


**LONGSHORE CAD
PT. FARM LOTS 23C & 24, SECTION 3,
TOWNSHIP 4 NORTH, RANGE 16 WEST, U.S.M.L.
TOWNSHIP OF TRENTON, COUNTY OF DELAWARE, STATE OF OHIO**

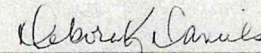
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF TRENTON AND BEING PART OF FARM LOT 22D, 23C AND 24, SECTION 3, TOWNSHIP 4 NORTH, RANGE 16 WEST, USML.

BEING A SUBDIVISION OF A 37.88 ACRE AND A 18.729 ACRE TRACT OF LAND AS CONVEYED TO DAVID J. SARNOVSKY AND DIANNA E. SARNOVSKY TRUSTEES OF THE SARNOVSKY FAMILY TRUST AS RECORDED IN OFFICIAL RECORD 1575, PAGE 1220 AND BEING A SUBDIVISION OF A 37.88 ACRE AND A 18.729 ACRE TRACT OF LAND AS CONVEYED TO WILLIAM K. DANIELS & DEBORA K. DANIELS AS TRUSTEES OF THE DANIELS FAMILY TRUST AS RECORDED IN OFFICIAL RECORD 1671, PAGE 1402 AND ALL OF A 0.932 ACRE TRACT OF LAND AS CONVEYED TO DAVID J. SARNOVSKY & DIANA E. SARNOVSKY TRUSTEES OF THE SARNOVSKY FAMILY TRUST AS RECORDED IN INST. NO. 2026-00001812, OF THE DELAWARE COUNTY RECORDER'S OFFICE.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "LONGSHORE CAD", A SUBDIVISION OF LOTS 350 TO 354 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DO VOLUNTARILY DEDICATE 0.135 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETO FOR PREVIOUSLY DEDICATED.


IN WITNESS THEREOF WE HERETO SET OUR HANDS THE 1 DAY OF may 2026.



WILLIAM K. DANIELS, TRUSTEE OF THE DANIELS FAMILY TRUST
(37.88 AC. & 18.729 AC. OR 1671 PG 1402)



DEBORA K. DANIELS, TRUSTEE OF THE DANIELS FAMILY TRUST
(37.88 AC. & 18.729 AC. OR 1671 PG 1402)


STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC, PERSONALLY CAME THE ABOVE NAMED PROPERTY AUTHORIZED MANAGER, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS DAY 1 OF may 2026.


NOTARY PUBLIC


 JERALD W. VOTAW
Notary Public
State of Ohio
My Comm. Expires
January 20, 2027



DAVID J. SARNOVSKY, TRUSTEE OF THE SARNOVSKY FAMILY TRUST
(37.88 AC. & 18.729 AC. OR 1575 PG 1218)

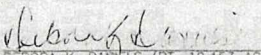

DIANA E. SARNOVSKY, TRUSTEE OF THE SARNOVSKY FAMILY TRUST
(37.88 AC. & 18.729 AC. OR 1575 PG 1218)

STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC, PERSONALLY CAME THE ABOVE NAMED PROPERTY AUTHORIZED MANAGER, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS DAY 1 OF may 2026.


NOTARY PUBLIC

 JERALD W. VOTAW
Notary Public
State of Ohio
My Comm. Expires
January 20, 2027

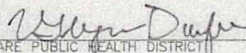

DEBORA K. DANIELS (PT. 10.153 AC. OR 2053 PG 2382)


DIANA E. SARNOVSKY (PT. 10.153 AC. OR 2053 PG 2382)

THIS _____ DAY OF _____, 2026, RIGHT-OF-WAY FOR ALL ROADS, BOULEVARDS, AND EASEMENTS HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

DELAWARE COUNTY COMMISSIONERS

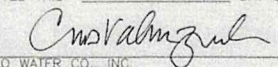
APPROVED THIS 30 DAY OF April 2026


DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS May 1 DAY OF May 2026


TRENTON TOWNSHIP ZONING INSPECTOR

APPROVED THIS 30th DAY OF April 2026


DEL-CO WATER CO., INC.

APPROVED THIS _____ DAY OF _____ 2025

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____ 2026

DELAWARE COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____ 2026

DELAWARE CO. REGIONAL PLANNING DIRECTOR

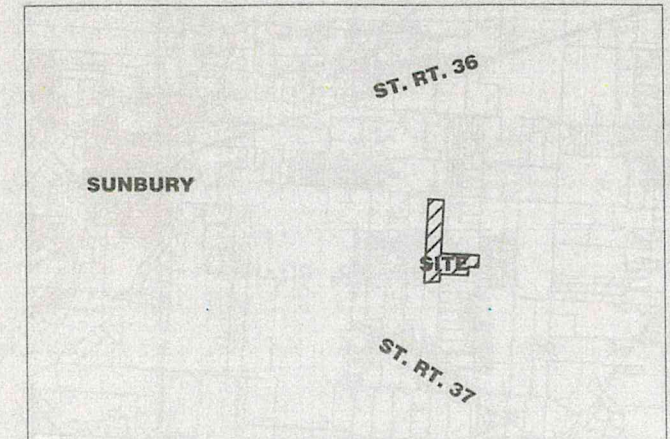
DELAWARE COUNTY AUDITOR

DELAWARE COUNTY RECORDER

TRANSFERRED THIS _____ DAY OF _____ 2026

FILE NO. _____

STORED IN PC: _____ SL _____



**VICINITY MAP
NOT TO SCALE**

CAD MAINTENANCE AGREEMENT CROSS-REFERENCE: OFFICIAL RECORD _____ PAGE _____


AREA SUMMARY	
AREA IN LOTS	58.347 AC.
R/W DEDICATION	0.286 AC.
	58.633 AC. TOTAL
AREA IN COMMON ACCESS DRIVE	1.971 AC.
NUMBER OF LOTS	5
BUILD LOTS	5
NON-BUILD LOTS	0

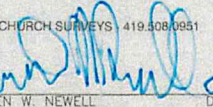
SURVEYED AND PLATTED BY:

STEVEN W. NEWELL, OHIO REGISTERED
SURVEYOR NO. 7212
BLUE CHURCH SURVEYS
P.O. BOX 56
MARENGO, OH 43334
419.508.0951

CERTIFICATION:

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.

 STEVEN W. NEWELL
REGISTERED PROFESSIONAL SURVEYOR 7212

 DATE 04/30/2026

LONGSHORE CAD
PT. FARM LOTS 23C & 24, SECTION 3,
TOWNSHIP 4 NORTH, RANGE 16 WEST, U.S.M.L.
TOWNSHIP OF TRENTON, COUNTY OF DELAWARE, STATE OF OHIO

1 - APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OF ACCEPTANCE OF THE COMMON ACCESS DRIVEWAYS SHOWN THEREON, AND ALL SUCH COMMON ACCESS DRIVEWAYS SHALL BE AND REMAIN A PRIVATE ACCESS WAY. THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH COMMON ACCESS DRIVEWAY. 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 - ANY CONSTRUCTION WITHIN THE DRAINAGE EASEMENT AREAS WILL REQUIRE PRIOR APPROVAL.

3 - EASEMENTS DESIGNATED AS "SANITARY EASEMENTS" 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.

4 - ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" WITHIN THE OVERLAP OR COVER AREAS. WORK TO FACILITY SURFACE WATER DRAINAGE WITHIN THE OVERLAP OR COVER AREA 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 WITHIN THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE GOVERNING STORM WATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.

5 - NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITHIN ANY SANITARY EASEMENTS UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS, OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPTS THAT THE RIGHTS GRANTED TO THE DEL-CO WATER COMPANY, INC., ITS SUCCESSORS, AND ASSIGNS TO INSTALL, SERVICE AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKS AND APPURTENANCES AS DESIGNATED ON THIS PLAT ARE NOT RESTRICTED.

6 - OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENTS 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) 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.

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

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

9 - WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF AN TREE, PLANTINGS, LANDSCAPING, FENCE OR ANY OTHER FEATURES LOCATED WITHIN THE SANITARY SEWER 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.

10 - 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 SEWER EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

11 - THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EARTHWORK WITHIN THE SANITARY SEWER 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.

CURRENT ZONING CLASSIFICATION: FR - FARM RESIDENTIAL.

ZONING SETBACKS REFLECT THE CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

CURRENT MINIMUM ZONING SETBACKS:
FRONT SETBACK 75' FEET
SIDE SETBACK 25' FEET
REAR SETBACK 50' FEET

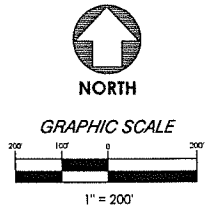
ALL LOTS ARE LOCATED IN FLOOD ZONE "X" PER THE FLOOD INSURANCE RATE MAP PANEL NO. 39041C0285K, DATED APRIL 16, 2009.

PRIOR TO PREPARATION OF BUILDING PLANS AND/OR DETAILED SITE PLANS, EACH LOT OWNER MUST COORDINATE WITH THE DELAWARE COUNTY HEALTH DEPARTMENT TO DETERMINE THAT THE APPROVED ON-SITE SEWAGE TREATMENT SYSTEM LOCATION IS CONSISTENT WITH OR IS COMPATIBLE WITH THE OWNER'S DESIRED SITE PLAN.

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

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.

LONGSHORE CAD
PT. FARM LOTS 23C & 24, SECTION 3,
TOWNSHIP 4 NORTH, RANGE 16 WEST, U.S.M.L.
TOWNSHIP OF TRENTON, COUNTY OF DELAWARE, STATE OF OHIO

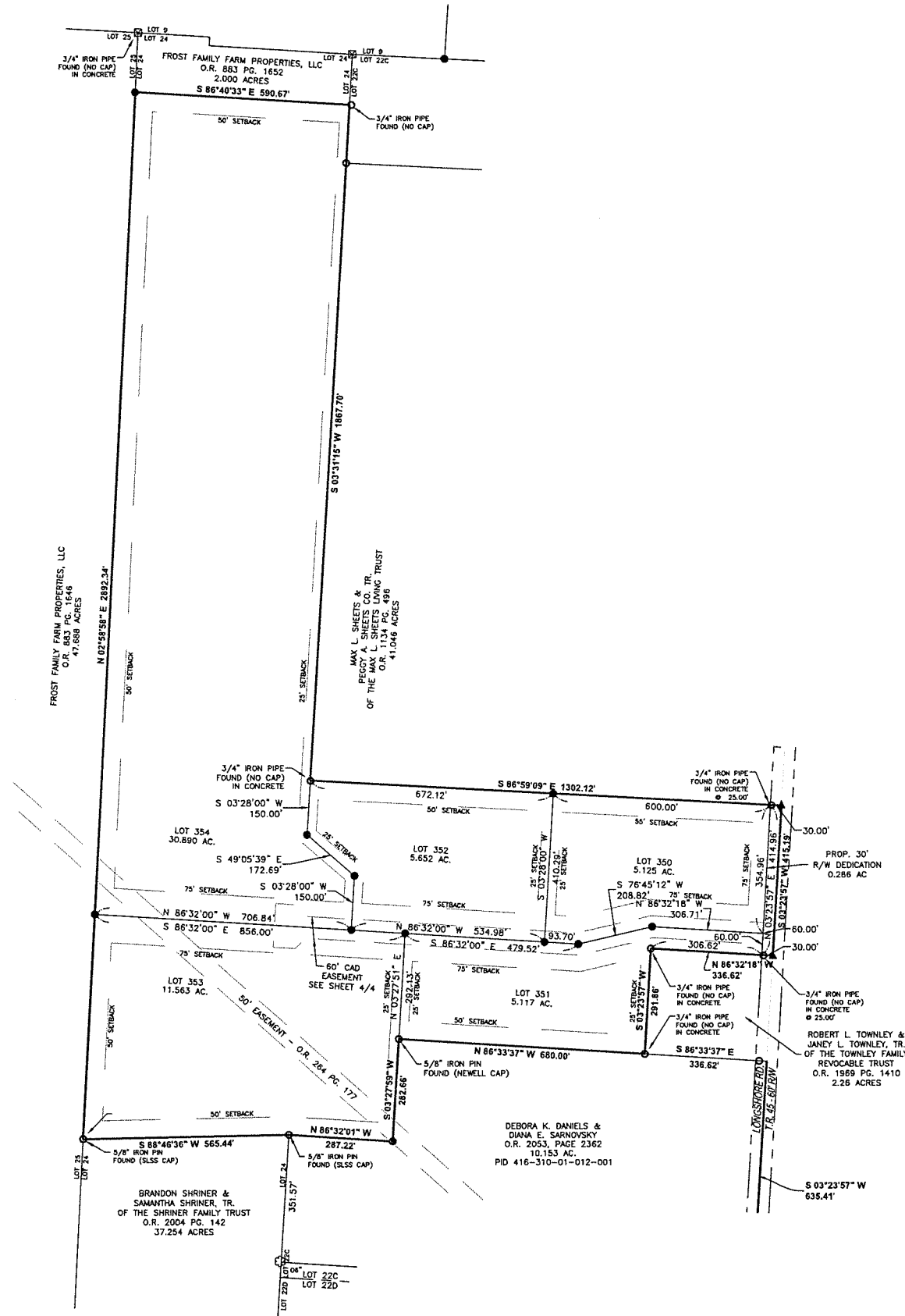


BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD83-2011) FROM GPS MEASUREMENTS REFERENCED TO THE ODOT VRS NETWORK WITH THE CENTERLINE OF LONGSHORE ROAD HAVING A BEARING OF S 03°23'57" W

BENCHMARK REFERENCE
 ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

LEGEND:

- IRON PIN FOUND AS NOTED
- ▲ SPIKE FOUND
- IRON PIN SET
- ▲ 2" MAG NAIL SET



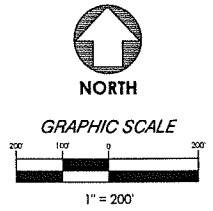
REFERENCES AND NOTES:

- SHORES SURVEY 11/16/2000 RO-16-4-3-033
- DESTAFANI SURVEY 09/23/1977 RO-16-4-3-002
- SLSS SURVEY 06/25/2014 RO-16-4-3-084
- SLSS SURVEY 06/21/2011 RO-16-4-3-055
- HERGATT SURVEY 06/30/1993 RO-16-3-4-023
- HERGETT SURVEY 04/21/1992 RO-16-4-3-023
- GUIDER SURVEY 08/15/2019 RO-16-4-3-101
- BOSART SURVEY 05/14/2018 RO-16-4-3-092
- DEED REFERENCES AS NOTED HEREON

EXISTING OCCUPATION EVIDENCE, WHERE EXISTING, IS CONSISTENT WITH THE PROPERTY BOUNDARY LINE LOCATIONS.
 NO TITLE DOCUMENTS HAVE BEEN PROVIDED FOR THIS SURVEY.

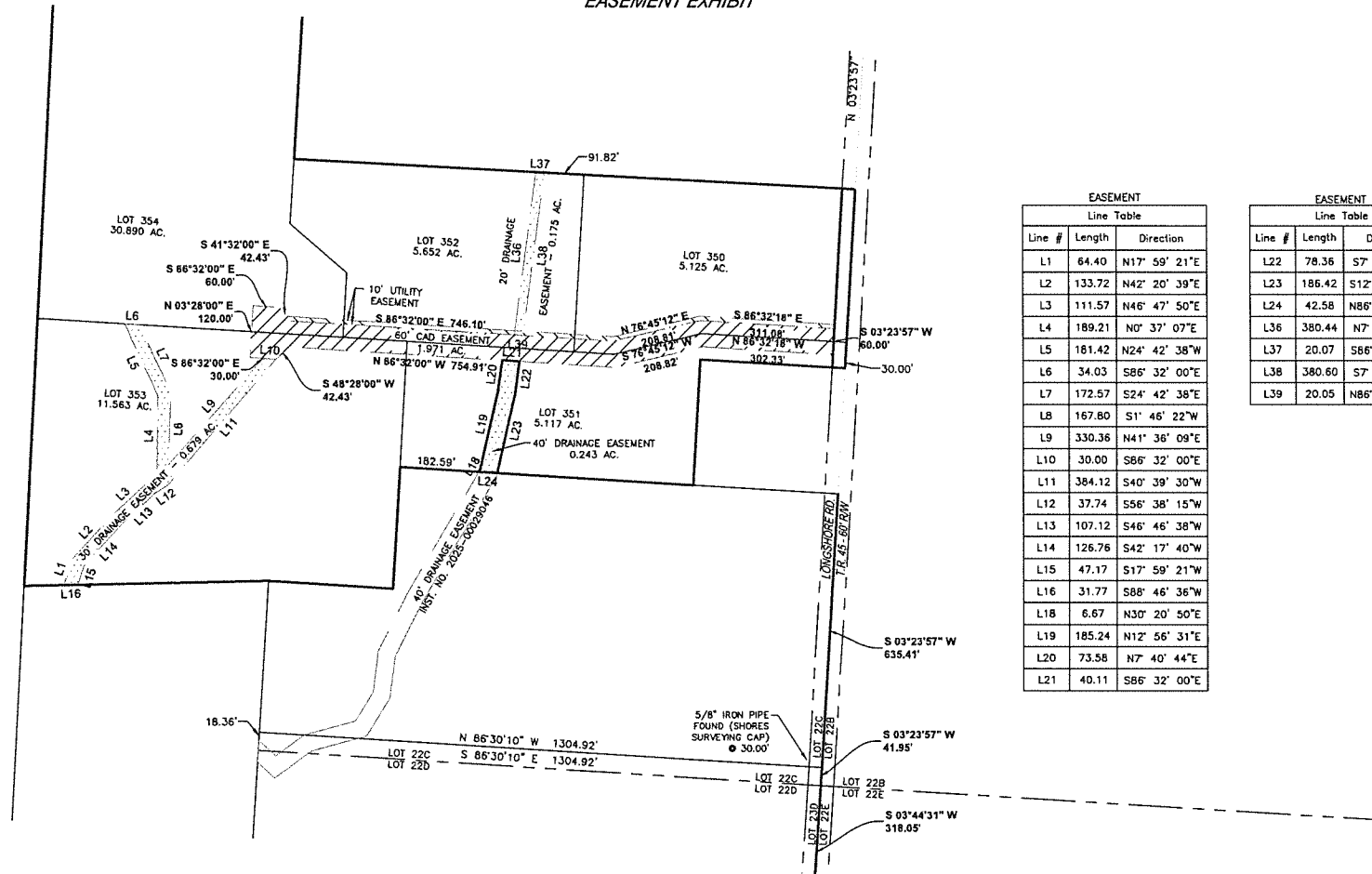
BASED ON RECORDS ON FILE AT THE DELAWARE COUNTY RECORDER'S OFFICE AND THE DELAWARE COUNTY ENGINEER'S OFFICE.

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PT. FARM LOTS 23C & 24, SECTION 3,
TOWNSHIP 4 NORTH, RANGE 16 WEST, U.S.M.L.
TOWNSHIP OF TRENTON, COUNTY OF DELAWARE, STATE OF OHIO**



BASIS OF BEARINGS
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD83-2011) FROM GPS MEASUREMENTS REFERENCED TO THE ODOT VRS NETWORK WITH THE CENTERLINE OF LONGSHORE ROAD HAVING A BEARING OF N 03°23'57" E

EASEMENT EXHIBIT



EASEMENT Line Table		
Line #	Length	Direction
L1	64.40	N17° 59' 21"E
L2	133.72	N42° 20' 39"E
L3	111.57	N46° 47' 50"E
L4	189.21	N0° 37' 07"E
L5	181.42	N24° 42' 38"W
L6	34.03	S86° 32' 00"E
L7	172.57	S24° 42' 38"E
L8	167.80	S1° 46' 22"W
L9	330.36	N41° 36' 09"E
L10	30.00	S86° 32' 00"E
L11	384.12	S40° 39' 30"W
L12	37.74	S56° 38' 15"W
L13	107.12	S46° 46' 38"W
L14	126.76	S42° 17' 40"W
L15	47.17	S17° 59' 21"W
L16	31.77	S88° 46' 36"W
L18	6.67	N30° 20' 50"E
L19	185.24	N12° 56' 31"E
L20	73.58	N7° 40' 44"E
L21	40.11	S86° 32' 00"E

EASEMENT Line Table		
Line #	Length	Direction
L22	78.36	S7° 40' 44"W
L23	186.42	S12° 56' 31"W
L24	42.58	N86° 33' 37"W
L36	380.44	N7° 40' 44"E
L37	20.07	S86° 59' 09"E
L38	380.60	S7° 40' 44"W
L39	20.05	N86° 32' 00"W

- LEGEND:**
- IRON PIN FOUND AS NOTED
 - △ SPIKE FOUND
 - IRON PIN SET
 - ▲ 2" MAG NAIL SET

- DRAINAGE EASEMENT
- 60' COMMON ACCESS DRIVE EASEMENT