APPROVED THIS 6 DAY OF April, 2026

HARLEM TOWNSHIP ZONING INSPECTOR

APPROVED THIS 6th DAY OF April, 2026

DEL-CO WATER COMPANY

APPROVED THIS 6th DAY OF April, 2026

DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS _____ DAY OF _____, 20___

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____, 20___

DELAWARE COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 20___

DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 20___

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS ____ DAY OF _____, 20___.

DELAWARE COUNTY AUDITOR

RECORDED THIS _____ DAY OF _____ 20 _____

AT _____ AM / PM IN OFFICIAL RECORD VOLUME _____,

PAGE _____ FEE $_____

DELAWARE COUNTY RECORDER

STORED IN

P.C. _____

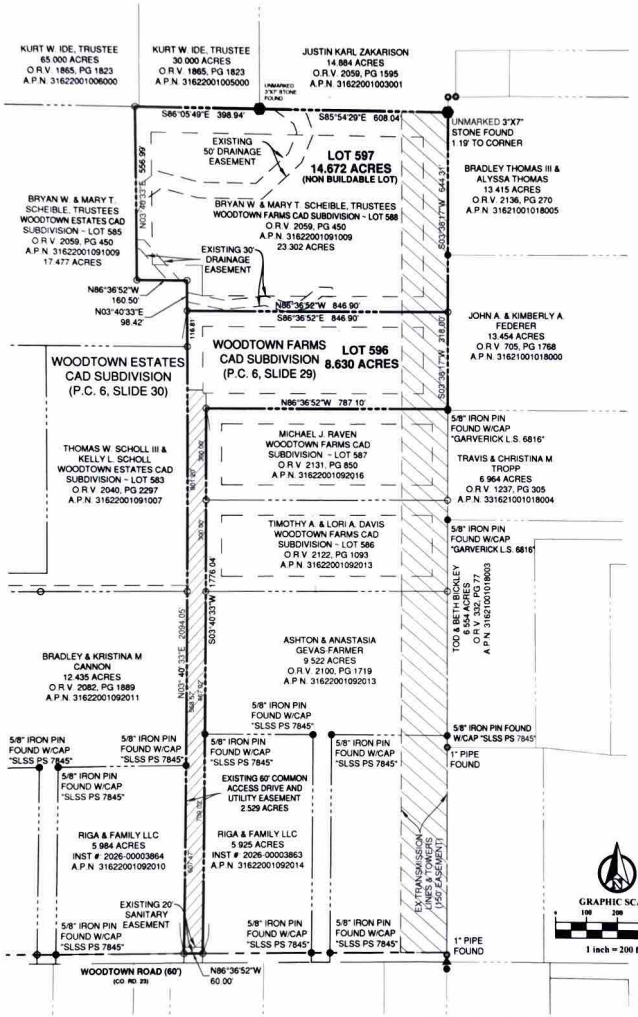
SLIDE _____

C:\Users\jasonheydinger\Gandee Heydinger Group\GHG Team - Documents\General\Projects\21-135-02 - 365 AND - Woodtown\DWG\EXHIBITs\Scheible\East Lot\East Lot Replat.dwg Plan Apr 02, 2026 - 8:48:57am jasonheydinger

WOODTOWN FARMS CAD - LOT 588 - DIVSION #1

RPC# 06-26

SITUATED IN THE TOWNSHIP OF HARLEM, COUNTY OF DELAWARE, STATE OF OHIO, BEING LOT 6, QUARTER TOWNSHIP 2, TOWNSHIP 3 RANGE 16, UNITED STATES MILITARY LANDS



LEGEND:

- PIPE FOUND
- PIN FOUND
- MAG NAIL SET
- STONE FOUND
- RAILROAD SPIKE FOUND
- 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH ORANGE CAP INSCRIBED WITH "GHG LLC"
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY LINE

BASIS OF BEARINGS

BEARINGS ON THIS PLAT ARE BASED ON THE GRID MERIDIAN OF THE OHIO COORDINATE SYSTEM, NORTH ZONE (NAD 83-2011), AS DETERMINED BY A SURVEY PERFOMED BY THE GANDEE HEYDINGER GROUP, LLC IN FEBRUARY OF 2026.

WE, THE UNDERSIGNED, BRYAN W. SCHEIBLE AND MARY T. SCHEIBLE, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS TRACT 1 AND 2 (LOT 588-DIVISION #1 OF WOODTOWN FARMS CAD SUBDIVISION), A SUBDIVISION OF LOTS NUMBERED 596 & 597.

IN WITNESS THERETO, BRYAN W. SCHEIBLE AND MARY T. SCHEIBLE, HAVE HEREUNTO SET THEIR HAND THIS 6th DAY OF April, 2026

BRYAN W. SCHEIBLE

MARY T. SCHEIBLE

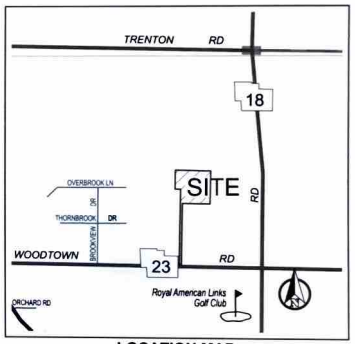
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRYAN W. SCHEIBLE AND MARY T. SCHEIBLE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

THIS 6th DAY OF APRIL, 2026

NOTARY PUBLIC, STATE OF OHIO

GARRETT T. GANDEE
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

MY COMMISSION EXPIRES N/A



LOCATION MAP
SCALE: NTS

ZONING

AR-1 - FARM RESIDENCE DISTRICT

BUILDING SETBACKS

90' FRONT FROM CENTERLINE OF WOODTOWN ROAD
50' FROM CAD BOUNDARY
50' SIDE SETBACK
80' REAR SETBACK

* 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

SUBDIVISION ACREAGE

GROSS SUBDIVISION ACREAGE: 23.302 ACRES

LOTS	GROSS AREA	NET AREA
1 BUILDABLE LOT	8.630 ACRES	5.006 ACRES
1 NON-BUILDABLE LOT	14.672 ACRES	11.115 ACRES

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED AND IS ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
2. PERTINENT DOCUMENTS USED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - DEED OF CURRENT PARCEL
   - ADJACENT DEEDS SHOWN ON PLAT
   - EASEMENTS REFLECTED ON ORIGINAL **WOODTOWN FARMS CAD PLAT**
     - 60' CAD EASEMENT
     - 20' SANITARY SEWER EASEMENG ALONG WOODTOWN ROAD RIGHT OF WAY.
     - 30' & 50' DRAINAGE EASEMENTS, OR 2004, PG 1082
     - EXISTING 150' ELECTRIC EASEMENT, D.V. 374, PG 575

FLOODPLAIN

THE DEVELOPMENT IS LOCATED IN ' **ZONE X** ', A ZONE DESCRIBED AS OUTSIDE OF THE 100 YEAR FLOODPLAIN AND ZONE A, A SPECIAL FLOOD HARZARD AREA WITHOUT A BASE FLOOD ELEVATION, AND ' **ZONE A** ' WHICH IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ON FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, OHIO, MAP NUMBER 39041C0280K, EFFECTIVE DATE APRIL 16, 2009.

SURVEYOR'S CERTIFICATION

SURVEYED AND PLATTED BY:

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.

STATE OF OHIO
MARCUS E. STENGER
S-8927
REGISTERED
PROFESSIONAL SURVEYOR

04/03/2026

MARCUS E. STENGER P.S. — DATE
OHIO PROFESSIONAL SURVEYOR NUMBER 8927

PLAN PREPARED BY:

GHD
GANDEE HEYDINGER GROUP
CIVIL ENGINEERS & SURVEYORS
5676 STATE ROUTE 521, SUITE B, DELAWARE, OH 43015
P: 740.224.0809 WWW.GHGCIVIL.COM

WOODTOWN FARMS CAD SUBDIVISION
LOT 588 - DIVISION #1

SCALE: AS NOTED
DATE: APRIL 2, 2026

SHEET 1 / 1