

# REPLAT OF RIVER ROCK FARMS LOTS 5259 AND 5260

Situated in the State of Ohio, County of Delaware, Township of Liberty, and in Farm Lots 1 (0.678 Ac.) and 2 (8.612 Ac.), Quarter Township 4, Township 3, Range 19, United States Military Lands, containing 9,290 acres of land, more or less, said 9,290 acres being a resubdivision of Lots 5259 and 5260 of the subdivision entitled "River Rock Farms", of record in Official Record 1262, Page 18, said Lots 5259 and 5260 being part of that tract of land conveyed to PAUL CRAVER AND PHYLLIS CRAVER by deed of record in Official Record 1039, Page 1046, Recorder's Office, Delaware County, Ohio.

The undersigned, PAUL CRAVER AND PHYLLIS CRAVER, married, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "REPLAT OF RIVER ROCK FARMS LOTS 5259 and 5260", a subdivision containing Lots numbered 5259 and 5260, does hereby accept this plat of same.

Easements are hereby reserved, in, over, and under areas designated on this plat as Utility Easement, Drainage Easement and Sanitary 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.

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 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.

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.

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.

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.

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.

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 the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary shall be subject to the review and approval of 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, stackable retaining walls, etc., within the Sanitary Easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.

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 is applicable.

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.

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.

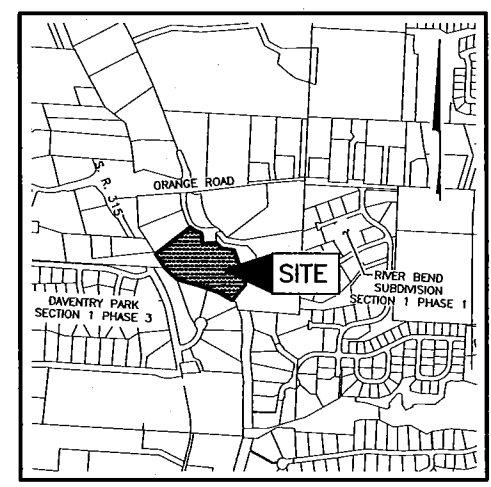
A non-exclusive easement is hereby specifically granted unto Del-Co Water Company Inc., its successors and assigns, for the location of water lines, valves and appurtenances within the rights-of-way hereby dedicated and within areas designated hereon as "Utility Easement" or "Drainage Easement" that 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.

In Witness Whereof, PAUL CRAVER AND PHYLLIS CRAVER, married, have hereunto set their hands this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed and Acknowledged In the presence of: PAUL CRAVER AND PHYLLIS CRAVER  
\_\_\_\_\_  
(As to both) PAUL CRAVER  
\_\_\_\_\_  
(As to both) PHYLLIS CRAVER

RECEIVED  
NOV 27 2017

Del. Co. Regional Planning Commission



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

D.C.R.P.C. CASE  
No. 17-17

STATE OF OHIO  
COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared PAUL CRAVER and PHYLLIS CRAVER, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this \_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_ Notary Public, \_\_\_\_\_ State of Ohio

Approved this \_\_\_ day of \_\_\_\_\_, 20\_\_  
Liberty Township 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

Approved this \_\_\_ day of \_\_\_\_\_, 20\_\_  
Director, Delaware County Regional  
Planning Commission

Delaware County Commissioners

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this \_\_\_ day of \_\_\_\_\_, 20\_\_ for the County of Delaware, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted as such by Delaware County.

Transferred this \_\_\_ day of \_\_\_\_\_, 20\_\_  
Auditor, Delaware County, Ohio

Filed for record this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ M. Fee \$  
Recorder, Delaware County, Ohio

File No. \_\_\_\_\_

Official Record \_\_\_\_\_, Pages \_\_\_\_\_

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, as per NAD83(1986). Control for the bearings was from coordinates of Delaware County Geodetic Survey Monument Numbers 97-056 and 97-058, with a bearing of North 85°24'29" West between said monuments.

**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:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



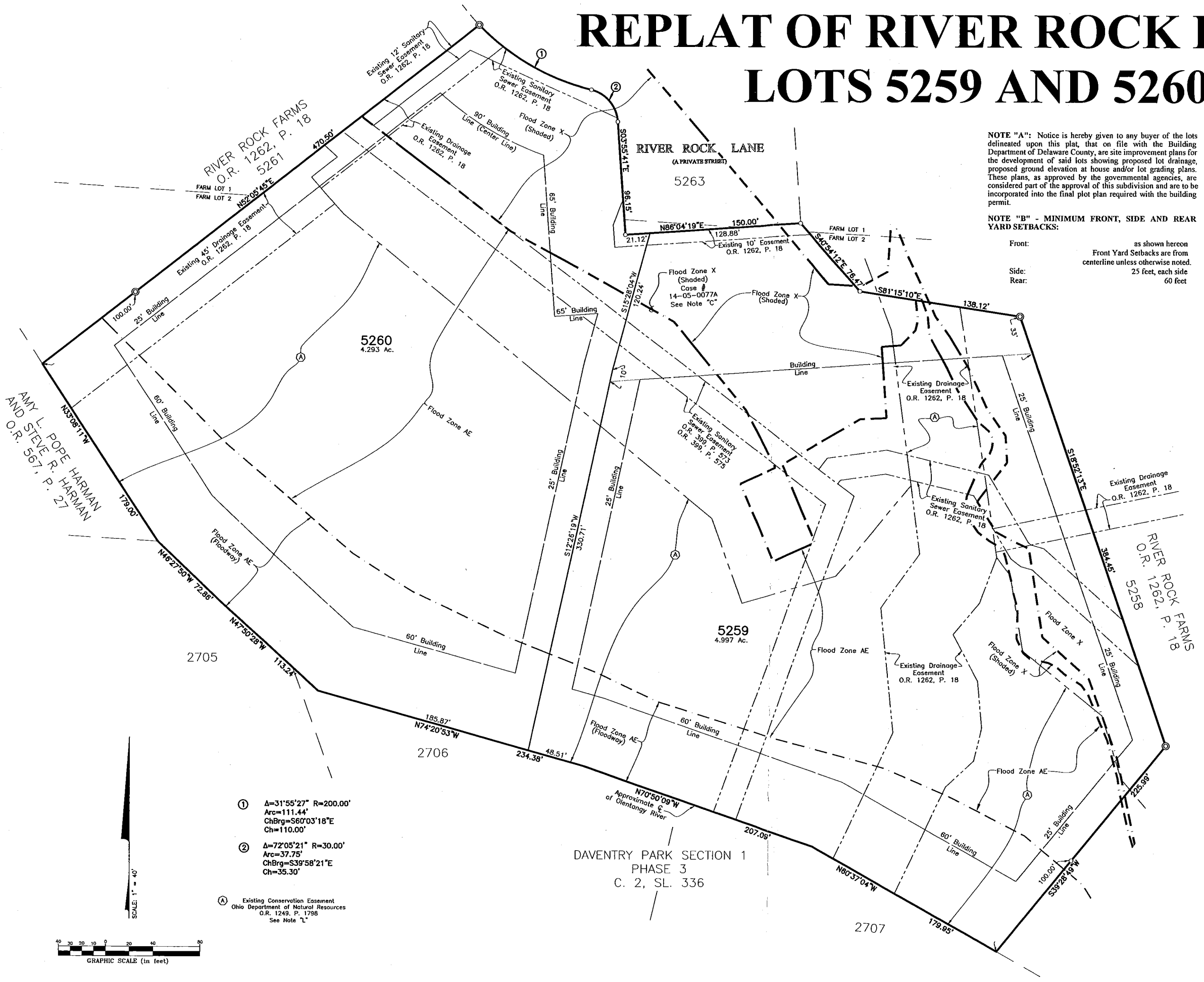
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Professional Surveyor No. 7865 Date \_\_\_\_\_

J:\2017\0427\DWG\ASSETS\PLAT\20170427-15-PLAT-PHSE.DWG plotted by MASTON, JOHN on 11/17/2017 8:03:04 AM last saved by IPRTCHARD on 10/26/2017 8:25:22 AM

# REPLAT OF RIVER ROCK FARMS LOTS 5259 AND 5260



**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" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:**

Front: as shown hereon  
 Side: Front Yard Setbacks are from centerline unless otherwise noted.  
 Rear: 25 feet, each side  
 60 feet

**NOTE "C":** At the time of plating, part of Replat of River Rock Farms Lots 5259 and 5260 is within Zone AE Floodway (the channel of the stream plus and adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights), Zone AE (Areas subject to inundation by the 1% annual chance flood, base flood elevation determined), Zone X (Shaded) (Areas determined to be outside the 0.2% annual chance floodplain, areas of 1% chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) and Zone X (Areas of 0.2% annual chance floodplain as said Zones are designated and delineated on Flood Insurance Rate Map, Community Panel Number 39041C0241K, for Delaware County, Ohio and Incorporated areas, with an effective date of April 16, 2009, and Letter of Map Revision Based on Fill (LOMR-F), Case No. 14-05-0077A.

**NOTE "D":** As required by the Liberty Township Zoning Code, no driveway shall be located so that it enters a public road within one hundred feet of the intersection of the rights-of-way of any two public roads.

**NOTE "E":** A subsurface drainage system may exist on the site. The system and/or outlet if located on the property must be maintained at all times.

**NOTE "F":** The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of plating. At the request of zoning and planning authorities at the time of plating, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "G":** Access to the public road right-of-way from all of the lots hereby platted shall be restricted to the private street known as River Rock Lane located within Lot 5263 of the subdivision entitled "River Rock Farms", of record in Official Record 1262, Page 18.

**NOTE "H":** Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. 13-930, Journal Date 9-12-2013.

**NOTE "I":** Drives shall not encroach into any side yard drainage easement.

**NOTE "J" - ACREAGE BREAKDOWN:** Replat of River Rock Farms Lots 5259 and 5260 is comprised of the following Delaware County Parcel Numbers:

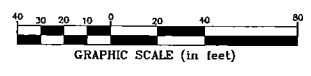
31941101014003	3.237 Ac.
31941101014004	6.053 Ac.

**NOTE "K":** At the time of plating, 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 Replat of River Rock Farms Lots 5259 and 5260 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

**NOTE "L":** This conservation easement does not preclude the Delaware County Engineer and its assigns from performing routine maintenance in accordance with Chapters 6137 of the Ohio Revised Code within but not beyond the designated drainage easement areas as prescribed in accordance with chapter 6137 of the Ohio Revised Code. For purpose of this easement the term "routine maintenance" denotes activities such as the removal of sediment, debris, downed trees, or other obstructions from the stream channel as necessary to protect the integrity of the stream channel, prevent excessive erosion, and maintain a free-flowing functional water course. Prior to the commencement of any routine maintenance in accordance with the Chapters 6137 of the Ohio Revised Code within the designated conservation/Drainage easement areas located on the River Rock Farms Subdivision, Delaware County Engineer and its assigns agree to provide advanced notification by telephone or electronic mail of the proposed maintenance activities to the appropriate representative of the Ohio Department of Natural Resources, Scenic Rivers Program. It will be the responsibility of the Ohio Scenic Rivers Program to provide current contact information to the Delaware County Engineer and its assigns. Whenever routine maintenance is performed it shall be conducted in a manner so as to minimize disturbance to the riparian areas of and stream channels of the Olenangy River and/or any of its tributaries. The Delaware County Engineer and its assigns agree to review completed work with the Ohio Scenic Rivers Program upon request.

- ① Δ=31°55'27" R=200.00'  
Arc=111.44'  
ChBrg=S60°03'18"E  
Ch=110.00'
- ② Δ=72°05'21" R=30.00'  
Arc=37.75'  
ChBrg=S39°58'21"E  
Ch=35.30'

Ⓐ Existing Conservation Easement  
 Ohio Department of Natural Resources  
 O.R. 1249, P. 1798  
 See Note "L"



20170427.DWG (SHEET) PLOT PLAN - PHASE 3.DWG plotted by MASTON, JOHN on 11/17/2017 8:04:51 AM last saved by IPITCHARD on 10/26/2017 8:25:22 AM