



Final Subdivision Plat Application Delaware County, Ohio

(for unincorporated areas only)

RPC Number 02-25.1

Sec. _____ Ph. _____ Pt. _____

FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES

PROJECT	Plumb Creek Section 1	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Berkshire	

APPLICANT/ CONTACT	Name Romanelli & Hughes	
	Address 148 W. Schrock Road	
	City, State, Zip Westerville, OH 43081	

PROPERTY OWNER	Name Romanelli & Hughes	
	Address 148 W. Schrock Road	
	City, State, Zip Westerville, OH 43081	

SURVEYOR/ ENGINEER	Name CESO INC	
	Address 2800 Corporate Exchange Drive, Suite 400	
	City, State, Zip Columbus, OH 43231	

DETAILS	Total Lots 50	Buildable lots 47
	Total Acreage 37.619	Open Space Acreage 18.172

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): 1/30/2025
	Date of Draft Plat Review by RPC staff (required): 7/1/2025
	Date of Final Engineering Approval by DCEO (required): 7/15/2025
	1 (one) Plat signed by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.
	1 reduced copy of the Final Plat at 11" x 17".
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us
	For plats including a CAD - 1 copy of CAD Maintenance Agreement
Fee - \$500 base, then \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, then \$110 per acre; DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners (Refer to Fee Schedule) \$ <u>5811.-</u>	

Owner (or agent for owner) and Date

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260

Effective 01/01/24

C:\DC\ACCDocs\CESO\KH Plumb Creek Berkshire Investments\Project Files\CESO\05-SURVEY(Dwg)\65997_KH_PLUMB CREEK BERKSHIRE_PLAT PH1.dwg - 8/21/2026 - Alex Benson

NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE 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": BERKSHIRE TOWNSHIP ZONING CODE FOR "PLANNED RESIDENTIAL DISTRICT (PRD)". IN EFFECT AT TIME OF PLATTING OF "PLUMB CREEK, SECTION 1". SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION	PRD
PRD BUILDING SETBACK:	50 FEET
FRONT SETBACK (HOUSE):	40 FEET
FRONT SETBACK (FACE OF GARAGE):	50' FEET
REAR SETBACK:	20' FEET
SIDE SETBACK:	12.5' FEET

NOTE "C": ACREAGE BREAKDOWN

ACREAGE IN LOTS 2250-2296 (47 BUILDABLE):	14.412 ACRES
ACREAGE IN 2297-2299 (3 NON-BUILDABLE):	18.172 ACRES
ACREAGE IN RIGHT-OF-WAYS:	5.035 ACRES
TOTAL ACREAGE:	37.619 ACRES
PID 417-330-01-060-000	37.619 ACRES
TOTAL ACREAGE:	37.619 ACRES
FARM LOT. 33	37.619 ACRES
TOTAL ACREAGE:	37.619 ACRES

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

NOTE "E": 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" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY., 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 UNOBSERVED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

NOTE "F": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH 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": AT THE TIME OF PLATTING AS "PLUMB CREEK, SECTION 1", LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON COMMUNITY PANEL NO. 390441C0260K (DATED APRIL 16, 2009).

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 SUBDIVISION PLAT OF "ORANGE SUMMIT COMMUNITIES". 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 "K": 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 COST ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED TO THE OWNER(S).

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 "M": 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.

NOTE "N": 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.

NOTE "O": 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.

NOTE "P": 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.

NOTE "Q": 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 "R": 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 "S": 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 "T": 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 "U": 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.

NOTE "V": 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 "W": 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 "X": 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 "Y": DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

NOTE "Z": SANITARY EASEMENTS ARE SOLELY FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCEMAINS, VALVES AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

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

NOTE "BB" 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 "CC" LOTS 2297-2299 AS DESIGNATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORMWATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS OF PLUMB CREEK, SECTION 1.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	1° 27' 57"	12127.67'	310.28'	S4° 43' 55"W, 310.27'
C2	0° 08' 53"	12127.67'	31.34'	S6° 03' 25"W, 31.34'
C3	84° 02' 37"	25.00'	36.67'	N51° 49' 57"E, 33.47'
C4	3° 04' 45"	445.00'	23.91'	S8° 16' 17"W, 23.91'
C5	6° 51' 17"	470.00'	56.23'	N62° 53' 49"E, 56.20'
C6	90° 00' 00"	25.00'	39.27'	N14° 28' 10"E, 35.36'
C7	7° 09' 29"	254.00'	31.73'	N63° 02' 55"E, 31.71'
C8	7° 09' 29"	246.00'	30.73'	N63° 02' 55"E, 30.71'
C9	34° 01' 59"	312.00'	185.33'	N76° 29' 10"E, 182.61'
C10	90° 44' 13"	8.00'	12.67'	N48° 08' 03"E, 11.39'
C11	23° 34' 00"	475.00'	195.38'	S1° 58' 21"E, 194.00'
C12	162° 12' 54"	340.00'	962.60'	N85° 08' 12"E, 671.83'
C13	34° 33' 36"	500.00'	301.59'	N13° 15' 02"W, 297.04'
C14	6° 51' 17"	500.00'	59.82'	S62° 53' 49"W, 59.78'
C15	5° 57' 23"	475.00'	49.38'	S6° 49' 57"W, 49.36'
C16	17° 36' 37"	475.00'	145.99'	S4° 57' 03"E, 145.42'
C17	72° 13' 15"	340.00'	428.57'	S49° 51' 58"E, 400.75'
C18	89° 59' 39"	340.00'	534.04'	N49° 01' 35"E, 480.81'
C19	84° 02' 37"	25.00'	36.67'	S44° 07' 26"E, 33.47'
C20	9° 17' 00"	505.00'	81.82'	S6° 44' 38"E, 81.73'
C21	2° 22' 13"	505.00'	20.89'	S12° 34' 14"E, 20.89'
C22	3° 00' 10"	370.00'	19.39'	S15° 15' 26"E, 19.39'
C23	12° 15' 01"	370.00'	79.11'	S22° 53' 01"E, 78.96'
C24	12° 15' 01"	370.00'	79.11'	S35° 08' 03"E, 78.96'
C25	12° 15' 01"	370.00'	79.11'	S47° 23' 04"E, 78.96'
C26	12° 15' 01"	370.00'	79.11'	S59° 38' 05"E, 78.96'
C27	11° 28' 46"	370.00'	74.13'	S71° 29' 59"E, 74.01'
C28	81° 15' 47"	25.00'	35.46'	S36° 36' 29"E, 32.56'
C29	90° 00' 00"	25.00'	39.27'	S48° 28' 41"W, 35.36'
C30	90° 00' 00"	25.00'	39.27'	S41° 31' 19"E, 35.36'
C31	81° 15' 47"	25.00'	35.46'	N44° 39' 18"E, 32.56'
C32	12° 44' 12"	370.00'	82.25'	N78° 55' 05"E, 82.08'
C33	11° 10' 47"	370.00'	72.19'	N66° 57' 36"E, 72.08'

LINE TABLE		
Line #	Direction	Length
L1	S03° 13' 40"W	49.91'
L2	S86° 31' 19"E	7.73'
L3	N86° 48' 28"W	41.62'
L4	N18° 03' 39"W	30.36'
L5	S30° 31' 50"E	25.74'
L6	N59° 28' 10"E	5.03'
L7	S30° 31' 50"E	18.93'
L8	N18° 03' 39"W	39.66'

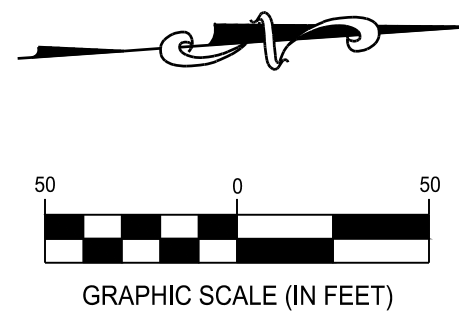
CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C34	11° 10' 47"	370.00'	72.20'	N55° 46' 49"E, 72.08'
C35	11° 10' 47"	370.00'	72.20'	N44° 36' 02"E, 72.08'
C36	11° 10' 47"	370.00'	72.19'	N33° 25' 16"E, 72.08'
C37	11° 10' 47"	370.00'	72.20'	N22° 14' 29"E, 72.08'
C38	11° 10' 47"	370.00'	72.19'	N11° 03' 42"E, 72.08'
C39	1° 26' 33"	370.00'	9.32'	N4° 45' 02"E, 9.32'
C40	6° 43' 40"	530.00'	62.23'	N0° 39' 55"E, 62.20'
C41	8° 02' 29"	530.00'	74.39'	N6° 43' 10"W, 74.32'
C42	8° 02' 29"	530.00'	74.39'	N14° 45' 39"W, 74.32'
C43	8° 02' 29"	530.00'	74.39'	N22° 48' 08"W, 74.32'
C44	3° 42' 27"	530.00'	34.29'	N28° 40' 37"W, 34.29'
C45	13° 29' 11"	445.00'	104.75'	N0° 00' 41"W, 104.50'
C46	7° 00' 04"	445.00'	54.38'	N10° 15' 19"W, 54.34'
C47	15° 01' 46"	310.00'	81.32'	N21° 16' 14"W, 81.08'
C48	22° 22' 02"	310.00'	121.02'	N39° 58' 08"W, 120.25'
C49	42° 01' 29"	310.00'	227.37'	N72° 09' 54"W, 222.31'
C50	22° 22' 02"	310.00'	121.02'	S75° 38' 21"W, 120.25'
C51	22° 22' 02"	310.00'	121.02'	S53° 16' 18"W, 120.25'
C52	22° 22' 02"	310.00'	121.02'	S30° 54' 16"W, 120.25'
C53	15° 41' 29"	310.00'	84.90'	S11° 52' 30"W, 84.63'
C54	3° 14' 48"	470.00'	26.63'	S2° 24' 21"W, 26.63'
C55	12° 33' 44"	470.00'	103.05'	S5° 29' 55"E, 102.84'
C56	12° 33' 44"	470.00'	103.05'	S18° 03' 39"E, 102.84'
C57	6° 11' 19"	470.00'	50.77'	S27° 26' 10"E, 50.74'
C58	90° 00' 00"	25.00'	39.27'	S75° 31' 50"E, 35.36'
C59	6° 51' 17"	530.00'	63.41'	N62° 53' 49"E, 63.37'
C60	11° 39' 13"	505.00'	102.71'	N7° 55' 44"W, 102.54'
C61	63° 29' 02"	370.00'	409.96'	N45° 29' 52"W, 389.31'
C62	81° 15' 26"	370.00'	524.74'	S44° 39' 28"W, 481.85'
C63	34° 33' 36"	530.00'	319.69'	S13° 15' 02"E, 314.86'
C64	23° 34' 00"	445.00'	183.04'	S1° 58' 21"E, 181.75'
C65	162° 12' 54"	310.00'	877.67'	N85° 08' 12"E, 612.55'
C66	34° 33' 36"	470.00'	283.50'	N13° 15' 02"W, 279.22'



PLUMB CREEK, SECTION 1
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 33,
SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

Revisions / Submissions		
ID	Description	Date
© 2025 CESQ, INC.		
Project Number:		765997
Scale:		N/A
Drawn By:		JMCV
Checked By:		ALB
Date:		7/24/2025
Issue:		N/A
Drawing Title:		

PLAT



3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PLUMB CREEK, SECTION 1

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 33,
SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

Revisions / Submissions		
ID	Description	Date

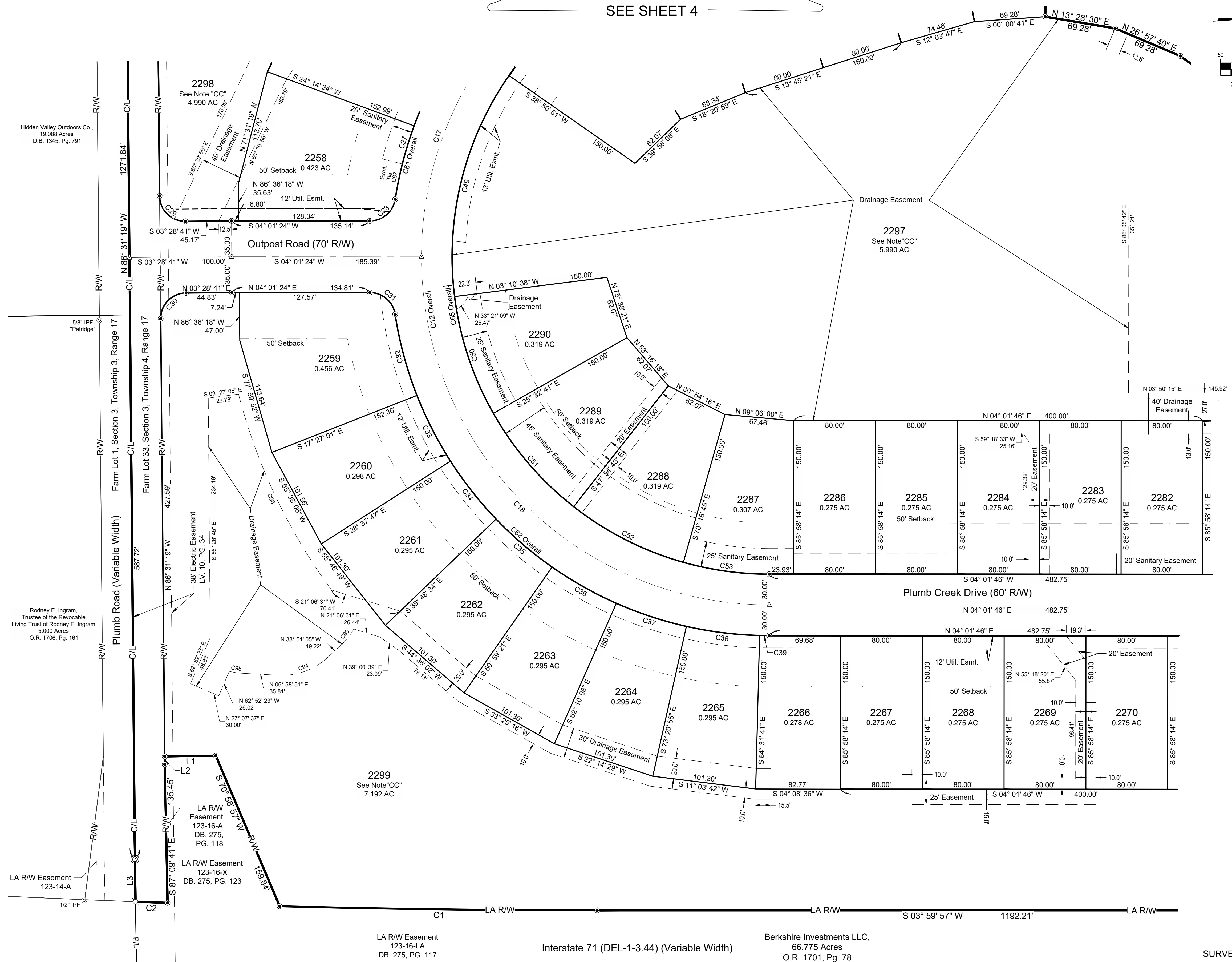
© 2025 CESO, INC.

Project Number:	765997
Scale:	1" = 50'
Drawn By:	JMCV
Checked By:	ALB
Date:	7/24/2025
Issue:	N/A

Drawing Title:

PLAT

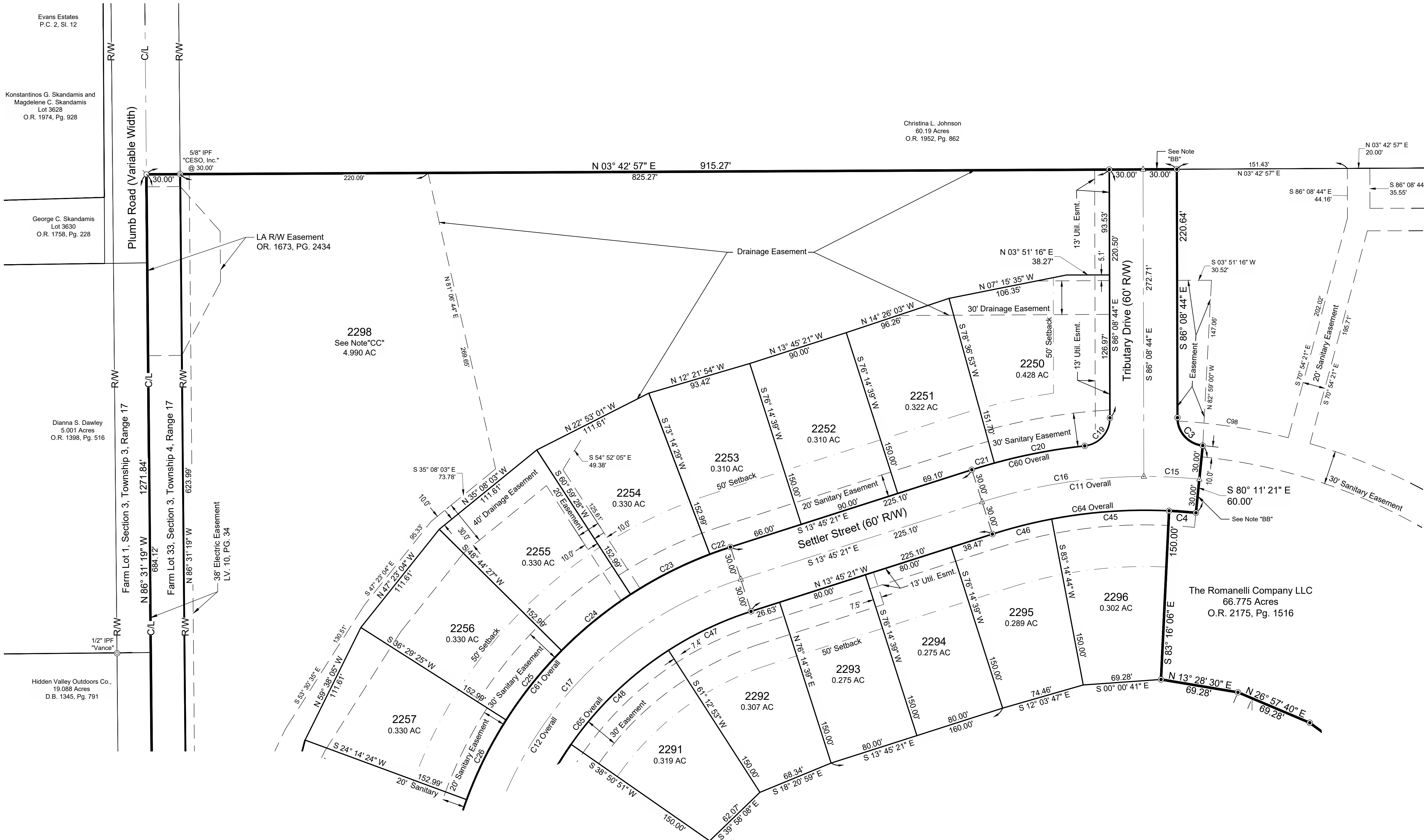
3



SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO INC
- ◎ - Monument Found as Described
- ◁ - PK Nail/Mag Nail Set
- - PK Nail/Mag Nail Found
- - Permanent Marker Set w/cap CESO INC

C:\DCI\ACCDocs\CESOKH Plumb Creek Berkshires Investments\Project Files\CES005-SURVEY(Dwg)\65997_KH_PLUMB CREEK BERKSHIRE_PLAT PH1.dwg - 8/21/2026 - Alex Benson



SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO INC
- ⊙ - Monument Found as Described
- ⚡ - PK Nail/Mag Nail Set
- ⚡ - PK Nail/Mag Nail Found
- - Permanent Marker Set w/cap CESO INC



3601 Rigby Rd., Suite 300
Mansburg, OH 45342
Phone: 937.435.8584 Fax: 938.208.4826

PLUMB CREEK, SECTION 1
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 33,
SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

Revisions / Submissions

ID	Description	Date
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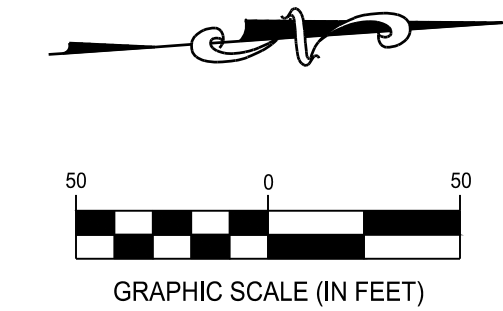
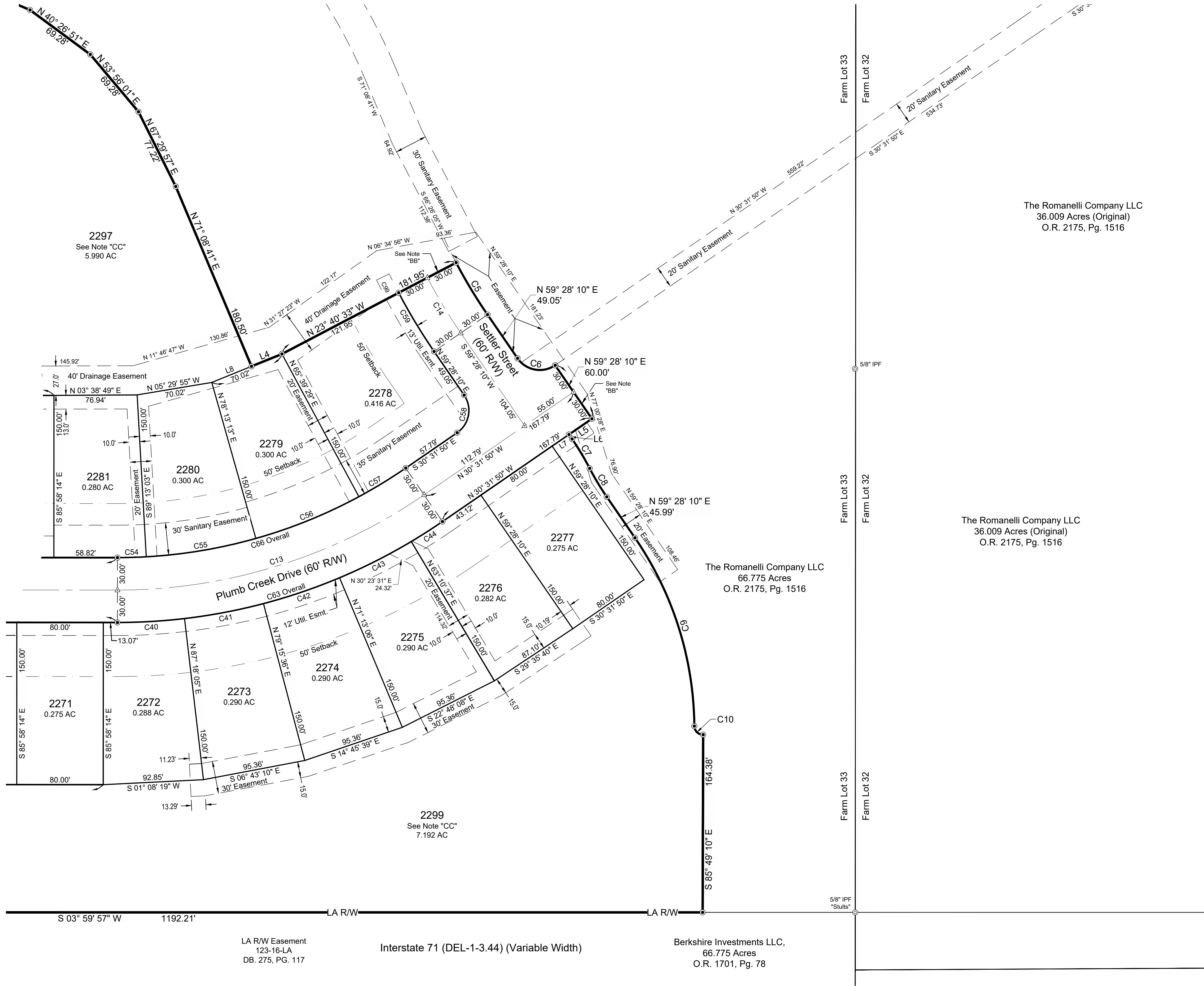
Project Number: 765997
Scale: 1" = 50'
Drawn By: JMCV
Checked By: ALB
Date: 7/24/2025
Issue: N/A

Drawing Title:

PLAT

C:\DCI\ACCDocs\CESOKH Plumb Creek Berkshire Investments\Project Files_CESO\05-SURVEY(Dwg)\765997_KH_PLUMB CREEK BERKSHIRE_PLAT PH1.dwg - 8/21/2026 - Alex Benson

SEE SHEET 3



SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO INC
- ⊙ - Monument Found as Described
- ⋈ - PK Nail/Mag Nail Set
- ⋈ - PK Nail/Mag Nail Found
- - Permanent Marker Set w/cap CESO INC



3601 Rigby Rd., Suite 300
Mansburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PLUMB CREEK, SECTION 1
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 33,
SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

Revisions / Submissions

ID	Description	Date
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Project Number:	765997
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PLAT

6

