

# GRACE HAVEN

Situated in the Township of Concord, County of Delaware, State of Ohio and being part of Lot 4 in Thomas Parker's Virginia Military Survey No. 2365. Being a subdivision of 11.181 acres, being all of an original 3.483 acre (Parcel 1) and all of an original 7.770 acre (Parcel 2) conveyed to David W. and Phyllis A. Grauer in Deed Book 550, Page 142 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 "GRACE HAVEN", a subdivision of Lots 7176 to 7177 inclusive, do hereby accept this plat of same.

IN WITNESS THEREOF We hereunto set our hands this 21<sup>st</sup> day of March, 2018.

David W. Grauer  
David W. Grauer

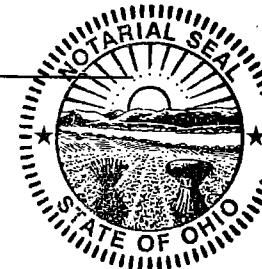
Phyllis A. Grauer  
Phyllis A. Grauer

STATE OF OHIO

Before me, a Notary Public, personally came the above named David W. and Phyllis A. Grauer who acknowledge 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 21<sup>st</sup> day of March, 2018

Dianne C. Oman My Commission expires 11-21-19  
NOTARY PUBLIC

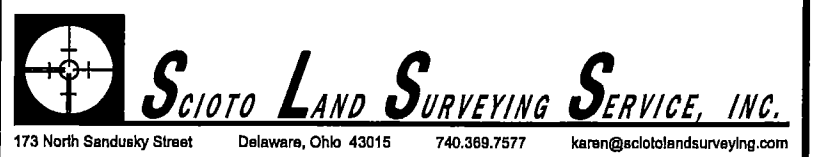


DIANNE C. OMAN  
Notary Public, State of Ohio  
My Commission Expires  
November 21, 2019

RECEIVED  
APR 02 2018  
Del. Co. Regional  
Planning Commission

APPROVED THIS <u>27</u> DAY OF <u>MARCH</u> , 2018 <u>Paul Con</u> CONCORD TOWNSHIP ZONING INSPECTOR
APPROVED THIS <u>21<sup>ST</sup></u> DAY OF <u>March</u> , 2018 <u>Dave</u> DELAWARE GENERAL HEALTH DISTRICT
APPROVED THIS <u>26</u> DAY OF <u>MARCH</u> , 2018 <u>Sharon F. Cook</u> DEL-CO WATER CO., INC.
APPROVED THIS ____ DAY OF _____, 2018 _____ DELAWARE COUNTY SANITARY ENGINEER
APPROVED THIS ____ DAY OF _____, 2018 _____ DELAWARE COUNTY ENGINEER
APPROVED THIS ____ DAY OF _____, 2018 _____ DELAWARE COUNTY REGIONAL PLANNING DIRECTOR
THIS ____ DAY OF _____ 2018, 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 _____, 2018 _____ DELAWARE COUNTY AUDITOR
_____ DELAWARE COUNTY RECORDER

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



The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewer 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" or "Common Access Drive & Utility 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.

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.

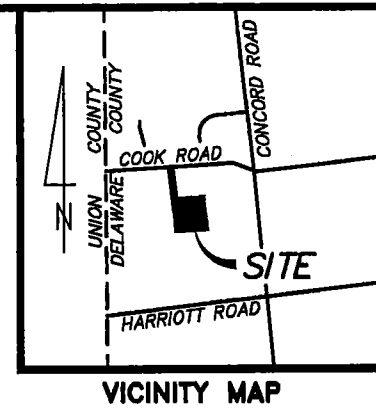
All lots are located in Flood Zone "X" per Flood Insurance Rate Map Panel No. 39014C0220K, dated April 16, 2009.

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.

LINE	DIRECTION	DISTANCE
L1	N85°06'44"E	60.11'
L2	S08°24'36"E	30.06'
L3	S85°06'44"W	60.11'
L4	N08°24'36"W	30.06'
L5	N08°24'36"W	20.70'
L6	N66°41'20"E	132.15'
L7	N28°13'48"E	69.32'
L8	N35°07'07"E	39.53'
L9	N03°50'12"E	48.90'
L10	N18°18'39"W	35.07'
L11	N33°18'39"W	55.08'
L12	N00°00'00"W	32.22'
L13	S08°25'52"E	26.19'
L14	S00°00'00"E	18.69'
L15	S33°18'39"E	51.71'
L16	S18°18'39"E	41.62'
L17	S03°50'12"W	56.42'
L18	S35°07'07"W	54.45'
L19	S85°14'40"W	20.35'
L20	S28°13'48"W	29.60'
L21	S66°41'20"W	138.66'
L22	N85°07'07"E	32.73'
L23	N85°07'07"E	21.55'
L24	S26°43'07"E	41.86'
L25	S37°40'20"E	56.88'
L26	S66°41'20"W	20.65'
L27	N37°40'20"W	53.67'
L28	N26°43'07"W	51.79'
L29	N19°45'07"W	57.37'
L30	N28°08'01"E	89.84'
L31	S33°18'39"E	22.77'
L32	S28°08'01"W	70.07'
L33	S19°45'07"E	53.80'
L34	S85°07'07"W	20.69'

# GRACE HAVEN

**PART OF LOT 4 IN THOMAS PARKER'S VIRGINIA MILITARY SURVEY NO. 2365**  
**CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO**  
**ALL OF AN ORIGINAL 3.483 Ac. (PARCEL 1), & ALL OF AN ORIGINAL 7.770 Ac. (PARCEL 2), DEED BOOK 550, PAGE 142**



15-17

**OWNERS:**  
 DAVID W. &  
 PHYLLIS A. GRAUER  
 7661 COOK ROAD  
 POWELL, OHIO 43065

**SITE DATA**  
 ORIGINAL PARCEL ACREAGE: 11.181 ACRES  
 TOTAL SUBDIVISION ACREAGE: 11.181 ACRES  
 ACRES REMAINING: 0 ACRES  
 ACREAGE IN 2 LOTS: 11.140 ACRES  
 ACREAGE TO BE DEDICATED: 0.041 ACRES  
 DEVELOPMENT DENSITY = 0.18 UNITS PER ACRE

C.A.D. MAINTENANCE AGREEMENT RECORDED IN  
 O.R.V. \_\_\_\_\_, PG. \_\_\_\_\_

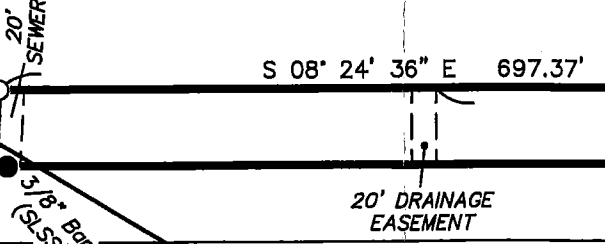
- LEGEND**
- Railroad Spike Found
  - Iron Bar or Pipe Found
  - 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

XXXX Address

**RECORDS USED**  
 Deeds as shown.

**BASIS OF BEARINGS**  
 Centerline of Cook Road  
 per D.B. 550, PG. 142  
 (N85°06'44"E)

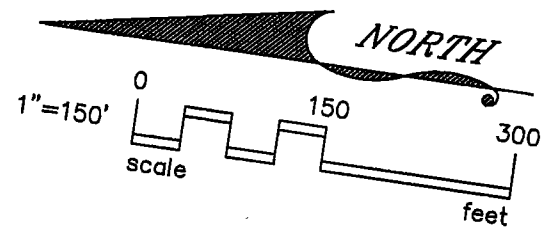
Drainage Maintenance Petition Recorded  
 in the Delaware County Commissioner's Journal,  
 Resolution No. \_\_\_\_\_, Journal Date \_\_\_\_\_



0.041 Ac. TO BE DEDICATED

EXISTING RIGHT-OF-WAY  
 TWP. RD. 132 ~ 60'  
 ROAD RECORDS  
 VOLUME 2, PAGE 16  
 PROPOSED ~ 60'

**ZONING SETBACKS - FR-1**  
 FRONT - 80'  
 SIDE - 25'  
 REAR - 50' (15' ACCESSORY)

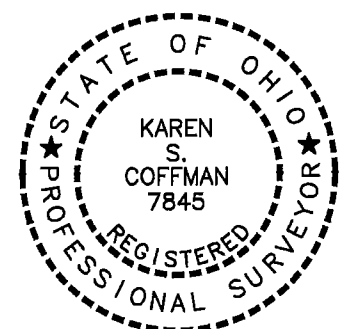


I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

K S Coffman

KAREN S COFFMAN, SURVEYOR  
 Registration No. 7845

FEBRUARY 14, 2018  
 Date



Scioto Land Surveying Service, Inc.

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