

IRISH EYES
State of Ohio, County of Delaware, Township of Berlin,
Farm Lot 1, Section 4, Township 4, Range 18
United States Military Lands

SITUATED IN THE TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO, AND BEING A PART OF FARM LOT 1, SECTION 4, TOWNSHIP 4, RANGE 18, U.S. MILITARY SURVEY LANDS, AND BEING THE SAME TRACT AS CONVEYED TO ROMANELLI COMPANY LLC AS DESCRIBED IN OFFICIAL RECORD VOL. 2143, PAGE 590, COUNTY RECORDER'S OFFICE, DELAWARE, OHIO.

THE UNDERSIGNED, ROMANELLI COMPANY LLC, AN OHIO LIMITED LIABILITY COMPANY BY VINCENT ROMANELLI, OWNER OF THE LAND PLATTED HEREIN AND DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "IRISH EYES", A SUBDIVISION CONTAINING LOT NUMBERS 4385-4382 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DOES HEREBY DEDICATE OLD TRAIL ROAD AND S THREE B'S AND K ROAD AS SHOWN HEREON TO THE PUBLIC FOREVER.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "DRAINAGE EASEMENT" (DRN ESMT.), EASEMENTS DESIGNATED AS "DRAINAGE 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 THEREOF, VINCENT ROMANELLI OF ROMANELLI COMPANY LLC, AN OHIO LIMITED LIABILITY COMPANY, HAVE HEREUNTO SET THEIR HANDS THIS 14th DAY OF September, 2026.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

ROMANELLI COMPANY LLC,
AN OHIO LIMITED LIABILITY COMPANY
VINCENT ROMANELLI
OWNER

BY: Denise J Gray
WITNESS
Denise J Gray
WITNESS

STATE OF Ohio
COUNTY OF Franklin

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VINCENT ROMANELLI OF 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 SAID 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

THIS 14th DAY OF September, 2026

MY COMMISSION EXPIRES February 6, 2027 Denise J Gray



APPROVED THIS 24th DAY OF September 2026

David M. Collins
BERLIN TWP., ZONING INSPECTOR

APPROVED THIS 16 DAY OF Sept 2026

Chris Valenzuela
DEL-CO WATER CO., INC.

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

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

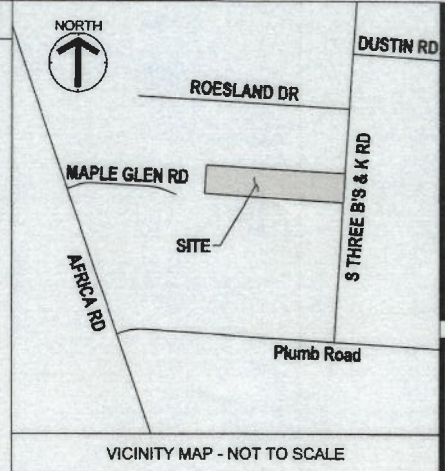
RECORDED THIS ____ DAY OF ____ 2026

FILE NO. _____;
PLAT CABINET ____, SLIDE ____.

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

RECORDER, DELAWARE COUNTY OHIO

RPC NUMBER: 13-25



BASIS OF BEARING

THE BASIS OF BEARING IS OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011).

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 INC" 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

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 MAY, 2025.



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

DATE: 9-8-2026

CESO SURVEY LEGEND

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- IRON PIN FOUND AS DESCRIBED



2800 Corporate Exchange Dr. Suite 400
Columbus, OH 43231
Phone: 614.794.7000 Fax: 608.208.4028

IRISH EYES
State of Ohio, County of Delaware, Township of Berlin,
Farm Lot 1, Section 4, Township 4, Range 18
United States Military Lands

Revisions / Submissions

ID Description Date

Project Number: 766473
Scale: N/A
Drawn By: CLD
Checked By: APC
Date: 5/26/2026
Issue: N/A

Drawing Title:
PLAT

IRISH EYES
State of Ohio, County of Delaware, Township of Berlin,
Farm Lot 1, Section 4, Township 4, Range 18
United States Military Lands

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IN WITNESS THERETO, VINCENT ROMANELLI OF ROMANELLI COMPANY LLC, AN OHIO LIMITED LIABILITY COMPANY, HAVE HEREUNTO SET THEIR HANDS THIS ____ DAY OF _____, 2026.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: ROMANELLI COMPANY LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: _____
WITNESS VINCENT ROMANELLI
OWNER

WITNESS _____

STATE OF _____

COUNTY OF _____:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VINCENT ROMANELLI OF 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 SAID 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

THIS ____ DAY OF _____, 2026.

MY COMMISSION EXPIRES _____, _____

APPROVED THIS ____ DAY OF _____ 2026

APPROVED THIS ____ DAY OF _____ 2026

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PLAT CABINET ____ SLIDE ____.

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RESOLUTION NO. _____

JOURNAL DATE _____

BERLIN TWP., ZONING INSPECTOR

DEL-CO WATER CO., INC.

DELAWARE COUNTY SANITARY ENGINEER

DELAWARE COUNTY ENGINEER

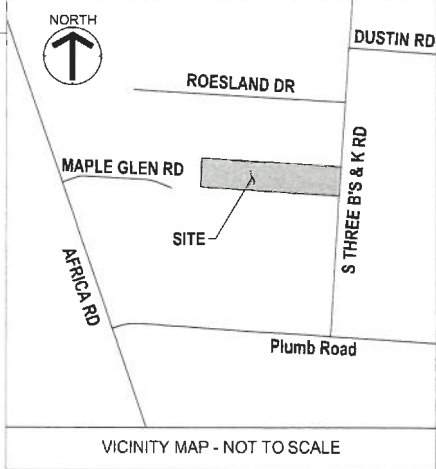
DIRECTOR, DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

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FIELD WORK WAS COMPLETED IN MAY, 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

CESO SURVEY LEGEND

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- ◎ IRON PIN FOUND AS DESCRIBED



CESO

WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.796.2000 Fax: 608.208.4826

IRISH EYES
State of Ohio, County of Delaware, Township of Berlin,
Farm Lot 1, Section 4, Township 4, Range 18
United States Military Lands

Revisions / Submissions

ID	Description	Date
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Project Number: 766473

Scale: N/A

Drawn By: CLD

Checked By: APC

Date: 5/26/2026

Issue: N/A

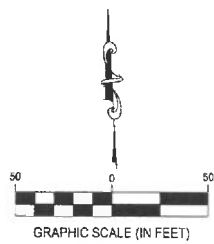
Drawing Title:

PLAT



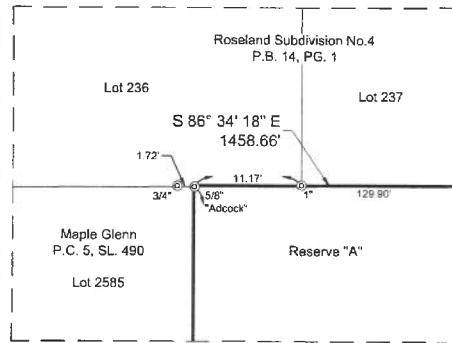
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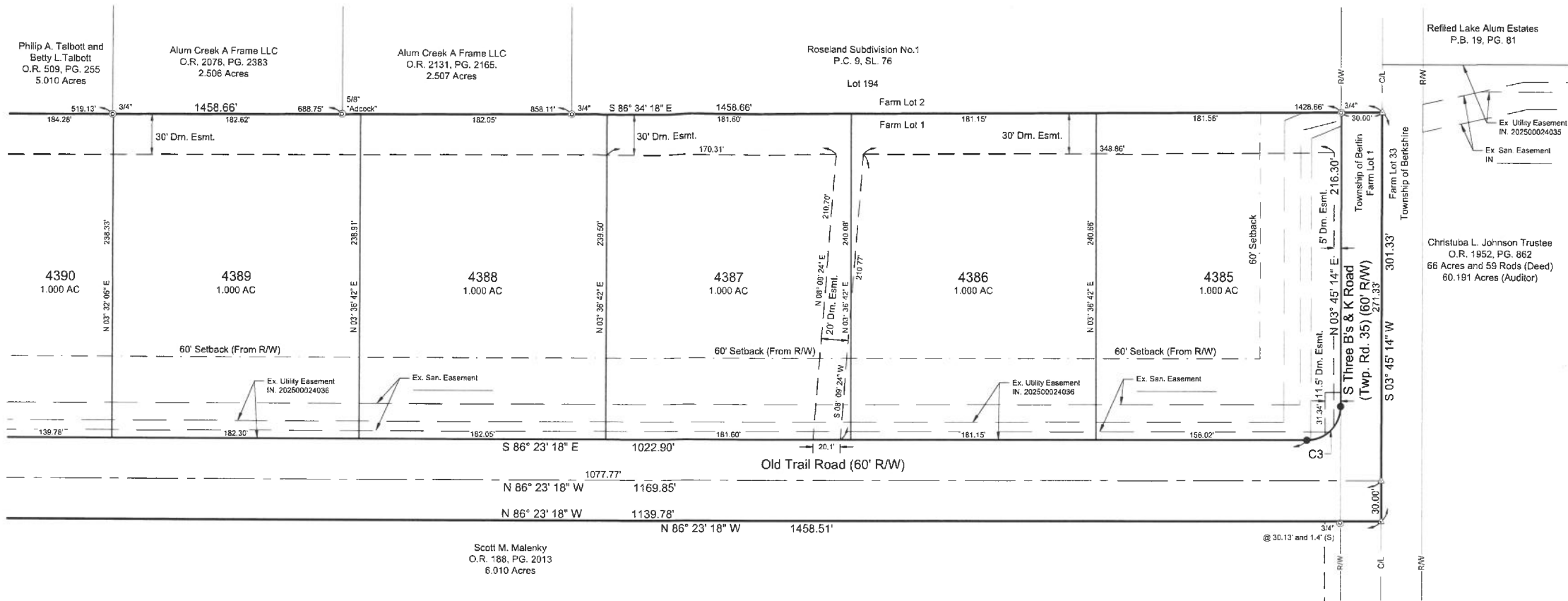


GRAPHIC SCALE (IN FEET)

SEE BELOW



Detail "A"
1"=10'



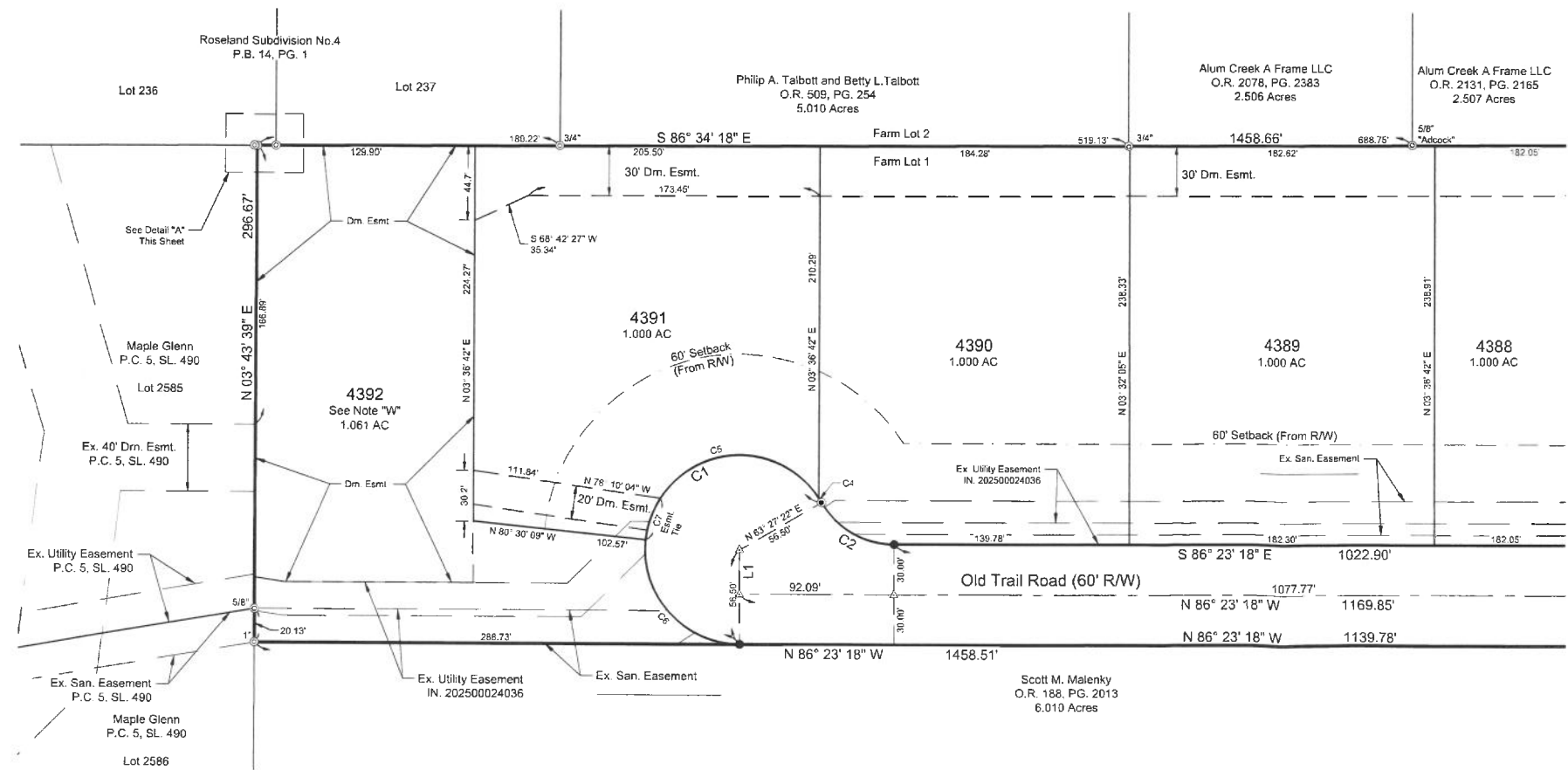
Refined Lake Alum Estates
P.B. 19, PG. 81

Christuba L. Johnson Trustee
O.R. 1952, PG. 862
66 Acres and 59 Rods (Deed)
60.191 Acres (Auditor)



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.754.7290 Fax: 614.205.4326



LINE TABLE		
Line #	Direction	Length
L1	N03° 36' 42" E	26.50'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	239° 50' 40"	56.50'	236.51'	N33° 32' 02"E, 97.94'
C2	59° 50' 40"	50.00'	52.22'	S56° 27' 58"E, 49.88'
C3	89° 51' 28"	25.00'	39.21'	N48° 40' 58"E, 35.31'
C4	3° 03' 39"	56.50'	3.02'	N28° 04' 27"W, 3.02'
C5	140° 53' 52"	56.50'	138.94'	S79° 56' 47"W, 106.48'
C6	95° 53' 09"	56.50'	94.55'	S38° 26' 43"E, 63.90'
C7	26° 49' 33"	56.50'	26.45'	N22° 54' 38"E, 26.21'

- CESO SURVEY LEGEND
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
 - MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
 - IRON PIN FOUND AS DESCRIBED

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Farm Lot 1, Section 4, Township 4, Range 16
United States Military Lands

Revisions / Submissions		
ID	Description	Date

Project Number: 766473
Scale: 1"=50'
Drawn By: CLD
Checked By: APC
Date: 5/26/2026
Issue: N/A

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PLAT