



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 02-25.2

Sec. _____ Ph. _____ Pt. _____

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

PROJECT	Plumb Creek Section 2	(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 48	Buildable lots 44
	Total Acreage 36.542	Open Space Acreage 17.909

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>5472.-</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\CESOKH Plumb Creek Berkshire Investments\Project Files\CESO\05-SURVEY\Drawg\765997_KH_PLUMB CREEK BERKSHIRE_PLAT PH2.dwg - 8/21/2026 - Alex Benson

PLUMB CREEK,
SECTION 2

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE
FARM LOT 32 & 33, SECTION 3, TOWNSHIP 4, RANGE 17
UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 32 & 33, SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS, BEING 16.621 ACRES OF LAND OUT OF THE ORIGINAL 66.775 ACRES TRACT OF LAND, AND BEING 19.921 ACRES OF LAND OUT OF THE ORIGINAL 36.009 ACRES TRACT OF LAND, AS CONVEYED TO THE ROMANELLI COMPANY LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 2175, PAGE 1516, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, THE ROMANELLI COMPANY LLC, AN OHIO LIMITED LIABILITY COMPANY BY VINCENT ROMANELLI, MANAGING MEMBER, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "PLUMB CREEK, SECTION 2", A SUBDIVISION CONTAINING LOT NUMBERS 2300-2349, AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DOES HEREBY DEDICATE HOMESTEADER LANE, ICHABOD STREET, PLUMB CREEK DRIVE, AND SETTLER STREET AS SHOWN HEREON TO THE PUBLIC FOREVER.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.), "SANITARY EASEMENT" (SAN. ESMT.), OR "UTILITY EASEMENT" (UTIL. ESMT.). EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" OR "UTILITY 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. SEE PAGE 2 FOR ADDITIONAL EASEMENT NOTES.

IN WITNESS WHEREOF, VINCENT ROMANELLI, MANAGING MEMBER OF THE ROMANELLI COMPANY LLC, AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF ____, 2026.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

THE ROMANELLI COMPANY LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: _____

VINCENT ROMANELLI
MANAGING MEMBER

WITNESS _____

WITNESS _____

STATE OF _____
COUNTY OF _____:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VINCENT ROMANELLI, MANAGING MEMBER OF THE ROMANELLI COMPANY LLC, AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF OP THE ROMANELLI COMPANY LLC, AN OHIO LIMITED LIABILITY COMPANY FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

____ DAY OF ____, 2026

MY COMMISSION EXPIRES _____

ACREAGE BREAKDOWN	
TOTAL ACREAGE:	36.542 ACRES
ACREAGE IN LOTS 2300-2344 (44 BUILDABLE):	13.764 ACRES
ACREAGE IN LOTS 2345-2349 (4 NON-BUILDABLE):	17.909 ACRES
ACREAGE IN RIGHT-OF-WAYS:	4.869 ACRES
FARM LOT 32	19.921 ACRES
FARM LOT 33	16.621 ACRES

APPROVED THIS ____ DAY OF ____, 20__

BERKSHIRE TWP., ZONING INSPECTOR

APPROVED THIS ____ DAY OF ____, 20__

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

THIS ____ DAY OF ____, 20__

DELAWARE COUNTY COMMISSIONERS

RIGHTS-OF-WAY FOR PUBLIC DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET 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.

TRANSFERRED THIS ____ DAY OF ____, 2026

AUDITOR, DELAWARE COUNTY, OHIO

RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS ____ DAY OF ____, 2026.

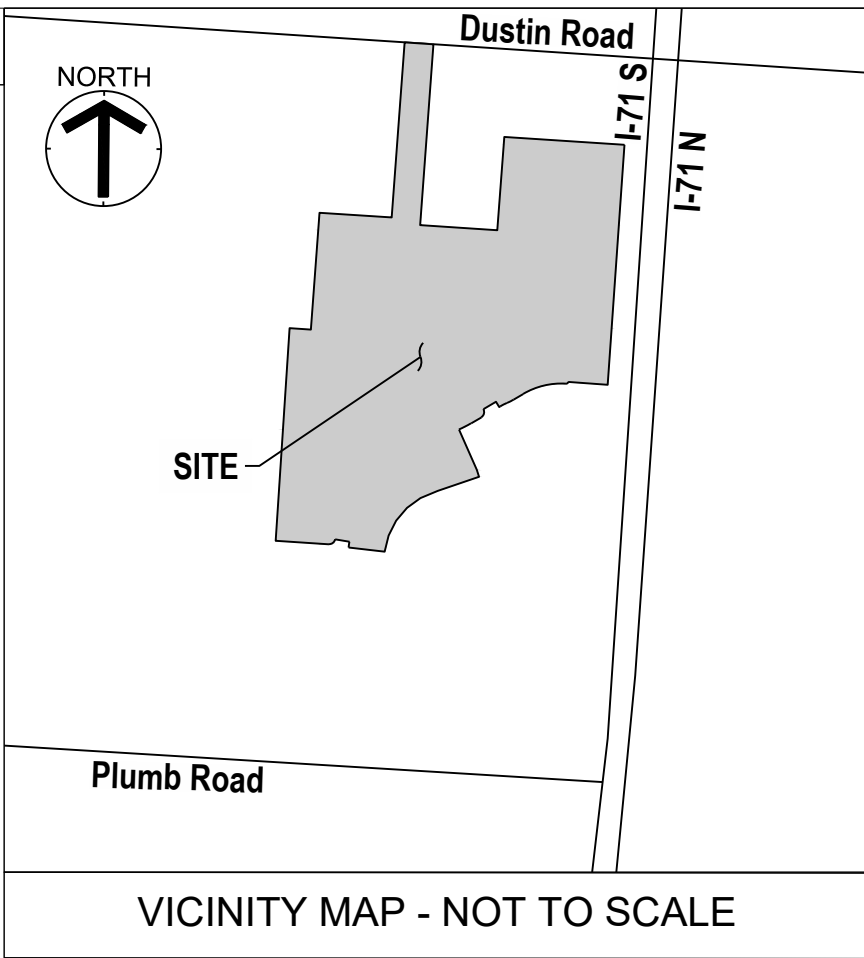
AT ____ A.M./P.M.

IN BOOK ____, PAGE(S) ____;

PLAT CABINET ____, SLIDE ____, FEE \$ ____

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

RPC NUMBER: 02-25.2



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011). DERIVED FROM GPS OBSERVATIONS.

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

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO, INC". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

WE 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. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK WAS COMPLETED IN FEBRUARY 6TH, 2025.

SURVEYED AND PLATTED BY: CESO INC. DATE:
SEAN T. BROOKS, P.S.
OHIO P.S. NO. 8828
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

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



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7090 Fax: 614.794.4826

PLUMB CREEK, SECTION 2
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 32 & 33,
SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

Revisions / Submissions

ID	Description	Date

Project Number:	765997
Scale:	N/A
Drawn By:	JMCV
Checked By:	ALB
Date:	8/7/2025
Issue:	N/A

Drawing Title:

PLAT

C:\DC\ACCDocs\CESOKH Plumb Creek Berkshire Investments\Project Files\CESO05-SURVEY(Dwg)\65997_KH_PLUMB CREEK BERKSHIRE_PLAT PH2.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 2". 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 2345-2349 (4 NON-BUILDABLE):	17.909 ACRES
ACREAGE IN RIGHT-OF-WAYS:	4.869 ACRES
ACREAGE IN LOTS 2300-2344 (44 BUILDABLE):	13.764 ACRES
TOTAL ACREAGE:	36.542 ACRES

PID 417-330-01-060-000 16.621 ACRES
PID 417-330-01-048-000 19.921 ACRES
TOTAL ACREAGE: 36.542 ACRES

FARM LOT 32 19.921 ACRES
FARM LOT 33 16.621 ACRES
TOTAL ACREAGE: 36.542 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 UNOBSTRUCTED 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 2", 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, IT'S 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 2345-2349 AS DESIGNATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORMWATER CONTROL, SANITARY SEWER, FORCEMAIN, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS OF PLUMB CREEK, SECTION 2.

LINE TABLE		
Line #	Direction	Length
L1	S59° 28' 10"W	45.99'
L2	S59° 28' 10"W	5.03'
L3	N30° 31' 50"W	25.74'
L4	S59° 28' 10"W	60.00'
L5	S59° 28' 10"W	49.05'
L6	S18° 03' 39"E	30.36'
L7	N80° 11' 21"W	60.00'
L8	N30° 31' 50"W	2.00'
L9	N30° 31' 50"W	23.74'
L10	S65° 54' 51"W	23.57'
L11	N00° 16' 35"E	50.93'
L12	N06° 03' 10"E	28.32'
L13	N02° 34' 39"W	50.37'
L14	S23° 53' 30"E	46.95'
L15	S85° 36' 36"E	12.38'

LINE TABLE		
Line #	Direction	Length
L16	S02° 34' 39"E	50.37'
L17	S01° 28' 20"W	28.48'
L18	S05° 25' 50"E	51.04'
L19	S03° 45' 45"W	204.85'
L20	S65° 52' 55"W	27.86'
L21	S78° 07' 12"W	63.32'
L22	N85° 12' 29"E	32.56'
L23	N89° 50' 06"E	32.57'
L24	S88° 38' 08"E	33.89'
L25	S84° 06' 07"E	33.89'
L26	N65° 52' 55"E	20.44'
L27	S23° 59' 56"E	47.01'
L28	S65° 54' 51"W	23.07'
L29	N78° 07' 12"E	63.32'
L30	S46° 22' 54"W	4.57'

LINE TABLE		
Line #	Direction	Length
L31	S57° 17' 27"W	65.59'
L32	S37° 14' 42"W	38.29'
L33	S54° 27' 51"W	54.24'
L34	S02° 10' 27"E	25.47'
L35	S44° 29' 00"W	13.28'
L36	N81° 41' 56"W	24.73'
L37	S56° 59' 22"W	59.50'
L38	S40° 15' 38"W	61.78'
L39	S54° 42' 10"W	30.18'
L40	S42° 38' 43"W	31.57'
L41	N34° 42' 34"E	47.72'
L42	N29° 06' 57"E	37.00'
L43	N30° 31' 50"W	119.20'
L44	N57° 09' 15"E	170.21'
L45	N30° 29' 01"E	161.22'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	90° 44' 13"	8.00'	12.67'	S48° 08' 03"W, 11.39'
C2	34° 01' 59"	312.00'	185.33'	S76° 29' 10"W, 182.61'
C3	7° 09' 29"	246.00'	30.73'	S63° 02' 55"W, 30.71'
C4	7° 09' 29"	254.00'	31.73'	S63° 02' 55"W, 31.71'
C5	90° 00' 00"	25.00'	39.27'	S14° 28' 10"W, 35.36'
C6	6° 51' 17"	470.00'	56.23'	S62° 53' 49"W, 56.20'
C7	3° 04' 45"	445.00'	23.91'	N8° 16' 17"E, 23.91'
C8	84° 02' 37"	25.00'	36.67'	S51° 49' 57"W, 33.47'
C9	34° 04' 32"	500.00'	297.36'	N13° 29' 34"W, 293.00'
C10	6° 20' 25"	300.00'	33.20'	N0° 35' 33"E, 33.18'
C11	6° 20' 25"	300.00'	33.20'	N0° 35' 33"E, 33.18'
C12	54° 33' 30"	90.00'	85.70'	N28° 57' 35"W, 82.50'
C13	30° 30' 20"	40.00'	21.30'	N13° 34' 20"E, 21.05'
C14	39° 40' 24"	550.00'	380.84'	N39° 37' 58"E, 373.27'
C15	15° 57' 50"	250.00'	69.66'	S86° 06' 07"W, 69.43'
C16	61° 20' 02"	475.00'	508.48'	N40° 28' 40"E, 484.54'
C17	4° 49' 14"	500.00'	42.07'	N68° 44' 04"E, 42.05'
C18	18° 39' 02"	500.00'	162.76'	N21° 12' 19"W, 162.04'
C19	15° 25' 30"	500.00'	134.61'	N4° 10' 03"W, 134.20'
C20	10° 28' 04"	445.00'	81.30'	N65° 54' 39"E, 81.19'
C21	32° 49' 35"	580.00'	332.30'	N43° 03' 22"E, 327.77'
C22	13° 29' 11"	445.00'	104.74'	N53° 56' 01"E, 104.50'
C23	262° 20' 48"	56.50'	258.70'	N66° 31' 47"W, 85.06'
C24	13° 29' 11"	445.00'	104.74'	N40° 26' 51"E, 104.50'
C25	31° 44' 41"	520.00'	288.11'	N43° 35' 50"E, 284.43'
C26	13° 29' 11"	445.00'	104.74'	N26° 57' 40"E, 104.50'
C27	10° 24' 26"	445.00'	80.83'	N15° 00' 52"E, 80.72'
C28	9° 17' 00"	505.00'	81.82'	S14° 27' 09"W, 81.73'
C29	9° 46' 41"	505.00'	86.18'	S23° 58' 59"W, 86.08'
C30	9° 46' 41"	505.00'	86.18'	S33° 45' 40"W, 86.08'
C31	9° 46' 41"	505.00'	86.18'	S43° 32' 21"W, 86.08'
C32	90° 00' 00"	25.00'	39.27'	N48° 45' 45"E, 35.36'
C33	9° 46' 41"	505.00'	86.18'	S53° 19' 01"W, 86.08'
C34	6° 20' 26"	332.00'	36.74'	S1° 41' 53"E, 36.72'
C35	9° 46' 41"	505.00'	86.18'	S63° 05' 42"W, 86.08'
C36	9° 44' 38"	530.00'	90.13'	S1° 19' 15"E, 90.03'
C37	14° 52' 03"	220.00'	57.09'	S85° 33' 14"W, 56.93'
C38	1° 05' 47"	220.00'	4.21'	N86° 27' 51"W, 4.21'
C39	3° 09' 38"	505.00'	27.86'	S69° 33' 52"W, 27.85'
C40	15° 57' 50"	220.00'	61.30'	N86° 06' 07"E, 61.10'
C41	15° 57' 50"	280.00'	78.01'	N86° 06' 07"E, 77.76'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C42	66° 40' 00"	25.00'	29.09'	S68° 32' 48"E, 27.48'
C43	8° 41' 52"	530.00'	80.46'	S26° 10' 54"E, 80.38'
C44	4° 49' 14"	470.00'	39.54'	N68° 44' 04"E, 39.53'
C45	61° 20' 02"	505.00'	540.59'	S40° 28' 40"W, 515.15'
C46	61° 20' 02"	445.00'	476.36'	S40° 28' 40"W, 453.94'
C47	4° 49' 14"	530.00'	44.59'	N68° 44' 04"E, 44.58'
C48	4° 36' 39"	530.00'	42.65'	S24° 08' 18"E, 42.64'
C49	4° 05' 13"	530.00'	37.80'	S28° 29' 14"E, 37.80'
C50	90° 00' 00"	25.00'	39.27'	S14° 28' 10"W, 35.36'
C51	6° 28' 08"	580.00'	65.48'	S56° 14' 06"W, 65.45'
C52	7° 23' 35"	580.00'	74.84'	S49° 18' 15"W, 74.79'
C53	7° 23' 35"	580.00'	74.84'	S41° 54' 40"W, 74.79'
C54	7° 23' 35"	580.00'	74.84'	S34° 31' 05"W, 74.79'
C55	4° 10' 43"	580.00'	42.30'	S28° 43' 56"W, 42.29'
C56	38° 00' 02"	50.00'	33.16'	S45° 38' 36"W, 32.56'
C57	63° 37' 46"	56.50'	62.75'	S30° 29' 07"W, 59.57'
C58	47° 29' 57"	56.50'	46.84'	S25° 04' 45"E, 45.51'
C59	50° 17' 33"	56.50'	49.59'	S73° 58' 30"E, 48.02'
C60	50° 23' 49"	56.50'	49.70'	N55° 40' 49"E, 48.11'
C61	45° 25' 41"	50.00'	39.64'	N5° 00' 39"E, 38.61'
C62	8° 51' 00"	520.00'	80.32'	N33° 01' 56"E, 80.24'
C63	11° 28' 42"	520.00'	104.17'	N43° 11' 46"E, 104.00'
C64	10° 32' 02"	520.00'	95.60'	N54° 12' 09"E, 95.47'
C65	90° 00' 00"	25.00'	39.27'	S75° 31' 50"E, 35.36'
C66	6° 54' 30"	470.00'	56.67'	S27° 04' 35"E, 56.64'
C67	6° 20' 25"	330.00'	36.52'	N0° 35' 33"E, 36.50'
C68	6° 20' 24"	268.00'	29.65'	N2° 52' 59"E, 29.64'
C69	2° 26' 40"	470.00'	20.05'	S67° 32' 47"W, 20.05'
C70	2° 22' 34"	470.00'	19.49'	S69° 57' 24"W, 19.49'
C71	6° 20' 25"	270.00'	29.88'	S0° 35' 33"W, 29.86'
C72	2° 20' 37"	56.50'	2.31'	S63° 28' 18"W, 2.31'
C73	0° 52' 57"	520.00'	8.01'	N28° 09' 58"E, 8.01'
C74	19° 19' 34"	470.00'	158.53'	N6° 07' 30"W, 157.78'
C75	84° 18' 46"	25.00'	36.79'	S35° 57' 49"W, 33.56'
C76	30° 17' 54"	80.00'	42.30'	S43° 12' 08"E, 41.81'
C77	10° 19' 10"	372.42'	67.08'	S53° 11' 30"E, 66.99'
C78	66° 03' 20"	85.85'	98.98'	S81° 03' 35"E, 93.59'
C79	12° 43' 50"	465.00'	103.32'	N72° 16' 40"E, 103.11'
C80	49° 49' 06"	81.00'	70.43'	N53° 44' 02"E, 68.23'
C81	53° 07' 48"	30.00'	27.82'	S22° 28' 52"E, 26.83'
C82	53° 07' 48"	30.00'	27.82'	N30° 38' 56"E, 26.83'



PLUMB CREEK, SECTION 2
STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 32 & 33,
SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

Revisions / Submissions		
ID	Description	Date
© 2025 CESO, INC.		
Project Number:		765997
Scale:		N/A
Drawn By:		JMCV
Checked By:		ALB
Date:		8/7/2025
Issue:		N/A
Drawing Title:		
PLAT		
2		



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4111

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 32 & 33,
SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

ID	Description	Date
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Project Number: 765997

Scale: $1" = 50'$

Drawn By: JMCV

Checked By: ALE

Date: 8/7/2025

Issue: N/A

Drawing Title:

Drawing Title:

PLAT

PLAI

3





2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE, FARM LOT 32 & 33,
SECTION 3, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

ID	Description	Date
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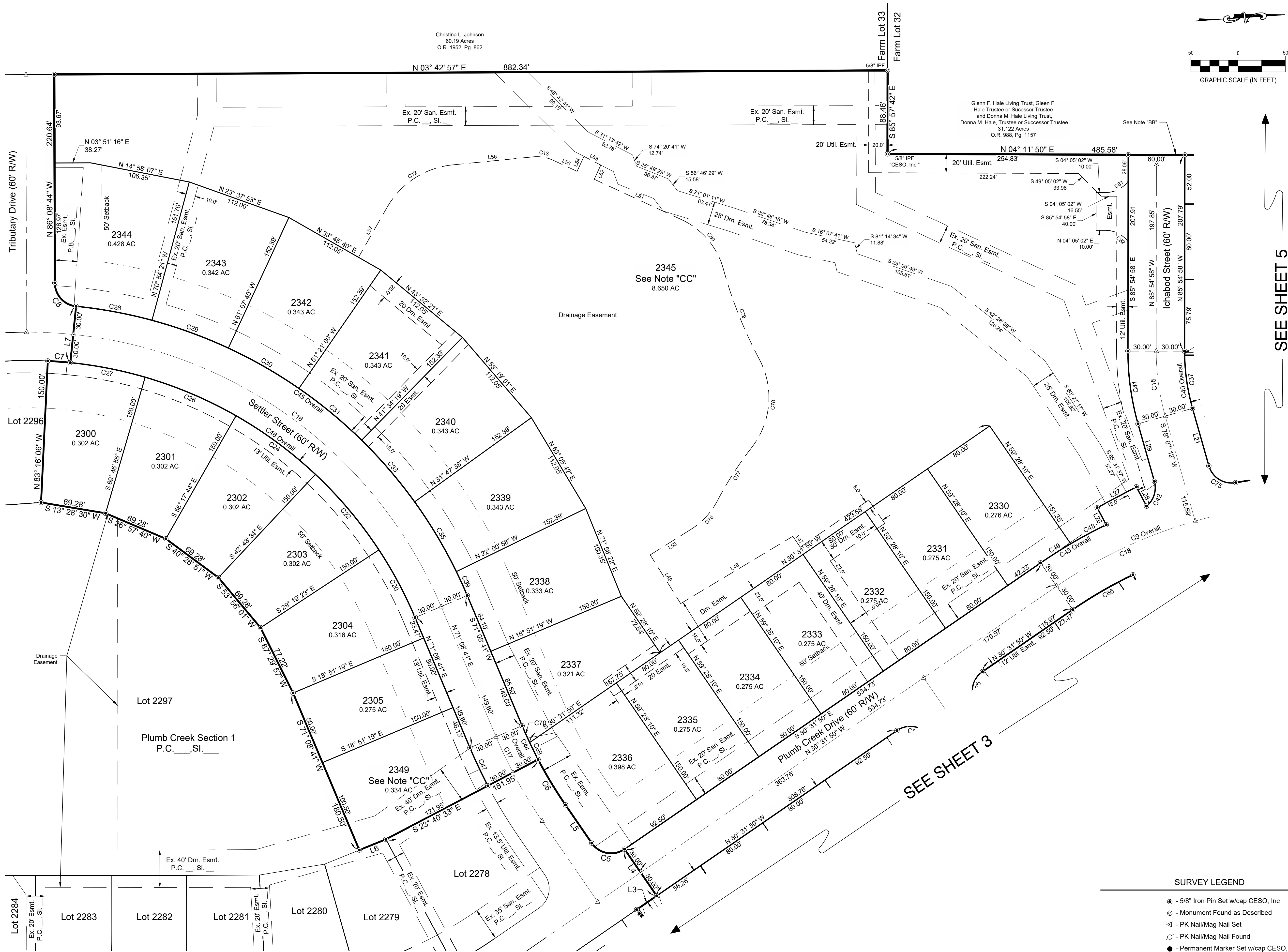
© 2025 CESO, INC.

Project Number:	765997
Scale:	1" = 50'
Drawn By:	JMCV
Checked By:	ALB
Date:	8/7/2025
Issue:	N/A

Drawing Title:

PLAT

4



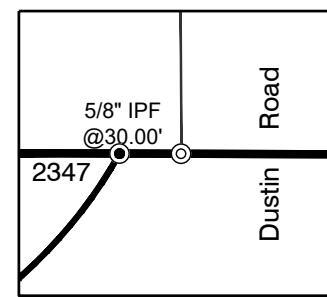
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Project Number:	765997
Scale:	1" = 50'
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Checked By:	ALB
Date:	8/7/2025
Issue:	N/A

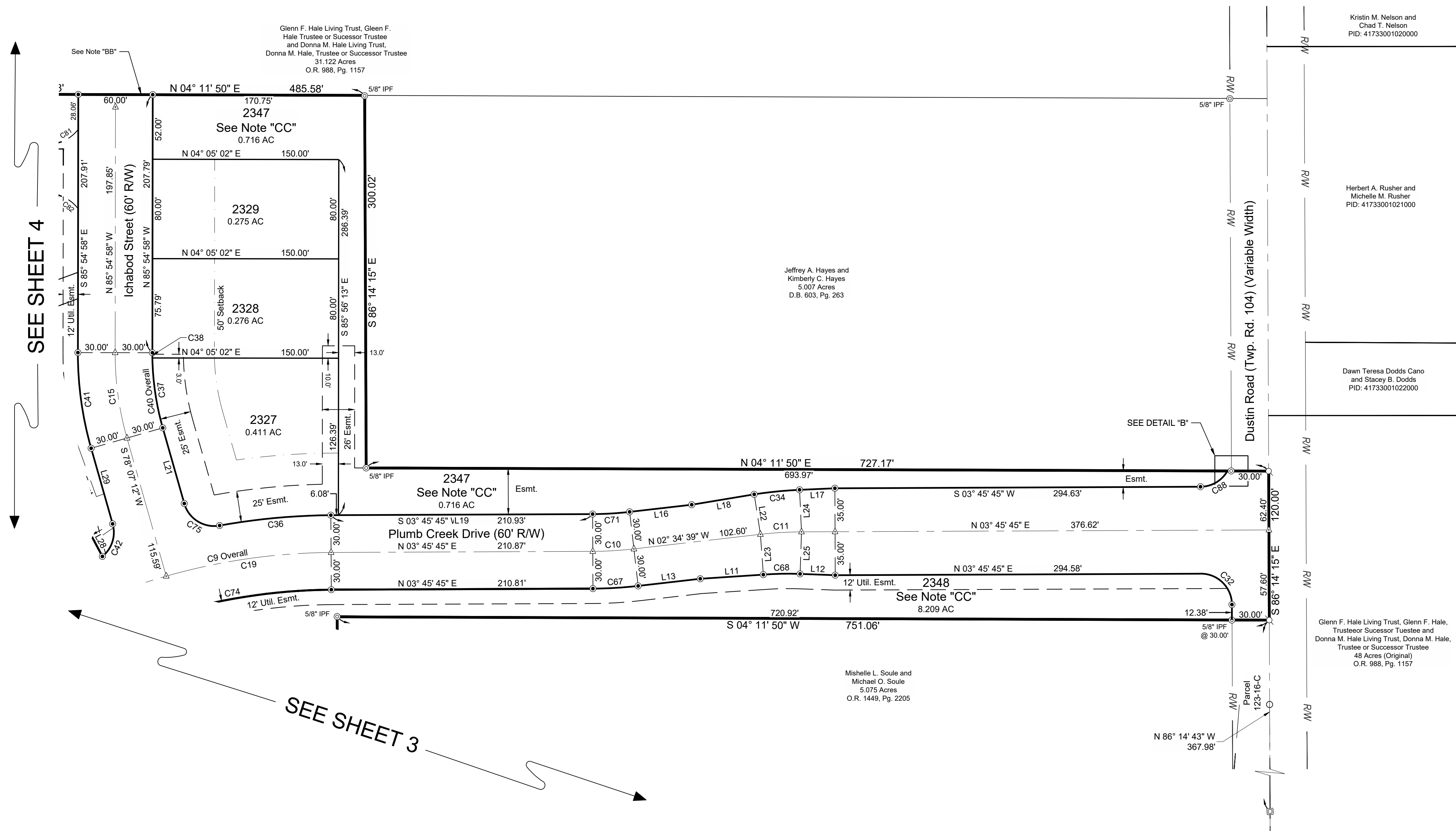
Drawing Title:

PLAT

5



DETAIL "B"
SCALE 1" = 10'



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