



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

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

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

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

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

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): <i>March 27th, 2025</i>
	Date of Draft Plat Review by RPC staff (required): <i>December 11th, 2025</i>
	Date of Final Engineering Approval by DCEO (required): <i>January 2nd, 2026</i>
	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) \$ <i>2,920.06</i>

[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 HOMWOOD 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 HOMWOOD 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: HOMWOOD CORPORATION, INC.
AN OHIO CORPORATION
MANAGING MEMBER

WITNESS _____

BY _____
BARRY HOLMES, PRESIDENT

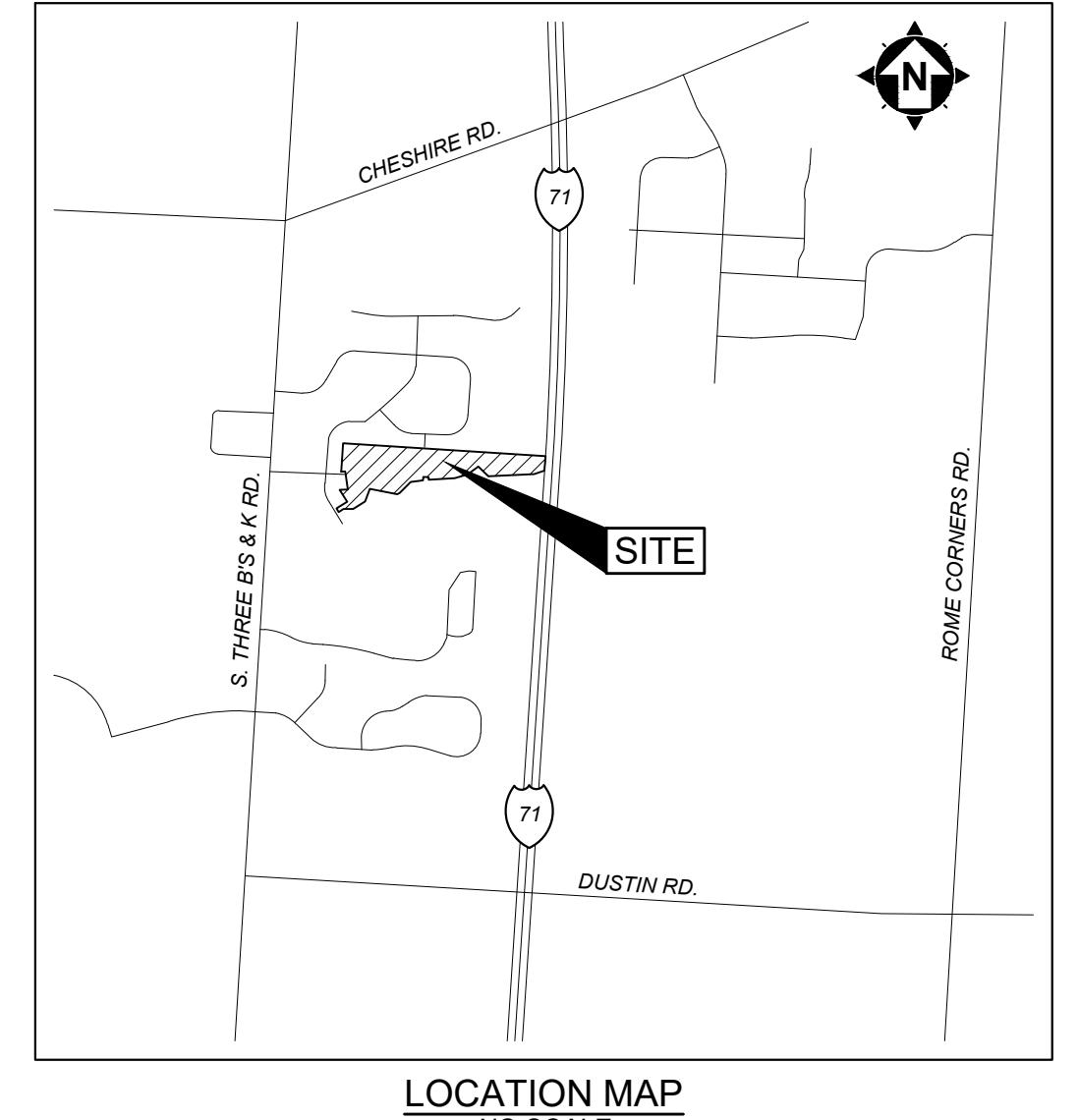
STATE OF OHIO, SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BARRY HOLMES, PRESIDENT, OF HOMWOOD 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.

DELAWARE COUNTY COMMISSIONERS

AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 2026

DELAWARE COUNTY AUDITOR

RECORDER

TRANSFERRED THIS _____ DAY OF _____, 2026

FILE NO. _____

STORED IN PC: _____ SL: _____

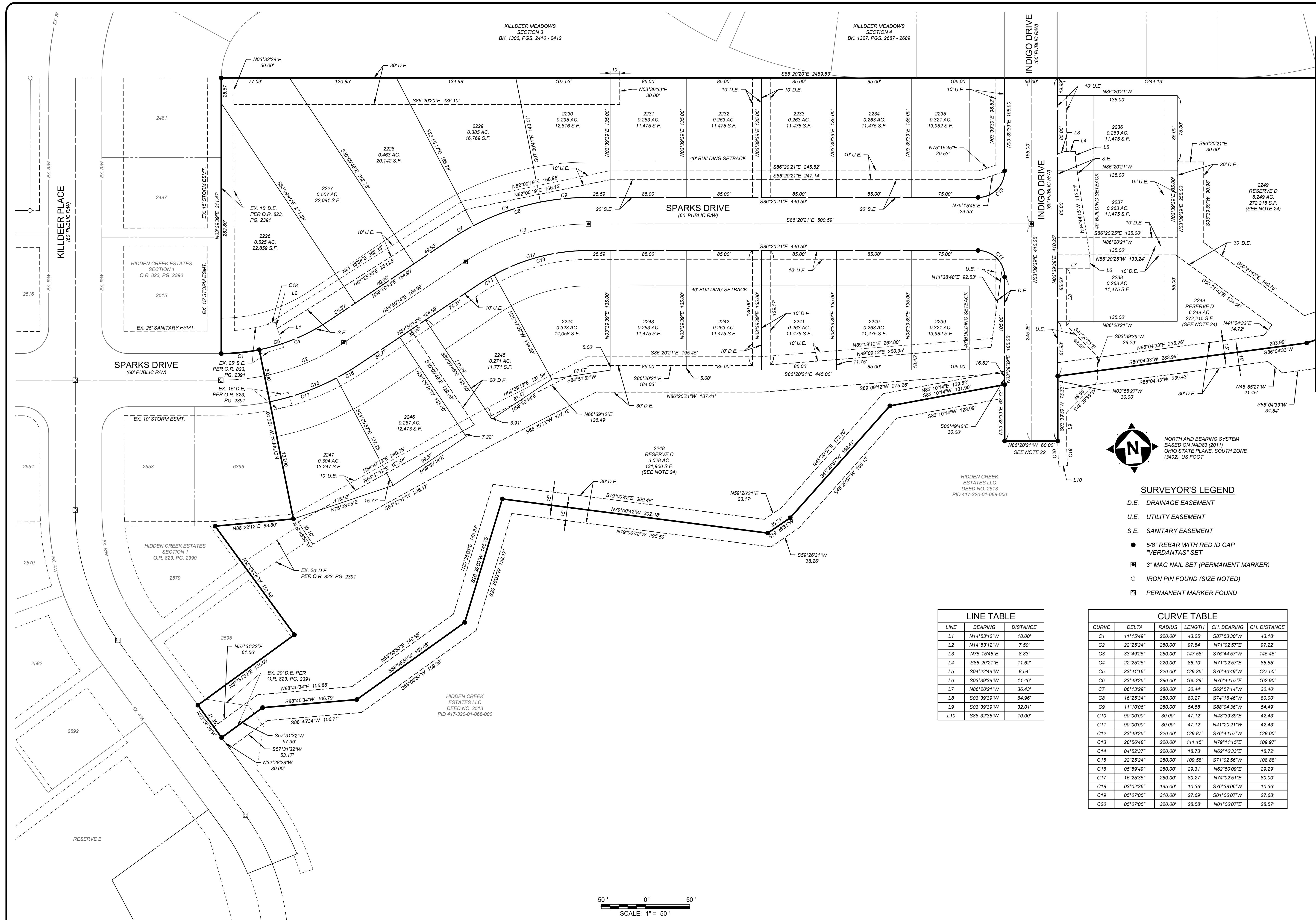
DELAWARE COUNTY RECORDER

PROJECT NO.
24301
DISCIPLINE
SURVEY
SHEET NAME
FP 1
SHEET OF
1 3

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

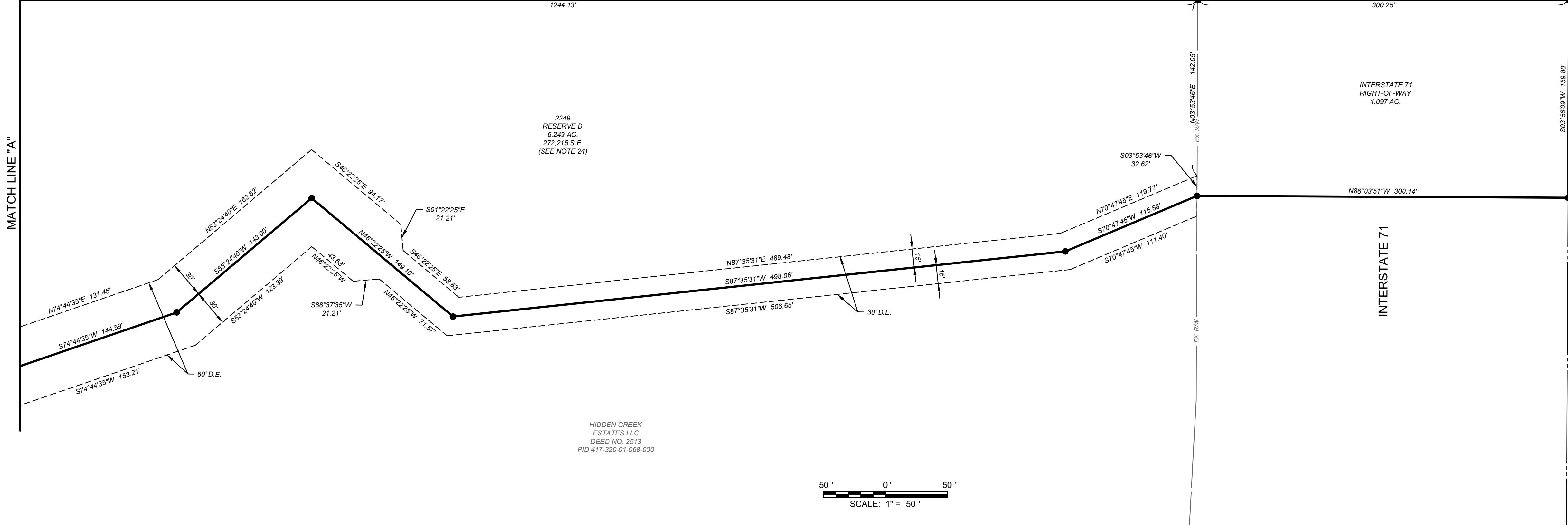
FINAL PLAT

verdantas



Verdantas

HIDDEN CREEK ESTATES - SECTION 2 QUARTER SECTION 3, TOWNSHIP 4, RANGE 17 COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, OHIO		ISSUED FOR: ISSUE DATE: SCALE: DESIGNED BY:	NO 1/08/2026 1" = 50' JWAT	REVISION DRAWN BY: SFRRA	DATE CHECKED BY: BBUT
FINAL PLAT					
PROJECT NO. 24301					
DISCIPLINE SURVEY					
SHEET NAME FP 2					
SHEET 2	OF 3				



1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT (DE)", "SANITARY EASEMENT (SE)" OR "UTILITY EASEMENT(UE)". EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT (DE)" 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.
2. EASEMENTS DESIGNATED AS "SANITARY EASEMENT (SE)" 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.
3. WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT (DE)" 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.
4. ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT (SE)" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT (SE)" 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.
5. 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 WITHIN 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, PEDESTRIAN PATHS 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.
6. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, PEDESTRIAN PATHS, PARK BENCHES, 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 ENSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
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 ANY DRAINAGE EASEMENTS (DE) UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

8. NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFORMERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITHIN ANY SANITARY EASEMENT (SE) 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 DEL-CO WATER COMPANY, ITS SUCCESSORS, AND ASSIGNS TO INSTALL, SERVICE AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKS AND APPURTENANCES AS DESIGNATED ON THIS PLAT ARE NOT RESTRICTED.
9. OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENT (SE) 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.
10. 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 (SE) UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.
11. ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT (SE) SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.
12. 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.
13. 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.
14. THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EARTHWORK WITHIN THE SANITARY EASEMENT (SE) 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.
15. 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", "OFFSITE UTILITY EASEMENT" OR "DRAINAGE EASEMENT", "UTILITY & DRAINAGE EASEMENT" 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 CROCKS 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.
16. ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.

17. ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS AND THE DELAWARE COUNTY DRAINAGE, EROSION AND SEDIMENT CONTROL (DESC) PROGRAM.
18. 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.
19. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
20. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT ARE ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.
21. DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT (DE).
22. NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT, OR RIGHT-OF-WAY DEED OR RIGHT-OF-WAY EASEMENT.
23. RESERVE LOTS C AND D SHALL BE OWNED AND MAINTAINED BY THE HIDDEN CREEK ESTATES HOME OWNERS ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE HIDDEN CREEK ESTATES, SECTION 2 SUBDIVISION.
24. ALL RESERVE/OPEN SPACES DELINEATION ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.
25. NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT AND SERVICE CONNECTIONS THERETO; ABOVE AND BENEATH THE SURFACE OF THE GROUND.
26. WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT", AND EASEMENT IS HEREBY RESERVED FOR MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES ALONG WITH GRANTING DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS THE RIGHT OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THE DRAINAGE EASEMENT AS DEFINED ABOVE. PURSUANT TO ORC SECTION 6137, DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS, SHALL TAKE CORRECTIVE MEASURES OR REPAIRS TO RESTORE THE CULVERT AND/OR WATER COURSE, IF NECESSARY, INCLUDING THOSE ACTIONS CAUSED BY AN EMERGENCY SITUATION. THE COSTS ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED TO THE OWNER(S).
27. FOR ANY DRAINAGE ACCESS EASEMENT OR DRAINAGE AND ACCESS EASEMENT SHOWN ON THIS PLAT, USE OF SUCH EASEMENT BY ANY PUBLIC AND QUASI PUBLIC UTILITIES SHALL BE LIMITED TO UNDERGROUND FACILITIES. NO ABOVE GROUND FACILITIES SHALL BE CONSTRUCTED WITHIN SAID EASEMENT.
28. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION OF HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
29. ON FILE WITH THE COUNTY ENGINEER, CODE COMPLIANCE, GENERAL HEALTH DISTRICT, AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE OF LOCATION AND VARIOUS SUBDIVISION IMPROVEMENTS.

SURVEYOR'S LEGEND

D.E. DRAINAGE EASEMENT	ISSUED FOR:	NO	REVISION	DATE
U.E. UTILITY EASEMENT	ISSUE DATE:	10/8/2026		
S.E. SANITARY EASEMENT	SCALE:	1" = 50'		
● 5/8" REBAR WITH RED ID CAP "VERDANTAS" SET	DESIGNED BY:	JWAT		
□ 3" MAG NAIL SET (PERMANENT MARKER)	DRAWN BY:	SFRA		
○ IRON PIN FOUND (SIZE NOTED)	CHECKED BY:	BBLT		
□ PERMANENT MARKER FOUND				

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 3
SHEET
OF
3
3