

RECEIVED
OCT 02 2017

CARTER'S FARM

Del. Co. Regional
Planning Commission

Situated in the Township of Kingston, County of Delaware, State of Ohio and being part of Farm Lot 9, Quarter-Township 1, and part of Farm Lot 40, Quarter-Township 2, Township 5, Range 17 of The United States Military Lands. Being a subdivision of 10.884 acres, being all of the 10.884 acre remainder of an original 18.958 acre (Tract A) conveyed to John W. Hill Jr., Trustee of the KSM Inter Vivos Revocable Trust Agreement dated August 8, 1998 in Official Records Volume 1488, Page 2566 in the Delaware County Recorder's Office.

Easements are reserved for the construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands and for storm drainage.

We, the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our "CARTER'S FARM", a subdivision of Lots 238 to 240 inclusive, do hereby accept this plat of same.

IN WITNESS THEREOF We hereunto set our hands this 13th day of September, 2017.


John W. Hill, Jr., Trustee of the
KSM Inter Vivos Revocable Trust
Agreement dated August 8, 1998

STATE OF OHIO

Before me, a Notary Public, personally came the above named John W. Hill Jr., Trustee of the KSM Inter Vivos Revocable Trust Agreement dated August 8, 1998 who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes as expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal this 13th day of September, 2017


NOTARY PUBLIC

My Commission expires 2/12/2022



MICHELE L. MOORE
Notary Public, State of Ohio
My Commission Expires 02-12-2022

13-17

APPROVED THIS 14 DAY OF September, 2017



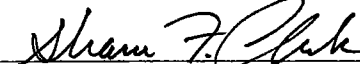
KINGSTON TOWNSHIP ZONING INSPECTOR

APPROVED THIS 15th DAY OF September, 2017



DELAWARE GENERAL HEALTH DISTRICT

APPROVED THIS 19th DAY OF Sept., 2017



DEL-CO WATER CO., INC.

APPROVED THIS ____ DAY OF _____, 2017

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS ____ DAY OF _____, 2017

DELAWARE COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 2017

DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

THIS ____ DAY OF _____ 2017, RIGHT-OF-WAY FOR ALL ROADS, BOULEVARDS, AND EASEMENTS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

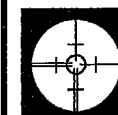
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS ____ DAY OF _____, 2017

DELAWARE COUNTY AUDITOR

DELAWARE COUNTY
RECORDER

SURVEYED AND PLATTED BY
KAREN S. COFFMAN, SURVEYOR REG. No. 7845



SCIOTO LAND SURVEYING SERVICE, INC.

173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

CARTER'S FARM

PART OF FARM LOT 9, QUARTER-TOWNSHIP 1, & PART OF FARM LOT 40, QUARTER-TOWNSHIP 2, TOWNSHIP 5, RANGE 17, U.S.M.L. KINGSTON TOWNSHIP, DELAWARE COUNTY, OHIO
18.958 Ac. (TRACT A), O.R.V. 1488, PG. 2566

| SETBACKS | |
|----------|-----------------------|
| FRONT | 50' FROM LOT WIDENING |
| SIDE | 25' |
| REAR | 80' (15' ACCESSORY) |

OWNER:
JOHN W. HILL, JR., TRUSTEE of the
KSM INTER VIVOS REVOCABLE TRUST
7737 OLENTANGY RIVER ROAD
COLUMBUS, OHIO 43235

EXISTING RIGHT-OF-WAY
CO. RD. 33 D ~ 60'
ROAD RECORDS
VOLUME 2, PAGE 3

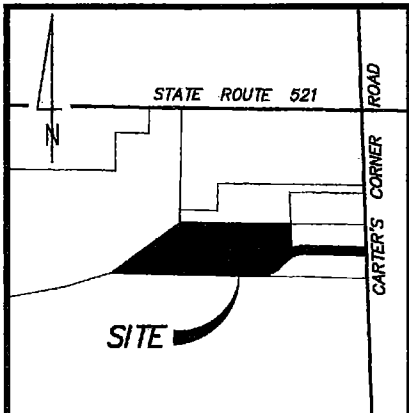
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CH. BEARING | CH. LENGTH |
|-------|-------------|---------|------------|-------------|------------|
| C1 | 43° 13' 53" | 170.00' | 128.27' | S69°45'41"W | 125.25' |
| C2 | 43° 13' 53" | 230.00' | 173.54' | S69°45'41"W | 169.45' |
| C3 | 43° 13' 53" | 170.00' | 128.27' | N69°45'41"E | 125.25' |
| C4 | 43° 13' 53" | 230.00' | 173.54' | N69°45'41"E | 169.45' |
| C5 | 18° 18' 48" | 230.00' | 73.51' | S57°18'09"W | 73.20' |

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N88°37'22"W | 30.05' |
| L2 | N01°50'55"W | 60.10' |
| L3 | S88°37'22"E | 30.05' |
| L4 | S01°50'55"E | 60.10' |

- LEGEND**
- ⊙ MAG Nail Found
 - 3/4" Iron Pipe Found
 - Monument Box Found
 - ⊗ 5/8" Iron Bar Found with a plastic cap marked "SLSS PS 7845"
 - 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

RECORDS USED
Deeds as shown.

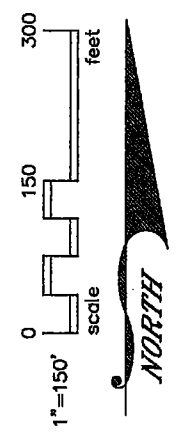
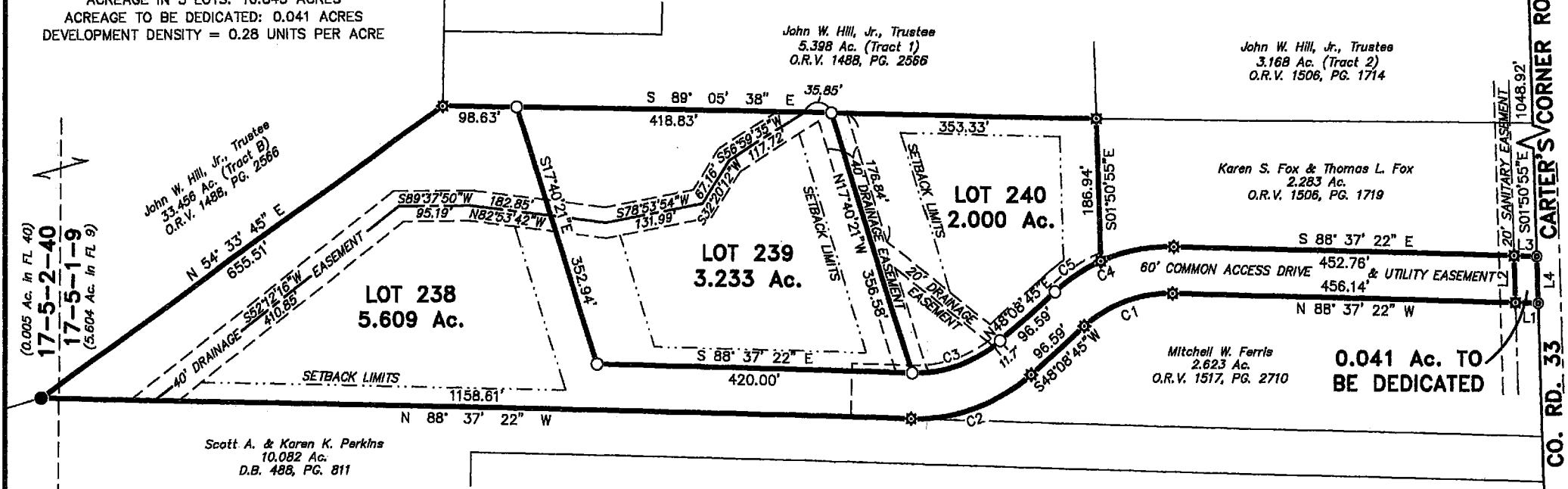
BASIS OF BEARINGS
Centerline of Carter's Corner Road per O.R.V. 1488, Page 2566 (S 01° 50' 55" E)



VICINITY MAP

SITE DATA

ORIGINAL PARCEL ACREAGE: 10.884 ACRES
TOTAL SUBDIVISION ACREAGE: 10.884 ACRES
ACRES REMAINING: 0 ACRES
ACREAGE IN 3 LOTS: 10.843 ACRES
ACREAGE TO BE DEDICATED: 0.041 ACRES
DEVELOPMENT DENSITY = 0.28 UNITS PER ACRE



The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewage system becomes available, said lot shall be connected to said central sewer system. Acceptance of title to a delineated lot for the subdivision shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included in conveyance of title for said lots.

Roof drains, foundation drains and other clean water connections to the sanitary sewer system are prohibited.

The earthwork contractor shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations" as adopted by the County Commissioners.

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 crooks 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.

Easements are reserved for the construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands, and for storm water drainage.

Easements designated as "Sanitary Easement" shall mean a perpetual, exclusive sanitary easement over, through, under, within, upon, and across the area herein delineated, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, solely for construction, operation and maintenance of public and or private sanitary sewers, sanitary sewer service connections, sanitary force mains, sanitary manholes, sanitary valves, and other sanitary appurtenances.

No other utility shall be located within the sanitary easement except for crossings as described herein; 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 the sanitary line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer or force main shall be subject to the review and approval of the Delaware County Sanitary Engineer; any utility crossing within the sanitary easement resulting in an angle less than 80 degrees shall only be permitted if approved in writing by the Delaware County Sanitary Engineer.

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; any landscaping features, such as, but not limited to, trees, fences, signs, retaining walls, etc., within the sanitary easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation; any landscaping features placed within the sanitary easement may be removed at any time by the Delaware County Sanitary Engineer or his/her representatives; the cost of restoration shall be the responsibility of the Grantor, or, upon conveyance by the Grantor, by the Grantor's successors and assigns.

The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer or force main within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer; 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 limit the County's reasonable access to the sanitary sewer or force main.

Prior to preparation of building plans and/or detailed site plans, each lot owner must coordinate with the Delaware County Health Department to determine that the approved on-site sewage treatment system location is consistent with or compatible with the owner's desired site plan.

Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Regional Planning Commission, and Health Department are SITE IMPROVEMENT PLANS for the development of said lots showing finish grade elevations, sewage treatment system locations, and building envelopes.

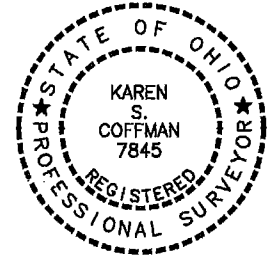
All lots are located in Flood Zone "X" per Community Panel No. 390146 0150 K, dated April 16, 2009.

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.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

K S Coffman
KAREN S COFFMAN, SURVEYOR
Registration No. 7845

SEPTEMBER 1, 2017
Date



Scioto Land Surveying Service, Inc.
173 North Sandusky Street Delaware, Ohio 43016 740.389.7677 karen@sciotolandsurveying.com