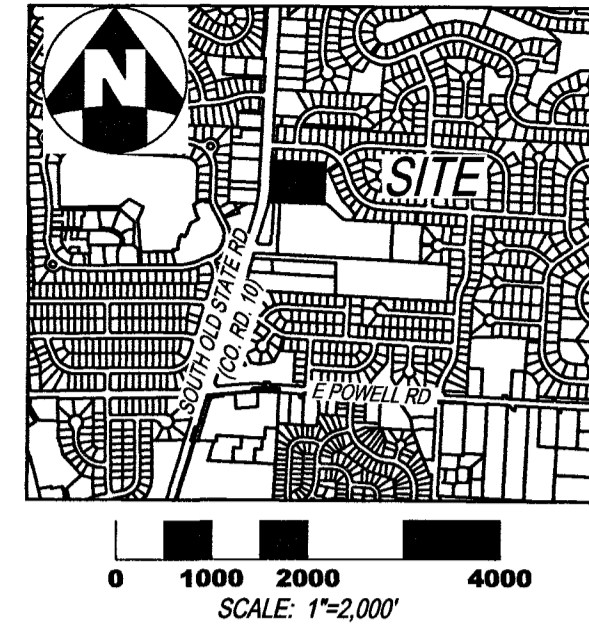


INDEPENDENT LIVING AT OLD STATE

RPC # 21-25
ORANGE TOWNSHIP ZONING APPLICATION # RCOD-20-01



PROJECT DATA
TOTAL AREA 5.003 ACRES
BUILDABLE LOT AREA 4.712 ACRES (1 LOT)
ROAD RIGHT-OF-WAY 0.223 ACRES
RESERVE/OPEN SPACE 0.068 ACRES (1 LOT)
FLOOD ZONE: "X" (FIRM PANEL 39041C0265K; 4/16/2009)
ZONING DISTRICT: FARM RESIDENTIAL DISTRICT (FR-1) TO PLANNED ELDERLY RESIDENTIAL DISTRICT (PERD)
BUILDABLE LOTS: 1

Situated in the Township of Orange, County of Delaware, State of Ohio, and being a part of Farm Lot 23, Quarter Township 4, Township 3, Range 18 United States Military District, Orange Township, Delaware County Ohio, being those lands conveyed to ILOS II LLC, as described in Official Record 2111 Page 2698 county recorder's office, Delaware, Ohio.

We, the undersigned ILOS II LLC, an Ohio limited liability company, being the owner of the land platted herein, certify that the attached plat correctly represents our "INDEPENDENT LIVING AT OLD STATE", a subdivision of lots numbered 9118 - 9119 inclusive, and do hereby accept this plat and do voluntarily dedicate 0.223 acres for public road right-of-way as shown hereon and not heretofore dedicated.

IN WITNESS THERETO, John Wicker, MANAGING MEMBER OF ILOS II LLC, HAS HEREUNTO SET HIS HANDS THIS 5th DAY OF March, 2026.

ILOS II LLC, an Ohio limited liability company

By: [Signature], Managing Member

STATE OF OHIO )
) SS
COUNTY OF DELAWARE )

This is an acknowledgement certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF March, 2026 BY John Wicker, the managing member of ILOS II LLC, an Ohio limited liability company, on behalf of the limited liability company.



DAVID D. CHABOT
Notary Public
State of Ohio
My Comm. Expires
May 14, 2029

By: [Signature], Authorized Member

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

RECORDED THIS \_\_\_ DAY OF \_\_\_, 20\_\_ AT \_\_\_ AUDITOR, DELAWARE COUNTY, OHIO

\_\_\_ A.M./P.M. IN PLAT CABINET \_\_\_, SLIDE \_\_\_. RECORDER, DELAWARE COUNTY, OHIO

SEE \$\_\_\_.

APPROVED THIS 6th DAY OF March, 2026

[Signature]
ORANGE TOWNSHIP ZONING INSPECTOR

APPROVED THIS 12th DAY OF March, 2026

[Signature]
DEPUTY GENERAL MANAGER, DEL-CO WATER CO., INC.

APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_

DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_

DELAWARE COUNTY ENGINEER

APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_

DELAWARE COUNTY ENGINEER

This \_\_\_ day of \_\_\_, rights of way for public streets and roads herein dedicated to public use are hereby accepted for the County of Delaware, State of Ohio. Street improvements within said dedicated rights-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.

DELAWARE COUNTY COMMISSIONERS

1. EASEMENTS DESIGNATED AS "SANITARY EASEMENT" SHALL MEAN AN EXCLUSIVE SANITARY SEWER 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, SANITARY SEWER SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

2. ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY SEWER EASEMENT" 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.

3. 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 DELCO 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.

4. THE 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 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 SEWER 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.

5. 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 UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.

6. ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT AREA SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.

7. 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.

8. 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.

9. 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.

10. OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS OF THESE LOTS AGREE WHEN A CENTRAL SANITARY SEWER SYSTEM BECOMES AVAILABLE, THE LOT SHALL BE CONNECTED TO IT. ACCEPTANCE OF TITLE TO A LOT IN THIS SUBDIVISION SHALL CONSTITUTE WAIVER OF FUTURE NOTICE OR HEARING ON THIS REQUIREMENT. THIS COVENANT SHALL BE INCLUDED IN CONVEYANCE OF TITLE FOR SAID LOTS.

11. 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.

12. ON FILE WITH THE COUNTY ENGINEER, CODE COMPLIANCE, GENERAL HEALTH DISTRICT, AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

13. AS REQUIRED BY THE ZONING CODE, NO DRIVEWAY SHALL BE LOCATED SO IT ENTERS A PUBLIC ROAD WITHIN 40 FEET OF THE INTERSECTION OF THE RIGHTS-OF-WAYS OF ANY TWO PUBLIC ROADS.

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

15. ALL OF "INDEPENDENT LIVING AT OLD STATE" IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) BASED ON A GRAPHIC INTERPRETATION OF THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 39041C0265K, EFFECTIVE APRIL 16, 2009.

16. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE (NAD83-2011), WITH A PORTION OF THE CENTERLINE OF SOUTH OLD STATE RD DETERMINED TO BE NORTH 03°11'19" EAST BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB".

17. SOURCE DOCUMENTS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO ARE NOTED.

18. UNLESS OTHERWISE NOTED, IRON PINS ARE TO BE SET, AND ARE 5/8" REBAR WITH PLASTIC IDENTIFIER CAPS STAMPED "THE KLEINGERS GROUP".

19. 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. 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.

20. WITHIN THOSE AREAS OF LAND DESIGNATED "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 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 THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

21. 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 UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

22. 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.

23. EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS OF LAND DESIGNATED ON THIS PLAT AS "ACCESS & UTILITY EASEMENT", OR "DRAINAGE EASEMENT", FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH 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, EXCEPTING THAT, WITHIN SAID AREAS DESIGNATED "EASEMENT" AND "DRAINAGE EASEMENT" HEREON, NO GAS LINE, UNDERGROUND TELEPHONE, ELECTRIC OR TELEVISION CABLE LINE OR CONDUIT OR ANY OTHER UTILITY LINE SHALL BE INSTALLED OR PLACED ON A COURSE OR ALIGNMENT THAT BOTH 1) IS PARALLEL WITH OR APPROXIMATELY PARALLEL, WITH ANY EXISTING EXISTING AT THE TIME OF SAID INSTALLMENT OR PLACEMENT) SANITARY SEWER LINE IN A SAID EASEMENT AREA AND 2) HAS ANY POINT THEREIN CLOSER THAN TEN FEET TO SAID SANITARY SEWER LINE UNLESS SAID COURSE OR ALIGNMENT IS APPROVED, IN WRITING, BY THE DELAWARE COUNTY SANITARY ENGINEER. NO RIGHT ANGLE OR NEAR RIGHT ANGLE CROSSING OF SAID LINES OR CONDUITS AND SAID SEWER IS HEREBY RESTRICTED.

24. A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATERLINES, VALVES, AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS "DEL-CO WATER EASEMENT" THAT ARE LOCKED 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.

25. NO ABOVE GROUND FACILITIES SHALL BE CONSTRUCTED WITHIN THE DRAINAGE ACCESS EASEMENTS.

26. 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.

27. ALL RESERVE/OPEN SPACES DELINEATED ON THESE PLANS SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

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. 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.

30. ALL COMMON AREAS INCLUDING PRIVATE STREETS AND OPEN SPACES/RESERVES SHALL BE OWNED AND MAINTAINED BY THE ENCLAVE AT OLD STATE CONDOMINIUM ASSOCIATION FOR THE EXCLUSIVE USE OF THE RESIDENTS. EACH RESIDENT WITHIN THE PROJECT SHALL BE REQUIRED TO BE MEMBERS OF THE ASSOCIATION.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 2-27-26
RANDY C. WOLFE DATE
OHIO PROFESSIONAL SURVEYOR NO. 8033



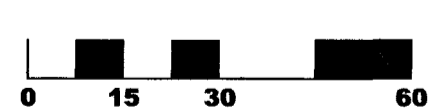
NO. DATE DESCRIPTION

INDEPENDENT LIVING AT OLD STATE
FARM LOT 23,
QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18
UNITED STATES MILITARY DISTRICT
ORANGE TOWNSHIP
DELAWARE COUNTY, OHIO

PROJECT NO: 201098.001

DATE: 12/01/2025

SCALE: 1" = 30'



SHEET NAME:

RECORD PLAT

SHEET NO.

1 OF 2

# INDEPENDENT LIVING AT OLD STATE

RPC # \_\_\_\_\_  
ORANGE TOWNSHIP ZONING APPLICATION # RCOD-20-01

### LEGEND

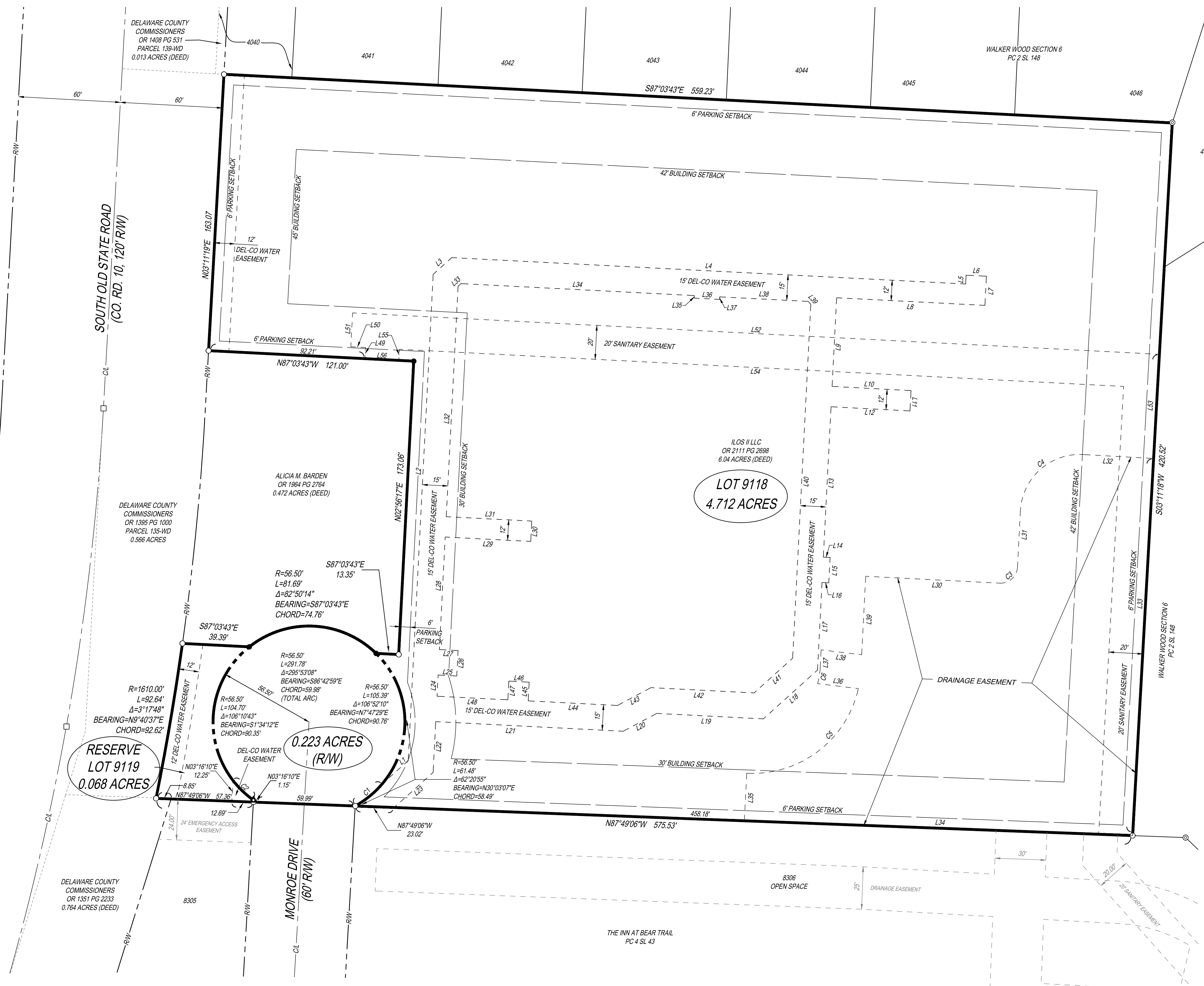
- 5/8" CAPPED IRON PIN SET  
UNLESS OTHERWISE NOTED
- ▲ NAIL SET
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- EASEMENT
- SETBACK



**THE KLEINGERS GROUP**

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com  
350 Worthington Rd  
Suite H  
Westerville, OH 43082  
614.882.4311



LINE TABLE - SAN EASEMENT		
LINE	BEARING	DISTANCE
L49	N02°56'17"E	6.57
L50	N87°03'43"W	8.65
L51	N02°56'17"E	20.00
L52	S87°03'43"E	475.78
L53	S03°11'18"W	284.02
L54	N87°03'43"W	427.05
L55	S02°56'17"W	6.57
L56	N87°03'43"W	20.00

LINE TABLE - WATER EASEMENT					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N47°56'17"E	21.11	L25	S87°03'43"E	11.00
L2	N02°56'17"E	286.86	L26	N02°56'17"E	15.00
L3	N47°56'17"E	14.70	L27	N87°03'43"W	11.00
L4	S87°03'43"E	303.05	L28	N02°56'17"E	66.41
L5	N02°56'17"E	5.19	L29	S87°03'43"E	50.43
L6	S87°03'43"E	12.00	L30	N02°56'17"E	12.00
L7	S02°56'17"W	17.19	L31	N87°03'43"W	50.43
L8	N87°03'43"W	87.44	L32	N02°56'17"E	135.99
L9	S02°56'17"W	52.30	L33	N47°56'17"E	2.27
L10	S86°58'19"E	46.56	L34	S87°03'43"E	137.59
L11	S03°01'41"W	12.00	L35	S02°56'17"W	1.50
L12	N86°58'19"W	46.54	L36	S87°03'43"E	15.00
L13	S02°56'17"W	88.70	L37	N02°56'17"E	1.50
L14	S87°03'43"E	4.00	L38	S87°03'43"E	52.19
L15	S02°56'17"W	15.00	L39	S42°03'43"E	2.27
L16	N87°03'43"W	4.00	L40	S02°56'17"W	208.79
L17	S02°56'17"W	51.61	L41	S47°56'17"W	30.56
L18	S47°56'17"W	42.98	L42	N87°03'43"W	64.83
L19	N87°03'43"W	66.89	L43	S61°58'27"W	22.35
L20	S61°58'27"W	22.35	L44	N87°03'43"W	52.63
L21	N87°03'43"W	110.55	L45	N02°56'17"E	11.04
L22	S02°56'17"W	29.96	L46	N87°03'43"W	12.00
L23	S47°56'17"W	30.83	L47	S02°56'17"W	11.04
L24	N02°56'17"E	12.50	L48	N87°03'43"W	41.77

CURVE TABLE - WATER EASEMENT					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	56.50'	20.15'	20°25'46"	N51°00'42"E	20.04'
C2	56.50'	16.76'	16°59'43"	S46°09'42"E	16.70'

LINE TABLE - DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
L30	N87°03'43"W	79.00
L31	S02°56'17"W	33.20
L32	N86°48'42"W	41.62
L33	N03°11'18"E	222.53
L34	S87°49'06"E	228.82
L35	S02°56'17"W	28.04
L36	S83°02'20"E	24.19
L37	S02°56'17"W	10.87
L38	N83°02'20"W	24.06
L39	S02°56'17"W	46.32

CURVE TABLE - DRAINAGE EASEMENT					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C3	10.00	15.71	90°00'00"	S47°56'17"W	14.14
C4	35.00	55.13	90°15'01"	S48°03'47"W	49.61
C5	64.00	89.67	80°16'52"	S52°47'51"W	82.52
C6	40.00	9.19	13°09'36"	S09°31'05"W	9.17

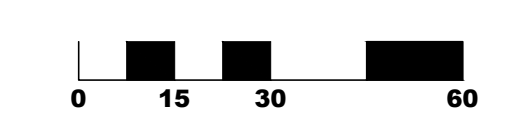
SEAL: \_\_\_\_\_

NO. DATE DESCRIPTION

**INDEPENDENT LIVING AT OLD STATE**

FARM LOT 23,  
QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18  
UNITED STATES MILITARY DISTRICT  
ORANGE TOWNSHIP  
DELAWARE COUNTY, OHIO

PROJECT NO: 201098.001  
DATE: 12/01/2025  
SCALE: 1" = 30'



SHEET NAME: \_\_\_\_\_

**RECORD PLAT**

SHEET NO. **2 OF 2**