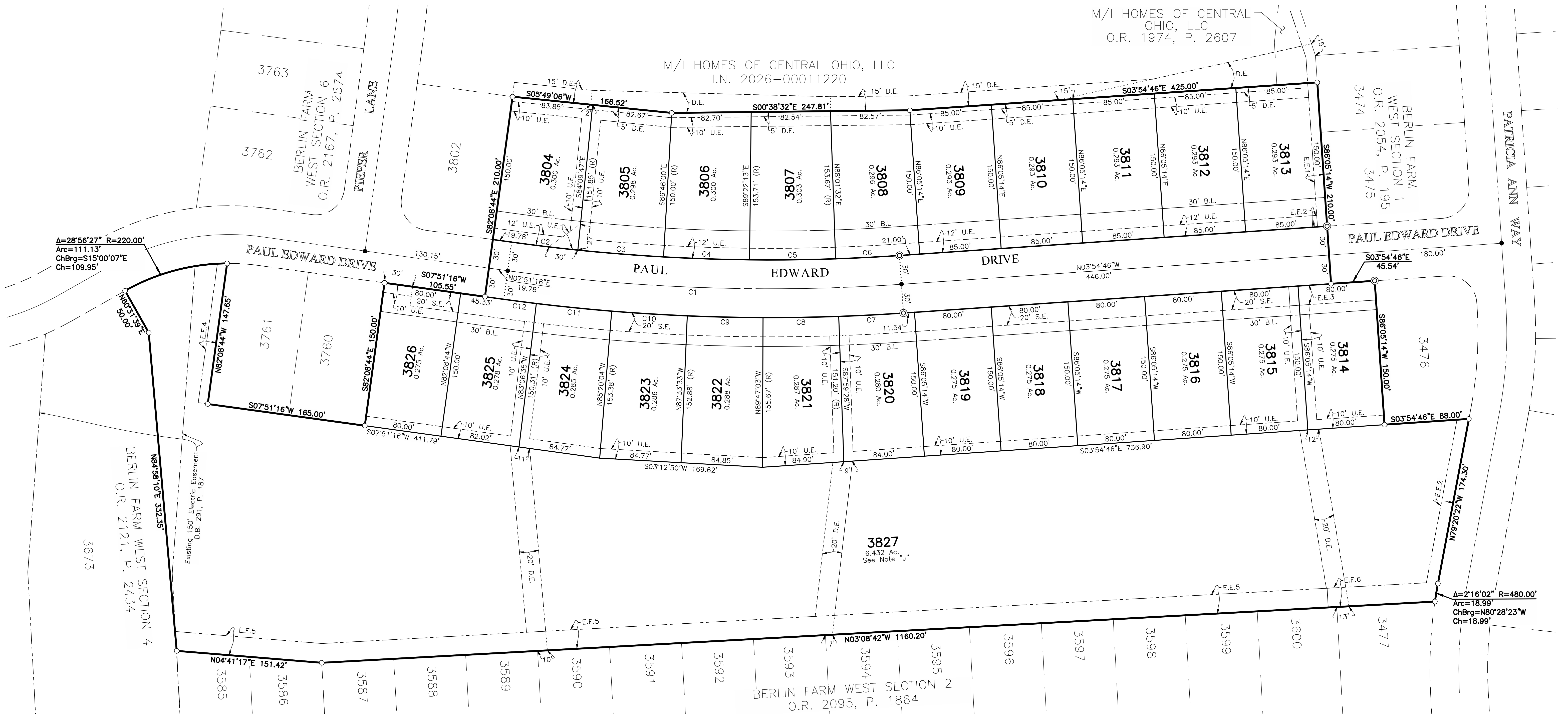


BERLIN FARM WEST SECTION 8



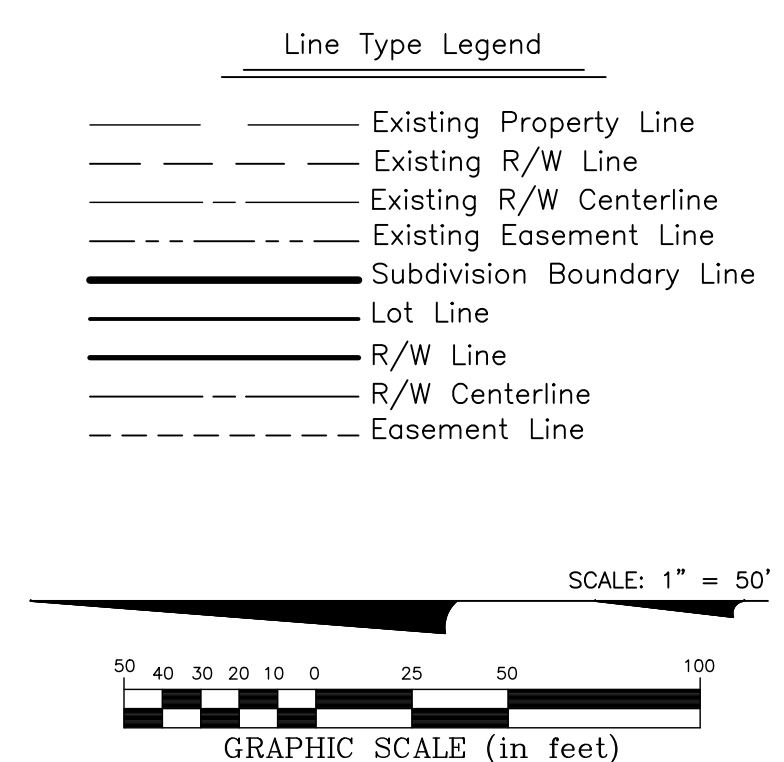
M/I HOMES OF CENTRAL OHIO, LLC
O.R. 1974, P. 2607

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 2026-00011220

BERLIN FARM WEST SECTION 1
O.R. 2054, P. 195

$\Delta=28^{\circ}56'27''$ $R=220.00'$
 $Arc=1111.13'$
 $ChBrg=S15^{\circ}00'07''E$
 $Ch=109.95'$

$\Delta=2^{\circ}16'02''$ $R=480.00'$
 $Arc=18.99'$
 $ChBrg=N80^{\circ}28'23''W$
 $Ch=18.99'$



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°46'02"	2000.00'	410.75'	S 01°58'15" W	410.03'
C2	2°01'03"	1970.00'	69.37'	S 06°50'45" W	69.37'
C3	2°36'13"	1970.00'	89.52'	S 04°32'07" W	89.51'
C4	2°36'14"	1970.00'	89.53'	S 01°55'54" W	89.52'
C5	2°36'14"	1970.00'	89.53'	S 00°40'20" E	89.53'
C6	1°56'18"	1970.00'	66.64'	S 02°56'37" E	66.64'
C7	1°54'14"	2030.00'	67.45'	S 02°57'39" E	67.45'
C8	2°13'29"	2030.00'	78.83'	S 00°53'47" E	78.82'
C9	2°13'29"	2030.00'	78.83'	S 01°19'42" W	78.82'
C10	2°13'29"	2030.00'	78.83'	S 03°33'11" W	78.82'
C11	2°13'29"	2030.00'	78.83'	S 05°46'40" W	78.82'
C12	0°57'51"	2030.00'	34.16'	S 07°22'21" W	34.16'

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 planning 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 Berlin Farm West Section 8 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 Number 39041C0120K, for Delaware County, Ohio and incorporated areas, 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": Drives shall not encroach into any side yard drainage easement.

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

Zoning:	R-3/PRD
Front:	30 feet
Side:	12.5 feet per side
Rear:	25 feet

NOTE "J" - LOT 3827: Lot 3827, 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 Berlin Farm West 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.

NOTE "K": 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 Berlin Farm West Section 8 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.

Legend

- B.L. = Building Line
- D.E. = Drainage Easement
- S.E. = Sanitary Easement
- U.E. = Utility Easement
- E.E.1 = Existing 10' D.E.
- E.E.2 = Existing 12' U.E.
- E.E.3 = Existing 20' S.E.
- E.E.4 = Existing 10' U.E.
- E.E.5 = Existing 20' D.E.
- E.E.6 = Existing 20' D.E.