

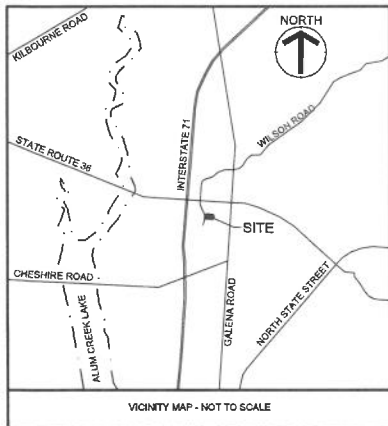


WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 614.794.4828

ASHFORD OF BERKSHIRE

INCLUDING A PORTION OF LOT 2015 OF CARLTON AT BERKSHIRE
OF RECORD IN PLAT CABINET 6, SLIDE 191
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE,
FARM LOTS 5 AND 6, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17 WEST
UNITED STATES MILITARY LANDS



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOTS 5 AND 6, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 17 WEST, UNITED STATES MILITARY LANDS, BEING ALL OF A 7.503-ACRE TRACT OF LAND CONVEYED TO WALLICK BERKSHIRE PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 2181, PAGE 1825, AND ALL OF A 0.900-ACRES OUT OF LOT 2015 OF CARLTON AT BERKSHIRE AND DEDICATION PLAT FOR WILSON ROAD AND RIDER ROAD OF RECORD IN PLAT CABINET 6, SLIDE 191, AS CONVEYED TO WALLICK BERKSHIRE PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN OFFICIAL RECORD 2161, PAGE 1822, IN THE RECORDER'S OFFICE OF DELAWARE COUNTY, OHIO.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "ASHFORD OF BERKSHIRE INCLUDING A PORTION OF LOT 2015 OF CARLTON AT BERKSHIRE," A SUBDIVISION CONTAINING LOT NUMBER 2189 AND DO HEREBY ACCEPT THIS PLAT.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.) AND "UTILITY EASEMENT" (UT. ESMT.). 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.

SEE SHEET 3 FOR EXISTING EASEMENTS BEING VACATED.

IN WITNESS WHEREOF, KURT C. READ, VICE PRESIDENT OF WALLICK BERKSHIRE PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, 20____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

WALLICK BERKSHIRE PROPCO, LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS

KURT C. READ
VICE PRESIDENT

BY: RSF WALLICK BERKSHIRE, L.P.,
A TEXAS LIMITED PARTNERSHIP
ITS MANAGER

BY: RSF WALLICK REIT 1 GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

WITNESS

STATE OF _____

COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KURT C. READ, VICE PRESIDENT OF WALLICK BERKSHIRE PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVED THIS ____ DAY OF _____, 20____
BERKSHIRE TWP., ZONING INSPECTOR

APPROVED THIS ____ DAY OF _____, 20____
DEL-CO WATER CO., INC.

APPROVED THIS ____ DAY OF _____, 20____
DELAWARE COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 20____
DIRECTOR, DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 20____
DELAWARE COUNTY SANITARY ENGINEER

THIS ____ DAY OF _____, 20____
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

TRANSFERRED THIS ____ DAY OF _____, 20____
AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS ____ DAY OF _____, 20____
AT _____ A.M./P.M.
IN BOOK _____, PAGE(S) _____;
PLAT CABINET _____, SLIDE _____, FEE \$ _____
RECORDER, DELAWARE COUNTY, OHIO

DRAINAGE MAINTENANCE PETITION RECORDED IN THE
DELAWARE COUNTY COMMISSIONERS JOURNAL
RESOLUTION NO. _____
JOURNAL DATE _____

BASIS OF BEARING

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD83 (2011), OHIO SOUTH ZONE, USED TO DETERMINE A BEARING OF SOUTH 85°50'04" EAST ALONG THE SOUTH LINE OF OF CARLTON AT BERKSHIRE AND DEDICATION PLAT FOR WILSON ROAD AND RIDER ROAD, OF RECORD IN PLAT CABINET 6, SLIDE 191, DERIVED FROM GPS OBSERVATIONS.

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 SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO, Inc". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

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 TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK WAS COMPLETED IN 2018 ORIGINALLY, AND UPDATED THROUGH DECEMBER OF 2024.

SURVEYED AND PLATTED BY: CESO INC. DATE _____
MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

Ashford of Berkshire Including a portion
of Lot 2015 of Carlton at Berkshire
of record in Plat Cabinet 6, Slide 191
State of Ohio, County of Delaware, Township of Berkshire, Farm Lots 5 & 6
Quarter Township 2, Township 4 North, Range 17 West, United States Military Lands

Revisions / Submissions

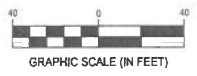
ID	Description	Date

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Project Number: 765559
Scale: N/A
Drawn By: RSL
Checked By: RLC
Date: 2/3/2026
Issue: SURVEY

Drawing Title:

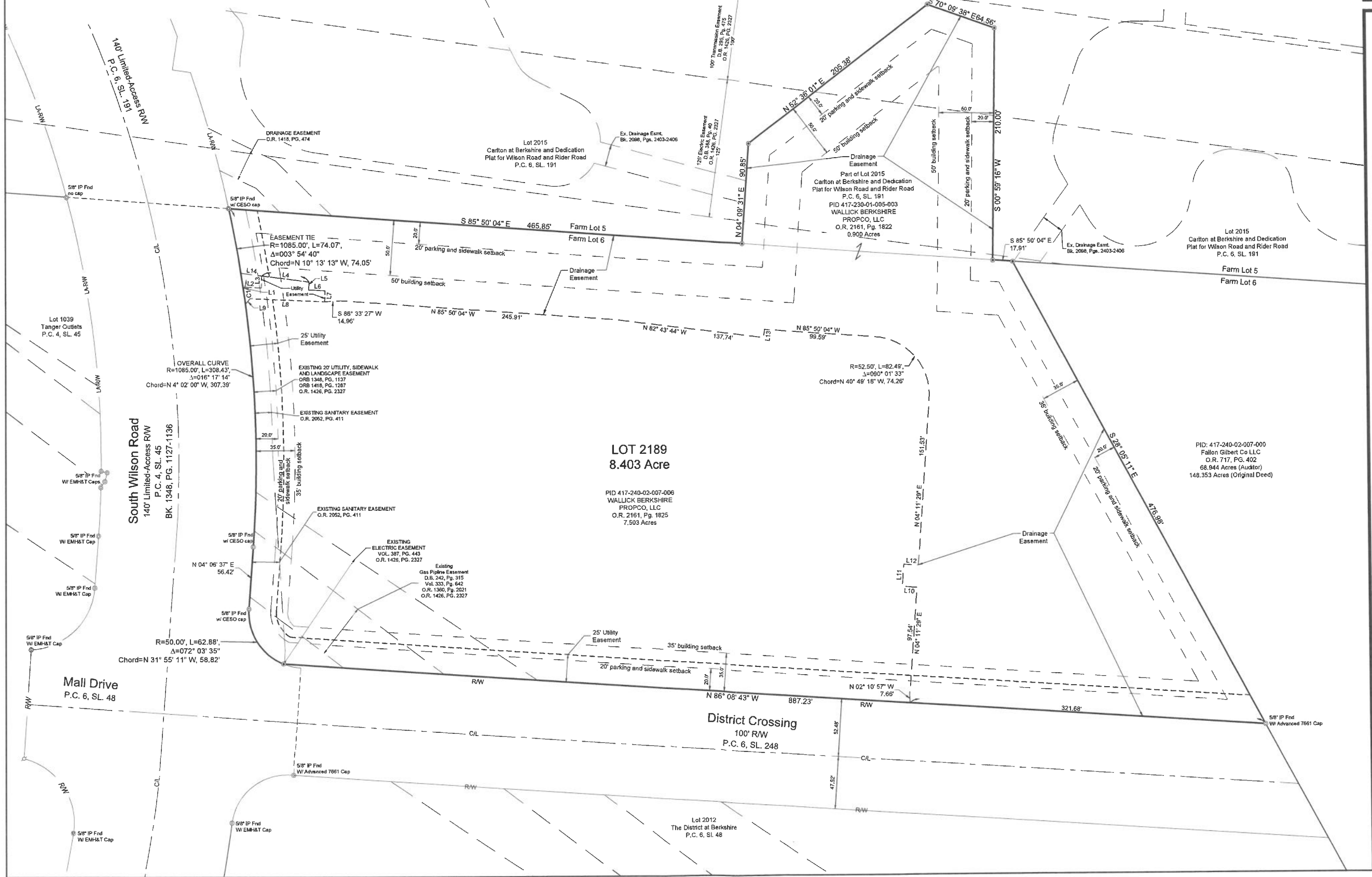
PLAT



SURVEY MONUMENT LEGEND
 ● - 5/8" Iron Pin Set w/cap CESO, Inc.
 ○ - Iron Pin Found as Described

LINE TABLE			LINE TABLE		
Line #	Direction	Length	Line #	Direction	Length
L1	N37° 30' 08"E	2.13'	L8	N87° 29' 33"W	67.53'
L2	S87° 29' 43"E	14.88'	L9	S37° 30' 08"W	6.78'
L3	N02° 11' 31"E	10.92'	L10	N85° 48' 31"W	13.00'
L4	S82° 43' 44"E	43.25'	L11	N04° 11' 29"E	20.00'
L5	S04° 09' 58"W	7.33'	L12	S85° 48' 31"E	13.00'
L6	S87° 29' 43"E	14.94'	L13	S07° 16' 16"W	7.47'
L7	S02° 30' 17"W	10.05'	L14	N82° 43' 44"W	18.02'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	0° 32' 22"	1491.61'	14.05'	N7° 53' 37"W, 14.05'



Ashford of Berkshire Including a portion of Lot 2015 of Carlton at Berkshire of record in Plat Cabinet 6, Slide 191
 State of Ohio, County of Delaware, Township of Berkshire, Farm Lots 5 & 6, Quarter Township 2, Township 4 North, Range 17 West, United States Military Lands

Revisions / Submissions

ID	Description	Submissions	Date

© 2025 CESO, INC.
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 Scale: 1" = 40'
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 Issue: SURVEY

Drawing Title:
PLAT

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NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOT DELINEATED UPON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENTS PLANS FOR THE DEVELOPMENT OF SAID LOT SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT 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.

NOTE "B": BERKSHIRE TOWNSHIP ZONING CODE FOR "ASHFORD OF BERKSHIRE INCLUDING A PORTION OF LOT 2015 OF CARLTON OF BERKSHIRE AND DEDICATION PLAT FOR WILSON ROAD AND RIDER ROAD," IN EFFECT AT TIME OF PLATTING OF "ASHFORD OF BERKSHIRE INCLUDING A PORTION OF A PORTION OF LOT 2015 OF CARLTON OF BERKSHIRE," SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION: PMJ (PLANNED MIXED USE DISTRICT)

NORTH PROPERTY LINE: 50 FEET
 WEST PROPERTY LINE: 35 FEET
 EAST PROPERTY LINE: 35 FEET
 SOUTH PROPERTY LINE: 35 FEET

NOTE "E": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

NOTE "F": 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.

NOTE "G": 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.

NOTE "H": AT THE TIME OF PLATTING AS SUBDIVISION PLAT OF "ASHFORD OF BERKSHIRE INCLUDING A PORTION OF LOT 2015 OF CARLTON AT BERKSHIRE," LIES WITHIN FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY PANEL NO. 39041C0145K, DATED APRIL 16, 2024 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE "I": 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 SUBDIVISION PLAT OF "ASHFORD OF BERKSHIRE INCLUDING A PORTION OF LOT 2015 OF CARLTON AT BERKSHIRE" 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.

NOTE "J": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT", AN 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 DRC 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 COST ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED TO THE OWNER(S).

NOTE "K": ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DWCDC) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION. THE DSWDC AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

NOTE "L": 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 EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

NOTE "M": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" (DRN. ESMT.) 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 STORM 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 THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

NOTE "N": 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 COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.

NOTE "C": ACREAGE BREAKDOWN

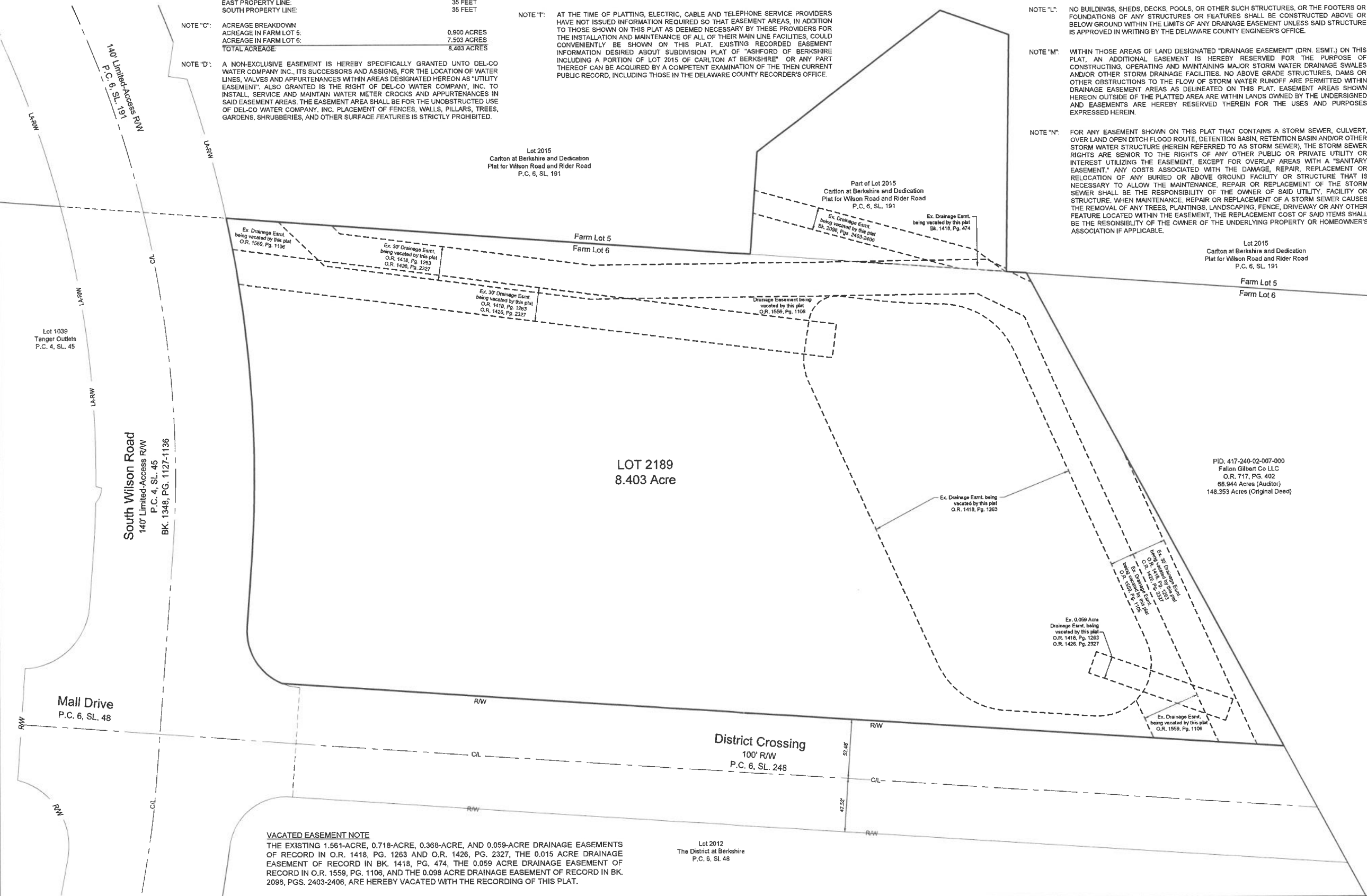
ACREAGE IN FARM LOT 5:	0.890 ACRES
ACREAGE IN FARM LOT 6:	7.503 ACRES
TOTAL ACREAGE:	8.403 ACRES

NOTE "D": 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 "UTILITY EASEMENT". 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. 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.

Lot 2015
 Carlton at Berkshire and Dedication
 Plat for Wilson Road and Rider Road
 P.C. 6, SL. 191

Part of Lot 2015
 Carlton at Berkshire and Dedication
 Plat for Wilson Road and Rider Road
 P.C. 6, SL. 191

Lot 2015
 Carlton at Berkshire and Dedication
 Plat for Wilson Road and Rider Road
 P.C. 6, SL. 191



VACATED EASEMENT NOTE
 THE EXISTING 1.561-ACRE, 0.718-ACRE, 0.368-ACRE, AND 0.059-ACRE DRAINAGE EASEMENTS OF RECORD IN O.R. 1418, PG. 1263 AND O.R. 1426, PG. 2327, THE 0.015 ACRE DRAINAGE EASEMENT OF RECORD IN BK. 1418, PG. 474, THE 0.059 ACRE DRAINAGE EASEMENT OF RECORD IN O.R. 1559, PG. 1106, AND THE 0.098 ACRE DRAINAGE EASEMENT OF RECORD IN BK. 2098, PGS. 2403-2406, ARE HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

Lot 2012
 The District at Berkshire
 P.C. 6, SL. 48



Ashford of Berkshire Including a portion of Lot 2015 of Carlton at Berkshire of record in Plat Cabinet 6, Slide 191
 State of Ohio, County of Delaware, Township of Berkshire, Farm Lots 5 & 6, Quarter Township 2, Township 4 North, Range 17 West, United States Military Lands

Revisions / Submissions

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