

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, BEING LOCATED IN PART OF FARM LOT 9, QUARTER TOWNSHIP 3, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY LANDS, BEING A 19.924 ACRE SUBDIVISION, BEING 19.924 ACRES OUT OF A 67.763 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROMANELLI AND HUGHES BUILDING COMPANY BY OFFICIAL RECORD VOLUME 1333, PAGE 968, ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

OWNER'S ACKNOWLEDGMENT

THE UNDERSIGNED, ROMANELLI AND HUGHES BUILDING COMPANY BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS GLENMEAD SECTION 1, PHASE B, A SUBDIVISION OF 30 LOTS NUMBERED 2199 THROUGH 2228, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE TO PUBLIC USE ALL EASEMENTS AND 2.998 ACRES FOR PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO CORPORATION

(WITNESS) PRINTED: BY: VINCENT ROMANELLI VICE PRESIDENT

NOTARY CERTIFICATE

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED VINCENT ROMANELLI, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO CORPORATION FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY OF 20 MY COMMISSION EXPIRES

NOTARY PUBLIC

TOWNSHIP ZONING APPROVED THIS DAY OF 20 BERLIN TOWNSHIP ZONING OFFICER

COUNTY SANITARY ENGINEER APPROVED THIS DAY OF 20 DELAWARE COUNTY SANITARY ENGINEER

COUNTY ENGINEER APPROVED THIS DAY OF 20 DELAWARE COUNTY ENGINEER

DEL-CO WATER APPROVED THIS DAY OF 20 DEPUTY GENERAL MANAGER

COUNTY PLANNING COMMISSION APPROVED THIS DAY OF 20 DELAWARE COUNTY REGIONAL PLANNING COMMISSION

DELAWARE COUNTY COMMISSIONERS

THIS DAY OF (YEAR) RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS 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 COMPLETE AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

DELAWARE COUNTY COMMISSIONERS

DRAINAGE MAINTENANCE

DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL, RESOLUTION NO. JOURNAL DATE

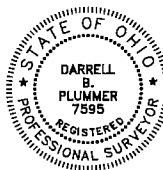
SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF OHIO, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON JULY 15, 2010, AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

DATE SIGNED: DARRELL B. PLUMMER, P.S. PROFESSIONAL SURVEYOR NO. 7595

AUDITOR TRANSFERRED THIS DAY OF (YEAR) DELAWARE COUNTY AUDITOR

RECORDER RECORDED THIS DAY OF (YEAR) AT AM/PM IN OFFICIAL RECORD VOLUME PAGE FEE \$ DELAWARE COUNTY RECORDER

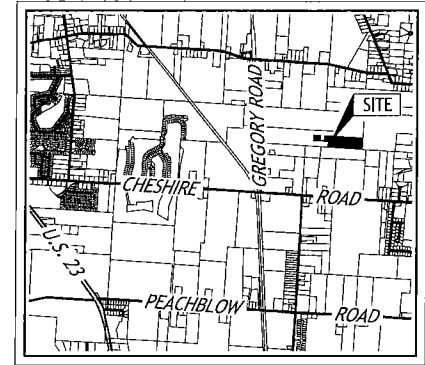


FINAL SUBDIVISION PLAT FOR

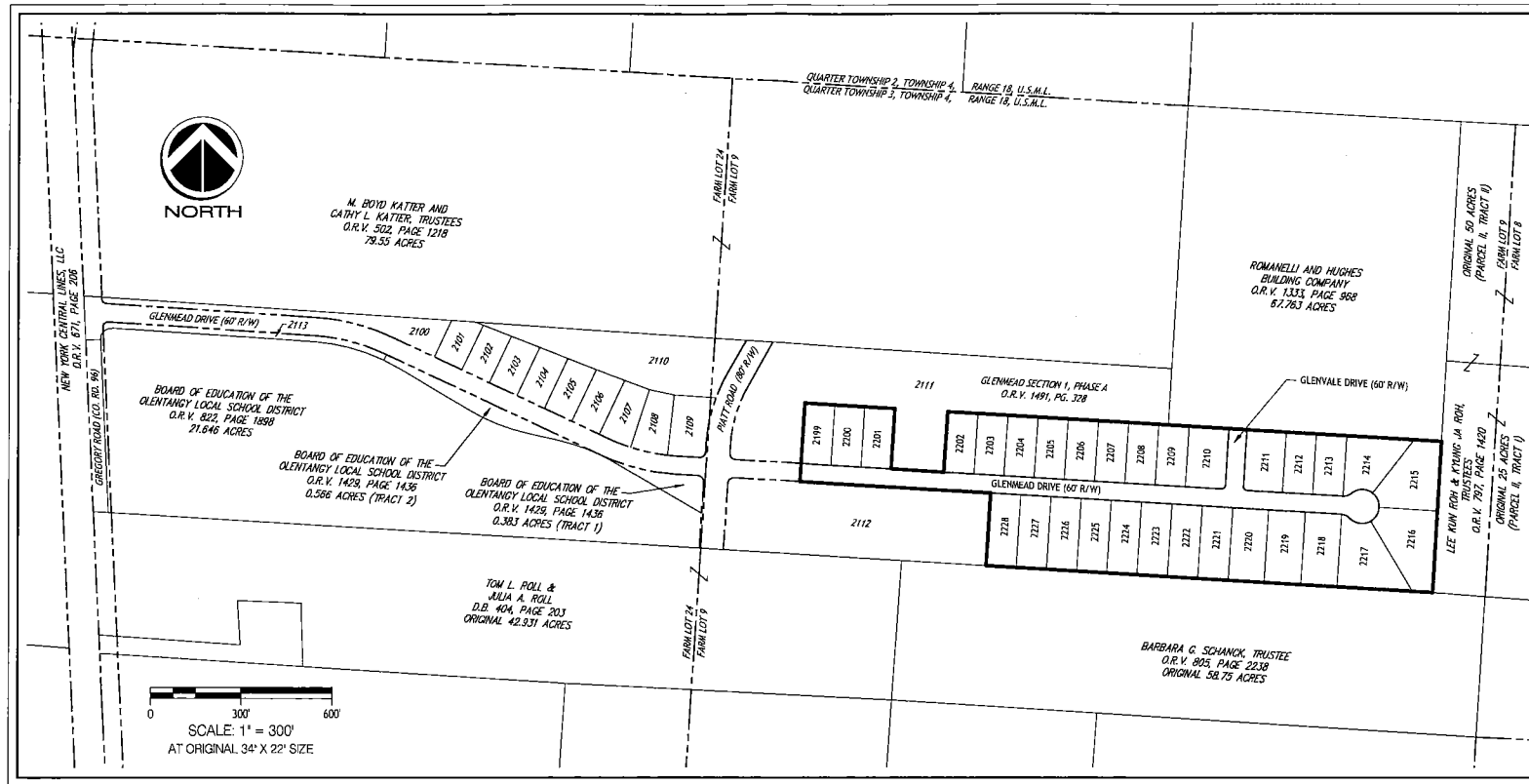
RPC # 10-13.1.B

GLENMEAD SECTION 1, PHASE B

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, BEING PART OF FARM LOT 9, QUARTER TOWNSHIP 3, TOWNSHIP 4, RANGE 18, UNITED STATES MILITARY LANDS.



LOCATION MAP SCALE: 1"=4000' AT ORIGINAL 34" X 22" SIZE



NOTES

- 1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS, "UTILITY EASEMENT" AND "DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT" AND "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.
2. EASEMENTS DESIGNATED AS "SANITARY EASEMENT" SHALL MEAN AN EXCLUSIVE SANITARY SEWER 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 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.

NOTES CONTINUED

- 15. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
16. ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
17. 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.
18. 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" OR "DRAINAGE 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.
19. DRIVES SHALL NOT ENCRUCH INTO ANY SIDE YARD DRAINAGE EASEMENTS.
20. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION OF HOUSE 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 PLAT PLAN REQUIRED WITH THE BUILDING PERMIT.
21. AS REQUIRED BY THE ZONING CODE, NO DRIVEWAY SHALL BE LOCATED SO IT ENTERS A PUBLIC ROAD WITHIN 40 FEET OF THE INTERSECTION OF THE RIGHTS-OF-WAY OF ANY TWO PUBLIC STREETS.
22. AS REQUIRED BY THE ZONING CODE, WITHIN THOSE AREAS DESIGNATED HEREON AS "NO BUILD ZONE", NO ACCESSORY BUILDING OR STRUCTURE (EXCEPT UTILITY STRUCTURES) SHALL BE CONSTRUCTED OR PLACED. NO OTHER LIMITATION OF THE USE OF THOSE AREAS IS INTENDED OR IMPLIED BY THE "NO BUILD ZONE" DESIGNATION.
23. ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

DEVELOPER

ROMANELLI AND HUGHES BUILDING COMPANY 148 W. SCHROCK ROAD WESTERVILLE, OHIO 43018 (614) 891-2042

SETBACKS

(R-2 WITH PRD OVERLAY) LOW DENSITY RESIDENTIAL DISTRICT FRONT = 35 FEET FROM RIGHT-OF-WAY SIDE = 12.5 FEET REAR = 50 FEET

ACREAGE BREAKDOWN

BUILDABLE LOTS (30) LOTS 2199-2228 = 16.926 ACRES RIGHT-OF-WAY = 2.998 ACRES TOTAL AREA = 19.924 ACRES

BASIS OF BEARINGS

BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER MAD 83 (1996) - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

FLOOD DESIGNATION

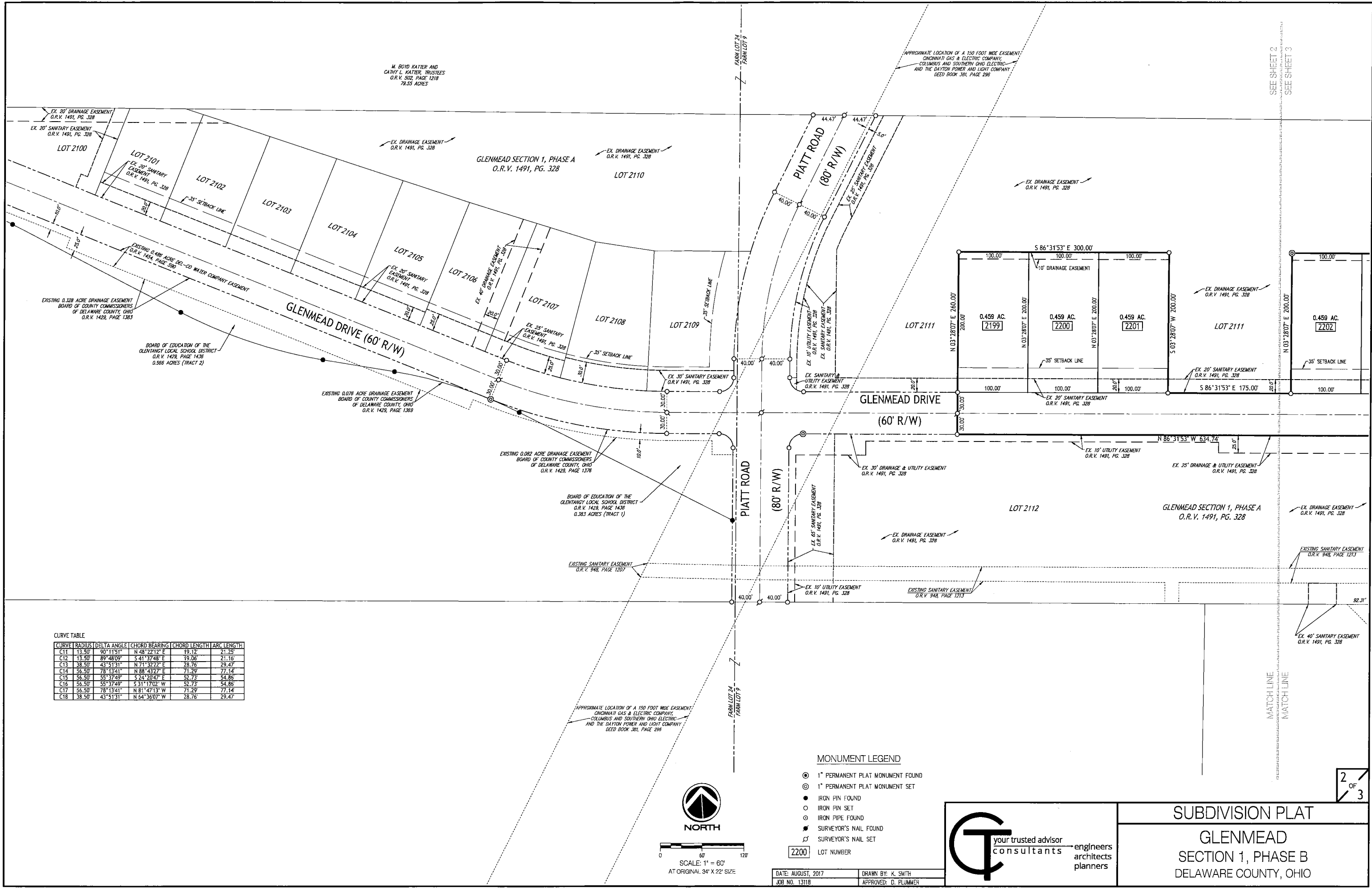
THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBERS 39041C0232X AND 39041C0255X, DATED APRIL 16, 2009.

Logo for 'your trusted advisor consultants engineers architects planners' with a stylized 'T' symbol.

COVER SHEET

GLENMEAD SECTION 1, PHASE B DELAWARE COUNTY, OHIO

DATE: AUGUST, 2017 DRAWN BY: K. SMITH JOB NO. 13118 APPROVED: D. PLUMMER



M. BOYD KATYER AND  
CATHY L. KATYER, TRUSTEES  
O.R.V. 502, PAGE 1218  
78.55 ACRES

GLENMEAD SECTION 1, PHASE A  
O.R.V. 1491, PG. 328

APPROXIMATE LOCATION OF A 150 FOOT WIDE EASEMENT  
CINCINNATI GAS & ELECTRIC COMPANY,  
COLUMBUS AND SOUTHERN OHIO ELECTRIC  
AND THE DAYTON POWER AND LIGHT COMPANY  
DEED BOOK 381, PAGE 296

SEE SHEET 2  
SEE SHEET 3

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	13.50'	90°11'51"	N 48°22'12" E	19.12'	21.25'
C12	13.50'	89°48'09"	S 41°37'48" E	19.06'	21.16'
C13	38.50'	43°51'31"	N 71°32'32" E	28.76'	29.47'
C14	56.50'	78°13'41"	N 88°43'27" E	71.29'	77.14'
C15	56.50'	55°37'49"	S 24°20'47" E	52.73'	54.86'
C16	56.50'	55°37'49"	S 31°17'02" W	52.73'	54.86'
C17	56.50'	78°13'41"	N 81°47'13" W	71.29'	77.14'
C18	38.50'	43°51'31"	N 64°36'07" W	28.76'	29.47'



SCALE: 1" = 60'  
AT ORIGINAL 34" X 22" SIZE

MONUMENT LEGEND

- ⊙ 1" PERMANENT PLAT MONUMENT FOUND
- ⊙ 1" PERMANENT PLAT MONUMENT SET
- IRON PIN FOUND
- IRON PIN SET
- IRON PIPE FOUND
- SURVEYOR'S NAIL FOUND
- SURVEYOR'S NAIL SET

2200 LOT NUMBER  
DATE: AUGUST, 2017  
JOB NO. 13118  
DRAWN BY: K. SMITH  
APPROVED: D. PLUMMER



SUBDIVISION PLAT  
GLENMEAD  
SECTION 1, PHASE B  
DELAWARE COUNTY, OHIO

2 OF 3

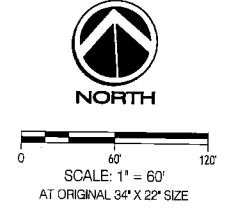
SEE SHEET 2  
SEE SHEET 3

M. BOYD KATZER AND  
CARY L. KATZER, TRUSTEES  
O.R.V. 502, PAGE 1218  
78.55 ACRES

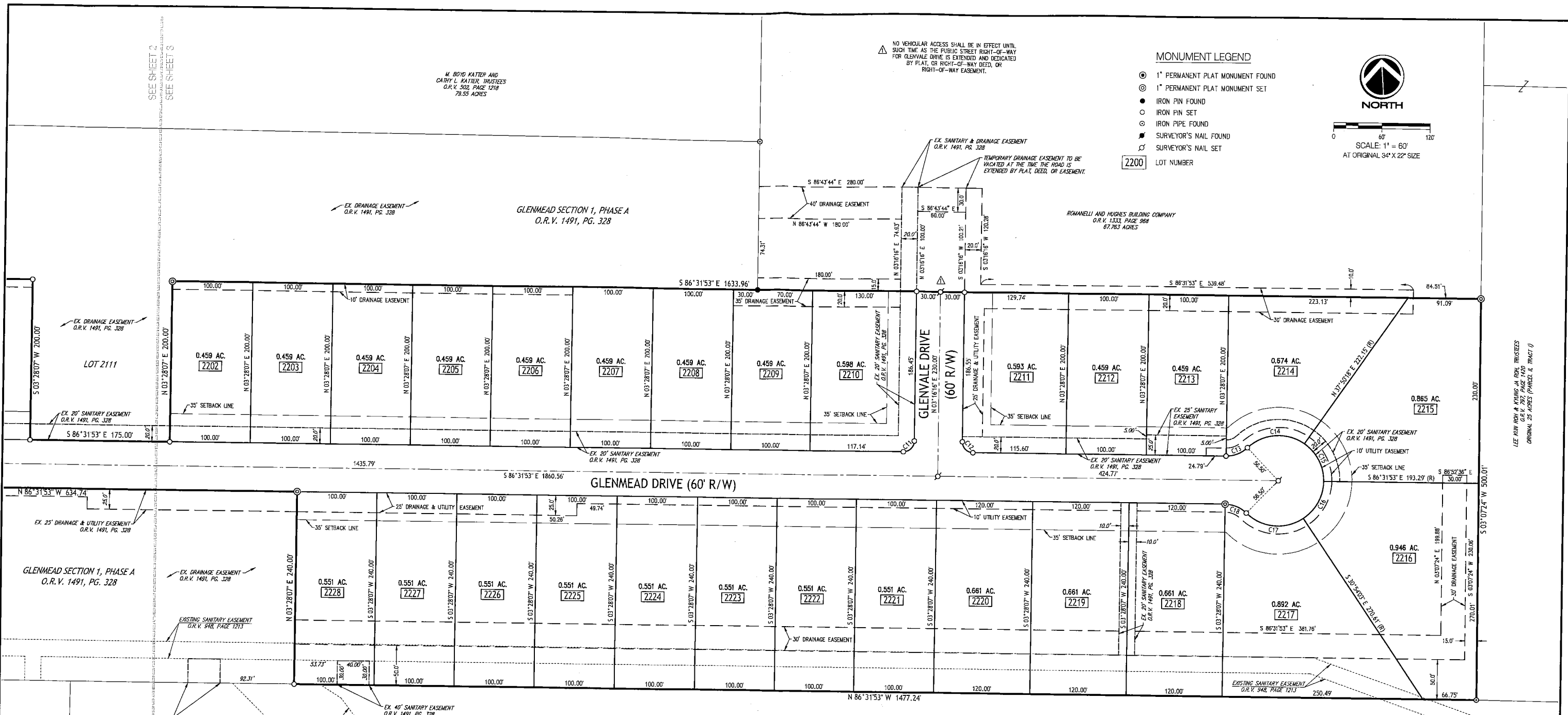
NO VEHICULAR ACCESS SHALL BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY FOR GLENVALE DRIVE IS EXTENDED AND DEDICATED BY PLAT, OR RIGHT-OF-WAY DEED, OR RIGHT-OF-WAY EASEMENT.

MONUMENT LEGEND

- 1" PERMANENT PLAT MONUMENT FOUND
- ⊙ 1" PERMANENT PLAT MONUMENT SET
- IRON PIN FOUND
- IRON PIN SET
- IRON PIPE FOUND
- SURVEYOR'S NAIL FOUND
- ⊙ SURVEYOR'S NAIL SET
- 2200 LOT NUMBER



GLENMEAD SECTION 1, PHASE A  
O.R.V. 1491, PG. 328



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	13.50	90°11'51"	N 48°22'12" E	19.12	21.25
C12	13.50	89°48'09"	S 41°37'48" E	19.06	21.16
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C14	56.50	78°13'41"	N 88°43'27" E	71.29	77.14
C15	56.50	55°37'49"	S 24°20'47" E	52.73	54.86
C16	56.50	55°37'49"	S 31°17'02" W	52.73	54.86
C17	56.50	78°13'41"	N 81°47'13" W	71.29	77.14
C18	38.50	43°51'31"	N 64°36'07" W	28.76	29.47

NOTE  
NO FENCES OR OBSTRUCTIONS ARE ALLOWED ON LOTS 2217 THROUGH 2228 THAT WOULD RESTRICT ACCESS TO THE EXISTING SANITARY SEWER.

BARBARA G. SCHANCK, TRUSTEE  
O.R.V. 805, PAGE 2238  
ORIGINAL 58.75 ACRES

MATCH LINE  
MATCH LINE

your trusted advisor  
consultants engineers  
architects  
planners

DATE: AUGUST, 2017  
JOB NO. 13118  
DRAWN BY: K. SMITH  
APPROVED: D. PLUMMER

SUBDIVISION PLAT  
GLENMEAD  
SECTION 1, PHASE B  
DELAWARE COUNTY, OHIO