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

RPC Number 07-25-1

Sec. 1 Ph. ____ Pt. ____

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

PROJECT	ESTATES AT BERLIN, SECTION 1	(circle one) Residential / Commercial
TOWNSHIP	BERLIN	

APPLICANT/ CONTACT	Name BRIAN KARSHNER	[redacted]
	Address 781 SCIENCE BLVD. SUITE 100	[redacted]
	City, State, Zip GAHANNA, OH 43230	[redacted]

PROPERTY OWNER	Name Addison Properties	[redacted]
	Address 5 S. LIBERTY ST. SUITE 200	[redacted]
	City, State, Zip POWELL, OH 43065	

SURVEYOR/ ENGINEER	Name SAME AS APPLICANT ABOVE	Phone
	Address	E-mail
	City, State, Zip	

DETAILS	Total Lots 30 (5 RESERVES)	Buildable lots 25	
	Total Acreage 19.956	Open Space Acreage 5.120 (RESERVES)	

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the **Preliminary Plan** was approved by RPC (required): 4/24/25
	Date of **Draft Plat** Review by RPC staff (required): 8/21/26 -
	Date of **Final Engineering Approval** by DCEO (required): 11/17/25
	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) $ 3325.00

[redacted] 10/8/26

Owner (or agent for owner) and Date

ESTATES AT BERLIN SECTION 1
Farm Lot 14, Section 2, Township 4, Range 18
United States Military District
Berlin Township, Delaware County, Ohio

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, LYING IN FARM LOT 14, SECTION 2, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY DISTRICT, CONTAINING 19.956 ACRES, SAID 19.956 ACRES BEING PART OF A 29.275 ACRE TRACT AS CONVEYED TO ADDISON BERLIN, LLC IN OFFICIAL RECORD 2149, PAGE 777, DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, ADDISON BERLIN, LLC, BY Mike Meeraver, Regional President OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN PART OF THE PREMISES, ALL DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ESTATES AT BERLIN SECTION 1, A SUBDIVISION CONTAINING LOTS 4274 TO 4298 AND RESERVE "A", "B", "C", "E", " AND "H", AND DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF SALTER DRIVE, LUNA DRIVE AND LANGTHORN COURT (2.697 ACRES, MORE OR LESS) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "SANITARY 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 ESTATES AT BERLIN SECTION 1, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, Mike Meeraver, Regional President HAS HEREUNTO SET HIS HAND THIS 29th DAY OF September, 2026.

ADDISON BERLIN, LLC

Mike Meeraver, Regional President

Mike Meeraver
PRINTED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE

Jake Kimberly
PRINTED

SIGNATURE

Madeline Stone
PRINTED

Notary for Owner

STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Mike Meeraver Regional 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 29th DAY OF September, 2026.

MY COMMISSION EXPIRES 11-21-2026

NOTARY PUBLIC, STATE OF OHIO

Chad Schulte
Notary Public, State of Ohio
Commission #: 2021-RE-840652
My Commission Expires 11-21-2026

APPROVED THIS 7th DAY OF October, 2026
BERLIN TOWNSHIP ZONING OFFICIAL

APPROVED THIS 8th DAY OF October, 2026
DEL-CO WATER COMPANY INC.

APPROVED THIS ___ DAY OF _____, 20___
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS ___ DAY OF _____, 20___
DELAWARE COUNTY ENGINEER

APPROVED THIS ___ DAY OF _____, 20___
DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS ___ DAY OF _____, 20___ RIGHT-OF-WAY FOR PUBLIC ROAD, DRIVES AND COURT HEREIN DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED 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 COMPLETE AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY, OHIO

DELAWARE COUNTY COMMISSIONERS

APPROVED THIS ___ DAY OF _____, 20___
COMMISSIONER

COMMISSIONER

COMMISSIONER

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

RECORDED THIS ___ DAY OF _____, 20___
RECORDER, DELAWARE COUNTY, OHIO

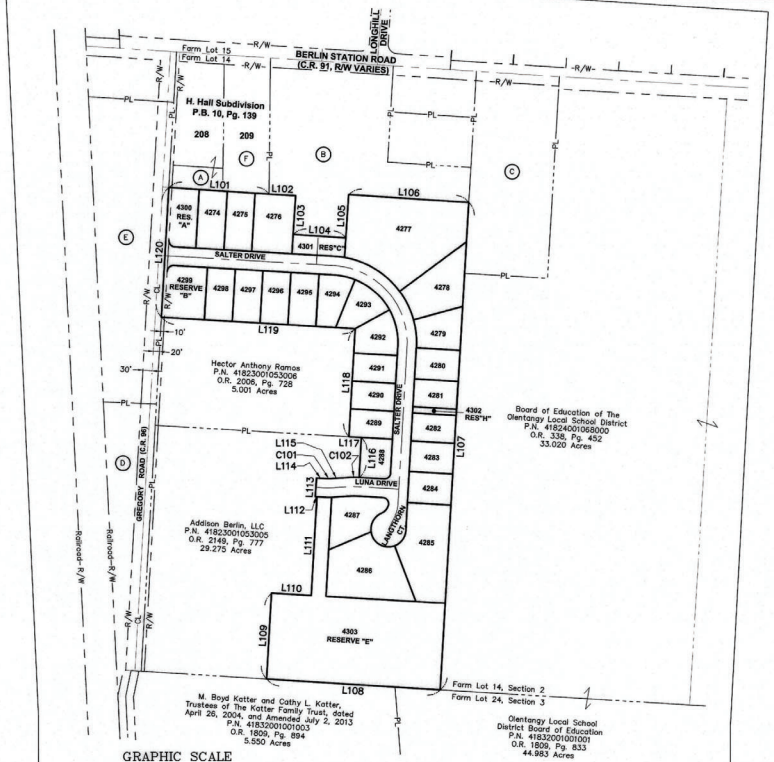
FILE NO. _____

STORED IN PC: _____ SL: _____

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL

RESOLUTION NO.: ___-___

JOURNAL DATE: ___ ___ ___



GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

OWNERSHIP INFORMATION

(A) Ellen R. Self, Trustee or her Successor(s) as Trustees of "The Jacobs Keystone Preservation Trust", dated August 22, 2014
P.N. 418230010550O0
O.R. 1312, Pg. 59
0.271 Acres (Parcel 2)

(B) Jeffrey Hall Jordan and Teri L. Jordan, husband and wife, for their joint lives, remainder to the survivor of them
P.N. 418230010530O1
D.V. 666, Pg. 538
5.009 Acres

(C) Robert Gavlak, and Heather Gavlak, husband and wife, for their joint lives, remainder to the survivor of them
P.N. 418240010670O0
O.R. 1907, Pg. 1981
4.004 Acres

(D) James J. Lawrence
P.N. 418230010500O0
O.R. 853, Pg. 41
2.49 Acres

(E) Micah Griffith Sparks and Mica L. Sparks, husband and wife, for their joint lives, remainder to the survivor of them
P.N. 418230010490O0
O.R. 746, Pg. 1585
5.001 Acres

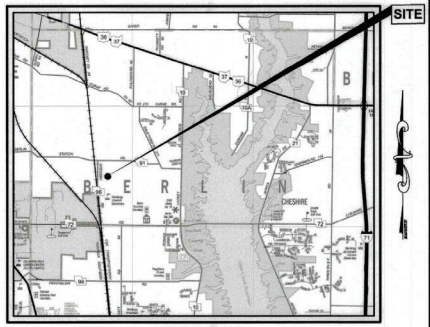
(F) Michelle E. Karelin & Bradley T. Cook
P.N. 418230010560O0
D.V. 632, Pg. 522
1.410 Acres

LINE TABLE		
LINE	DISTANCE	BEARING
L101	323.39'	S86°13'38"E
L102	85.68'	S86°34'42"E
L103	125.00'	S03°46'22"W
L104	170.00'	S86°13'38"E
L105	140.00'	N03°46'22"E
L106	387.44'	S86°13'38"E
L107	1575.07'	S03°21'59"W
L108	560.35'	N86°27'37"W
L109	278.31'	N03°19'14"E
L110	128.00'	S86°38'01"E

LINE TABLE		
LINE	DISTANCE	BEARING
L111	318.19'	N03°19'14"E
L112	5.00'	N86°40'46"W
L113	60.00'	N03°19'14"E
L114	25.59'	S86°40'46"E
L115	50.00'	N86°13'41"E
L116	130.00'	N03°19'14"E
L117	40.00'	N86°40'46"W
L118	348.58'	N03°19'14"E
L119	624.95'	N86°40'46"W
L120	420.05'	N03°19'14"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C101	7°05'33"	220.00'	27.23'	N89°46'27"E	27.22'
C102	7°05'33"	280.00'	34.66'	N89°46'27"E	34.64'

RPC Case Number: 07-25.1



VICINITY MAP
SCALE: NTS

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 7881". 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 NUMBER 39041C0120K WITH AN EFFECTIVE DATE OF 4/16/2009 (PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS) 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 (NSRS2011). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION AND DETERMINE A PORTION OF THE CENTERLINE OF GREGORY ROAD TO HAVE A BEARING OF N 03°19'14" E.

SETBACKS

ZONING DESIGNATION:	R-1.85 WITH PRD OVERLAY
FRONT SETBACK:	25'
SIDE YARD SETBACK:	12.5' (25' MINIMUM SEPARATION)
REAR YARD SETBACK:	50'

ACREAGE TABLE

TOTAL SECTION 1 ACREAGE:	19.956 ACRES
TOTAL RIGHT-OF-WAY ACREAGE:	2.697 ACRES
TOTAL LOT ACREAGE:	12.139 ACRES
TOTAL BUILDABLE LOTS BEING CREATED:	25
TOTAL RESERVE ACREAGE:	5.120 ACRES
TOTAL RESERVES BEING CREATED:	5

(NOTE: ALL RESEVE AREAS ARE TO BE OWNED AND MAINTAINED BY THE ESTATES AT BERLIN HOMEOWNERS' ASSOCIATION.)

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

8/27/26

BRIAN C. KARSHNER, P.S. REGISTRATION NUMBER 8981 — DATE

STATE OF OHIO BRIAN KARSHNER S-8981 REGISTERED PROFESSIONAL SURVEYOR

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: JEP
CHECKED BY: JEP

DATE: August 27, 2026

SHEET 1/3
JOB NO.: 25-0001-1553

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ESTATES AT BERLIN SECTION 1

Farm Lot 14, Section 2, Township 4, Range 18
United States Military District
Berlin Township, Delaware County, Ohio

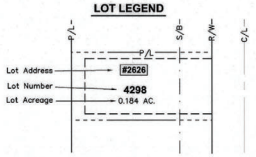
OWNERSHIP INFORMATION

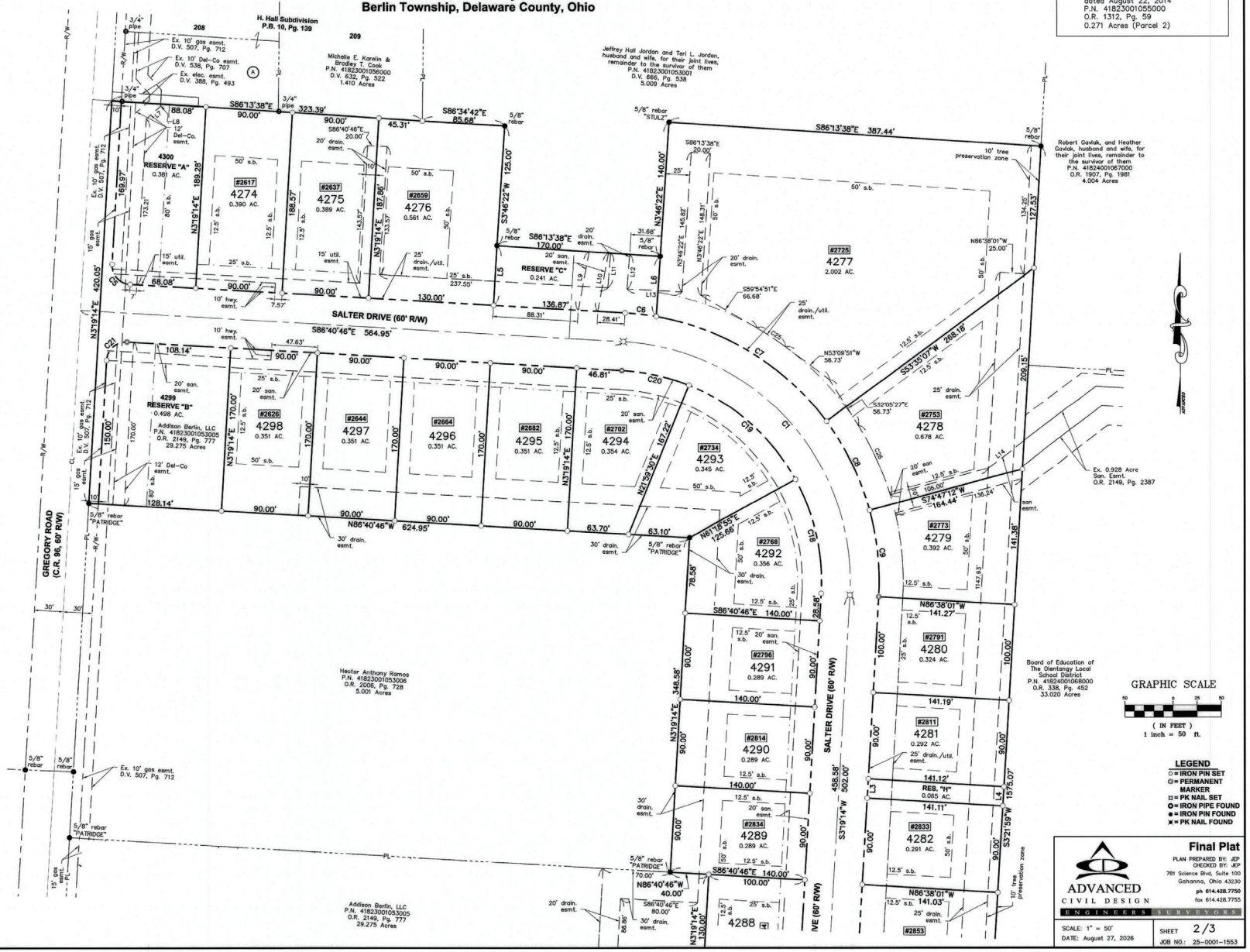
(A) Ellen R. Seif, Trustee or her Successor(s) as Trustees of "The Jacobs Keystone Preservation Trust", dated August 22, 2014
P.N. 41823001055000
O.R. 1312, Pg. 59
0.271 Acres (Parcel 2)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	250.00'	392.70'	S41°40'46"E	353.55'
C2	24°12'34"	133.81'	56.54'	S15°25'31"W	56.12'
C3	7°05'33"	250.00'	30.95'	S89°46'27"W	30.93'
C4	7°05'33"	250.00'	30.95'	S89°46'27"W	30.93'
C5	90°00'00"	20.00'	31.42'	N41°40'46"W	28.28'
C6	6°41'30"	280.00'	32.70'	N83°20'01"W	32.68'
C7	43°34'24"	280.00'	212.94'	N58°12'04"W	207.84'
C8	21°12'04"	280.00'	103.61'	N25°48'50"W	103.02'
C9	18°32'02"	280.00'	90.57'	N05°56'47"W	90.18'
C10	65°48'59"	56.50'	64.90'	N36°13'43"E	61.39'
C11	102°13'08"	56.50'	100.80'	S59°45'13"E	87.95'
C12	75°37'05"	56.50'	74.57'	S29°09'53"W	69.27'
C13	1°40'52"	280.00'	8.21'	N87°04'07"E	8.21'
C14	7°05'33"	220.00'	27.23'	N89°46'27"E	27.22'
C15	102°42'58"	20.00'	35.85'	S35°19'17"E	31.24'
C16	50°56'14"	38.50'	34.23'	S41°30'19"W	33.11'
C17	90°00'00"	20.00'	31.42'	S48°19'14"W	28.28'
C18	32°00'19"	220.00'	122.89'	S12°40'56"E	121.30'
C19	39°19'25"	220.00'	150.99'	S48°20'48"E	148.05'
C20	18°40'16"	220.00'	71.69'	S77°20'38"E	71.37'
C21	90°00'00"	20.00'	31.42'	N48°19'14"E	28.28'
C22	7°05'33"	220.00'	27.23'	N89°46'27"E	27.22'
C23	7°05'33"	280.00'	34.66'	N89°46'27"E	34.64'
C24	5°24'42"	280.00'	26.45'	S89°23'07"E	26.44'
C25	6°45'00"	305.00'	35.93'	N56°32'21"W	35.91'
C26	14°59'55"	305.00'	79.84'	N24°35'29"W	79.61'
C27	20°48'23"	81.50'	29.60'	N86°35'17"E	29.43'
C28	131°19'45"	66.50'	152.43'	S17°20'39"E	121.18'
C29	0°23'19"	200.00'	1.36'	S86°52'26"E	1.36'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	50.00'	S86°13'41"W
L2	25.59'	N86°40'46"W
L3	20.00'	N03°19'14"E
L4	20.00'	S03°21'59"W
L5	62.35'	S03°19'14"W
L6	62.92'	S03°46'22"W
L7	19.80'	N48°19'14"E
L8	2.44'	N03°19'14"E
L9	62.07'	N10°24'02"E
L10	61.91'	S10°24'02"W
L11	36.43'	N04°30'51"E
L12	36.27'	S04°30'51"W
L13	57.15'	S86°40'46"E
L14	46.22'	N52°39'35"E
L16	15.00'	S06°59'29"W
L17	23.37'	S48°19'14"W
L18	22.51'	S03°19'14"W

LOT LEGEND





GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

- ○ = IRON PIN SET
- ⊡ = PERMANENT MARKER
- ⊠ = PK NAIL SET
- ○ = IRON PIPE FOUND
- ● = IRON PIN FOUND
- ✖ = PK NAIL FOUND

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP

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

SCALE: 1" = 50'
DATE: August 27, 2026

SHEET 2/3
JOB NO.: 25-0001-1553

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ESTATES AT BERLIN SECTION 1

Farm Lot 14, Section 2, Township 4, Range 18
United States Military District
Berlin Township, Delaware County, Ohio

NOTES

1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT, SANITARY 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.

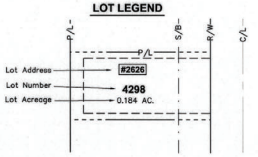
7. NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOW GROUND WITHIN THE LIMITS OF ANY DRAINAGE EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

8. 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.

9. 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.

10. 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.

LOT LEGEND



NOTES CONTINUED

11. 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.

12. 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.

13. 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.

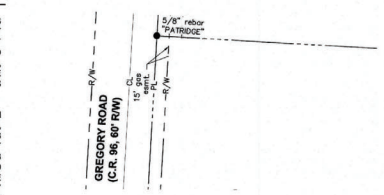
14. THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EARTHWORK WITHIN THE SANITARY EASEMENT BE GRADED TO SUCH A LEVEL THAT WILL, IN HIS OR HER OPINION, NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF, INFRINGE UPON, OR LIMIT THE COUNTY'S REASONABLE ACCESS TO THE SANITARY SEWER OR FORCE MAIN.

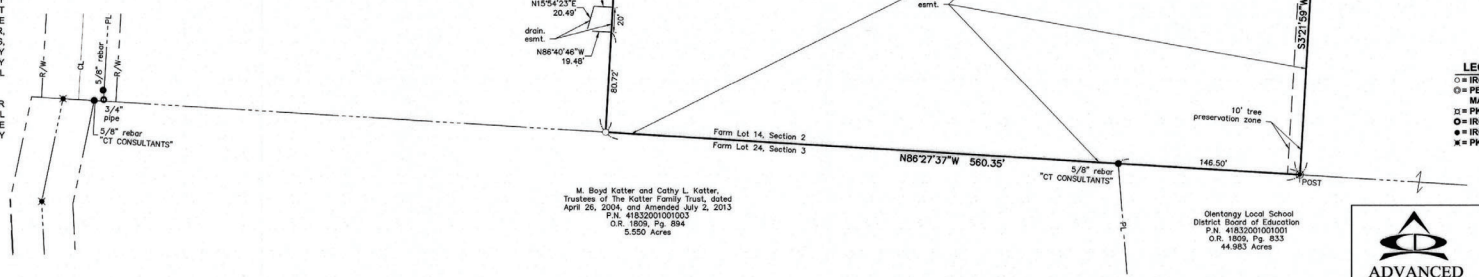
15. A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS "UTILITY EASEMENT", THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED, ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY 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.

16. 10' PRESERVATION ZONE - TREES AND VEGETATION WITHIN THE 10' PRESERVATION ZONE SHALL REMAIN UNDISTURBED. DEAD OR DISEASED MATERIAL MAY BE REMOVED. UTILITIES MAY CROSS THE ZONE TO PROVIDE SERVICE AND/OR DRAINAGE FOR THIS DEVELOPMENT.

17. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROERTY MUST BE MAINTAINED AT ALL TIMES.

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





GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND
- ○ = IRON PIN SET
- ◎ = PERMANENT MARKER
- ⊠ = PK NAIL SET
- ● = IRON PIPE FOUND
- ■ = IRON PIN FOUND
- ✖ = PK NAIL FOUND

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP

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

SCALE: 1" = 50'
DATE: August 27, 2026

SHEET 3/3
JOB NO.: 25-0001-1553

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