THE COURTYARDS AT BIG WALNUT SECTION 2

Situated in the State of Ohio, County of Delaware, Township of Genoa, in Farm Lots 5 (0.133 Ac.), 7 (29.542 Ac.) and 14 (0.067 Ac.), Quarter Township 2, Township 3, Range 17, United States Military Lands, containing 29.742 acres of land, more or less, said 29.742 acres being comprised of part of that tract of land conveyed to **ARROYO CAP V-2, LLC** by deed of record in Official Record 2159, Page 2600, part of those tracts of land conveyed to **THE TOWNSHIP OF GENOA** by deed of record in Official Record 554, Page 1961 and part of the subdivision entitled "Jardin Estates", of record in Plat Book 7, Page 115, Recorder's Office, Delaware County, Ohio.

The undersigned, **ARROYO CAP V-2, LLC,** a Delaware limited liability company, by **ARROYO CAPITAL V, LLC,** a Delaware limited liability company, its Sole Member, by **JEFFREY B. BROUELETTE**, President, and **THE TOWNSHIP OF GENOA** by **PAUL F. WISE**, Genoa Township Administrator, owners of the land platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their **"THE COURTYARDS AT BIG WALNUT SECTION 2"**, a subdivision containing Lots numbered 8264 to 8322, both inclusive, do hereby accept this plat of same and dedicate to public use, as such, all of Howell Drive, Kemble Drive, Lybrand Drive and State Route 3 (5.624 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved, in, over, and under areas designated on this plat as Utility Easement, Drainage Easement, and Sanitary Easement. Easements designated as Utility Easement and 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 water 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 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.

In Witness Whereof, **JEFFREY B. BROUELETTE,** President of **ARROYO CAPITAL V, LLC,** Sole Member of **ARROYO CAP V-2, LLC**, has hereunto set his hand this 23rd day of April, 2026.

Signed and Acknowledged In the presence of:

ARROYO CAP V-2, LLC
By: ARROYO CAPITAL V, LLC, its Sole Member

By _____
JEFFREY B. BROUELETTE, President

STATE OF CALIFORNIA
COUNTY OF ORANGE ss:

Before me, a Notary Public in and for said State, personally appeared **JEFFREY B. BROUELETTE,** President of **ARROYO CAPITAL V, LLC,** Sole Member of **ARROYO CAP V-2, LLC,** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **CAP V-2, LLC,** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 23rd day of April, 2026.

My commission expires Jan 21, 2029 _____
Notary Public, State of California

A. COTE MAGOOLAGHAN
Notary Public - California
Orange County
Commission # 2510331
My Comm. Expires Jan 21, 2029

In Witness Whereof, **PAUL F. WISE**, Genoa Township Administrator of **THE TOWNSHIP OF GENOA** , has hereunto set his hand this 28 day of APRIL, 2026

Signed and Acknowledged In the presence of:

THE TOWNSHIP OF GENOA

By _____
PAUL F. WISE, Genoa Township Administrator

STATE OF OHIO
COUNTY OF DELAWARE ss:

DEANA J. BROWN - NOTARY PUBLIC - STATE OF OHIO - MY COMMISSION EXPIRES AUGUST 23, 2028

Before me, a Notary Public in and for said State, personally appeared **PAUL F. WISE**, Genoa Township Administrator of **THE TOWNSHIP OF GENOA** , who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **THE TOWNSHIP OF GENOA,** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 28TH day of APRIL, 2026.

My commission expires 8/23/28 _____
Notary Public, State of Ohio

Approved this 28 day of APR 2026 _____
Genoa Township Zoning Inspector Joe Shafer

Approved this 29 day of APR, 2026 _____
Del-Co Water Co., Inc.

Approved this ____ day of _____, 20___ _____
Delaware County Sanitary Engineer

Approved this ____ day of _____, 20___ _____
Delaware County Engineer

Approved this ____ day of _____, 20___ _____
Director, Delaware County Regional Planning Commission

Delaware County Commissioners

_____

_____

_____

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this _____ day of _____, 20___ 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 as such by Delaware County.

_____
Auditor, Delaware County, Ohio

Transferred this ____ day of ____, 20___

_____
Recorder, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at _____M. Fee $_____

Plat Cabinet _____, Slide_____

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 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.

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.

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.

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.

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.

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 angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary shall be subject to the review and approval of the Delaware County Sanitary Engineer.

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.

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.

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 is applicable.

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.

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.

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 the rights-of-way hereby dedicated and within areas designated hereon as Utility Easement, Drainage Easement, or Del-Co Water Easement that are located 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.

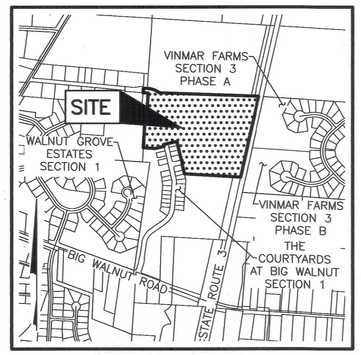
NOTE "A" - ACREAGE BREAKDOWN:

Total acreage	29.742 Ac.
Acreage in Lots 8320, 8321 and 8322 (open space)	13.817 Ac.
Acreage in 56 buildable lots	10.101 Ac.
Acreage in rights-of-way	5.824 Ac.

NOTE "B" - ACREAGE BREAKDOWN: The Courtyards at Big Walnut Section 2 is out of the following Delaware County Parcel Numbers:

31724001032000	29.542 Ac.
31724001033000	0.133 Ac.
31724001010000	0.067 Ac.

NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. 26-63, Journal Date February 2, 2026.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

D.C.R.P.C. CASE No. 16-24.2

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the centerline of Big Walnut Road having a bearing of North 69° 59' 14" West as shown hereon, is designated as the "basis of bearings" for this plat.

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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)

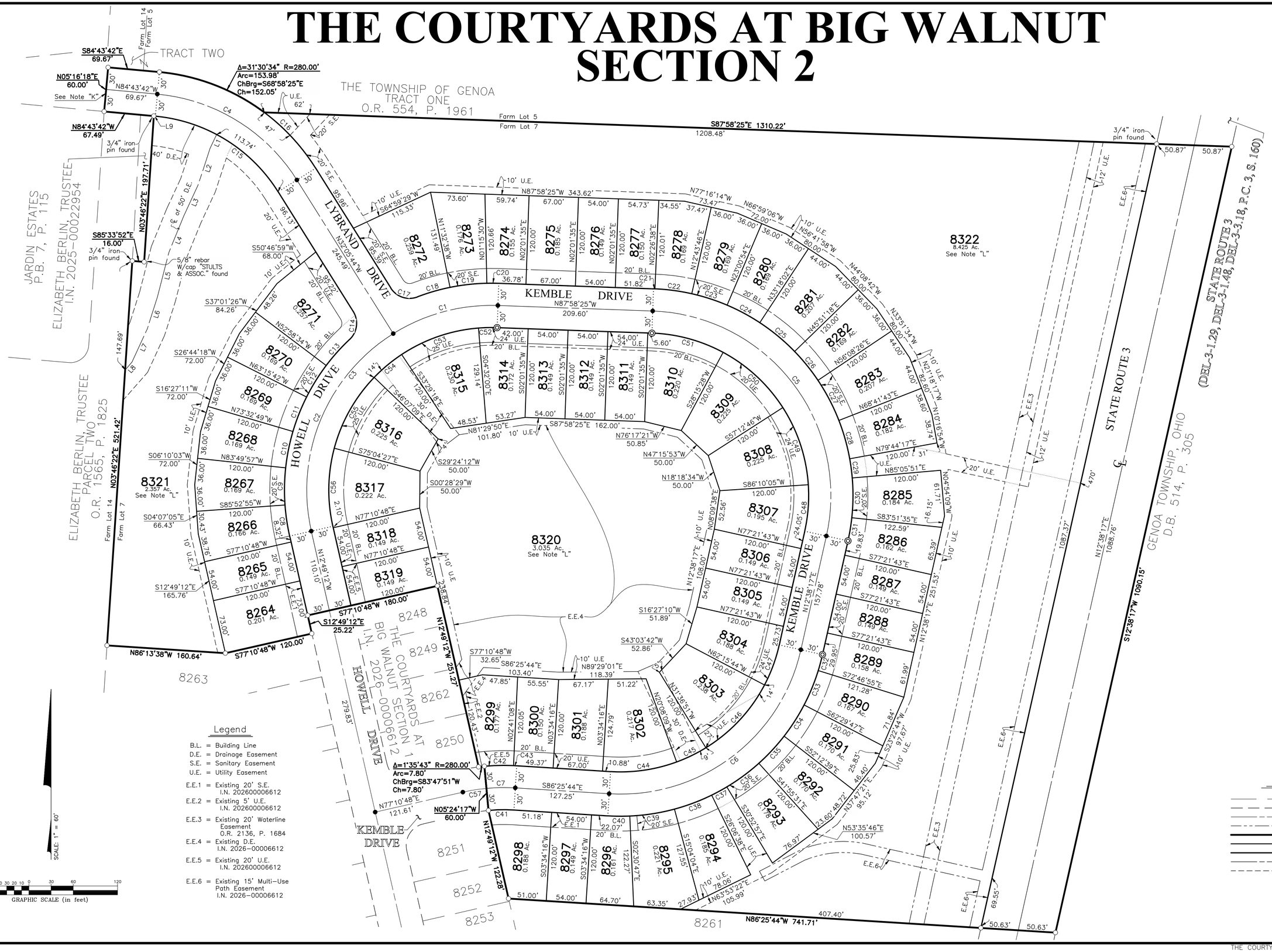
STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED PROFESSIONAL SURVEYOR

By Matthew A. Kirk
Professional Surveyor No. 7865

20 APRIL 26
Date

J:\20240821\DWG\04SHEETS\PLAT\20240821-VS-PLAT-PHS2.DWG plotted by KIRK, MATTHEW on 4/20/2026 7:57:32 AM last saved by MKIRK on 4/14/2026 12:33:52 PM
Xrefs: 2025-08-04-OFFSITEROWESC2PLAT.DWG

THE COURTYARDS AT BIG WALNUT
SECTION 2



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Xrefs: 2025-09-04-OFFSITEROWSEC2PLAT.DWG

THE COURTYARDS AT BIG WALNUT
SECTION 2

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	34°07'19"	250.00'	148.89'	N 74°57'55" E	146.69'
C2	70°43'28"	250.00'	308.59'	N 22°32'32" E	289.37'
C3	104°50'47"	250.00'	457.48'	N 39°36'11" E	396.27'
C4	52°37'58"	250.00'	229.65'	N 58°24'43" W	221.66'
C5	100°36'42"	250.00'	439.00'	N 37°40'04" W	384.73'
C6	80°55'59"	250.00'	353.14'	N 53°06'16" E	324.50'
C7	8°58'33"	250.00'	39.16'	N 89°04'59" E	39.12'
C8	8°42'07"	280.00'	42.53'	S 08°28'09" E	42.48'
C9	10°17'08"	280.00'	50.26'	S 01°01'29" W	50.20'
C10	10°17'08"	280.00'	50.26'	S 11°18'37" W	50.20'
C11	10°17'08"	280.00'	50.26'	S 21°35'45" W	50.20'
C12	10°17'08"	280.00'	50.26'	S 31°52'52" W	50.20'
C13	9°43'13"	280.00'	47.50'	S 41°53'03" W	47.45'
C14	78°50'24"	30.00'	41.28'	N 07°19'28" E	38.10'
C15	52°37'58"	220.00'	202.10'	N 58°24'43" W	195.06'
C16	21°07'24"	280.00'	103.23'	N 42°39'26" W	102.64'
C17	78°50'24"	30.00'	41.28'	S 71°30'56" E	38.10'
C18	9°23'30"	280.00'	45.90'	S 73°45'36" W	45.85'
C19	10°17'08"	280.00'	50.27'	S 83°35'56" W	50.20'
C20	3°17'05"	280.00'	16.05'	N 89°36'58" W	16.05'
C21	0°25'03"	280.00'	2.04'	N 87°45'54" W	2.04'
C22	10°17'08"	280.00'	50.26'	N 82°24'48" W	50.20'
C23	10°17'08"	280.00'	50.26'	N 72°07'40" W	50.20'
C24	10°17'08"	280.00'	50.26'	N 61°50'32" W	50.20'
C25	12°33'17"	280.00'	61.35'	N 50°25'20" W	61.23'
C26	10°17'08"	280.00'	50.26'	N 39°00'08" W	50.20'
C27	12°33'17"	280.00'	61.35'	N 27°34'55" W	61.23'
C28	11°02'34"	280.00'	53.97'	N 15°47'00" W	53.88'
C29	5°21'34"	280.00'	26.19'	N 07°34'56" W	26.18'
C30	11°02'34"	280.00'	53.97'	N 00°37'08" E	53.88'
C31	6°29'51"	280.00'	31.75'	N 09°23'21" E	31.74'
C32	4°34'48"	280.00'	22.38'	N 14°55'41" E	22.38'
C33	10°17'08"	280.00'	50.26'	N 22°21'39" E	50.20'
C34	10°17'08"	280.00'	50.26'	N 32°38'47" E	50.20'
C35	10°17'08"	280.00'	50.26'	N 42°55'55" E	50.20'
C36	11°02'34"	280.00'	53.97'	N 53°35'46" E	53.88'
C37	4°46'19"	280.00'	23.32'	N 61°30'12" E	23.31'
C38	11°02'34"	280.00'	53.97'	N 69°24'39" E	53.88'
C39	12°33'17"	280.00'	61.35'	N 81°12'34" E	61.23'
C40	6°05'03"	280.00'	29.73'	S 89°28'16" E	29.72'
C41	8°58'33"	220.00'	34.46'	S 89°04'59" W	34.43'
C42	9°41'09"	280.00'	47.33'	S 87°50'34" W	47.28'
C43	0°53'07"	280.00'	4.33'	N 86°52'18" W	4.33'
C44	23°42'24"	220.00'	91.03'	N 81°43'03" E	90.38'
C45	11°28'42"	220.00'	44.07'	N 64°07'30" E	44.00'
C46	30°38'54"	220.00'	117.68'	N 43°03'42" E	116.28'
C47	15°05'59"	220.00'	57.98'	N 20°11'16" E	57.81'
C48	16°28'12"	220.00'	63.24'	N 04°24'11" E	63.02'
C49	28°57'18"	220.00'	111.18'	N 18°18'34" W	110.00'
C50	28°57'18"	220.00'	111.18'	N 47°15'53" W	110.00'
C51	26°13'54"	220.00'	100.72'	N 74°51'28" W	99.84'
C52	6°33'35"	220.00'	25.19'	S 88°44'47" W	25.17'
C53	28°57'18"	220.00'	111.18'	S 70°59'21" W	110.00'
C54	12°37'50"	220.00'	48.50'	S 50°11'46" W	48.40'
C55	28°57'18"	220.00'	111.18'	S 29°24'12" W	110.00'
C56	27°44'46"	220.00'	106.54'	S 01°03'10" W	105.50'
C57	7°24'55"	250.00'	32.36'	S 80°53'15" W	32.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°05'12"W	20.95'
L2	S18°07'45"W	52.04'
L3	S24°51'26"W	45.83'
L4	S22°13'00"W	53.20'
L5	S14°27'51"W	62.37'
L6	S17°36'52"W	45.30'
L7	S24°44'01"W	49.84'
L8	S41°17'14"W	13.84'
L9	N84°43'42"W	2.18'

NOTE "D": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements 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 considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "E": All of The Courtyards at Big Walnut Section 2 is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community Panel Numbers 39041C0260K and 39041C0270K, for Delaware County, Ohio and incorporated areas, both with an effective date of April 16, 2009.

NOTE "F": A subsurface drainage system may exist on the site. The system and/or outlet if located on the property must be maintained at all times.

NOTE "G": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filling this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over confliction limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "H" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:
The following setbacks apply unless noted otherwise elsewhere on this plat.

Zoning:	PRD
Front:	20 feet
Side:	5 feet per side
Rear:	5 feet interior lots

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 The Courtyards at Big Walnut Section 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "J": Drives shall not encroach into any side yard drainage easement.

NOTE "K": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat, right-of way deed or right-of-way easement.

NOTE "L" - LOTS 8320, 8321 AND 8322: Lots 8320, 8321 and 8322, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Courtyards at Big Walnut subdivisions for the purpose of open space, the maintenance of storm water facilities, and the maintenance of the multi-use paths. All open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

J:\20240821\DWG\04SHEETS\PLAT\20240821-HS-PLAT-PHS2.DWG plotted by MASTON, JOHN on 9/8/2025 10:01:28 AM last saved by JMASTON on 9/5/2025 3:08:49 PM
Xrefs: 2025-09-04-OFFSITEROWSEC2PLAT.DWG