

"WE, I, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUT/ MY "PORSHI", A SUBDIVISION OF UNITS NUMBERED 9058 TO 9083 INCLUSIVE.; AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 0.02 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.; THIS DAY OF \_\_\_\_\_, \_\_\_\_\_, RIGHT-OF-WAYFOR PUBLIC STREETS AND ROAD HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE, STATE OF OHIO."

IN WITNESS WHEREOF, PORSHI DEVELOPMENT LLC. MAHMUDUR RAHMAM HAS CAUSED THIS PLAT BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 24 DAY OF September

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

PORSHI DEVELOPMENT LLC.

BY: Mahmudur Rahmam

Mahmudur Rahmam  
MAHMUDUR RAHMAM

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MAHMUDUR RAHMAM, OF SAID PORSHI DEVELOPMENT LLC. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID PORSHI DEVELOPMENT LLC., FOR THE SUES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THERETO, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 24 DAY OF September

MY COMMISSION EXPIRES June 13, 2028



Jamie Upchurch

**BENCHMARKS:**

SOURCE B.M.  
DELAWARE COUNTY B.M. 97-033-BRASS TABLET SET IN CONCRETE AND STAMPED "97-033" ON NORTH SIDE OF EAST ORANGE ROAD, 1500' WEST OF OLD STATE ROAD AND 16.5' NORTH OF THE EDGE OF PAVEMENT OF EAST ORANGE ROAD.  
ELEV.= 949.50

BENCHMARK 1  
EAST RIM ON SANITARY MANHOLE, 50' N. OF CENTERLINE OF E. ORANGE RD. AND 90' E. OF CENTERLINE OF SUMMERFIELD DR. N=185,292.24, E=1,830,340.61  
ELEV.= 946.18

BENCHMARK 2  
GUTTER AT FACE/ CURB IN CENTER OF CURB/GUTTER INLET, NORTH SIDE OF E. ORANGE RD. 100' W. OF CENTERLINE OF S. OLD STATE RD.  
ELEV= 932.71

BENCHMARK 3  
MAG NAIL SET ON TOP OF CURB, ON WEST SIDE OF OLD STATE RD. 450' NORTH OF E. ORANGE RD.  
ELEV. = 939.29

BENCHMARK 4  
TOP OF CASTING ON STORM CATCH BASIN 839' N. OF CENTERLINE OF E. ORANGE RD. AND 30' W. OF CENTERLINE OF S. OLD STATE RD.  
ELEV.=931.57

**TOPOGRAPHIC SURVEY NOTES:**

THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A DESCRIPTION PREPARED BY JUDGE ENGINEERING CO. MICHAEL L. SKITH P.S. #6590.

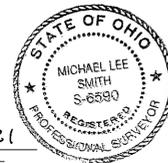
UTILITY LOCATIONS ON THIS SURVEY ARE REPORTED FROM FIELD LOCATIONS OR INFORMATION PROVIDED BY UTILITY REPRESENTATIVES. THIS DOES NOT MEAN THERE COULD NOT BE OTHER UTILITIES IN THE AREA.

**CERTIFICATION:**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE ALREADY IN PLACE. FIELD WORK COMPLETED IN MARCH 2018.

Michael L. Smith 10-05-2021  
DATE

MICHAEL L. SMITH  
REGISTERED SURVEYOR  
OHIO LICENSE NO. S-6590



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.

**NOTE:**

THERE ARE NO PUBLIC RIGHT-OF-WAYS DEDICATED WITH THIS PLAT, EXCEPT FOR THE 0.02 AC. ALONG SOUTH OLD STATE ROAD, INDICATED BY THE HATCHED AREA, THERE ARE NO PUBLIC RIGHT-OF-WAYS. DELAWARE COUNTY WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE. REFER TO NOTE 27 SHEET 2.

SIGNATURE BY THE DELAWARE COUNTY ENGINEER'S OFFICE ON THIS PLAT DOES NOT CONVEY APPROVAL OF THE PRIVATE STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL, INTERNAL ACCESS POINTS, OR ANY WORK WITHIN THE PRIVATE RIGHT-OF-WAY FOR ANY LOT SHOWN ON THIS PLAT.

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL RESOLUTION NO. \_\_\_\_\_ JOURNAL DATE \_\_\_\_\_

DELAWARE COUNTY ENGINEER DATE

Deirdre 8/27/25  
ORANGE TOWNSHIP, ZONING OFFICIAL DATE

Deirdre 8/21/2025  
CHIEF OPERATING OFFICER, DEL-CO WATER Engineering Manager DATE

DELAWARE COUNTY SANITARY, ENGINEER DATE

DIRECTOR DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

DELAWARE COUNTY, COMMISSIONER DATE

DELAWARE COUNTY, COMMISSIONER DATE

DELAWARE COUNTY, COMMISSIONER DATE

**FLOOD ZONE:**

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 39041C0265K, DATED 04/16/09, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM. THE PROPERTY SHOWN IS IN FLOOD ZONE AREA "X".

PLAT  
PORSHI  
SITUATED IN THE NW QUARTER TOWNSHIP OF ORANGE, DELAWARE COUNTY, OHIO FARM LOT 23, SECTION 2, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS



VICINITY MAP  
SCALE: 1"=1,000'

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ FEE \_\_\_\_\_  
FILE NO. \_\_\_\_\_  
PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_  
OFFICIAL RECORD \_\_\_\_\_ PAGE \_\_\_\_\_

\_\_\_\_\_  
AUDITOR, DELAWARE COUNTY, OHIO DATE  
\_\_\_\_\_  
RECORDER, DELAWARE COUNTY, OHIO DATE

**ACREAGE BREAKDOWN:**

ZONING: SF-PRD  
TOTAL ACREAGE: 9.68 AC  
BUILDABLE UNITS 9058-9076: 4.31 AC  
WELLNESS CENTER UNIT 9077: 0.24 AC  
GREEN SPACE UNITS 9079-9083: 2.48 AC  
PORSHI LANE UNIT 9078: 0.73 AC

PORSHI  
SECTION #2, TOWNSHIP #3, RANGE #18  
ORANGE TOWNSHIP FARM LOT 23,  
UNITED STATES MILITARY LANDS

EDB INTERNATIONAL, INC.  
6375 SHIER-RINGS ROAD  
SUITE F DUBLIN, OHIO  
43016  
OFFICE: (614) 761-4700

**PLAT**  
**SHEET 1 OF 4**

**GENERAL NOTES**

1. DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET(S) SHOWN THEREON, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC AUTHORITY SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH PRIVATE STREET(S). 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.
2. 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 IMPROVEMENTS PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
3. ORANGE TOWNSHIP ZONING CODE FOR "PORSHI", IN EFFECT AT TIME OF PLATTING OF "PORSHI," SPECIFICS THE FOLLOWING SETBACK REQUIREMENTS:  
 ORANGE DESIGNATION: TPUD & SF-PRD  
 ZONING CODE  
 FRONT YARD: 30 FEET FROM PROPERTY LINE  
 SIDE YARD: 25 FEET MINIMUM (BETWEEN BUILDINGS)  
 REAR YARD: 35' FEET FROM PROPERTY LINE
4. ACREAGE BREAKDOWN  
 TOTAL ACREAGE: 9.68 AC  
 BUILDABLE UNITS 9058-9076: 4.31 AC  
 WELLNESS CENTER UNIT 9077: 0.24 AC  
 GREEN SPACE UNITS 9079-9083: 2.48 AC  
 PORSHI LANE UNIT 9078: 0.73 AC
5. NON-EXCLUSIVE UTILITY EASEMENT 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.
6. EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITY EASEMENTS, AND DESIGNATED WATERLINE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVES, METER CROCKS AND APPURTENANCES.
7. ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.
8. SANITARY EASEMENTS ARE SOLELY 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.
9. "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."
10. "ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS."
11. NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.
12. AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS "PORSHI", ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (DATED 12/16/08) SHOWN HEREON LITES WITHIN A COMMUNITY PANEL NOT PRINTED DUE TO NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED, COMMUNITY PANEL NO. 39159C0395D.
13. LOTS 9079-9083 AS NUMBERED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION FOR PORSHI FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM RUN-OFF FACILITIES; ALL OF LOTS 9079-9083 ARE DESIGNATED AS OPEN SPACE.
14. AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT "PORSHI," PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

15. 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.
16. 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.
17. NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY BELOW GROUND WITHIN THE LIMITS OF ANY DRAINAGE EASEMENTS UNLESS SAID STRUCTURES IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.
18. 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 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.
19. 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 UTILITY CROSSINGS ("NEAR RIGHT ANGLE" IS DEFINED AS AN ANGLE BETWEEN EIGHT (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.
20. 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.
21. 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.
22. LANDSCAPING EASEMENT AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE HOMES AT PORSHI AND SHALL BE FOR THE INSTALLATION, AND MAINTENANCE OPEN SPACE AND LANDSCAPE FEATURES AS STATED IN THE APPROVED DEVELOPMENT TEXT.
23. DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.
24. 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. WORK TO FACILITATE SURFACE 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 IF APPROVED BY THE GOVERNING STORMWATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.

25. PORSHI LANE LOT 9078, AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION FOR THE PORSHI DEVELOPMENT. THE DRIVES AND LANES CONSTRUCTED WITHIN LOT 9078 WILL BE PRIVATE DRIVES AND LANES WHICH WILL BE OWNED AND MAINTAINED BY SAID ASSOCIATION. THESE DRIVES AND LANES WILL NOT BE DEDICATED TO DELAWARE COUNTY AND DELAWARE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE DRIVES. ONCE DEVELOPED THE CONDOMINIUM ASSOCIATION WILL OWN THE LAND BEYOND THE BUILDINGS. THE OWNER AND ANY SUBSEQUENT TRANSFEREE OF A LOT DELINEATED HEREIN ACKNOWLEDGE AND AGREE THAT THE APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY COMMISSIONERS IS CONDITIONED ON THE DRIVES AND LANES REMAINING PRIVATE IN PERPETUITY, THAT ANY OFFER OF DEDICATION, WHETHER EXPRESS OR IMPLIED, IS HEREBY REJECTED, AND THAT NO DEDICATION OF RIGHT-OF-WAY, WHETHER STATUTORY OR AT COMMON LAW SHALL OCCUR UNLESS EXPRESSLY ACCEPTED BY A SUBSEQUENT RESOLUTION OF THE DELAWARE COUNTY COMMISSIONERS.
26. 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.
27. THE PRIVATE DRIVES WILL BE OWNED AND MAINTAINED IN PERPETUITY BY THE CONDOMINIUM ASSOCIATION OF THE OWNERS OF THE CONDOMINIUM IN THE "PORSHI." THE PRIVATE DRIVES ASSOCIATED WITH THE DEVELOPMENT WERE NOT DESIGNED NOR CONSTRUCTED TO PUBLIC ROAD STANDARDS, AND WILL NOT BE DEDICATED AS PUBLIC ROAD, NEITHER DELAWARE COUNTY, 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 ASSOCIATION. AS SUCH, ALL COMMON ELEMENTS, INCLUDING THE ENTIRE EXTERIOR BUILDING STRUCTURE OF EACH BUILDING, INCLUDING THE FOUNDATION, EXTERIOR WALLS, ROOF AND ANY EXTERIOR PORCH OR STOOP SHALL AND MUST BE COMMON AREA OWNED AND MAINTAINED BY THE AFORESAID ASSOCIATION. INTERIOR WALLS MECHANICAL COMPONENTS, HVAC COMPONENTS AND WINDOWS SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL UNIT OWNERS. NO RESIDENTIAL STRUCTURE MAY BE OCCUPIED UNLESS AND UNTIL IT COMPLIES WITH THE TERMS AND CONDITIONS OF THIS NOTE, AND 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 THE TERMS AND CONDITIONS OF THIS NOTE HAVE BEEN MET.

PORSHI SECTION #2, TOWNSHIP #3, RANGE #18 ORANGE TOWNSHIP FARM LOT 23, UNITED STATES MILITARY LANDS	EDB INTERNATIONAL, INC. 6375 SHIER-RINGS ROAD SUITE F DUBLIN, OHIO 43016 OFFICE: (614) 761-4700	<b>PLAT</b>
		<b>SHEET 2 OF 4</b>

**SURVEY NOTES**

**SURVEY DATA:**  
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A PORTION OF THE CENTERLINE OF ORANGE ROAD AS BEING NORTH 86°36'05" WEST AS SHOWN ON THE PLAT OF "VILLAGE OF OAK CREEK, PHASE 1," A SUBDIVISION OF RECORD IN PLAT CABINET 1, SLIDES 540-540B, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

**SOURCE DATA:**  
NATIONAL GEODETIC SURVEY & OHIO DEPARTMENT OF TRANSPORTATION CONTINUOUSLY REFERENCE STATION (CORS) "OHUN." THE SOURCES OF SURVEY DATA RENEWED IN THIS PLAT WERE OBTAINED FROM THE DELAWARE COUNTY RECORDER'S OFFICE.

**IRON PINS:**  
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE 5/8" REBAR, THIRTY INCHES LONG WITH OR WITHOUT A PLASTIC CAP.

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, FARM LOT 23, SECTION 2, TOWNSHIP 3, RANGE 18 OF THE UNITED STATES MILITARY LANDS, BEING 11.25 ACRES OF LAND OUT OF A 10.891 ACRE TRACT (PARCEL 1) AND 0.357 ACRE TRACT (PARCEL 2) IN THE NAME OF PORSHI DEVELOPMENT, LLC AS RECORDED IN OFFICIAL RECORD 1560, PAGE 1478 OF THE DELAWARE COUNTY RECORDER'S OFFICE, DELAWARE, OHIO. THE R/W DEDICATION CONSISTING OF 1.149 ACRE (PARCEL 1) AND 0.357 ACRE (PARCEL 2). THE REMAINING TRACT CONTAINS 9.683 ACRES.

THE UNDERSIGNED, PORSHI DEVELOPMENT, LLC BY MAHMUDUR RAHMAM, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "PORSHI," A SUBDIVISION CONTAINING LOTS NUMBERED 9058 THROUGH 9083, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

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

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 AREAS DESIGNATED HEREON AS "DEL-CO WATER EASEMENT", "UTILITY EASEMENT", OR "DRAINAGE EASEMENT." 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.

A NONEXCLUSIVE EASEMENT IS GRANTED FOR INGRESS/EGRESS, IN AN OVER SAID PRIVATE ROAD FOR PEDESTRIAN AND VEHICULAR ACCESS. ADDITIONALLY WITHIN SAID ROAD, A NONEXCLUSIVE EASEMENT IS HEREBY GRANTED TO DELAWARE COUNTY AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSEES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL, OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID LOT.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID LOT OWNED BY PORSHI DEVELOPMENT LLC. ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C5	35.00'	091°30'36"	55.90'	50.15'	N48°43'32"E
C6	88.50'	074°49'25"	115.57'	107.53'	N57°20'47"E
C7	61.50'	063°40'19"	68.34'	64.88'	N46°43'35"E
C8	98.07'	026°53'30"	46.03'	45.61'	N72°36'27"E
C9	98.07'	029°48'54"	51.03'	50.46'	S44°15'15"W
C10	98.07'	029°19'42"	50.20'	49.65'	N14°40'57"E
C11	88.63'	021°44'35"	33.63'	33.43'	S25°39'09"E
C12	88.63'	033°25'27"	51.70'	50.97'	N53°14'11"W
C13	88.63'	015°49'28"	24.48'	24.40'	S77°51'38"E
C14	30.00'	040°13'14"	21.06'	20.63'	N53°48'49"W
C15	30.00'	077°03'50"	40.35'	37.38'	S35°23'37"E
C16	30.00'	077°03'40"	40.35'	37.38'	S41°40'06"W
C17	61.50'	068°54'33"	73.97'	69.59'	N51°11'06"W
C18	71.00'	089°27'56"	110.86'	99.94'	N40°43'47"E
C19	88.50'	037°34'42"	58.04'	57.01'	N34°35'17"E
C20	61.50'	073°58'14"	79.40'	74.00'	N57°49'42"E
C21	35.00'	088°29'58"	54.06'	48.85'	S41°16'11"E
C22	97.00'	034°27'58"	58.35'	57.47'	N64°35'23"E
C23	117.00'	030°53'41"	63.09'	62.33'	N67°05'05"E
C24	62.50'	089°08'21"	97.23'	87.72'	N40°36'38"E
C25	42.50'	088°01'11"	65.29'	59.06'	N40°12'00"E
C26	53.00'	067°52'12"	62.78'	59.17'	N51°36'04"W
C27	33.00'	064°01'04"	36.87'	34.98'	N53°10'23"W
C28	423.19'	001°20'28"	9.91'	9.91'	S85°10'32"W
C29	423.19'	013°26'42"	99.30'	99.08'	S77°46'56"W
C30	214.48'	005°32'23"	20.74'	20.73'	S68°51'22"W
C31	214.48'	028°45'06"	107.63'	106.50'	N51°42'38"E
C32	327.61'	006°17'20"	35.96'	35.94'	N30°15'13"E
C33	327.61'	026°02'20"	148.89'	147.61'	S14°05'23"W
C34	327.61'	003°12'48"	18.37'	18.37'	S0°32'11"E
C35	169.32'	021°26'19"	63.36'	62.99'	N22°16'06"W
C36	169.32'	023°28'07"	69.36'	68.87'	S44°43'19"E
C37	335.50'	013°19'19"	78.01'	77.83'	S65°31'41"E
C38	335.50'	012°56'13"	75.75'	75.59'	N78°39'27"W
C39	108.00'	072°10'18"	136.04'	127.22'	N49°50'51"W
C40	98.07'	004°04'26"	6.97'	6.97'	N2°01'07"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S85° 31' 09.75"E	13.147
L6	N89° 44' 19.42"E	7.920
L7	S04° 39' 39.92"E	18.280
L8	S86° 51' 43.11"E	34.937
L10	S03° 08' 16.89"W	8.064
L11	N86° 51' 43.11"W	20.000
L12	N03° 08' 16.89"E	100.000
L13	N86° 51' 43.11"W	20.000
L14	S03° 08' 16.89"W	7.936
L15	N89° 44' 19.42"E	47.523
L16	S85° 31' 09.75"E	15.756
L17	N03° 08' 16.89"E	64.024
L18	N03° 08' 16.89"E	20.000
L19	N86° 51' 43.11"W	151.225
L20	S86° 51' 43.11"E	157.613
L21	N51° 26' 04.68"W	45.686
L22	S51° 26' 04.68"E	57.659
L23	N20° 13' 46.77"W	55.134
L24	S20° 13' 46.77"E	63.453
L25	N04° 39' 39.87"W	296.770
L26	S04° 39' 39.87"E	303.196
L27	N16° 15' 15.13"E	52.101
L28	S16° 15' 15.13"W	64.209
L29	N61° 54' 06.06"E	95.837
L30	S61° 54' 06.06"W	109.211
L31	N89° 44' 19.35"E	131.619
L32	S89° 44' 19.35"W	136.575
L33	N00° 15' 40.65"W	20.000
L34	S02° 59' 39.69"W	65.004
L35	N89° 02' 59.44"W	65.140

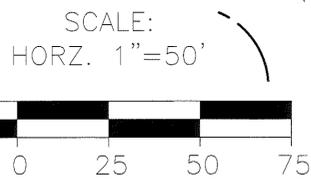
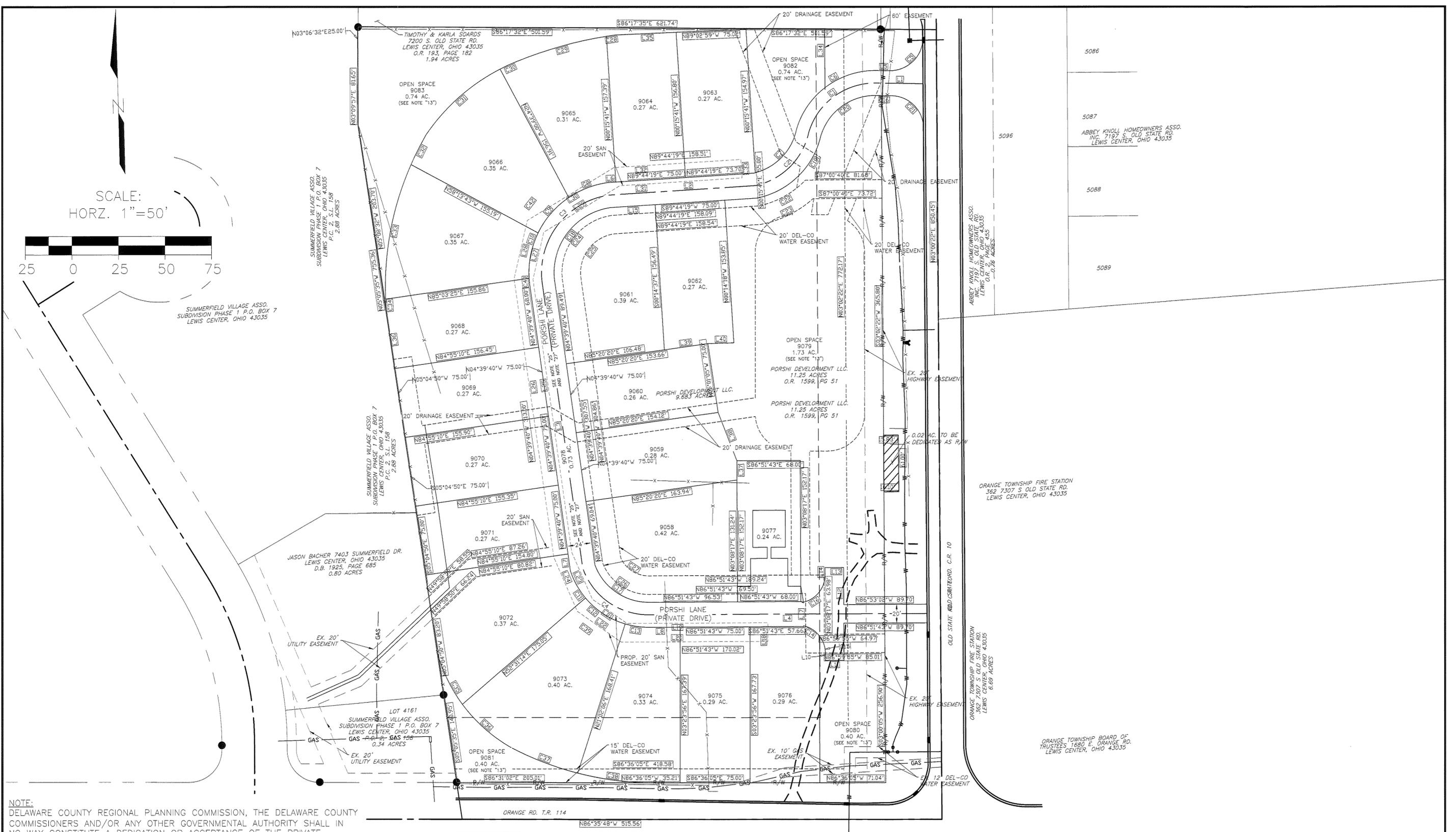
LINE TABLE		
LINE #	DIRECTION	LENGTH
L36	S05° 04' 50.00"E	57.021
L37	S03° 08' 16.89"W	20.937
L38	S17° 47' 39.41"E	55.714
L39	N85° 20' 20.08"E	47.179
L40	S88° 15' 33.49"E	27.965

**PORSHI LANE CENTERLINE DATA**

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S85° 31' 09.75"E	48.964
L2	N89° 44' 19.42"E	157.288
L3	N04° 39' 39.92"W	309.968
L4	N86° 51' 43.11"W	300.443

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	074°26'04"	97.43'	90.73'	N57°33'54"E
C2	75.00'	065°20'54"	85.54'	80.98'	N48°03'36"E
C3	84.50'	089°52'05"	132.54'	119.36'	N40°52'50"E
C4	75.00'	070°09'39"	91.84'	86.21'	N50°40'02"W

<p><b>PORSHI</b> SECTION #2, TOWNSHIP #3, RANGE #18 ORANGE TOWNSHIP FARM LOT 23, UNITED STATES MILITARY LANDS</p>	<p>EDB INTERNATIONAL, INC. 6375 SHIER-RINGS ROAD SUITE F DUBLIN, OHIO 43016 OFFICE: (614) 761-4700</p>	<p><b>PLAT</b></p> <hr/> <p><b>SHEET 3 OF 4</b></p>
---	--	---



**NOTE:**  
DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET(S) SHOWN THEREON, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC AUTHORITY SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH PRIVATE STREET(S). 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.

**LEGEND**  
● IRON PIN FOUND

ORANGE TOWNSHIP BOARD OF TRUSTEES 7307 S. OLD STATE RD. LEWIS CENTER, OHIO 43035

**PORSHI**  
SECTION #2, TOWNSHIP #3, RANGE #18  
ORANGE TOWNSHIP FARM LOT 23,  
UNITED STATES MILITARY LANDS

EDB INTERNATIONAL, INC.  
6375 SHIER-RINGS ROAD  
SUITE F DUBLIN, OHIO  
43016  
OFFICE: (614) 761-4700

**PLAT**  
**SHEET 4 OF 4**