

BLUFFS AT ALUM CREEK

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Situated in the State of Ohio, County of Delaware, Township of Berlin, in Farm Lots 3 (11.280 Ac.) and 4 (26.341 Ac.), Quarter Township 1, Township 4, Range 18, United States Military Lands, containing 37.621 acres of land, more or less, said 37.621 acres being part of that tract of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number 2026-00013425, Recorder's Office, Delaware County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **JOSH BARKAN**, Division President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**BLUFFS AT ALUM CREEK**", a subdivision containing Lot 4472, does hereby accept this plat of same and dedicates to public use, as such, all of Three B's and K Road (0.142 acre 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.

In Witness Whereof, **JOSH BARKAN**, Division President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this 17 day of June, 2026.

Signed and Acknowledged
In the presence of

M/I HOMES OF CENTRAL OHIO, LLC
By **Josh Barkan**
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JOSH BARKAN**, Division President of said **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 17 day of June, 2026.

My commission expires 11/01/2027

Notary Public, State of Ohio



Approved this ___ day of ___, 20__

Approved this 30 day of Jun, 2026

Approved this ___ day of ___, 20__

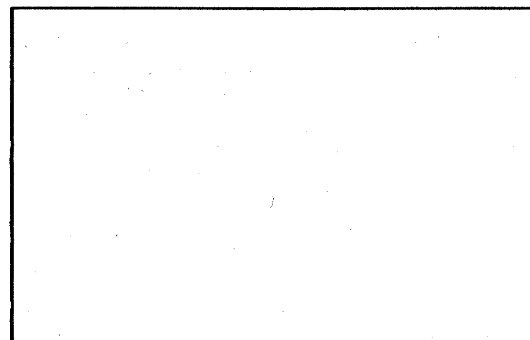
Approved this ___ day of ___, 20__

Approved this ___ day of ___, 20__

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.

Transferred this ___ day of ___, 20__

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 corks 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 corks 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.

Berlin Township Zoning Inspector

Del-Co Water Co., Inc.

Delaware County Sanitary Engineer

Delaware County Engineer

Director, Delaware County Regional Planning Commission

Delaware County Commissioners

Auditor, Delaware County, Ohio

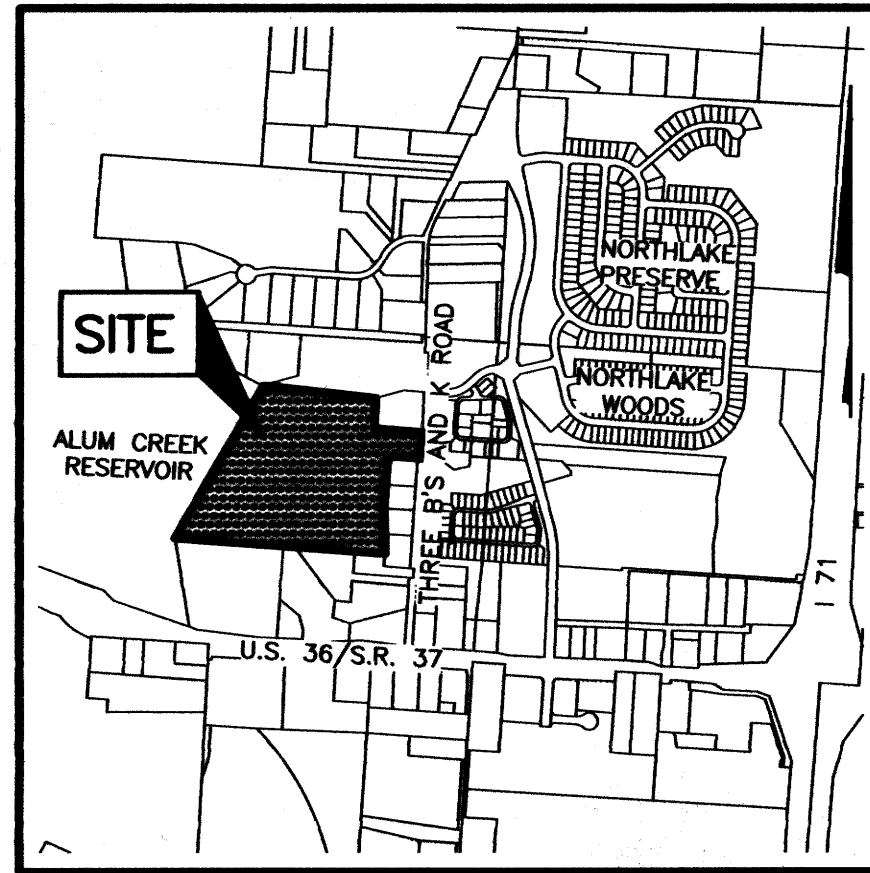
Recorder, Delaware County, Ohio

NOTE "A" - ACREAGE BREAKDOWN:

Total acreage 37.621 Ac.
Acreage in Lot 37.479 Ac.
Acreage in rights-of-way 0.142 Ac.

NOTE "B" - ACREAGE BREAKDOWN: Bluffs at Alum Creek is out of the following Delaware County Parcel Numbers:
41811031030000 11.280 Ac.
41811001031000 26.341 Ac.

NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. ___, Journal Date ___, 20__.



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

D.C.R.P.C. CASE
No. 07-26

SURVEY DATA:

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). The bearing of South 02° 09' 34" West, assigned to the centerline of Three B's and K Road, 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.

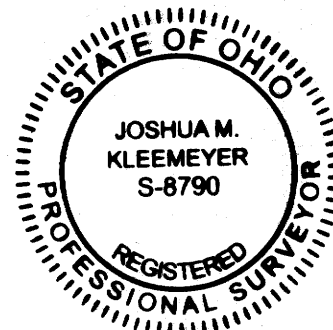
SURVEYED & PLATTED
BY



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)

By Joshua M. Kleemeyer 6/9/26
Joshua M. Kleemeyer Date
Professional Surveyor No. 8790
jkleemeyer@emht.com



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 Bluffs at Alum Creek 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 39041C0150K, 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": 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 conflict 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" - LOT 4472: Lot 4472, as designated and delineated hereon, shall be owned and maintained by the Developer, its successors and assigns, for the purpose of future development.

NOTE "I" - MINIMUM PERIMETER, FRONT, SIDE AND REAR YARD SETBACKS:

The following setbacks apply unless noted otherwise elsewhere on this plat.

Zoning: TPUD

Perimeter Setback: 50'
Setback from 3B's and K right-of-way: 130'

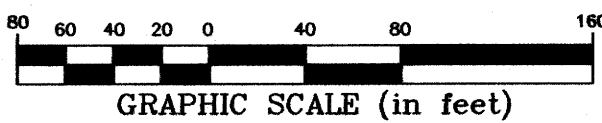
Building Setbacks:

Front: 20 feet from sidewalk or back of curb
Side: 15' between buildings
25' between buildings back to side
Rear: 25' between buildings back to back

NOTE "J": 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 Bluffs at Alum Creek 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.

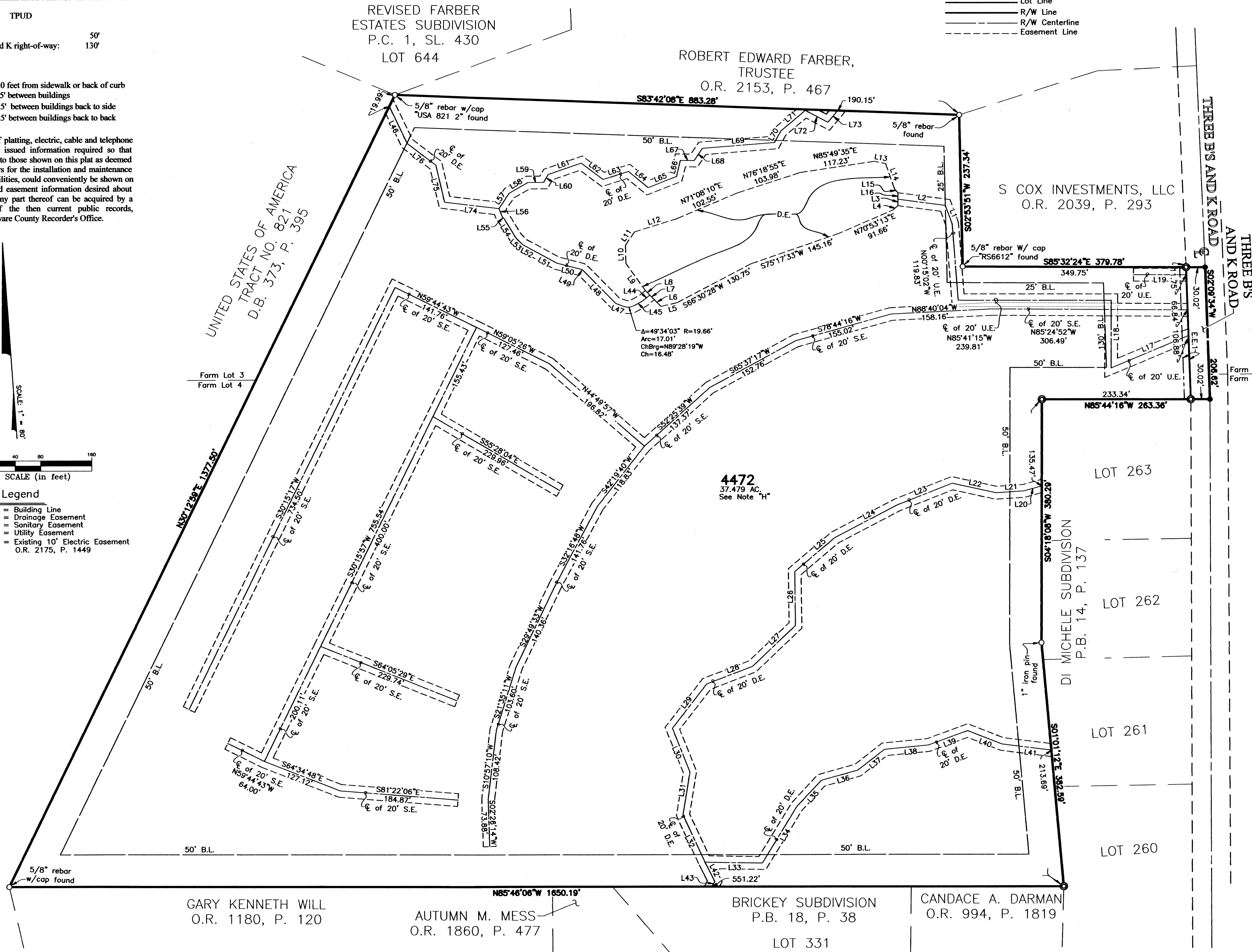
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°08'32"W	30.65'
L2	N78°19'25"W	74.83'
L3	S04°18'50"W	10.08'
L4	S53°41'33"W	10.39'
L5	N81°01'46"E	26.49'
L6	S40°13'30"E	14.66'
L7	S40°13'30"E	10.05'
L8	N40°13'30"W	10.25'
L9	N31°18'40"W	52.22'
L10	N02°58'01"E	28.47'
L11	N38°46'48"E	25.05'
L12	N76°56'48"E	69.29'
L13	S74°16'02"E	17.78'
L14	S15°20'22"E	41.99'
L15	S36°30'18"E	8.10'
L16	S04°18'50"W	10.08'
L17	S71°36'14"W	131.23'
L18	N04°18'08"E	105.68'
L19	N85°41'52"W	82.87'
L20	N79°05'55"E	29.36'
L21	S89°27'05"E	43.38'
L22	S73°33'45"E	70.35'
L23	N72°40'42"E	91.82'
L24	N66°45'58"E	110.39'
L25	N54°01'39"E	82.40'
L26	N03°25'01"E	84.11'
L27	N50°43'05"E	92.80'
L28	N73°06'55"E	76.64'
L29	N42°00'04"E	87.59'
L30	N17°40'06"W	73.65'
L31	N13°25'57"E	67.89'
L32	N20°39'37"W	81.62'
L33	N84°57'08"W	89.74'
L34	S35°39'44"W	103.30'
L35	S47°27'03"W	56.11'
L36	S78°45'10"W	59.33'
L37	S56°15'48"W	52.75'
L38	S88°38'07"W	69.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	S74°04'04"W	65.47'
L40	N64°23'38"W	57.58'
L41	N78°36'38"W	77.99'
L42	S22°34'26"E	33.96'
L43	S36°01'49"W	9.22'
L44	S55°19'47"W	14.29'
L45	S65°44'40"W	15.43'
L46	N21°30'29"W	64.39'
L47	N65°06'06"W	13.20'
L48	N40°26'48"W	73.26'
L49	N57°49'12"W	2.08'
L50	N71°31'46"W	40.18'
L51	N57°10'56"W	36.94'
L52	N57°26'34"W	23.03'
L53	N40°36'40"W	15.40'
L54	N27°23'51"W	35.47'
L55	N38°47'04"W	4.43'
L56	N17°28'48"W	13.42'
L57	N37°49'51"E	28.79'
L58	N64°33'27"E	33.80'
L59	S85°56'06"E	24.57'
L60	N33°35'04"E	14.10'
L61	N75°09'12"E	54.88'
L62	S48°52'58"E	42.61'
L63	N76°50'57"E	41.76'
L64	S46°12'08"E	39.84'
L65	N72°46'53"E	47.65'
L66	N17°57'37"E	25.99'
L67	S84°53'53"E	21.43'
L68	N38°30'45"E	22.98'
L69	N89°36'01"E	113.13'
L70	N33°19'45"E	20.74'
L71	N54°19'33"E	49.93'
L72	S57°51'52"E	39.91'
L73	N44°21'21"E	23.93'
L74	N79°05'03"W	85.61'
L75	N09°03'21"W	59.36'
L76	N48°30'28"W	56.27'



Legend
B.L. = Building Line
D.E. = Drainage Easement
S.E. = Sanitary Easement
U.E. = Utility Easement
E.E.1 = Existing 10' Electric Easement
O.R. 2175, P. 1449

BLUFFS AT ALUM CREEK



Line Type Legend
Existing Property Line
Existing R/W Line
Existing R/W Centerline
Existing Easement Line
Subdivision Boundary Line
Lot Line
R/W Line
R/W Centerline
Easement Line

J:\20250504\DWG\CHARTERS\PLAT\20250504-15-PLAT.DWG plotted by KLEMMER, JOSHUA on 6/9/2026 3:28:43 PM last saved by KLEMMER, JOSHUA on 6/9/2026 3:27:20 PM
P.L. 20250504-15-PLAT.DWG & 20250504-15-PLAT.DWG