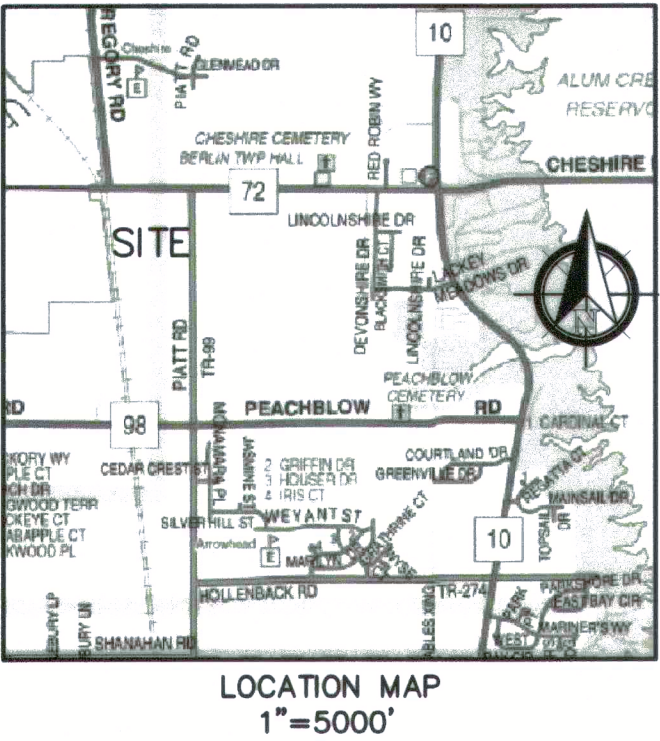


SEVEN HILLS OF BERLIN
SECTION 1

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN
FARM LOT 22, SECTION 3, TOWNSHIP 4, RANGE 18, U.S. MILITARY LANDS



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, PART OF FARM LOT 22, SECTION 3, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY LANDS, AND BEING 31.366 ACRES OF THAT 61.039 ACRE TRACT AS CONVEYED IN A DEED TO THE DREES COMPANY OF RECORD IN INSTRUMENT NO. 2026-00001349, RECORDER'S OFFICE DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, THE DREES COMPANY A KENTUCKY CORPORATION, BY ANDY ARTZNER, DIVISION PRESIDENT, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "SEVEN HILLS SECTION 1", A SUBDIVISION OF LOT NUMBERS 4181-4225 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 5.194 ACRES FOR PUBLIC ROAD RIGHT OF WAY AS SHOWN HEREON AND NOT HERETOFOR DEDICATED.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "DRAINAGE EASEMENT" (D/E.), "SANITARY EASEMENT" (S/E), "TEMPORARY TURN-AROUND EASEMENT" (TEMPORARY TURNAROUND ESMT.) AND "UTILITY EASEMENT" (U/E.) EASEMENTS DESIGNATED AS "EASEMENT", "DRAINAGE EASEMENT" OR "UTILITY.

EASEMENT DESIGNATED AS "SANITARY EASEMENT" SHALL REMAIN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON AND ACROSS THE AREA DESCRIBED ON THE PLAT, TO GATHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACT THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THE 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.

IN WITNESS WHEREOF, ANDY ARTZNER, DIVISION PRESIDENT OF THE DREES COMPANY, A KENTUCKY CORPORATION HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 1st DAY OF July 2026

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

THE DREES COMPANY
A KENTUCKY CORPORATION

BY: 


ANDY ARTZNER
DIVISION PRESIDENT

BY: 

STATE OF OHIO
COUNTY OF DELAWARE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDY ARTZNER, DIVISION PRESIDENT OF THE DRESS COMPANY A KENTUCKY CORPORATION, WHO ACKNOWLEDGED THE SIGING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SEVEN HILLS OF BERLIN, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

1st DAY OF July 2026

MY COMMISSION EXPIRES May 13th, 2031



APPROVED THIS 1st DAY OF July 2026 
BERLIN TWP. ZONING INSPECTOR

APPROVED THIS 1st DAY OF July 2026 
DELCO-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

THIS _____ DAY OF _____ 20____

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONERS JOURNAL RESOLUTION No. _____, JOURNAL DATE _____

THIS _____ DAY OF _____ 20____, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREETS IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS _____ DAY OF _____, 20____
AUDITOR DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 20____

AT ____: ____ AM/PM

IN BOOK _____, PAGES _____

PLAT CABINET _____, SLIDES _____ FEE\$ _____
RECORDER DELAWARE COUNTY, OHIO

BASIS OF BEARINGS

BEARINGS HERON ARE BASED ON SOUTH 2° 53' 56" WEST FOR THE CENTERLINE OF PIATT ROAD AS ESTABLISHED FROM GPS OBSERVATIONS AN IS BASED ON NAD83 (2011), OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE.

SOURCE OF DATA

THE SOURCE OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THE PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "ARCADIS U.S. INC. S-7740. MONUMENTS TO BE SET AFTER COMPLETION OD CONSTRUCTION.

ACREAGE BREAKDOWN
TOTAL: 31.366 ACRES
ACREAGE IN RIGHT OF WAY 5.194 ACRES
ACREAGE IN OPEN SPACE (LOTS 4223, 4224 & 4225) 13.053 ACRES
ACREAGE IN BUILDABLE (LOTS 4181-4222) 13.119 ACRES

CERTIFICATION

I DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THE LAND. FIELD WORK WAS COMPLETED IN FEBRUARY 2026.

ARCADIS SURVEY GROUP

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.

 07/01/26
DAVID L. CHIESA P.S. No. 7740



SURVEYED & PLATTED BY:


7575 Huntington Park Dr., Suite 130
Columbus OH 43235 USA
tel 614 818 4900
arcadis.com

SEVEN HILLS OF BERLIN SECTION 1
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN
FARM LOT 22, SECTION 3, TOWNSHIP 4, RANGE 18, U.S. MILITARY LANDS

NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ARE ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY. SITE IMPROVEMENTS PLANS 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 "B": BERLIN TOWNSHIP ZONING CODE FOR "SEVEN HILLS SECTION 1". IN EFFECT AT TIME OF PLATTING OF "SEVEN HILLS SECTION 1", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION	R-1.85 WITH PRD OVERLAY
FROM CHESHIRE RD AND PIATT RD. FROM CENTERLINE	80'
FROM INTERNAL PUBLIC ROADS FROM CENTERLINE	60'
SIDE YARD:	12.5'
REAR YARD:	25'

NOTE "C": ACREAGE BREAKDOWN
TOTAL ACREAGE: 31.366 ACRES
ACREAGE IN RIGHT OF WAY 5.194 ACRES
ACREAGE IN OPEN SPACE (LOTS 4223, 4224 & 4225) 13.053 ACRES
ACREAGE IN BUILDABLE (LOTS 4181-4222) 13.119 ACRES
ACREAGE BREAKDOWN 31.366 ACRES
ACREAGE IN BERLIN TOWNSHIP TOTAL ACREAGE: 31.366 ACRES

NOTE "D" NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND.

NOTE E: A NON-EXCLUSIVE EASEMENT IS HEREBY 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 DEDICATED HEREON, RESERVE "A", RESERVE "B" AND WITHIN AREAS ALONGSIDE SAID RIGHTS-OF-WAY DESIGNATED HEREON AS "EASEMENT" OR AS "DRAINAGE EASEMENT" OR AS "UTILITY EASEMENT". ALSO GRANTED IS THE RIGHT OF DEL-CO WATER CO., INC., TO INSTALL, SERVICE AND MAINTAIN WATER METER, CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY.

NOTE "F": ON FILE WITH COUNTY ENGINEERING, CODE COMPLIANCE, GENERAL HEALTH DISTRICT, AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

NOTE "G": 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.

NOTE "H": 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.

NOTE "I": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "J": AT THE TIME OF PLATTING AS "SEVEN HILLS BERLIN SECTION 1", IS IN FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39041C0232K, WITH EFFECTIVE DATE, OF APRIL 15, 2009.

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 SUBDIVISION PLAT OF "MAEVE MEADOWS" PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

NOTE "M": ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DCWCD) 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 TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

NOTE "N": 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 EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

NOTE "L": 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.

NOTE "O": DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

NOTE "P": ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

NOTE "Q": SANITARY EASEMENTS ARE SOLELY 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.

NOTE "R": 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.

NOTE "S": 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.

NOTE "T": 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.

NOTE "U": 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.

NOTE "V": 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 A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER, OR THROUGH THE SANITARY 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.

NOTE "W": 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.

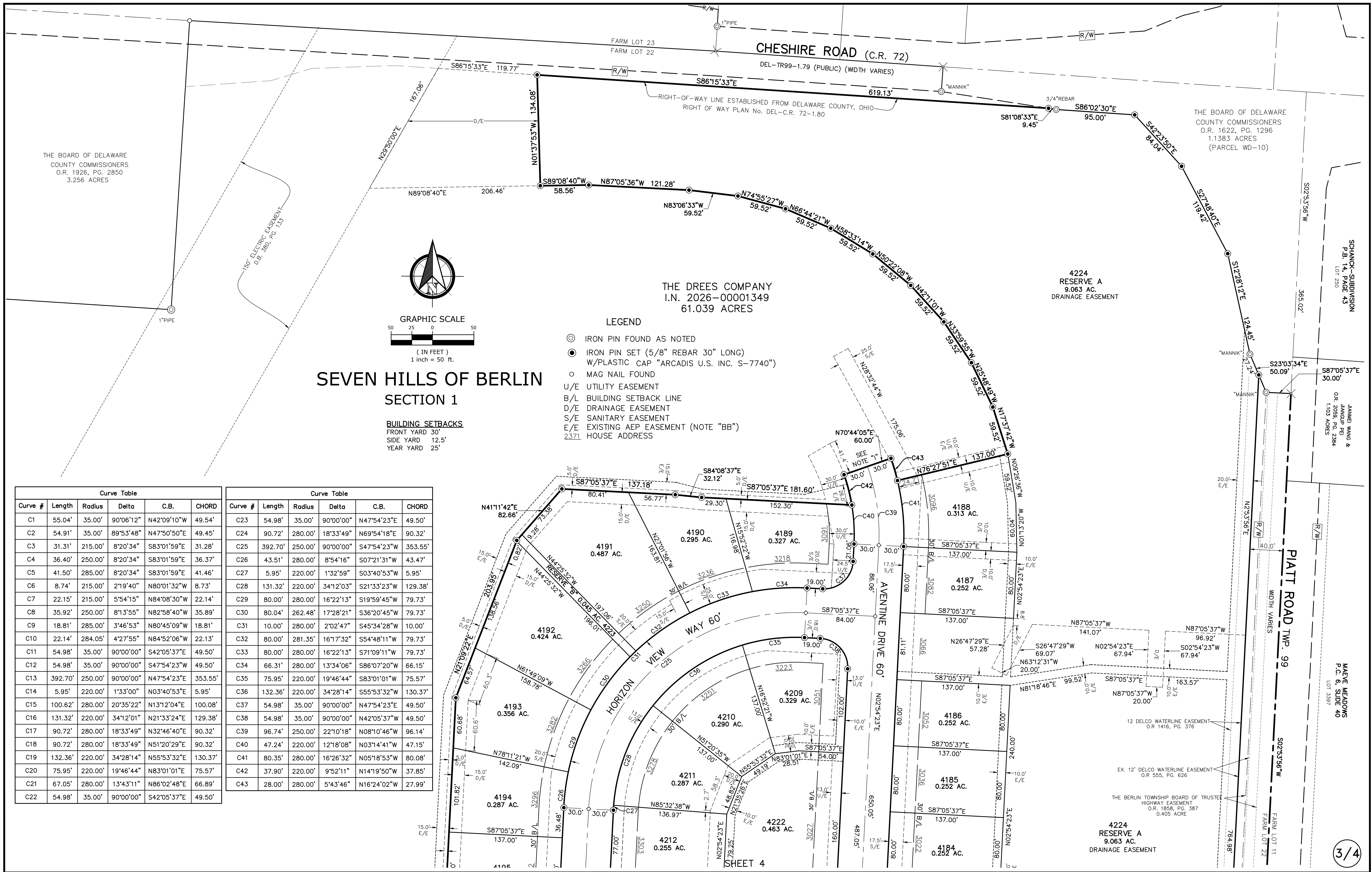
NOTE "X": WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, OR ANY OTHER FEATURE LOCATED WITHIN THE SANITARY EASEMENT, WITH THE EXCEPTION OF DRIVEWAYS 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 IF APPLICABLE.

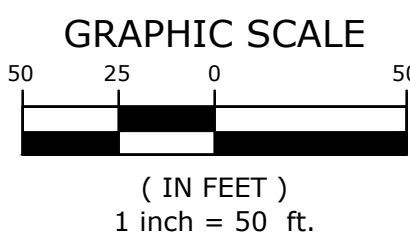
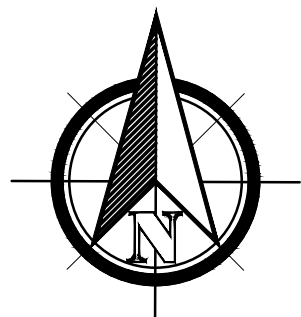
NOTE "Y": LOTS 4223, 4224 AND 4225 AS NUMBERED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE PLATTED LOTS SHOWN HEREON FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM RUN-OFF FACILITIES;

NOTE "Z" WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES ALONG WITH GRANTING DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS THE RIGHT OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THE DRAINAGE EASEMENT AS DEFINED ABOVE, PURSUANT TO ORC SECTION 6137, DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS, SHALL TAKE CORRECTIVE MEASURES OR REPAIRS TO RESTORE THE CULVERT AND/OR WATER COURSE, IF NECESSARY, INCLUDING THOSE ACTIONS CAUSED BY AN EMERGENCY SITUATION. THE COSTS ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED TO THE OWNER(S).

NOTE "AA" FOR ANY DRAINAGE ACCESS EASEMENT OR DRAINAGE AND ACCESS EASEMENT SHOWN ON THIS PLAT, USE OF SUCH EASEMENT BY ANY PUBLIC AND QUASI PUBLIC UTILITIES SHALL BE LIMITED TO UNDERGROUND FACILITIES. NO ABOVE GROUND FACILITIES SHALL BE CONSTRUCTED WITHIN SAID EASEMENT.

NOTE "BB" EXISTING AMERICAN ELECTRIC POWER (AEP) EASEMENT OF RECORD IN INSTRUMENT No. 2026-00004521.





SEVEN HILLS OF BERLIN SECTION 1

LEGEND

- ⊙ IRON PIN FOUND AS NOTED
- IRON PIN SET (5/8" REBAR 30" LONG)
W/PLASTIC CAP "ARCADIS U.S. INC. S-7740")
- MAG NAIL FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- S/E SANITARY EASEMENT
- E/E EXISTING AEP EASEMENT (NOTE "BB")
- 2371 HOUSE ADDRESS

BUILDING SETBACKS
FRONT YARD 30'
SIDE YARD 12.5'
YEAR YARD 25'

THE DREES COMPANY
I.N. 2026-00001349
61.039 ACRES

SHEET 3



SRI VENKATESWARA
TEMPLE OF CENTRAL OHIO
O.R. 1416, PG. 379
26.469 ACRES