
C75	8°54'35"	460.00'	71.53'	S72°17'09"W	71.46'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	7.13'	N18°45'20"E
L2	80.00'	N18°45'20"E
L3	15.88'	S67°49'52"W
L4	37.43'	N13°12'08"E
L5	20.00'	S76°47'52"E
L6	37.34'	S13°12'08"W
L7	47.72'	N76°51'21"W
L8	38.21'	N76°51'21"W
L9	10.00'	N67°51'38"E
L10	20.00'	S22°08'22"E
L11	10.00'	S67°51'38"W
L12	50.67'	S86°16'32"E
L13	11.58'	S19°47'46"E
L14	210.51'	N67°49'52"E
L15	147.00'	N01°35'59"E
L16	49.77'	S76°47'52"E
L17	11.71'	N19°47'46"W
L18	49.86'	N76°47'52"W
L19	45.06'	S13°06'54"W
L20	45.06'	N13°06'54"E
L21	50.61'	S76°53'06"E
L22	29.00'	S45°12'12"W
L23	15.51'	N08°17'10"W
L24	124.33'	N10°43'41"E
L25	77.94'	S13°14'18"W
L26	225.44'	N67°49'52"E
L27	33.00'	N22°10'08"W
L28	20.00'	N67°49'52"E
L29	33.00'	S22°10'08"E
L30	10.00'	S68°19'19"W
L31	20.00'	N21°40'41"W
L32	10.00'	N68°19'19"E
L33	0.50'	N22°10'08"W
L34	0.50'	N22°10'08"W
L35	20.00'	S22°10'08"E

NOTES

- Easements are hereby reserved, in, over, and under areas designated on this plat as Drainage Easement or Utility Easement. Easements designated as Drainage Easement 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 corks and appurtenances as designated on this plat are not restricted.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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", "Drainage Easement" "Reserve A", Reserve "C" or Reserve "D" 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 corks 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.
- The private drives will be part of a condominium known or to be known as "The Courtyards At Evans Farm Condominium". The private drives identified on this plat shall be common elements as that term is defined in chapter 5311 of the Ohio Revised Code. As such, the private drives will be jointly owned by all unit owners as tenants-in-common and maintained in perpetuity by an association comprised of the owners of units in the condominium. The private drives associated with this development were not designed or constructed to public road standards, and will not be dedicated as public roads. Neither Delaware County nor Orange Township will be responsible for maintenance, repair or re-construction of the private drives. all residential and other improvements shall and must be part of the aforesaid condominium. No residential structure may be occupied unless and until it complies with the terms and conditions of this note and the structure is made part of the aforesaid condominium. The owner and any subsequent transferee of a lot delineated herein affirmatively waive the right to challenge or appeal the denial of any occupancy permit until that property has been made part of the condominium.
- Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other government authority shall in no way constitute a dedication or acceptance of the private street shown thereon, and all such private street(s) 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 private street. The owners of these lots and their successors and assigns 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.
- Reserves A, B, D, and E will be part of a condominium known or to be known as "The Courtyards At Evans Farm Condominium". Reserves A, B, D, and E identified on this plat shall be common elements as that term is defined in chapter 5311 of the Ohio Revised Code. As such, Reserves A, B, D, and E will be jointly owned by all unit owners as tenants-in-common and maintained in perpetuity by an association comprised of the owners of units in the condominium.

SOURCE DATA

THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

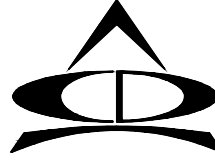
PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3904100255K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION AND DETERMINED A BEARING OF NORTH 04°09'04" EAST, FOR THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 71.



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: November 24, 2025

SHEET
JOB NO.: 24-0029-27

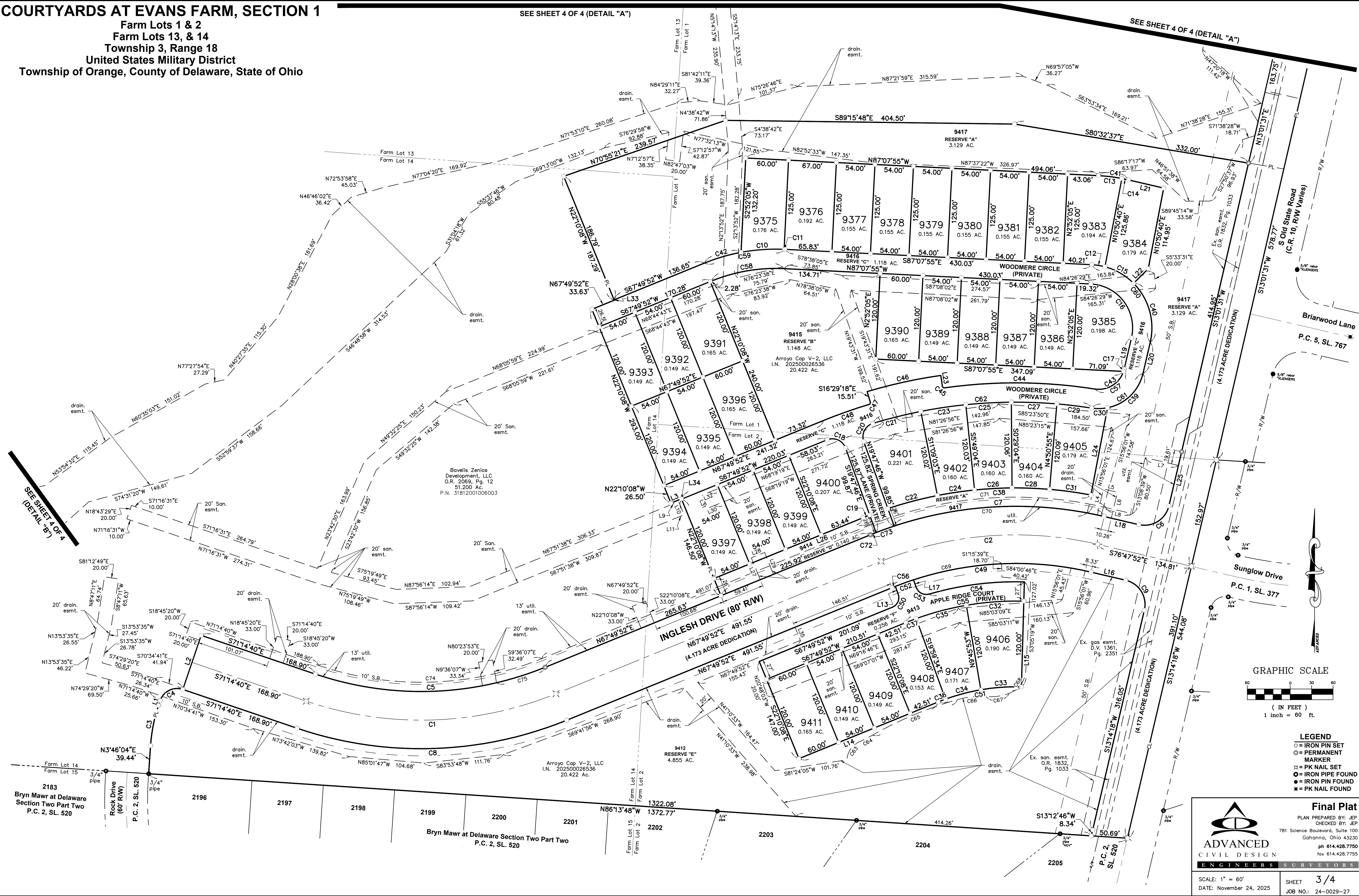
2/4

COURTYARDS AT EVANS FARM, SECTION 1

Farm Lots 1 & 2
Farm Lots 13, & 14
Township 3, Range 18
United States Military District
Township of Orange, County of Delaware, State of Ohio

SEE SHEET 4 OF 4 (DETAIL "A")

SEE SHEET 4 OF 4 (DETAIL "A")



Final Plat
PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

SCALE: 1" = 60'
DATE: November 24, 2025

SHEET 3/4
JOB NO.: 24-0029-27

**Farm Lots 1 & 2
Farm Lots 13, & 14
Township 3, Range 18
United States Military District
Township of Orange, County of Delaware, State of Ohio**

DETAIL "B"

GRAPHIC SCALE
 60 0 30 60
 (IN FEET)
 1 inch = 60 ft.

Reserve "E" 8607
Evans Farm Section 1
 P.C. 4, SL. 51

2183
Bryn Mawr at Delaware
Section Two Part Two
 P.C. 2, SL. 520

Bavelis Zenios Development, LLC
 O.R. 2116, Pg. 1226
 Tract II
 11.571 Ac.
 P.N. 31812001006004

Evans Farm Delaware, LLC
 O.R. 1334, Pg. 2672
 Parcel 4
 43.452 Ac. (Original)
 P.N. 31821001007000

Bavelis Zenios Development, LLC
 O.R. 2069, Pg. 12
 51.200 Ac.
 P.N. 31812001006003

INGLES DR.
 (80' R/W)

Rock Drive (60' R/W)
 P.C. 2, SL. 520

20' drain. esmt.

SEE SHEET 3 OF 4

LEGEND
○ = IRON PIN SET
⊙ = PERMANENT MARKER
✕ = PK NAIL SET
● = IRON PIPE FOUND
● = IRON PIN FOUND
✕ = PK NAIL FOUND

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ADVANCED
CIVIL DESIGN
ENGINEERS

SCALE: 1" = 60'
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SHEET 4 / 4
JOB NO.: 24-0029-27