# Final Subdivision Plat Application
## Delaware County, Ohio
(for unincorporated areas only)

RPC Number 15-24.2

Sec. 2 Ph. _____ Pt. _____

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

| | | |
|---|---|---|
| **PROJECT** | COURTYARDS AT EVANS FARM SECTION 2 | *(circle one)* Residential Commercial |
| **TOWNSHIP** | ORANGE | |

| | | |
|---|---|---|
| **APPLICANT/ CONTACT** | Name CHRISTOPHER KRAFT | Phone 614.428.7750 |
| | Address 781 SCIENCE BLVD | E-mail CKRAFT@ADVANCEDCIVILDESIGN.COM |
| | City, State, Zip GAHANNA, OH. 43230 | |

| | | |
|---|---|---|
| **PROPERTY OWNER** | Name EPCON COMMUNITIES | Phone 614.650.3538 |
| | Address 500 STONEHEDGE PARKWAY | E-mail KFANKHAUSER@EPCONCOMMUNITIES.COM |
| | City, State, Zip DUBLIN, OH. 43017 | |

| | | |
|---|---|---|
| **SURVEYOR/ ENGINEER** | Name BRIAN KARSHNER P.S. | Phone 614.428.7750 |
| | Address 781 SCIENCE BLVD | E-mail BKARSHNER@ADVANCEDCIVILDESIGN.COM |
| | City, State, Zip GAHANNA, OH 43017 | |

| | | |
|---|---|---|
| **DETAILS** | Total Lots 39 (3 RESERVES) | Buildable lots 36 |
| | Total Acreage 9.209 ACRES | Open Space Acreage 2.558 AC. (RESERVE "E" & "G") |

| | |
|---|---|
| **SUBMISSION REQUIREMENTS** (Sub. Regs. Section 205.01) | Date the **Preliminary Plan** was approved by RPC (required): 12/19/2024 |
| | Date of **Draft Plat** Review by RPC staff (required): 9/2/2026 |
| | Date of **Final Engineering Approval** by DCEO (required): 8/15/2025 |
| | **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;**<br>**For commercial and multi-family - $500 base, then $110 per acre;**<br>**DCRPC will collect a $3.00 per buildable lot fee for the Commissioners**<br>(Refer to Fee Schedule) $ 4,568.00 |

10/23/2026

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

# COURTYARDS AT EVANS FARM, SECTION 2

**Farm Lots 2 of Section 1**
**Farm Lots 14 of Section 2**
**Township 3, Range 18**
**United States Military District**
**Township of Orange, County of Delaware, State of Ohio**

**RPC Case Number: 15-24.2**

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, BEING IN FARM LOT 2 OF SECTION 1 AND FARM LOT 14 OF SECTION 2 IN TOWNSHIP 3, RANGE 18 IN THE UNITED STATES MILITARY DISTRICT AND BEING ALL OF THAT 9.209 ACRE TRACT AS CONVEYED TO ARROYO CAP V-2, LLC IN INSTRUMENT NUMBER 2026-00022957 DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, ARROYO CAP V-2 LLC, BY JEFFERY B. BROUELETTE, PRESIDENT, THE OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN PART OF THE PREMISES, ALL DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS COURTYARDS AT EVANS FARM, SECTION 2, A SUBDIVISION CONTAINING LOTS 9418 AND 9453 AND RESERVE "E", "G", AND M", AND DOES HEREBY ACCEPT THIS PLAT.

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT", "DRAINAGE EASEMENT" OR "DRAINAGE AND 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.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF COURTYARDS AT EVANS FARM, SECTION 2, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF JEFFERY B. BROUELETTE, PRESIDENT HAS HEREUNTO SET HIS HAND THIS 20th DAY OF October, 2026.

ARROYO CAP V-2, LLC

Jeffery B Brouelette
JEFFERY B. BROUELETTE, PRESIDENT

JEFFREY B BROUELETTE
PRINTED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE
Nick Lasher
PRINTED

SIGNATURE
Aidan Brennan
PRINTED

**Notary for Owner**

STATE OF CALIFORNIA SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEFFERY B. BROUELETTE, PRESIDENT WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

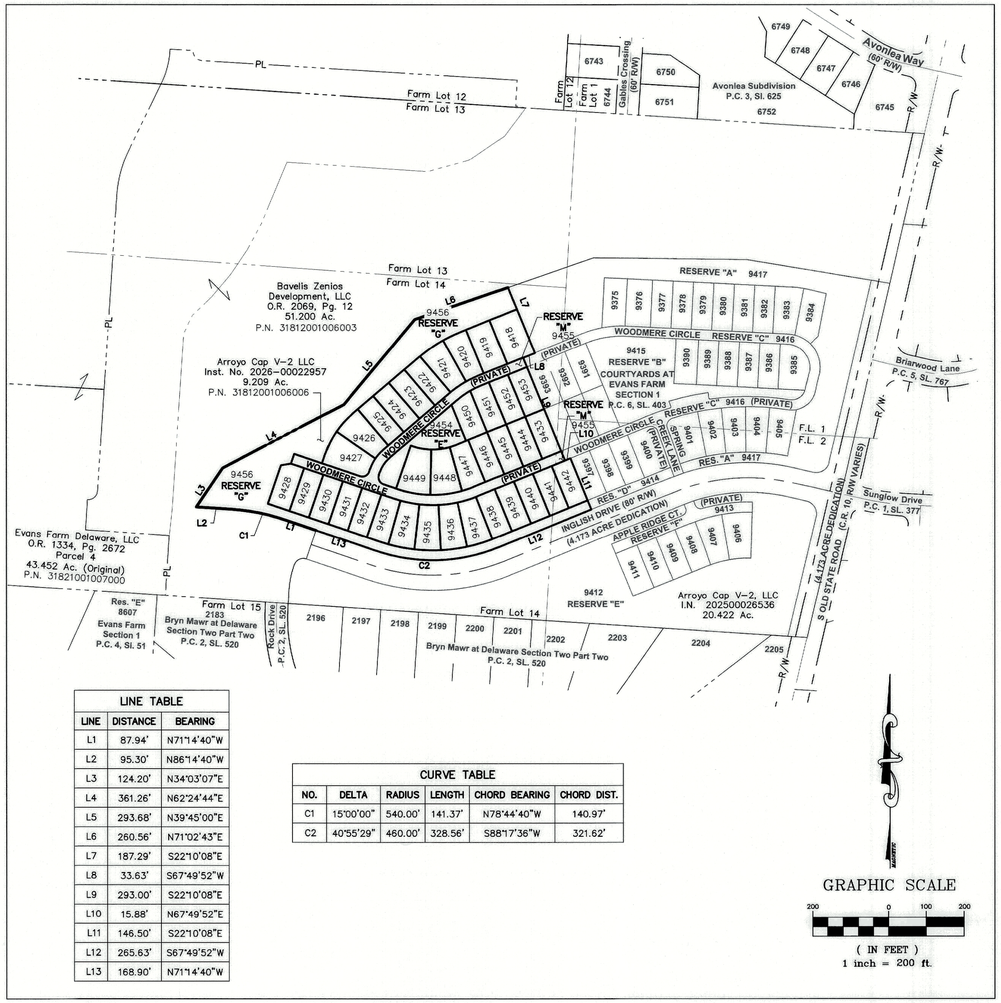
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 20th DAY OF October, 2026.

A. COTE MAGOOLAGHAN
Notary Public - California
Orange County
Commission # 2310331
My Comm. Expires Jan 21, 2029

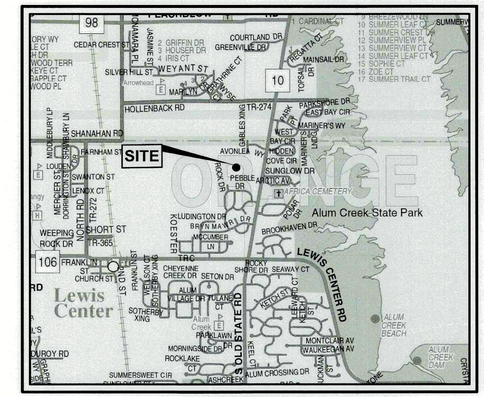
MY COMMISSION EXPIRES Jan 21, 2029

NOTARY PUBLIC, STATE OF CALIFORNIA




| LINE TABLE | | |
|---|---|---|
| LINE | DISTANCE | BEARING |
| L1 | 87.94' | N71°14'40"W |
| L2 | 95.30' | N86°14'40"W |
| L3 | 124.20' | N34°03'07"E |
| L4 | 361.26' | N62°24'44"E |
| L5 | 293.68' | N39°45'00"E |
| L6 | 260.56' | N71°02'43"E |
| L7 | 187.29' | S22°10'08"E |
| L8 | 33.63' | S67°49'52"W |
| L9 | 293.00' | S22°10'08"E |
| L10 | 15.88' | N67°49'52"E |
| L11 | 146.50' | S22°10'08"E |
| L12 | 265.63' | S67°49'52"W |
| L13 | 168.90' | N71°14'40"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DIST. |
| C1 | 15°00'00" | 540.00' | 141.37' | N78°44'40"W | 140.97' |
| C2 | 40°55'29" | 460.00' | 328.56' | S88°17'36"W | 321.62' |


SITE
Alum Creek State Park
Lewis Center
LEWIS CENTER RD
OLD STATE RD
ORANGE
98
106
10
SHANAHAN RD
HOLLENBACK RD
SHORT ST
FRANKLIN ST
CHURCH ST
OLENTANGY RIVER RD
ALUM CREEK BEACH
ALUM CREEK DAM
ASHCREEK
SUMMERSWEET CIR
MORNINGSIDE DR
ROCKLANE CT
PARKLAWN
MONTCLAIR AV
WAUKEEMAN AV
SUNGLOW DR
PEBBLE BEACH DR
BROOKHAVEN DR
SHORE DR
SEAWAY CT
CHEYENNE CREEK DR
SETON DR
ALUM VILLAGE DR
YULANE DR
SOTHERN XING
LUDINGTON DR
BROWN MANOR DR
CUCUMBER LN
WEEPING ROCK DR
FRANKLIN ST
CHURCH ST
OLD STATE RD
LEWIS CENTER RD
SUNBURY RD
CEDAR CREST ST
DRY WY
E CT
H DR
WOOD TERR
KEYE CT
APPLE E CT
WOOD PL
SILVER HILL ST
WEYANT ST
MARYANN DR
COURTLAND DR
GREENVILLE DR
MAINSAIL DR
TOPSAIL DR
PARKSHORE DR EAST
BAY CIR
MARINER'S WY
WEST BAY CIR
AVONLEA WY
AVONLEA DR
MIDDLEBURY LP
MERCER ST
DORSET LN
LOUDEN ST
SHANNON ST
LENOX CT
NORTH RD
TR-272
TR-274
TR-365
CAROLINA ST
SUMMER
SUMMER LEAF CT
SUMMER CREST VW
SUMMERVIEW PL
SUMMER CT
SUMMER LEAF CT
SOPHIE CT
ZOE CT
SUMMER TRAIL CT
ASHLEE PL
JOSHUA PL
CHANDLER PL
GRIFFIN DR
HOUSER DR
IRIS CT
Arrowhead
Park
Alum Creek
Lewis Center
Orange Township Hall
Orange Township Fire Dept
Orange Township Police Dept
Orange Township Service Dept
Orange Township Community Center
Orange Township Fire Dept
Orange Township Police Dept
Orange Township Service Dept
Orange Township Community Center
Alum Creek Elementary School
Olentangy Orange Middle School
Olentangy Orange Middle School
Alum Creek Elementary School
Alum Creek Dam
Alum Creek Beach
Alum Creek State Park

# COURTYARDS AT EVANS FARM, SECTION 2
## Farm Lots 2 of Section 1
## Farm Lots 14 of Section 2
## Township 3, Range 18
## United States Military District
## Township of Orange, County of Delaware, State of Ohio

### NOTES

1. Easements are hereby reserved, in, over, and under areas designated on this plat as Drainage Easement or Utility Easement. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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” “Reserve E”, Reserve “G” or Reserve "M" 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 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.

15. The private drives will be part of a condominium known or to be known as “The Courtyards At Evans Farm Condominium”. The private drives identified on this plat shall be common elements as that term is defined in chapter 5311 of the Ohio Revised Code. As such, the private drives will be jointly owned by all unit owners as tenants-in-common and maintained in perpetuity by an association comprised of the owners of units in the condominium. The private drives associated with this development were not designed or constructed to public road standards, and will not be dedicated as public roads. Neither Delaware County nor Orange Township will be responsible for maintenance, repair or re-construction of the private drives. all residential and other improvements shall and must be part of the aforesaid condominium. No residential structure may be occupied unless and until it complies with the terms and conditions of this note and the structure is made part of the aforesaid condominium. The owner and any subsequent transferee of a lot delineated herein affirmatively waive the right to challenge or appeal the denial of any occupancy permit until that property has been made part of the condominium.

16. Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other government authority shall in no way constitute a dedication or acceptance of the private street shown thereon, and all such private street(s) shall be and remain a private access way. The Delaware County Regional Planning Commission, the Delaware County Commissioners and every other public authority signing this plat shall have no responsibility or liability for or arising out of the construction, improvement, maintenance and/or use of any such private street. The owners of these lots and their successors and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.

17. Reserves E, G, and M will be part of a condominium known or to be known as “The Courtyards At Evans Farm Condominium”. Reserves E, G, and M identified on this plat shall be common elements as that term is defined in chapter 5311 of the Ohio Revised Code. As such, Reserves E, G, and M will be jointly owned by all unit owners as tenants-in-common and maintained in perpetuity by an association comprised of the owners of units in the condominium.

### SOURCE DATA

THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

### FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39041C0255K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION AND DETERMINED A BEARING OF NORTH 04°09'04" EAST, FOR THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 71.

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

**Final Plat**

PLAN PREPARED BY: CRK
CHECKED BY: BCK

DATE: October 15, 2026

SHEET 2/3
JOB NO.: 24-0029-27

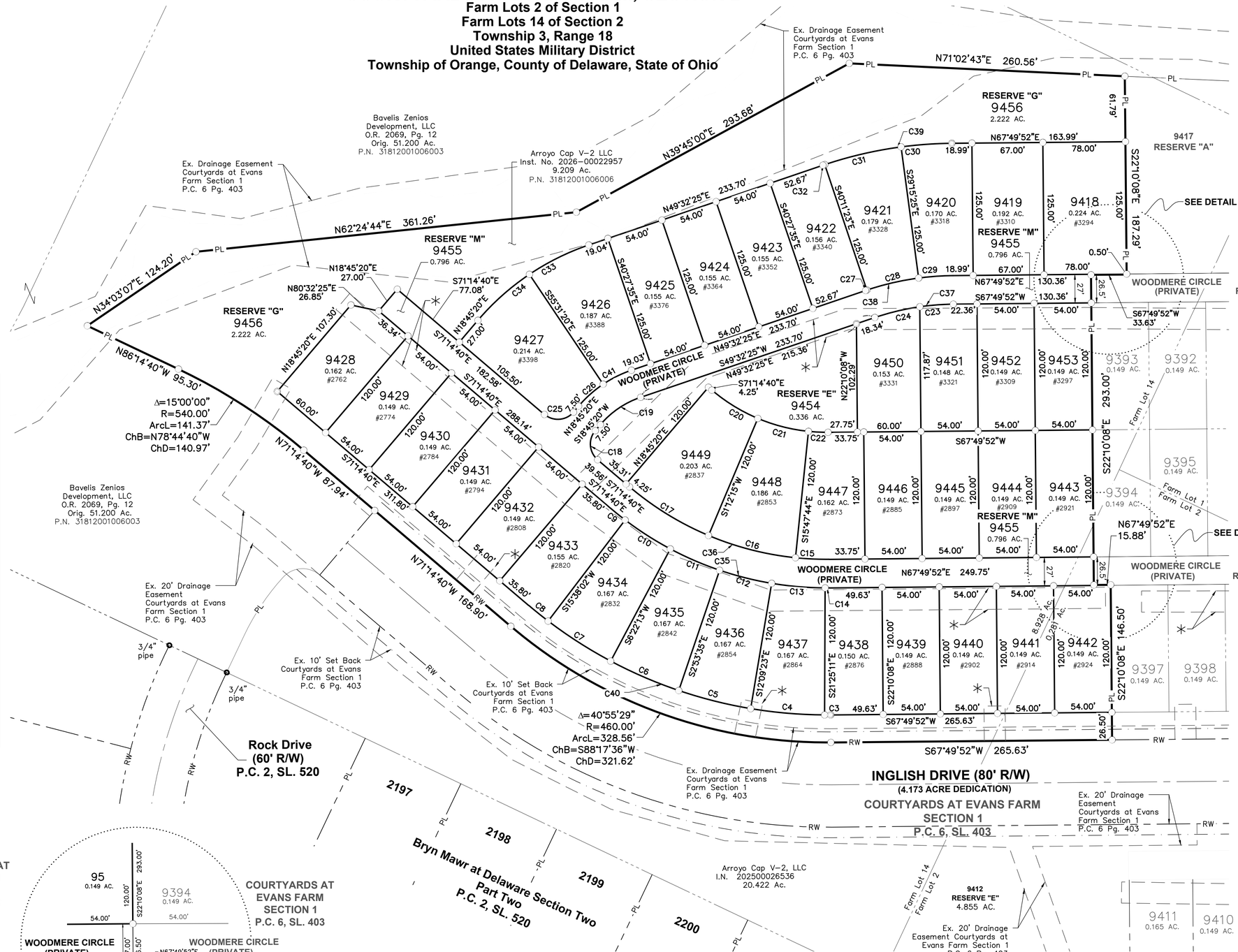
Z:\24-0029-27\DWG\PRODUCTION DRAWINGS\SURVEY\Plats\Section 2\24-0029-27 Evan Farm Phase 2 Final Plat.dwg Sheet2 Oct 15, 2026 - 8:14:12am ckraft

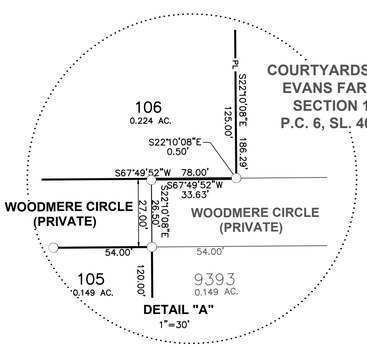
# COURTYARDS AT EVANS FARM, SECTION 2

**Farm Lots 2 of Section 1**
**Farm Lots 14 of Section 2**
**Township 3, Range 18**
**United States Military District**
**Township of Orange, County of Delaware, State of Ohio**

| LINE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DIST. |
| C3 | 0°44'57" | 434.00' | 5.68' | N68°12'20"E | 5.68' |
| C4 | 9°15'48" | 434.00' | 70.17' | N73°12'43"E | 70.09' |
| C5 | 9°15'48" | 434.00' | 70.17' | N82°28'31"E | 70.09' |
| C6 | 9°15'48" | 434.00' | 70.17' | S88°15'41"E | 70.09' |
| C7 | 9°15'48" | 434.00' | 70.17' | S78°59'52"E | 70.09' |
| C8 | 3°07'19" | 434.00' | 23.65' | S72°48'19"E | 23.64' |
| C9 | 3°07'19" | 314.00' | 17.11' | S72°48'19"E | 17.11' |
| C10 | 9°15'48" | 314.00' | 50.77' | S78°59'52"E | 50.71' |
| C11 | 9°15'48" | 314.00' | 50.77' | S88°15'41"E | 50.71' |
| C12 | 9°15'48" | 314.00' | 50.77' | N82°28'31"E | 50.71' |
| C13 | 9°15'48" | 314.00' | 50.77' | N73°12'43"E | 50.71' |
| C14 | 0°44'57" | 314.00' | 4.11' | N68°12'20"E | 4.11' |
| C15 | 6°22'24" | 287.00' | 31.92' | N71°01'04"E | 31.91' |
| C16 | 16°59'59" | 287.00' | 85.15' | N82°42'16"E | 84.84' |
| C17 | 17°33'05" | 287.00' | 87.92' | S80°01'12"E | 87.57' |
| C18 | 90°00'00" | 19.50' | 30.63' | S26°14'40"E | 27.58' |
| C19 | 30°47'05" | 86.50' | 46.48' | S34°08'53"W | 45.92' |
| C20 | 17°33'05" | 167.00' | 51.16' | S80°01'12"E | 50.96' |
| C21 | 16°59'59" | 167.00' | 49.55' | N82°42'16"E | 49.37' |

| LINE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DIST. |
| C22 | 6°22'24" | 167.00' | 18.58' | N71°01'04"E | 18.57' |
| C23 | 7°41'16" | 236.50' | 31.73' | N63°59'14"E | 31.71' |
| C24 | 10°36'10" | 236.50' | 43.77' | N54°50'30"E | 43.70' |
| C25 | 90°00'00" | 19.50' | 30.63' | N63°45'20"E | 27.58' |
| C26 | 15°43'19" | 113.50' | 31.15' | N263700"E | 31.05' |
| C27 | 0°16'12" | 263.50' | 1.24' | N49°40'31"E | 1.24' |
| C28 | 10°55'58" | 263.50' | 50.28' | N55°16'36"E | 50.20' |
| C29 | 7°05'17" | 263.50' | 32.60' | N64°17'13"E | 32.58' |
| C30 | 7°05'17" | 388.50' | 48.06' | N64°17'13"E | 48.03' |
| C31 | 10°55'58" | 388.50' | 74.13' | N55°16'36"E | 74.02' |
| C32 | 0°16'12" | 388.50' | 1.83' | N49°40'31"E | 1.83' |
| C33 | 15°03'45" | 238.50' | 62.70' | N42°00'32"E | 62.52' |
| C34 | 15°43'19" | 238.50' | 65.44' | N26°37'00"E | 65.24' |
| C35 | 40°55'29" | 314.00' | 224.28' | S88°17'36"W | 219.54' |
| C36 | 40°55'29" | 287.00' | 205.00' | N88°17'36"E | 200.67' |
| C37 | 18°17'26" | 236.50' | 75.50' | S58°41'08"W | 75.18' |
| C38 | 18°17'26" | 263.50' | 84.12' | N58°41'08"E | 83.76' |
| C39 | 18°17'26" | 388.50' | 124.02' | N58°41'08"E | 123.50' |
| C40 | 40°55'29" | 434.00' | 309.99' | N88°17'36"E | 303.44' |
| C41 | 15°03'45" | 113.50' | 29.84' | N42°00'32"E | 29.75' |







| ACREAGE BREAKDOWN TABLE | | |
|---|---|---|
| SECTION | FARM LOT | ACREAGE |
| 1 | 2 | 0.281 Acres |
| 2 | 14 | 8.928 Acres |
| TOTAL ACREAGE | | 9.209 Acres |

**LEGEND**
- ○ = IRON PIN SET
- ◎ = PERMANENT MARKER
- ⌑ = PK NAIL SET
- ○ = IRON PIPE FOUND
- ● = IRON PIN FOUND
- ✱ = PK NAIL FOUND


ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
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**Final Plat**

PLAN PREPARED BY: CRK
CHECKED BY: BCK

SCALE: 1" = 50'
DATE: October 15, 2026

SHEET 3/3
JOB NO.: 24-0029-27


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