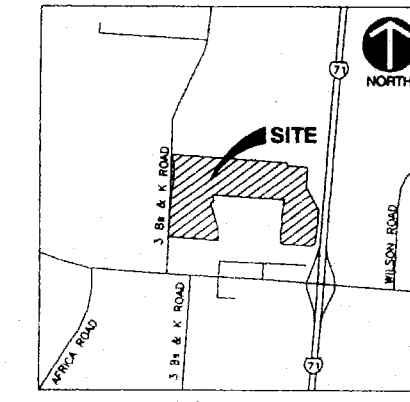


# FINAL PLAT OF FOURWINDS DRIVE SECTION 2

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE AND BERLIN,  
FARM LOTS 3 AND 4, SECTION 2, TOWNSHIP 4, RANGE 17  
UNITED STATE MILITARY LANDS

R.P.C.  
CASE No. 11-16.2



VICINITY MAP  
SCALE: 1" = 2,000'

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERKSHIRE AND BERLIN, FARM LOTS 3 AND 4, SECTION 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS, BEING 85.092 ACRES OF LAND ALL OUT OF THAT 114.698 ACRE TRACT CONVEYED TO BROOKDOC INVESTMENT, L.L.C., BY DEED OF RECORD IN OFFICIAL RECORD 1025, PAGE 309, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, BROOKDOC INVESTMENT, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, BY PATRICK KELLEY, MANAGING MEMBER/AUTHORIZED SIGNATORY, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "FOURWINDS DRIVE SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED \_\_\_\_\_ INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, 3.273 ACRES, AS SUCH, ALL OR PART OF N. 3 Bn & K ROAD, FOURWINDS DRIVE, AND SUMMIT DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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

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.

WITHIN THOSE AREAS OF LAND DESIGNATED AS "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.

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.

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 RIGHT-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.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 85.092 ACRE TRACT OF LAND OWNED BY BROOKDOC INVESTMENTS, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, PATRICK KELLEY, MANAGING/AUTHORIZED SIGNATORY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE

THIS 21 DAY OF November

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

BY: *[Signature]*

BROOKDOC INVESTMENTS, L.L.C.  
LIMITED LIABILITY COMPANY

*[Signature: Patrick Kelley]*  
PATRICK KELLEY  
MANAGING MEMBER/AUTHORIZED SIGNATORY

STATE OF OHIO  
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICK KELLEY, MANAGING/AUTHORIZED SIGNATORY OF SAID BROOKDOC INVESTMENTS, L.L.C., 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 BROOKDOC INVESTMENTS, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

21 DAY OF November

MY COMMISSION EXPIRES Lifeline *[Signature: Michelle Kelly]*

APPROVED THIS 27<sup>th</sup> DAY OF NOVEMBER 2017

*[Signature]*  
BERLIN TWP., ZONING INSPECTOR

APPROVED THIS 27 DAY OF NOV. 2017

*[Signature]*  
BERKSHIRE TWP., ZONING INSPECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

DEPUTY GENERAL MANAGER,  
DEL-CO WATER CO., INC.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

DELAWARE COUNTY ENGINEER  
SIGNATURE BY THE DELAWARE COUNTY  
ENGINEER'S OFFICE ON THIS PLAT DOES  
NOT CONVEY APPROVAL OF THE  
STORMWATER MANAGEMENT, EROSION AND  
SEDIMENTATION CONTROL, SIDE ACCESS  
POINTS, OR ANY WORK WITHIN THE  
RIGHT-OF-WAY FOR ANY LOT SHOWN ON  
THIS PLAT.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

DIRECTOR, DELAWARE COUNTY  
REGIONAL PLANNING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ RIGHTS-OF-WAY FOR PUBLIC

DELAWARE COUNTY COMMISSIONERS:

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 \_\_\_\_\_ 20\_\_

AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
AT \_\_\_\_\_ FEE \_\_\_\_\_

RECORDER, DELAWARE COUNTY, OHIO

FILE NO. \_\_\_\_\_

PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

**SURVEY DATA:**  
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A PORTION OF THE CENTERLINE OF THREE B'S & K ROAD AS BEING NORTH 03°53'05" EAST AS ESTABLISHED BY GPS OBSERVATION ON AUGUST 23, 2016.

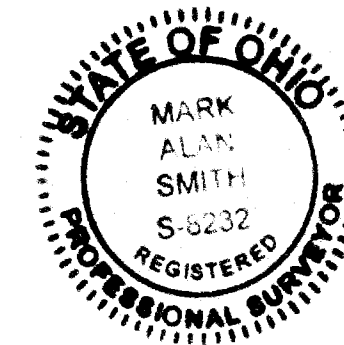
**SOURCE DATA:**  
NATIONAL GEODETIC SURVEY & OHIO DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "OHUN". THE SOURCES OF SURVEY DATA RENEWED IN THIS PLAT WERE OBTAINED FROM THE DELAWARE COUNTY RECORDER'S OFFICE.

**IRON PINS:**  
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**PERMANENT MARKERS:**  
WHERE INDICATED HEREON, ARE TO BE SOLID IRON PINS, 1" DIAMETER, 30" LONG, SOLID IRON PINS ARE TO BE SET TO MONUMENT POINTS INDICATED AND ARE TO BE SET WITH TO THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM PLUG BEARING THE INITIALS "CEC INC".

**CERTIFICATION:**  
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. 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 COMPLETED IN, SEPTEMBER 19, 2017.

*[Signature: Mark Alan Smith]* 11/21/2017  
MARK ALAN SMITH DATE  
PROFESSIONAL LAND SURVEYOR NO. S-8232



NO.	DATE	REVISION RECORD DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
280 Old Wilson Bridge Road · Suite 280 · Worthington, OH 43085  
614-640-6633 · 888-698-6808  
www.cecinc.com

**FOURWINDS DRIVE  
BERLIN & BERKSHIRE TOWNSHIP  
DELAWARE COUNTY, OHIO**

DRAWING NO.:	JEC
SUBDIVISION PLAT SECTION 2	NOVEMBER 2017
DATE:	DRAWN BY:
DWG SCALE:	N/A
PROJECT NO.:	CHECKED BY:
181-187	MAA
APPROVED BY:	MAA

**PLAT**

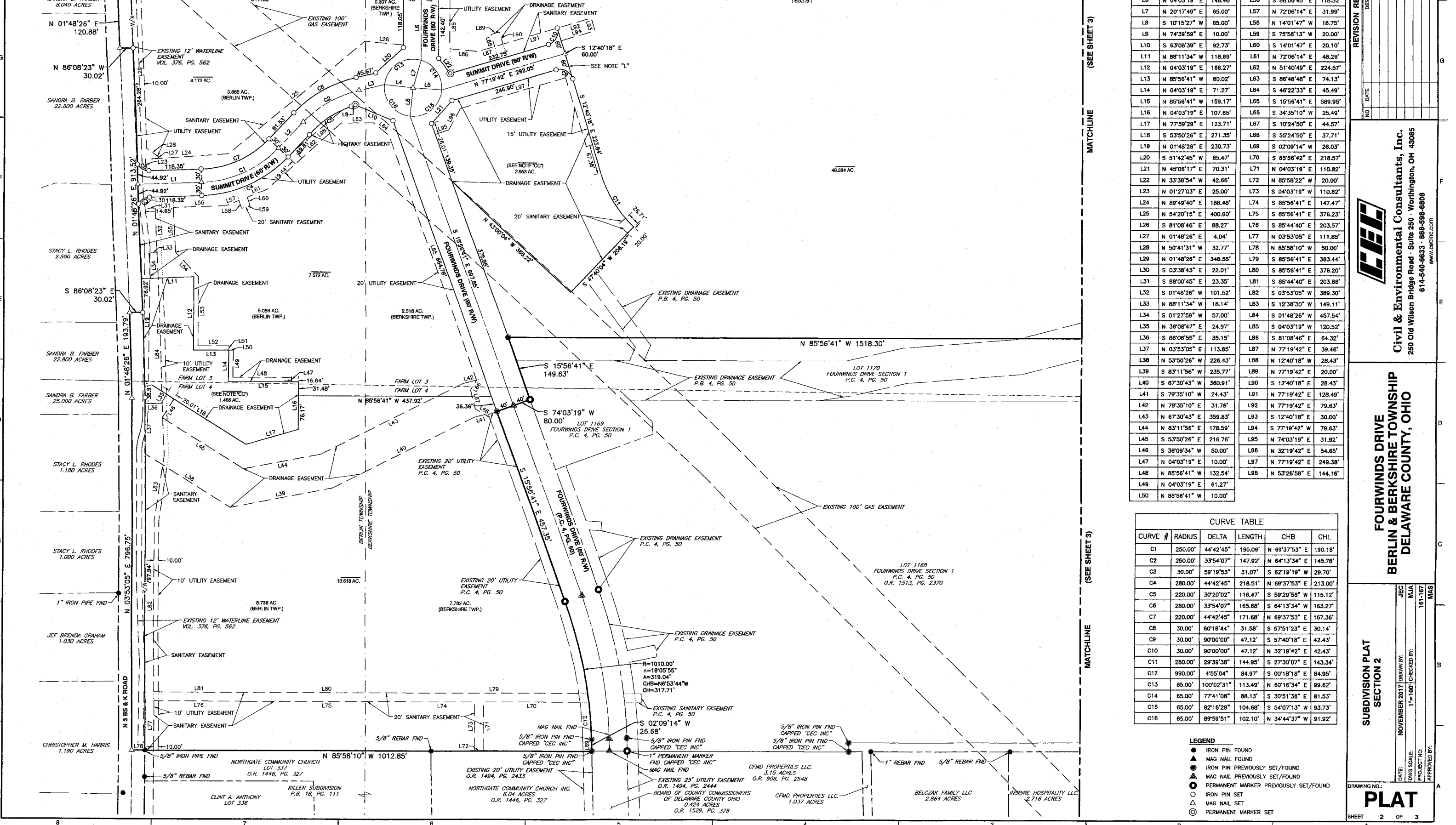
DRAINAGE MAINTENANCE PETITION RECORDED IN THE  
DELAWARE COUNTY COMMISSIONER'S JOURNAL  
RESOLUTION No. \_\_\_\_\_ JOURNAL DATE \_\_\_\_\_



NORTH

SCALE IN FEET

0 100 200



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S 88°00'45" E	144.27'	L51	N 04°03'19" E	10.00'
L2	N 47°18'31" E	81.53'	L52	N 85°56'41" W	70.02'
L3	N 81°10'37" E	59.71'	L53	N 04°03'19" E	156.67'
L4	N 79°44'42" W	65.00'	L54	N 38°47'11" W	75.05'
L5	N 82°01'02" W	65.00'	L55	N 01°27'03" E	101.40'
L6	N 04°03'19" E	146.40'	L56	S 88°00'45" E	118.32'
L7	N 20°17'49" E	65.00'	L57	N 72°06'14" E	31.99'
L8	S 10°15'27" W	65.00'	L58	N 14°01'47" W	18.75'
L9	N 74°38'59" E	10.00'	L59	S 75°58'13" W	20.00'
L10	S 63°08'39" E	92.73'	L60	S 14°01'47" E	20.10'
L11	N 88°11'34" W	118.69'	L61	N 72°06'14" E	48.26'
L12	N 04°03'19" E	188.27'	L62	N 51°40'49" E	224.57'
L13	N 85°56'41" W	80.02'	L63	S 86°48'48" E	74.13'
L14	N 04°03'19" E	71.27'	L64	S 46°22'33" E	45.49'
L15	N 85°56'41" W	159.17'	L65	S 15°56'41" E	589.95'
L16	N 04°03'19" E	107.65'	L66	S 34°35'10" W	25.49'
L17	N 77°59'29" E	123.71'	L67	S 10°24'50" E	44.57'
L18	S 53°50'26" E	271.35'	L68	S 55°24'50" E	37.71'
L19	N 01°48'28" E	230.73'	L69	S 02°09'14" W	26.03'
L20	S 51°42'45" W	85.47'	L70	S 85°56'42" E	218.57'
L21	N 45°06'17" E	70.31'	L71	N 04°03'19" E	110.82'
L22	N 33°38'54" W	42.66'	L72	N 85°58'22" W	20.00'
L23	N 01°27'03" E	25.00'	L73	S 04°03'19" W	110.82'
L24	N 89°49'40" E	188.48'	L74	S 85°56'41" E	147.47'
L25	N 54°20'15" E	400.90'	L75	S 85°56'41" E	376.23'
L26	S 81°08'46" E	88.27'	L76	S 85°44'40" E	203.57'
L27	N 01°48'26" E	4.04'	L77	N 03°53'05" E	111.85'
L28	N 50°41'31" W	32.77'	L78	N 85°58'10" W	50.00'
L29	N 01°48'26" E	348.55'	L79	S 85°56'41" E	383.44'
L30	S 03°38'43" E	22.01'	L80	S 85°56'41" E	376.20'
L31	S 88°00'45" E	23.35'	L81	S 85°44'40" E	203.66'
L32	S 01°48'26" W	101.52'	L82	S 03°53'05" W	389.30'
L33	N 88°11'34" W	18.14'	L83	S 12°38'30" W	149.11'
L34	S 01°27'59" W	57.00'	L84	S 01°48'26" W	457.54'
L35	N 36°08'47" E	24.97'	L85	S 04°03'19" W	120.52'
L36	S 86°06'55" E	35.15'	L86	S 81°08'46" E	64.32'
L37	N 03°53'05" E	113.85'	L87	N 77°19'42" E	39.46'
L38	N 53°50'26" W	226.43'	L88	N 12°40'18" W	28.43'
L39	S 83°11'56" W	235.77'	L89	N 77°19'42" E	20.00'
L40	S 67°30'43" W	360.91'	L90	S 12°40'18" E	28.43'
L41	S 79°35'10" W	24.43'	L91	N 77°19'42" E	128.49'
L42	N 79°35'10" E	31.76'	L92	N 77°19'42" E	79.63'
L43	N 67°30'43" E	359.83'	L93	S 12°40'18" E	30.00'
L44	N 83°11'56" W	178.59'	L94	S 77°19'42" W	79.63'
L45	S 53°50'26" E	216.76'	L95	N 74°03'19" E	31.92'
L46	S 36°09'34" W	50.00'	L96	N 32°19'42" E	54.65'
L47	N 04°03'19" E	10.00'	L97	N 77°19'42" E	249.38'
L48	N 85°56'41" W	132.54'	L98	N 53°26'58" E	144.16'
L49	N 04°03'19" E	61.27'			
L50	N 85°56'41" W	10.00'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	250.00'	44°42'45"	195.09'	N 69°37'53" E	190.18'
C2	250.00'	33°54'07"	147.92'	N 64°13'34" E	145.78'
C3	30.00'	59°19'53"	31.07'	S 62°19'19" W	28.70'
C4	280.00'	44°42'45"	218.51'	N 69°37'53" E	213.00'
C5	220.00'	30°20'02"	116.47'	S 59°29'58" W	115.12'
C6	280.00'	33°54'07"	165.68'	S 64°13'34" W	163.27'
C7	220.00'	44°42'45"	171.68'	N 69°37'53" E	167.36'
C8	30.00'	60°18'44"	31.58'	S 57°51'23" E	30.14'
C9	30.00'	90°00'00"	47.12'	S 57°40'18" E	42.43'
C10	30.00'	90°00'00"	47.12'	N 32°19'42" E	42.43'
C11	280.00'	29°39'38"	144.95'	S 27°30'07" E	143.34'
C12	990.00'	4°55'04"	84.97'	S 00°18'18" E	84.95'
C13	65.00'	100°02'31"	113.49'	N 60°16'34" E	99.62'
C14	65.00'	77°41'08"	88.13'	S 30°51'36" E	81.53'
C15	65.00'	92°16'29"	104.68'	S 54°07'13" W	93.73'
C16	65.00'	89°59'51"	102.10'	N 34°44'37" W	91.92'

- LEGEND**
- IRON PIN FOUND
  - MAG NAIL FOUND
  - IRON PIN PREVIOUSLY SET/FOUND
  - MAG NAIL PREVIOUSLY SET/FOUND
  - ⊙ PERMANENT MARKER PREVIOUSLY SET/FOUND
  - IRON PIN SET
  - MAG NAIL SET
  - ⊙ PERMANENT MARKER SET

NO.	REVISION RECORD	
	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
 614-540-6633 · 888-598-6808  
 www.ceinc.com

**FOURWINDS DRIVE**  
**Berlin & Berkshire Township**  
**Delaware County, Ohio**

**SUBMISSION PLAT**  
**SECTION 2**

DATE: NOVEMBER 2017 DRAWN BY: JEC  
 DWG SCALE: 1"=100' CHECKED BY: MJA  
 PROJECT NO: 161-167  
 APPROVED BY: MAS

DRAWING NO: **PLAT**  
 SHEET 2 OF 3

P:\2016\161-167-Subm\Draw\161162-Sub-Plat-P&D.dwg (L:\D\JEC\11/27/2017 8:47 AM) UP: 11/27/2017 8:47 AM

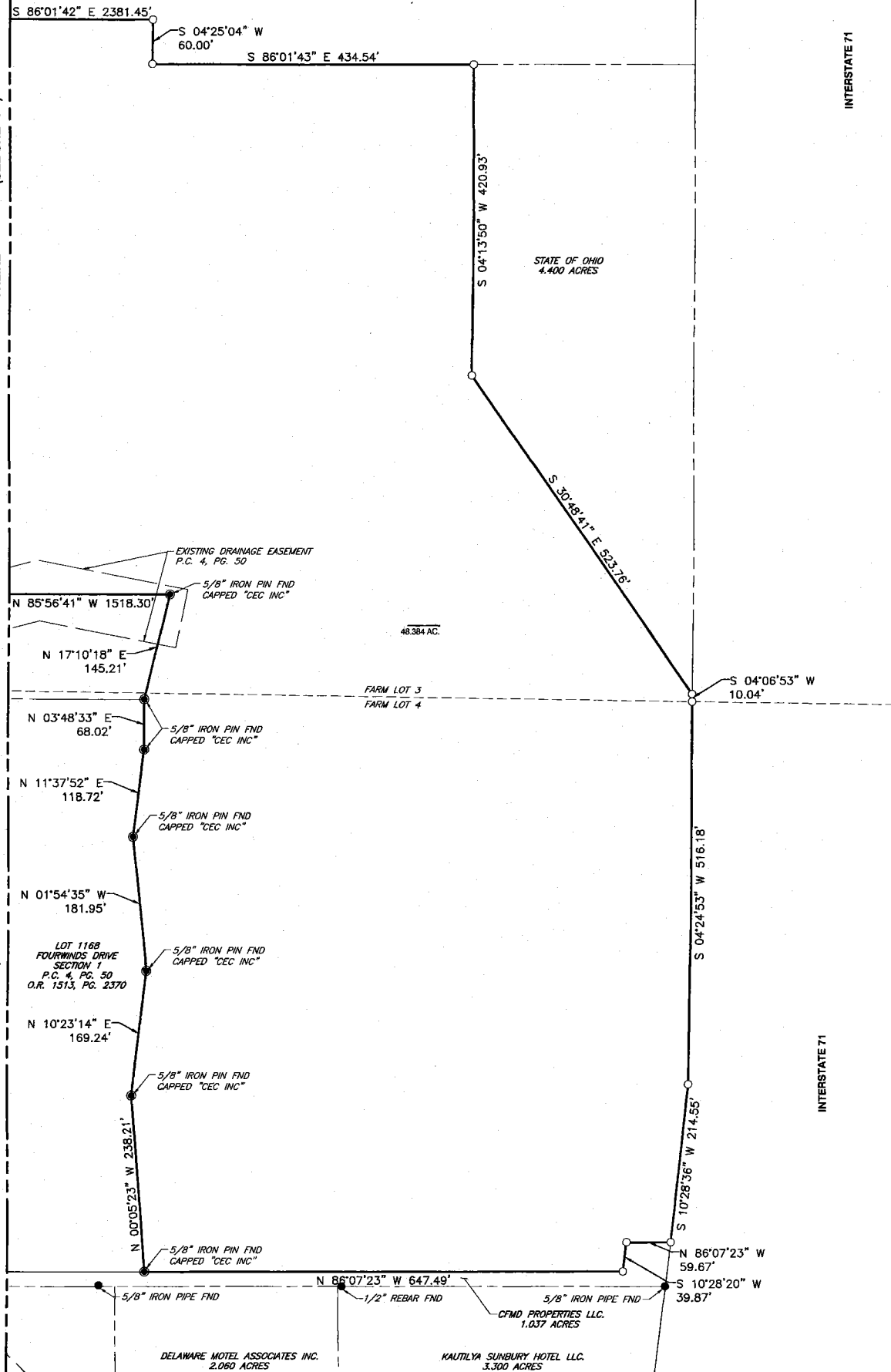


NORTH

SCALE IN FEET

0 100 200

MEDIA INVESTMENTS LLC  
79.680 ACRES



**NOTE "A":** 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 AT 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 PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.

**NOTE "B":** BERLIN TOWNSHIP ZONING CODE FOR SUBDIVISION PLAT OF "FOURWINDS DRIVE SECTION 2", IN EFFECT AT TIME OF PLATTING OF SUBDIVISION PLAT OF "FOURWINDS DRIVE SECTION 2", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:  
FRONT YARD: 30 FEET MINIMUM  
SIDE YARD: 15 FEET MINIMUM  
REAR YARD: 40 FEET MINIMUM  
PERIMETER SETBACK: 50 FEET MINIMUM

BERKSHIRE TOWNSHIP ZONING CODE FOR SUBDIVISION PLAT OF "FOURWINDS DRIVE SECTION 2", IN EFFECT AT TIME OF PLATTING OF SUBDIVISION PLAT OF "FOURWINDS DRIVE SECTION 2", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:  
FRONT YARD: 30 FEET MINIMUM  
SIDE YARD: 10 FEET MINIMUM  
REAR YARD: 25 FEET MINIMUM  
PERIMETER SETBACK: 50 FEET MINIMUM

**NOTE "D":** ACREAGE BREAKDOWN  
TOTAL ACREAGE: 85.092  
ACREAGE IN LOTS: 76.646  
ACREAGE IN RESERVE LOTS: 4.409  
ACREAGE IN RIGHTS-OF-WAY: 4.037  
RIGHT-OF-WAY BREAKDOWN  
3 BS & K ROAD: 0.765  
FOURWINDS DRIVE: 1.907  
SUMMIT DRIVE: 1.365  
FARM LOT BREAKDOWN  
ACREAGE IN FARM LOT 3: 53.883  
ACREAGE IN FARM LOT 4: 31.209  
TOTAL ACREAGE: 85.092

TOWNSHIP BREAKDOWN  
ACREAGE IN BERKSHIRE: 20.691  
ACREAGE IN BERKSHIRE: 64.401  
TOTAL ACREAGE: 85.092

**NOTE "F":** NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND;

**NOTE "G":** EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITY EASEMENTS AND DESIGNATED WATERLINE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKS AND APPURTENANCES

**NOTE "H":** ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS;

**NOTE "I":** SANITARY EASEMENTS ARE SOLELY 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.

**NOTE "J":** 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.;

**NOTE "K":** ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS;

**NOTE "L":** NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

**NOTE "M":** AT THE TIME OF PLATTING, PART OF THE LAND HEREBY BEING PLATTED AS SUBDIVISION PLAT OF "FOURWINDS DRIVE SECTION 2" IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39041C0150K WITH EFFECTIVE DATE OF APRIL 16, 2009. THE REMAINING LAND HEREBY BEING PLATTED AS "SUBDIVISION PLAT OF "FOURWINDS DRIVE" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (DATED APRIL 16, 2009) SHOWN HEREON LIES WITHIN A COMMUNITY PANEL NOT PRINTED DUE TO NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED, COMMUNITY PANEL NO. 39041C0145K.;

**NOTE "N":** AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT SUBDIVISION PLAT OF "FOURWINDS DRIVE SECTION 2" PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

**NOTE "O":** 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.

**NOTE "P":** 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.

**NOTE "Q":** 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.

**NOTE "R":** 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.

**NOTE "S":** 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.

**NOTE "T":** 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.

**NOTE "U":** 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.

**NOTE "V":** 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.

**NOTE "W":** 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.

**NOTE "X":** 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 OR INFRINGE UPON OR LIMIT THE COUNTY'S REASONABLE ACCESS TO THE SANITARY SEWER OR FORCE MAIN.

**NOTE "Y":** DRIVES SHALL NOT ENCRUCH INTO ANY SIDE YARD DRAINAGE EASEMENT.

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

**NOTE "AA":** AS REQUIRED BY BERLIN AND BERKSHIRE TOWNSHIP ZONING CODES, NO DRIVEWAY SHALL BE LOCATED SO THAT IT ENTERS A PUBLIC ROAD WITHIN FORTY FEET OF THE INTERSECTION OF THE RIGHTS-OF-WAY OF ANY TWO PUBLIC ROADS AS MEASURED FROM THE EDGE OF THE RIGHT-OF-WAY AT THE INTERSECTION TO THE CENTER OF THE PRIVATE DRIVEWAY MAY BE NO CLOSER THAN FORTY FEET FROM THE INTERSECTION.

**NOTE "BB":** 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.

**NOTE "CC":** LOTS OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE PLATTED LOTS SHOWN HEREON FOR THE PURPOSE OF COMMON OPEN SPACE AND STORY AND STRUCTURE FACILITIES; ALL OF LOTS ARE DESIGNATED AS OPEN SPACE.

**NOTE "DD":** THE SIDEWALK WITHIN FOURWINDS DRIVE AND SUMMIT DRIVE RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE CONDO/HOMEOWNER'S ASSOCIATION, WHICHEVER IS IN CONTROL OF THE ADJACENT LAND.

**NOTE "EE":** THE A HIGHWAY EASEMENT IS PLATTED FOR THE SOLE RESTRICTION TO MAINTAIN SIGHT DISTANCE ALONG SUMMIT DRIVE. NO FEATURES SHALL BE CONSTRUCTED WITHIN THE AREA DESIGNATED AS A HIGHWAY EASEMENT THAT WILL BLOCK OR RESTRICT THE SIGHT DISTANCE AS DEFINED BY THE DELAWARE COUNTY ENGINEER.

**NOTE "FF":** 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.

LEGEND

- IRON PIN FOUND
- ▲ MAG NAIL FOUND
- IRON PIN PREVIOUSLY SET/FOUND
- ▲ MAG NAIL PREVIOUSLY SET/FOUND
- PERMANENT MARKER PREVIOUSLY SET/FOUND
- IRON PIN SET
- ▲ MAG NAIL SET
- PERMANENT MARKER SET

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

FOURWINDS DRIVE  
BERLIN & BERKSHIRE TOWNSHIP  
DELAWARE COUNTY, OHIO

SUBDIVISION PLAT  
SECTION 2

DATE: NOVEMBER 2017  
DRAWN BY: JEC  
DWG SCALE: 1"=100'  
CHECKED BY: MJA  
PROJECT NO.: 161-167  
APPROVED BY: MAS

DRAWING NO.:  
**PLAT**

SHEET 3 OF 3