



# Final Subdivision Plat Application

## Delaware County, Ohio

(for unincorporated areas only)

RPC Number 17-21.2

Sec. \_\_\_\_\_ Ph. \_\_\_\_\_ Pt. \_\_\_\_\_

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

PROJECT	<u>Hidden Creek Estates Section 2</u> (circle one) Residential Commercial
TOWNSHIP	<u>Berkshire</u>

APPLICANT/ CONTACT	Name <u>James T. Watkins</u>	Phone <u>[REDACTED]</u>
	Address <u>1555 W. Main Street</u>	E-mail <u>[REDACTED]</u>
	City, State, Zip <u>Newark, Ohio 43009 43055</u>	

PROPERTY OWNER	Name <u>Hidden Creek South, LLC</u>	Phone <u>[REDACTED]</u>
	Address <u>3435 Steltzer Road</u>	E-mail <u>[REDACTED]</u>
	City, State, Zip <u>Columbus, Ohio 43219</u>	

SURVEYOR/ ENGINEER	Name <u>Verdantus, LLC</u>	Phone <u>[REDACTED]</u>
	Address <u>1555 W. Main Street</u>	E-mail <u>[REDACTED]</u>
	City, State, Zip <u>Newark, Ohio 43055</u>	

DETAILS	Total Lots <u>22</u>	Buildable lots <u>22</u>
	Total Acreage <u>19.057</u>	Open Space Acreage <u>9.277</u>

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): <u>March 27th, 2025</u> <sup>may 27, 2021 (overall)</sup>
	Date of Draft Plat Review by RPC staff (required): <u>December 11th, 2025</u>
	Date of Final Engineering Approval by DCEO (required): <u>January 2nd, 2026</u>
	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 <a href="mailto:smatlack@co.delaware.oh.us">smatlack@co.delaware.oh.us</a>
	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>\$2,920.00</u>	

[Signature]  
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

HIDDEN CREEK ESTATES  
SECTION 2

SITUATED IN THE TOWNSHIP OF BERKSHIRE, COUNTY OF DELAWARE, STATE OF OHIO, AND BEING PART OF  
FARM LOT 28, QUARTER SECTION 3, TOWNSHIP 4, RANGE 17, U.S. MILITARY SURVEY LANDS, AND BEING  
THE SAME TRACT AS CONVEYED TO HIDDEN CREEK ESTATES, LLC, NOW KNOWN AS HIDDEN CREEK SOUTH, LLC  
AS DESCRIBED IN OFFICIAL RECORD VOL. 648, PAGE 1294, COUNTY RECORDER'S OFFICE, DELAWARE, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, LOCATED IN FARM LOT 28, QUARTER SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS, BEING 19.057 ACRES OUT OF THE ORIGINAL 85.115 ACRE TRACT CONVEYED TO HIDDEN CREEK ESTATES, LLC, NOW KNOWN AS HIDDEN CREEK SOUTH, LLC AS RECORDED IN OFFICIAL RECORD 648, PAGE 1294 RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT, UTILITY EASEMENT, OR SANITARY EASEMENT. EASEMENTS DESIGNATED AS DRAINAGE EASEMENT OR UTILITY EASEMENT PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE AND THE CABLE TELEVISION INDUSTRY.

THE UNDERSIGNED, HIDDEN CREEK SOUTH LLC, AN OHIO LIMITED LIABILITY COMPANY, BY HOMEWOOD CORPORATION, INC., AN OHIO CORPORATION, MANAGING MEMBER BY BARRY HOLMES, PRESIDENT, BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "HIDDEN CREEK ESTATES, SECTION 2" A SUBDIVISION OF 22 LOTS, NUMBERED 2226 TO 2247 INCLUSIVE, AND RESERVES C (LOT NO. 2248) AND D (LOT NO. 2249) INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME, AND DO VOLUNTARILY DEDICATE 1.788 ACRES FOR PUBLIC RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS WHEREOF, BARRY HOLMES, PRESIDENT OF HOMEWOOD CORPORATION, INC., AN OHIO CORPORATION MANAGING MEMBER OF SAID HIDDEN CREEK SOUTH, LLC, AN OHIO LIMITED LIABILITY COMPANY HAS HEREUNTO SET HIS HAND THIS

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

HIDDEN CREEK SOUTH, LLC  
BY: HOMEWOOD CORPORATION, INC.  
AN OHIO CORPORATION  
MANAGING MEMBER

WITNESS \_\_\_\_\_

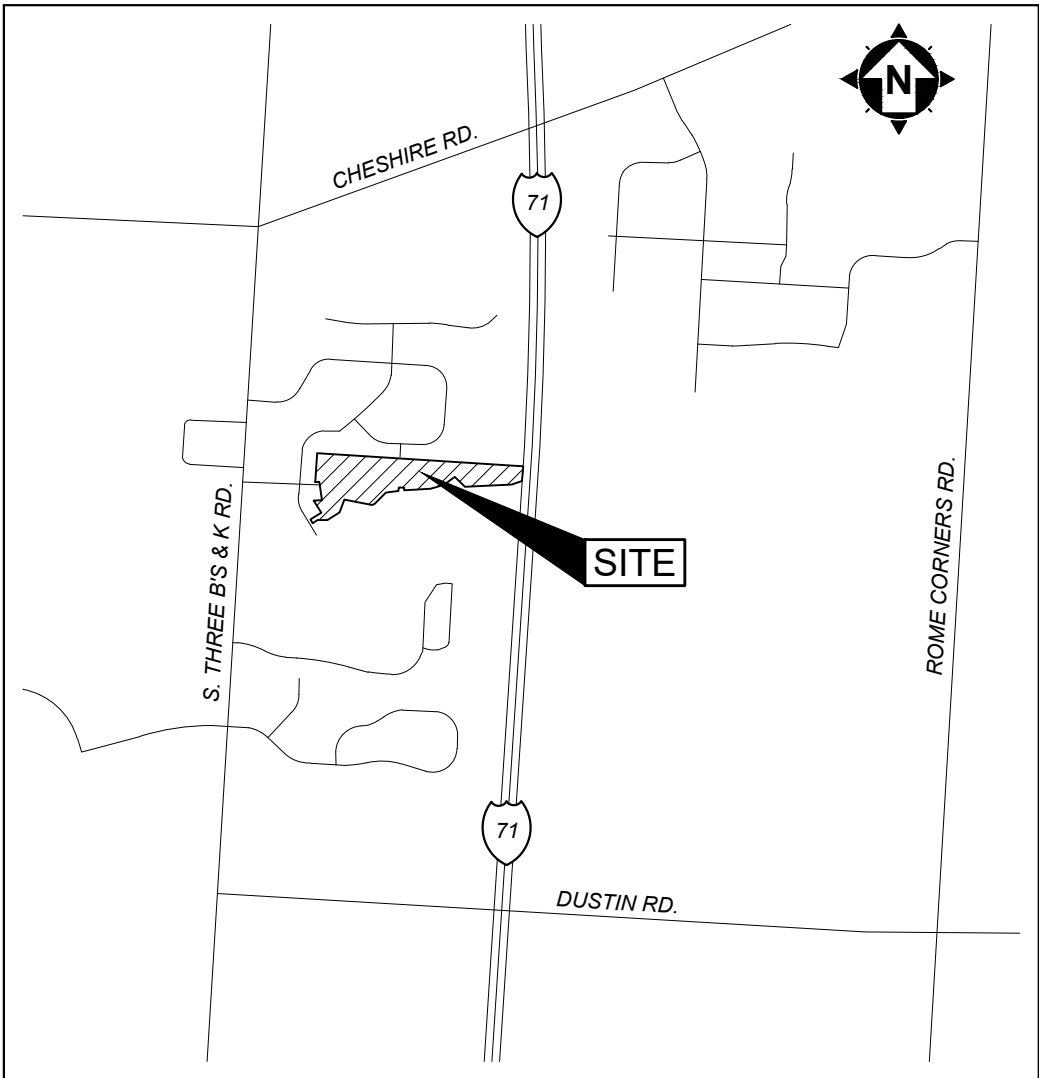
WITNESS \_\_\_\_\_ BY \_\_\_\_\_  
BARRY HOLMES, PRESIDENT

STATE OF OHIO, SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BARRY HOLMES, PRESIDENT, OF HOMEWOOD CORPORATION, AND OHIO CORPORATION MANAGING MEMBER OF HIDDEN CREEK SOUTH LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID HIDDEN CREEK SOUTH, LLC, AND OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC, STATE OF OHIO



LOCATION MAP  
NO SCALE

SITE STATISTICS

LENGTH OF STREET = 1,221 L.F.  
FRONT SETBACK = 40 FEET (FROM R/W)  
SIDE YARD SETBACK = 12.5 FEET  
REAR YARD SETBACK = 20 FEET  
MIN. LOT DEPTH = 135 FEET  
MIN. LOT WIDTH = 80 FT. (AT R/W)  
MIN. LOT AREA = 10,000 SQ. FT.  
EXISTING ZONING = PLANNED RESIDENTIAL DISTRICT (PRD)

SURVEYOR'S LEGEND

- D.E. DRAINAGE EASEMENT  
U.E. UTILITY EASEMENT  
S.E. SANITARY EASEMENT  
● 5/8" REBAR WITH RED ID CAP "VERDANTAS" SET  
■ 3" MAG NAIL SET (PERMANENT MARKER)  
○ IRON PIN FOUND (SIZE NOTED)  
☒ PERMANENT MARKER FOUND

SURVEY DATA

BASIS OF BEARING

FOR THE PURPOSE OF THIS PLAT A BEARING OF N 03°31'48" E WAS HELD ON THE EAST LINE OF FARM LOT 23, AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, AND WAS DETERMINED BY USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE. THIS PLAT IS BASED ON A SURVEY COMPLETED IN SEPTEMBER OF THE YEAR 2018.

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 5/8" REBAR WITH RED ID CAP "VERDANTAS". MONUMENTS SHOWN ON THE PLAT AS NOT IN PLACE AT THE TIME OF RECORDING SHALL BE PLACED PRIOR TO ACCEPTANCE OF THE STREETS.

FLOOD ZONE

ALL OF HIDDEN CREEK ESTATES, SECTION 2 IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0255K AND 39041C260K, EFFECTIVE DATE APRIL 16, 2009.

SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY VERDANTAS, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FORGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRYAN D. BUTLER, P.S.  
PROFESSIONAL SURVEYOR NO. 8904

DATE

ACREAGE BREAKDOWN

TOTAL ACREAGE 19.057 ACRES  
ACREAGE IN RESERVE C AND D (OPEN SPACE) 9.277 ACRES  
ACREAGE IN 22 BUILDABLE LOTS 6.895 ACRES  
ACREAGE IN RIGHTS-OF-WAY 2.885 ACRES

DRAINAGE MAINTENANCE PETITION

RECORDED IN THE DELAWARE COUNTY COMMISSIONERS JOURNAL,  
RESOLUTION NO. \_\_\_\_\_, JOURNAL DATE: \_\_\_\_\_, 2026

TOWNSHIP ZONING

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
BERKSHIRE TOWNSHIP ZONING OFFICER

DEL-CO WATER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
DEL-CO WATER CO., INC.

COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
DELAWARE COUNTY SANITARY ENGINEER

COUNTY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
DELAWARE COUNTY REGIONAL PLANNING COMMISSION

DELAWARE COUNTY COMMISSIONERS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

AUDITOR

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
DELAWARE COUNTY AUDITOR

RECORDER

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

FILE NO. \_\_\_\_\_

STORED IN PC: \_\_\_\_\_ SL: \_\_\_\_\_

DELAWARE COUNTY RECORDER



HIDDEN CREEK ESTATES - SECTION 2  
QUARTER SECTION 3, TOWNSHIP 4, RANGE 17  
COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, OHIO

FINAL PLAT

PROJECT NO.

24301

DISCIPLINE

SURVEY

SHEET NAME

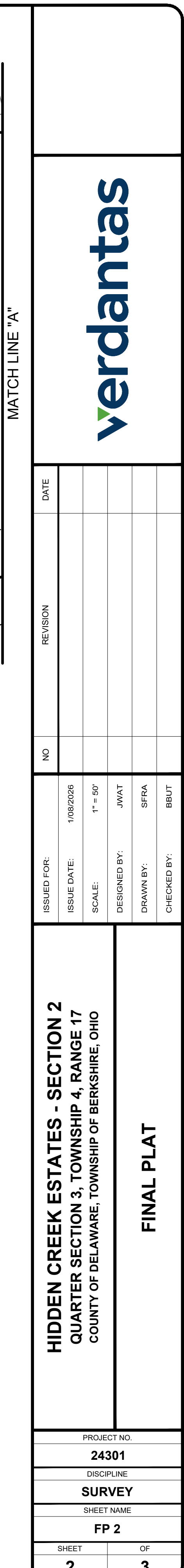
FP 1

SHEET

1

OF

3





- ### SURVEYOR'S LEGEND

# FINAL PLAT