

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. BROUELETTE, 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 TAMERA 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 8375 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. BROUELETTE, PRESIDENT HAS HEREUNTO SET HIS HAND THIS 3 RD DAY OF DECEMBER, 2025.

ARROYO CAP V-2, LLC
Jeffery B. Brouelette
JEFFERY B. BROUELETTE, PRESIDENT

Jeffery B. Brouelette
PRINTED

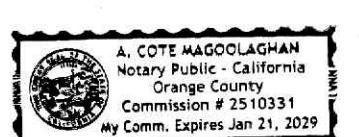
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Nick Lasher
SIGNATURE

Nick Lasher
PRINTED

Notary for Owner
STATE OF CALIFORNIA SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEFFERY B. BROUELETTE, 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 3 RD DAY OF DECEMBER, 2025.
MY COMMISSION EXPIRES Jan 21, 2029
Alian
NOTARY PUBLIC, STATE OF CALIFORNIA



IN WITNESS WHEREOF ZENIOS M. ZENIOS, CO-MANAGER HAS HEREUNTO SET HIS HAND THIS 5 TH DAY OF DECEMBER, 2025.

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

Zenios M. Zenios
PRINTED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
J. S. Miller
SIGNATURE

J. S. Miller
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 5 TH DAY OF DECEMBER, 2025.
MY COMMISSION EXPIRES 12-9-29 *Emily Chapin*
NOTARY PUBLIC, STATE OF OHIO



IN WITNESS WHEREOF TAMERA SCHUELER, PRESIDENT HAS HEREUNTO SET HIS HAND THIS 5 TH DAY OF DECEMBER, 2025.

EVANS FARM DELAWARE, LLC
Tamera M. Schueler
TAMERA SCHUELER, PRESIDENT

Tamera M. Schueler
PRINTED

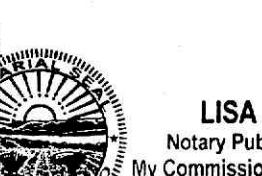
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Douglas Sladoje
SIGNATURE

Douglas Sladoje
PRINTED

Notary for Owner
STATE OF OHIO SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TAMERA 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 *Lisa R. Blake*
NOTARY PUBLIC, STATE OF OHIO



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

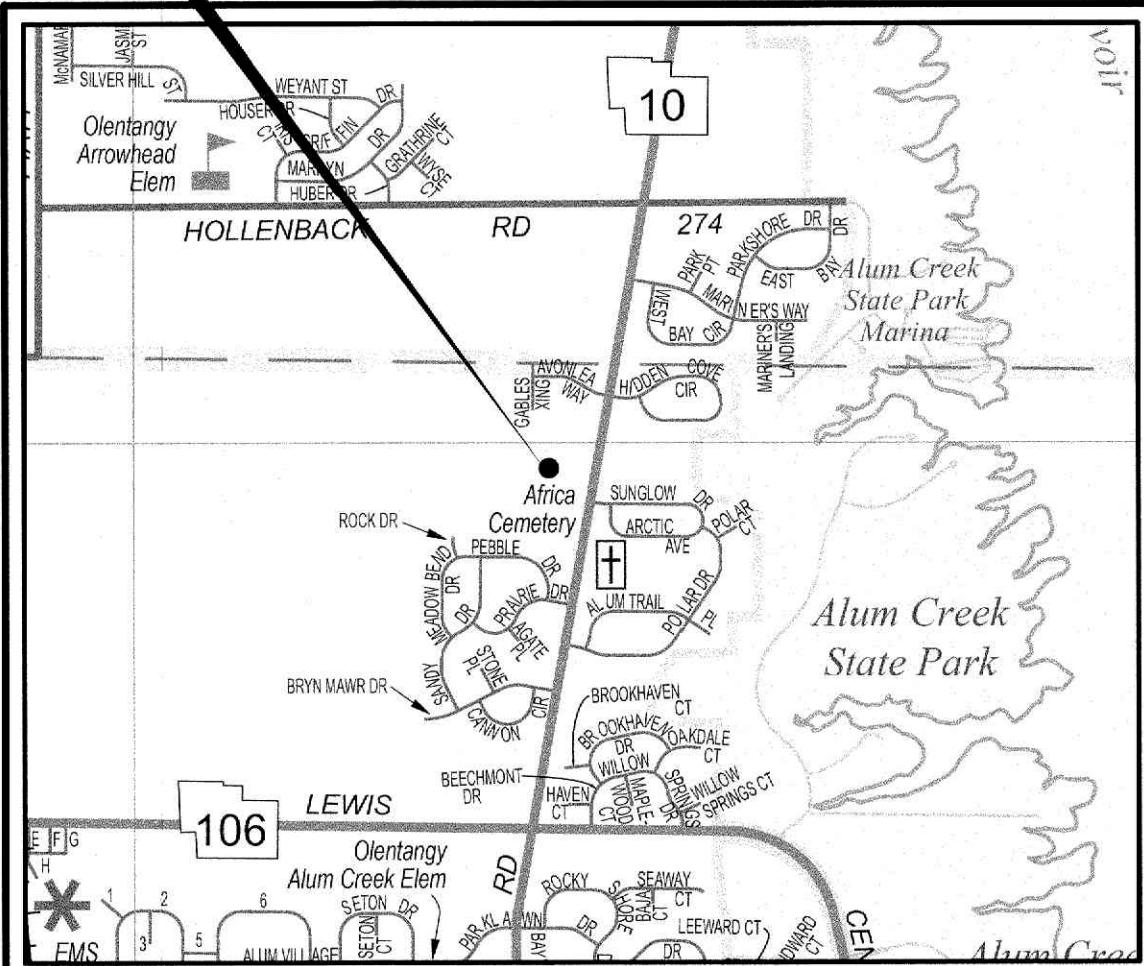
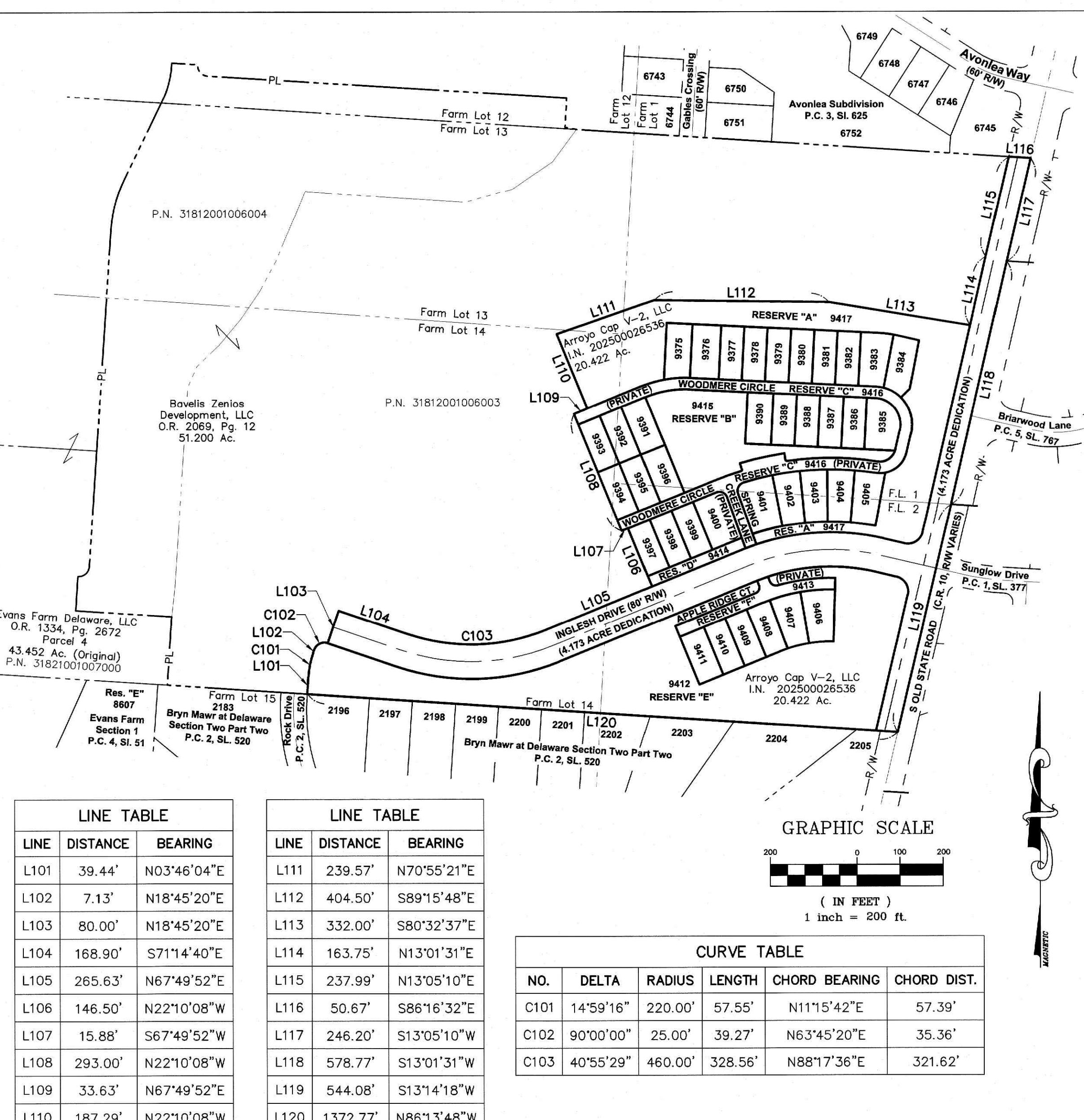
DRAINAGE MAINTENANCE PETITION
RECORDED IN THE DELAWARE COUNTY
COMMISSIONER'S JOURNAL

RESOLUTION NO. _____

JOURNAL DATE: _____

SITE

RPC Case Number: 15-24.1



VICINITY MAP
SCALE: NTS

APPROVED THIS 9 TH DAY
OF DEC. 2025

David
ORANGE TOWNSHIP
ZONING OFFICIAL

APPROVED THIS 9 TH DAY
OF DEC. 2025

Chris Veltman
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

APPROVED THIS DAY
OF _____, 20____

COMMISSIONER

APPROVED THIS DAY
OF _____, 20____

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

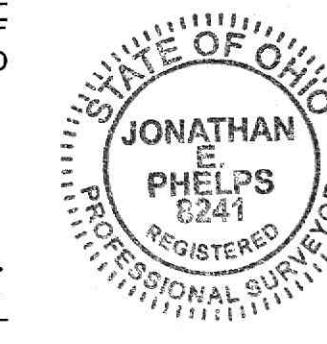
SETBACKS

ZONING DESIGNATION: SF-PRD
50' SOUTH OLD STATE ROAD
10' INGLESH 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.
PROFESSIONAL SURVEYOR
REGISTRATION NUMBER 8241
DATE: 10/24/2025
NOTARY PUBLIC, STATE OF OHIO



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

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°37'07"	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

