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

RPC Number 07-25-2
Sec. 2 Ph. ____ Pt. ____

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

PROJECT	ESTATES AT BERLIN, SECTION 2	*(circle one)*	Residential / Commercial
TOWNSHIP	BERLIN		

APPLICANT/ CONTACT	Name BRIAN KARSHNER	Phone	614-428-7750
	Address 781 SCIENCE BLVD. SUITE 100	E-mail	bkarshner@advancedcivildesign.com
	City, State, Zip GAHANNA, OH 43230		

PROPERTY OWNER	Name Addison Properties	Phone	614-203-7410
	Address 5 S. LIBERTY St Suite 200	E-mail	cschulte@addisonprops.com
	City, State, Zip POWELL, OH 43065		

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

DETAILS	Total Lots 22 (3 Reserves)	Buildable lots	19
	Total Acreage 9.324 Ac	Open Space Acreage	1.537 (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) $ 2647.00

Brian K 10/8/26
Owner (or agent for owner) and Date

ESTATES AT BERLIN SECTION 2

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 9.324 ACRES, SAID 9.324 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 Meerovich, 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 PHASE 2, A SUBDIVISION CONTAINING LOTS 4304 TO 4322 AND RESERVE "D", "F", " AND "G", AND DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF LUNA DRIVE AND KORA PLACE (1.625 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 PHASE 2, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

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

ADDISON BERLIN, LLC

Mike Meerovich, Regional President

Mike Meerovich
PRINTED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE

Jake Borbery
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 Meerovich 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, DRIVE AND PLACE 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

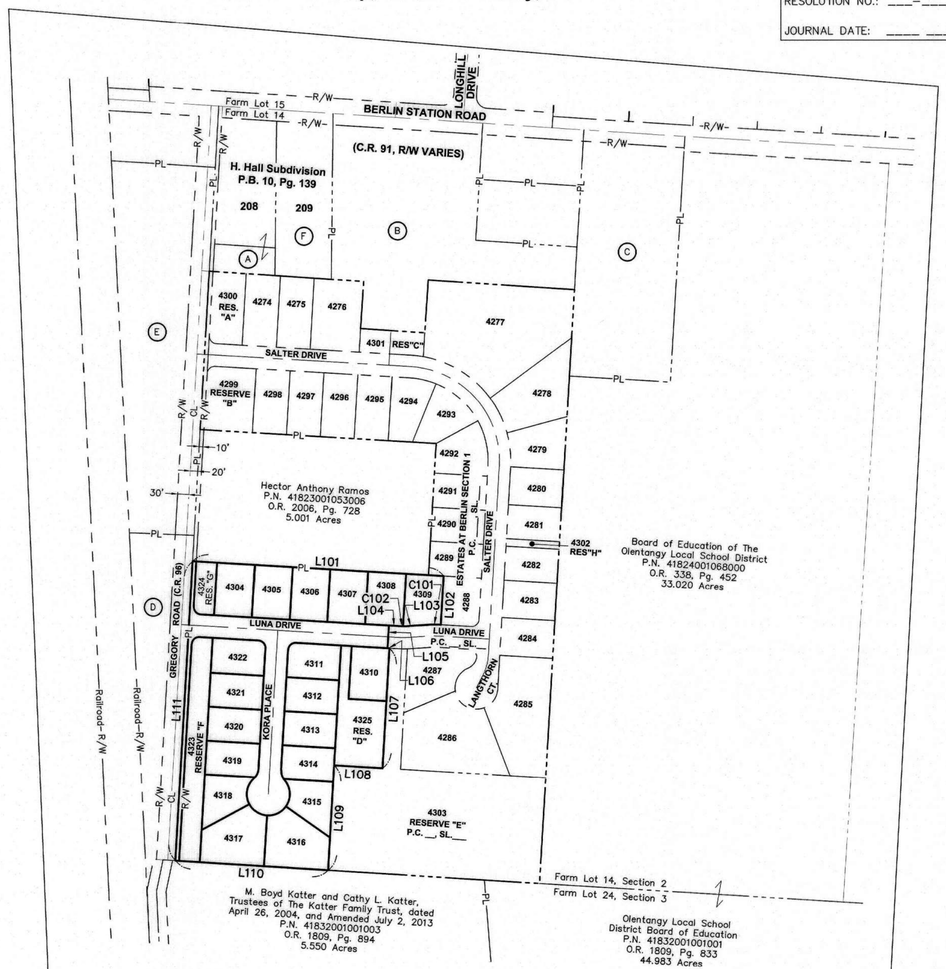
FILE NO. _____

STORED IN PC:_____ SL:_____

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

RESOLUTION NO.: ____-____

JOURNAL DATE: _____ ____, _____



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. 41823001055000
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. 41823001053001
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. 41824001067000
O.R. 1907, Pg. 1981
4.004 Acres

(D) James J. Lawrence
P.N. 41823001050000
O.R. 953, 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. 41823001049000
O.R. 746, Pg. 1585
5.001 Acres

(F) Michelle E. Karelin & Bradley T. Cook
P.N. 41823001056000
D.V. 632, Pg. 522
1.410 Acres

GRAPHIC SCALE

200 0 100 200

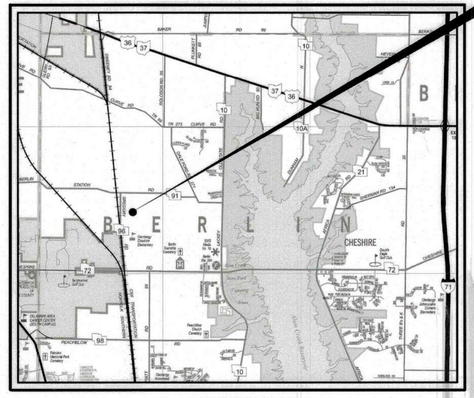
(IN FEET)
1 inch = 200 ft.

LINE TABLE		
LINE	DISTANCE	BEARING
L101	664.95'	S86°40'46"E
L102	130.00'	S03°19'14"W
L103	50.00'	S86°13'41"W
L104	25.59'	N86°40'46"W
L105	60.00'	S03°19'14"W
L106	5.00'	S86°40'46"E

LINE TABLE		
LINE	DISTANCE	BEARING
L107	318.19'	S03°19'14"W
L108	128.00'	N86°38'01"W
L109	278.31'	S03°19'14"W
L110	405.00'	N86°27'37"W
L111	794.85'	N03°19'14"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C101	7°05'33"	280.00'	34.66'	S89°46'27"W	34.64'
C102	7°05'33"	220.00'	27.23'	S89°46'27"W	27.22'

RPC Case Number: 07-25.2



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 7661". 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 2 ACREAGE:	9.324 ACRES
TOTAL RIGHT-OF-WAY ACREAGE:	1.625 ACRES
TOTAL LOT ACREAGE:	6.162 ACRES
TOTAL BUILDABLE LOTS BEING CREATED:	19
TOTAL RESERVE ACREAGE:	1.537 ACRES
TOTAL RESERVES BEING CREATED:	3

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

STATE OF OHIO
BRIAN KARSHNER
S-8981
REGISTERED
PROFESSIONAL SURVEYOR

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.

Brian K 8/27/26

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

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: August 27, 2026

SHEET 1/2
JOB NO.: 25-0001-1553

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ESTATES AT BERLIN SECTION 2

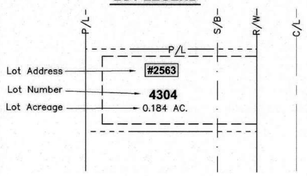
Farm Lot 14, Section 2, Township 4, Range 18
United States Military District
Berlin Township, Delaware County, Ohio

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LOT LEGEND



LINE TABLE		
LINE	DISTANCE	BEARING
L1	25.00'	N56°27'02"E
L2	10.00'	S03°19'14"W
L4	25.72'	S03°32'23"W
L5	20.00'	N86°27'37"W
L6	25.79'	S03°32'23"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	20.00'	31.42'	N48°19'14"E	28.28'
C2	37°17'13"	38.50'	25.06'	N15°19'23"W	24.62'
C3	6°34'17"	38.50'	4.42'	N37°15'08"W	4.41'
C4	75°33'36"	56.50'	74.51'	N02°45'29"W	69.23'
C5	58°17'55"	56.50'	57.49'	N64°10'17"E	55.04'
C6	58°17'55"	56.50'	57.49'	S57°31'49"E	55.04'
C7	75°33'36"	56.50'	74.51'	S09°23'57"W	69.23'
C8	6°34'17"	38.50'	4.42'	S43°53'36"W	4.41'
C9	37°17'13"	38.50'	25.06'	S21°57'51"W	24.62'
C10	90°00'00"	20.00'	31.42'	S41°40'46"E	28.28'
C11	90°00'00"	20.00'	31.42'	N41°40'46"W	28.28'
C12	2°57'32"	220.00'	11.36'	N88°09'32"W	11.36'
C13	4°08'01"	220.00'	15.87'	S88°17'41"W	15.87'
C14	7°05'33"	280.00'	34.66'	S89°46'27"W	34.64'
C15	7°05'33"	220.00'	27.23'	S89°46'27"W	27.22'
C17	90°00'00"	20.00'	31.42'	N48°19'14"E	28.28'



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

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

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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

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

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