

Situated in the State of Ohio, County of Delaware, Berkshire Township, Farm Lot 4 (Middle Tier), Quarter-Township 2, Township 4, Range 17, United States Military District, and being all of Lot 643 in Northstar Section 1, Phase A (O.R. 817, PG. 2747) and all of Lot 1820 in Northstar Portrush Road (O.R. 1952, PG. 2347) both of which were conveyed to Northstar Residential Development LLC by deed of record in Official Record 1571, Page 2359 of the Delaware County Recorder's Office.

We, the undersigned, being the owners and lien holders of the land platted herein certify that the attached plat correctly represents our "Northstar Wilson Road Subdivision", a subdivision of Lots 2187 thru 2188 and Reserve A, do hereby accept this plat of same.

In witness thereof, the following have set their hand this ____ day of _____, 2026.

Northstar Residential Development, LLC an Ohio Limited Liability Company

By: Nationwide Realty Investors, Ltd., it's members and manager

By : Chris Filby, Vice President

Signed and acknowledged in the presence of:

Witness: _____ Signed: _____

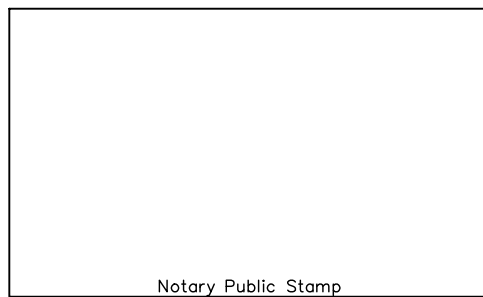
Print Name: _____ By: _____

State of Ohio:
Delaware County:

Before me, a Notary Public in and for said State, personally appeared Chris Filby, Vice President of Nationwide Realty Investors, LTD., Member and Manager of Northstar Residential Development, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said Northstar Residential Development, LLC for the uses and purposes expressed herein.

My comission expires: _____

Signature: _____
Notary Public



Zoning:
Planned Commercial
and Office District
with 36/37 PMUD
Overlay

Surveyor:
Korda/Nemeth Engineering Inc.
Columbus, Ohio 43215
Phone: 614-643-1124
Contact: Daniel Quick, PS

Owner:
Nationwide Residential Development LLC.
375 North Front Street, Suite 200
Columbus, Ohio 43215
Phone: 614-857-2330
Contact: Steve Lark

Engineer:
Terrain Evolution, Inc.
720 E. Broad Street
Columbus, Ohio 43215
Phone: 614-395-1090
Contact: Mike Williamson, PE

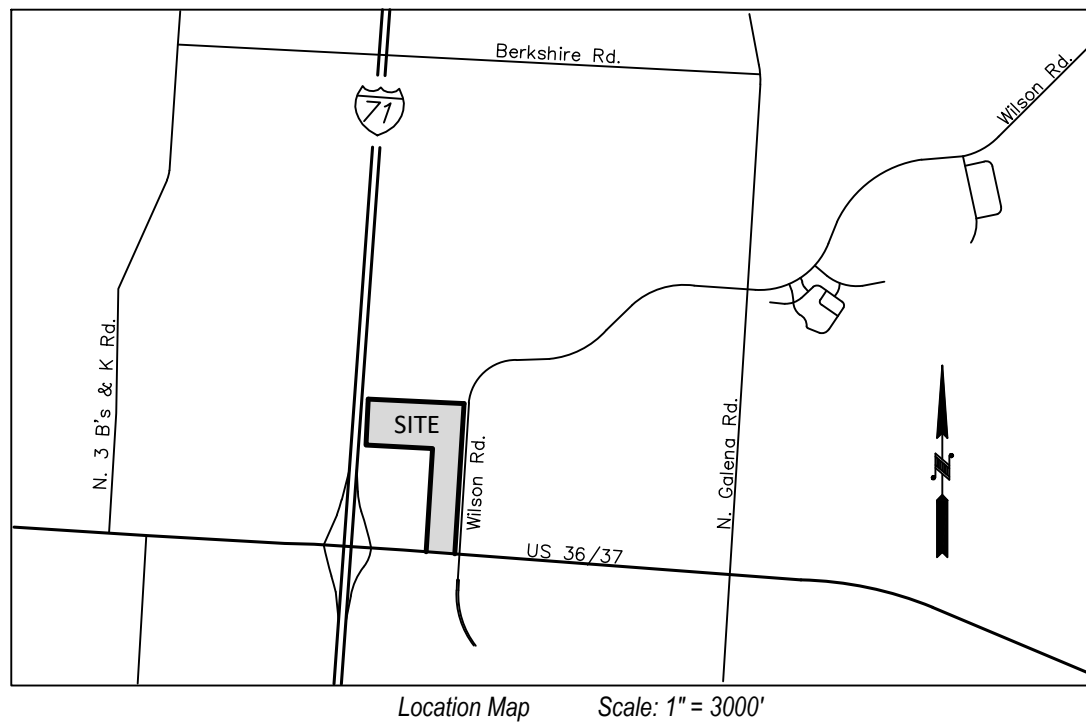


Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8981 WEB www.korda.com

NORTHSTAR WILSON ROAD SUBDIVISION
A Re-Plat of Lot 643 in Northstar Section 1, Phase A (O.R. 817, PG. 2747)
and Lot 1820 in Northstar Portrush Road (O.R.1952, PG.2347)

BEING PART OF FARM LOT 4 (MIDDLE TIER), QUARTER-TOWNSHIP 2, TOWNSHIP 4, RANGE 17, U.S.M.L., BERKSHIRE TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO.

- Monument Legend**
- ⊙ 4" Dia. Iron Pipe Found
 - 8" Dia.x 30" Iron Pin Set
 - w/i.d. cap "Korda Nemeth Engineering" & "PS 7803"
 - Permanent Monument Set (1" x 30" iron Pin)
 - ⊙ 8" Dia. Iron Pin Found
 - △ Railroad Spike Found
 - ▲ Railroad Spike Set
 - Survey Nail Found
 - Survey Nail Set
 - ▣ Concrete R/W Monument
 - Stone Found



Project Data:
Total Area - 17.285 Acres
Area in Lots - 11.545 Acres
Area in Reserves(Open Space) - 5.740 Acres
Public Road Area - 0.000 Acres
Number of Lots - 2
Number of Reserves (Open Space) - 1

Sheet Index:
Sheet 1 - Title/Signature
Sheet 2 - Detail Sheet

Zoning Classification:
36/37 Planned Mixed Use District
Setback Information (Unless noted otherwise on this plat):

Wilson Road & U.S.36/37
Front Yard: 35' Building Setback (From R/W)
20' Parking Setback (From R/W)

Side and Rear property lines: 25' Building Setback
20' Parking Setback

*Zoning setbacks reflect current zoning standards at the time of the zoning inspector's signature on the final plat and are not subdivision plat restrictions.

Del-Co Easements:

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., it's successors and assigns for the location of waterlines, valves and appurtenances within the rights-of-way as dedicated and within areas designated heron as "Utility Easement" or "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.

Existing Easements:

Easements existing at the time of this plat are noted as such. Refer to original easement document for details and restrictions.

Historical Sites:

There are no cemeteries, historical or archaeological sites on the property.

Flood Note:

The delineated lots are located on FEMA Un-Printed Panel No. 39041C0145K.

Sub-Surface Drainage:

BE ADVISED: A sub-surface drainage system may exist on this site. The system and/or outlets, if located on this property, must be maintained at all times.

Plans of File:

Notice is hereby given to any buyer of the lots delineated upon this plat that on file with the Delaware County Building Department, the Delaware County Engineer's Office, the Delaware County Health Department, the Delaware County Sanitary Engineer's Office and the Delaware County Regional Planning Commission, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevations of houses 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.

Regional Planning Commission File Number: _____

Approved this ____ day of _____, 2026
Berkshire Township Zoning Inspector

Approved this ____ day of _____, 2026
Delaware County Sanitary Engineer

Approved this ____ day of _____, 2026
Delaware County Engineer

Approved this ____ day of _____, 2026
Director, Delaware County
Regional Planning Commission

Approved this ____ day of _____, 2026
Deputy General Manager
Del-co Water Company, Inc.

This ____ day of _____, 2026,
Rights-of-Way for public streets and roads
herein dedicated to public use are hereby
approved for the County of Delaware,
State of Ohio.

Delaware County Commissioners:

Transferred this ____ day of _____, 2026
Auditor, Delaware County Ohio

Recorded this ____ day of _____, 2026
Recorder, Delaware County, Ohio

At ____ AM/PM Fee \$ _____

In Plat Cabinet _____ Slides _____

Recorder's Sticker

**Signature by the Delaware County Engineer's Office on this plat does not convey approval of the stormwater management, erosion and sedimentation control, site access points, or any work within the right of way for any lot shown on this plat.

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown upon this plat are based on the northerly line of Wilson Road being N 85° 59' 47" W as shown on the plat of Northstar Section 1, Phase A in O.R. 817, Pg. 2747.

IRON PINS: Where indicated, iron pins set are 3/8" x 30" steel re-bar with a yellow plastic cap bearing the inscription "Korda Nemeth Engineering" & "PS 7803".

PERMANENT MARKERS: Where indicated, permanent markers are to be 1 inch diameter by 30 inch long solid steel re-bar with a yellow plastic cap bearing the inscription "Korda Nemeth Engineering" & "PS 7803" & "PS 7799".

SURVEYOR CERTIFICATION:

We, Korda Engineering, do hereby certify the following:

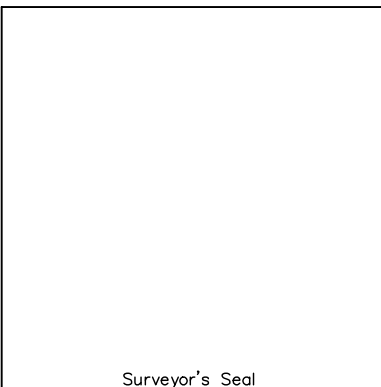
- That this plat was prepared under my direct supervision and is based on a field survey performed in September 2026;
- All dimensions are shown in feet and decimal parts thereof;
- This property is located on Un-Printed Panel No.39041C0145K.
- Monumentation set at the locations shown hereon consist of a 3/8 inch steel reinforcing rod, 30 inches in length affixed with a yellow plastic cap bearing the inscription "Korda Nemeth Engineering" & "PS 7803".
- I hereby certify that the accompanying plat is a correct representation of "Barrington Daycare Subdivision" as surveyed September 14, 2026.

Signed and sealed this ____ day of _____, 2026.

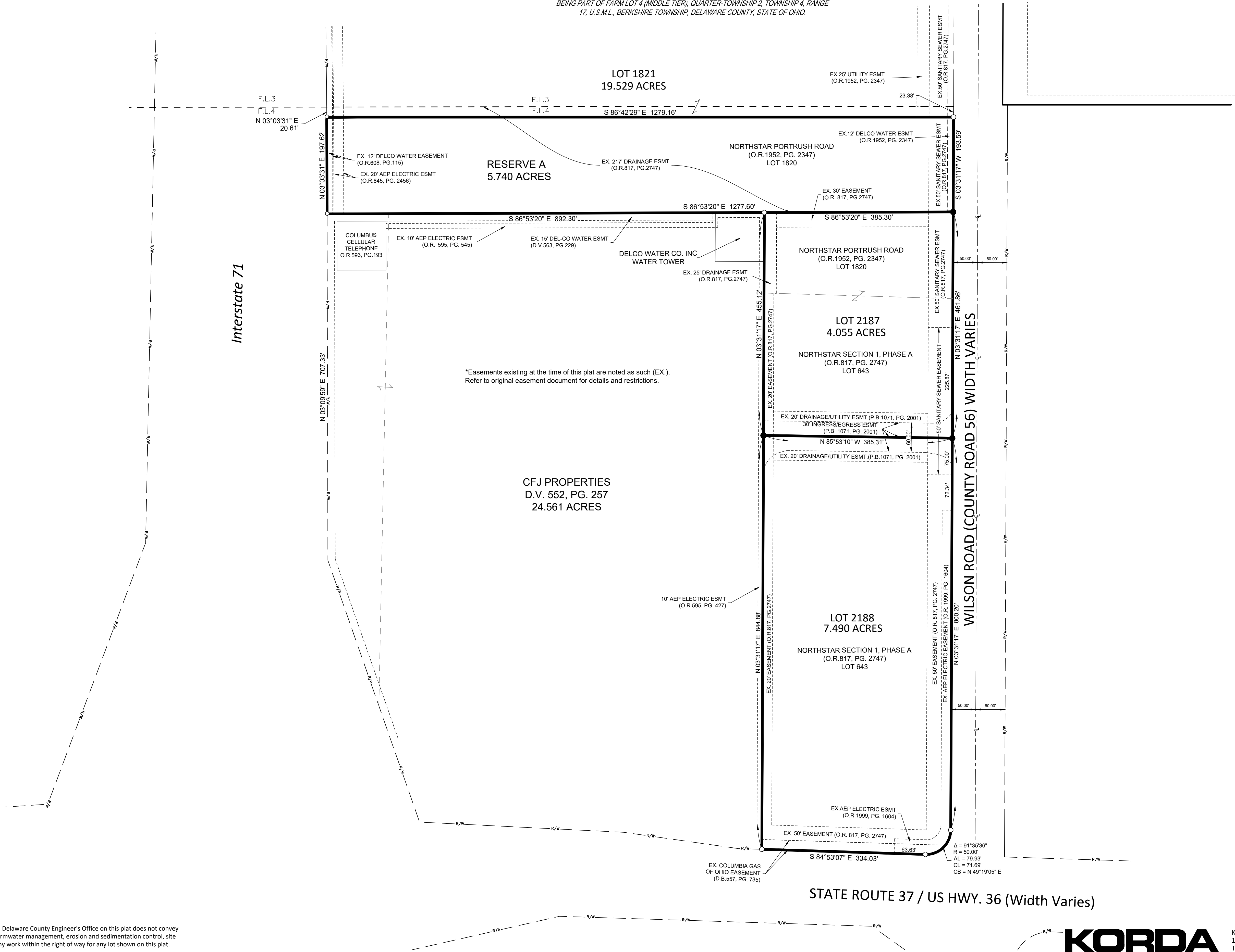
Daniel L. Quick, P.S.
Registered Professional Surveyor No. 7803

Drainage Maintenance Petition recorded in the Delaware County Commissioner's Journal Resolution

No. _____ Journal Date: _____

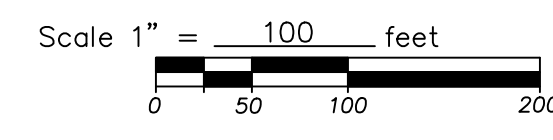


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 17, U.S.M.L., BERKSHIRE TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO.



*Easements existing at the time of this plat are noted as such (EX.).
 Refer to original easement document for details and restrictions.

- Monument Legend**
- 3/4" Dia. Iron Pipe Found
 - 1/2" Dia. x 30" Iron Pin Set
 - w/i.d. cap "Korda Nemeth Engineering" & "PS 7803"
 - Permanent Monument Set (1" x 30" Iron Pin)
 - ⊙ 3/4" Dia. Iron Pin Found
 - △ Railroad Spike Found
 - ▲ Railroad Spike Set
 - Survey Nail Found
 - Survey Nail Set
 - Concrete R/W Monument
 - Stone Found



**Signature by the Delaware County Engineer's Office on this plat does not convey approval of the stormwater management, erosion and sedimentation control, site access points, or any work within the right of way for any lot shown on this plat.



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