

Situated in the State of Ohio, County of Delaware, Township of Liberty, and in Farm Lot 9, Quarter Township 1, Township 3, Range 19, United States Military Lands, containing 13.184 acres of land, more or less, said 13.184 acres being comprised of a part of each of those tracts of land conveyed to NELSON FARMS ASSOCIATES, LLC, by deeds of record in Official Record 220, Page 1034 and Official Record 220, Page 1037, Recorder's Office, Delaware County, Ohio.

NELSON FARMS

SECTION 2 PHASE C PART 1A

The undersigned, NELSON FARMS ASSOCIATES, LLC, an Ohio limited liability company, by MULTICON BUILDERS, INC., an Ohio corporation, Managing Member, by CHARLES P. DRISCOLL, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "NELSON FARMS SECTION 2 PHASE C PART 1A", a subdivision containing Lots numbered 5487 to 5498, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of Shale Run Drive (1.390 acres of land, more or less) shown hereon and not heretofore dedicated.

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

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 _____

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of MULTICON BUILDERS, INC., Managing Member of said NELSON FARMS ASSOCIATES, LLC, has hereunto set his hand this ___ day of ___, 2017.

Signed and Acknowledged
In the presence of: NELSON FARMS ASSOCIATES, LLC
By: MULTICON BUILDERS, INC.
Managing Member

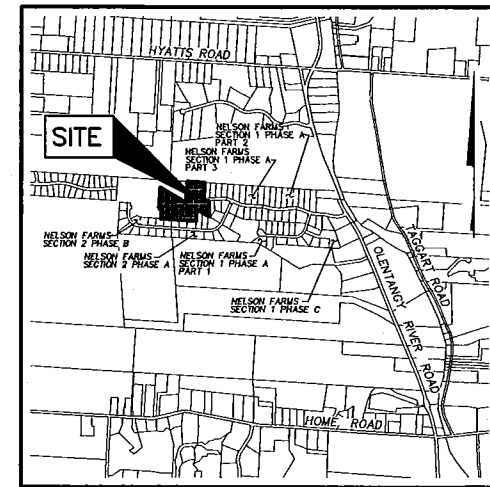
By _____
CHARLES P. DRISCOLL,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared CHARLES P. DRISCOLL, Vice President of MULTICON BUILDERS, INC., Managing Member of NELSON FARMS ASSOCIATES, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said NELSON FARMS ASSOCIATES, LLC for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of ___, 2017.
My commission expires _____
Notary Public, State of Ohio

RECEIVED
JAN 30 2018
Del. Co. Regional
Planning Commission



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

D.C.R.P.C. CASE
No. 07-05.2.C.1

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, as per NAD83. Control for the bearings was from coordinates of Delaware County Geodetic Survey Monument Numbers 97-019 and 97-010, with a bearing of North 86°29'04" 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.

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

By _____ Professional Surveyor No. 7865 Date _____

NELSON FARMS

SECTION 2 PHASE C PART 1A

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 plat plan required with the building permit.

NOTE "B" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Front:	30 feet
Side:	25 feet each side
Rear:	25 feet

NOTE "C": All of Nelson Farms Section 2 Phase C Part 1A is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39041C0229K, for Delaware County, Ohio and incorporated areas, with an effective date of April 16, 2009.

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 platting. At the request of zoning and planning authorities at the time of platting, 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 conflict 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": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or right-of-way deed or right-of-way easement.

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

NOTE "I" - ACREAGE BREAKDOWN:

Total acreage	13.184 Ac.
Total acreage in Lots	11.794 Ac.
Acreage in rights-of-way	1.390 Ac.

NOTE "J": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. _____, Journal Date _____.

NOTE "K": 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 Nelson Farms Section 2 Phase C Part 1A 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" - NO BUILD ZONE: No Build Zones are defined as portions of lots set aside by the owner by deed, plat, deed restriction or other legal means using a permanent public record wherein said portions of lots are permanently and perpetually set aside for conservation purposes and where the construction of any building is prohibited. Modifications or encroachments, except for the planting of native trees and vegetation and removal of dead and dangerous trees and noxious vegetation, are prohibited. Such designation however, does not limit the right of the developer to install any improvements required by governmental entities and/or public utility companies.

NOTE "M" - PATH EASEMENT: Within those areas of land, shown hereon and designated "Path Easement", a nonexclusive easement is hereby reserved for constructing/installing and maintaining a paved bicycle and pedestrian path for use by the public to be installed by Nelson Farms, LLC and maintained by an association comprised of the fee simple titles to the lots in the Nelson Farms Subdivisions.

NOTE "N": The following activities shall not occur within the areas of wetlands, riparian areas, surface drainage, water quality and stormwater management areas to be referred to hereafter as DRAINAGE AND CONSERVATION EASEMENT except areas provided for in the amended development text

1. The easement property herein described shall be kept in perpetuity in its natural state. As herein used, the term "natural state" is intended to mean that no buildings, billboards or other structures of any kind, either temporary or permanent, shall be placed or erected on the easement property, unless otherwise expressly provided hereunder.
2. There shall be no industrial, commercial or agricultural activity on the easement property.
3. There shall be on or in the easement property no fillings, excavating, ditching, draining, dike constructing, damming, removal of top soil, sand, gravel, rock, minerals, oil, gas or other materials nor any change in the topography of the land in any manner, other than that caused by the forces of nature or as reserved herein.
4. Herbicides or pesticides may only be used within the easement property only in accordance with the prescribed methods approved by the ODNR or Delaware Soil and Water Conservation District (DSWCD).

5. No overhead power transmission lines may be erected, nor shall any interests in the easement property be granted for this purpose. It is the intent of this provision to grant to the DSWCD, such an interest in said easement property as is sufficient to prohibit the exercise of the power of eminent domain by public utility companies and any other body or person.

6. The Grantor reserves the right and easement on the real property repair or maintain any existing telephone, electric, gas, water, wells, sewer, or other utility lines/mains or ingress/egress driveways needed to provide for the needs of the Grantor and its successors or assigns. The area(s) needed repair or maintain said facility shall be the minimum necessary to accomplish the task as agreed upon in writing by the Grantor and Grantee. Upon completion, the area shall be restored to its previous state or as near as practical. Existing storm water management areas covered under a drainage/utility easement shall be approved/performed by Delaware County.

7. There shall be no manipulation or alteration of creeks, streams, surface or subsurface springs or other bodies of water, or any activities on or uses of the easement property detrimental to water purity, quality, or the ecological integrity of the easement property except as provided herein.

8. There shall be no recreational operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or other motorized recreational vehicles. Vehicles necessary for inspection and/or maintenance shall be allowed as needed with minimal disturbance to the easement property. No BMX or Motocross ramps, berms, or tracks shall be permitted within the easement area.

9. There shall be no domestic livestock, no feedlots, no non-native animals or plants and permitted on the easement property.

10. No native trees, ground cover, or other vegetation shall be removed from the easement property unless approved by DSWCD. Control of invasive non-native plant species is permitted within the prescribed methods approved by DSWCD. General maintenance of dead, dying and fallen trees that threaten safety or channel stability shall be allowed by DSWCD. Delaware County Engineer and its assigns shall prescribe the least impactful means to resolve these cases.

11. The easement property shall at all times be kept free of garbage, trash, and machinery, and no other unsightly material shall be allowed to accumulate or be stored thereon, except the Grantor shall have no duty to remove garbage, trash, etc. unlawfully deposited on the premises by persons acting without the Grantor's consent.

12. The Ohio Department of Natural Resources and Delaware County and/or their authorized representatives reserve the right to periodically inspect the easement property for violations of this easement. If upon sixty (60) days advance written notice the Grantor has not eliminated said violations, the Department and/or the County may remove or eliminate, at the expense of the landowner, any violation by the Grantor of the easement. The Director of the Department of Natural Resources and/or Delaware County and/or their authorized representatives may enter upon said lands for the purpose of inspection.

13. The boundaries of the Easement shall be designated with signage provided by DSWCD. The Ohio Department of Natural Resources' or DSWCD intent is to clearly define and maintain all survey pins, corners, and points on line, traverse locations or reference lines to insure that boundaries are easily identifiable in perpetuity.

14. 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 the purpose of this easement, the term "routine maintenance" denotes activities such as the removal of debris, downed trees, or other obstructions from the stream channel as necessary to protect the integrity of the stream channel, prevent excessive erosion, and establishes a free-flowing functional stream environment.

15. As easement owner, DSWCD reserves the right to be contacted in writing within 10 days of any major maintenance activity beyond the scope of what is considered routine. The term "major maintenance" denoted activities such as the removal of debris, downed trees, or other obstructions from the stream channel as necessary to protect the integrity of the stream channel, prevent excessive erosion, and establish a free-flowing functional stream environment.

16. Except as expressly limited herein, the Grantors reserve for themselves, their heirs and assigns, all rights as owner of the easement property, including the right to use the easement property for all purposes not inconsistent with this easement.

17. This easement shall not be construed as a dedication of the property for public use. The lands referred to and to which the provisions of this instrument apply, are situated in Liberty Township, Delaware County, Ohio, and are more particularly delineated on the plat of the Nelson Farms subdivision and as Exhibit "A" to the recorded "Deed of Conservation Easement".

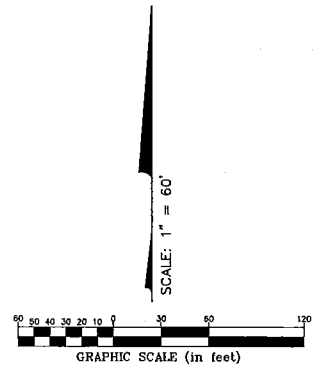
NELSON FARMS

SECTION 2 PHASE C PART 1A

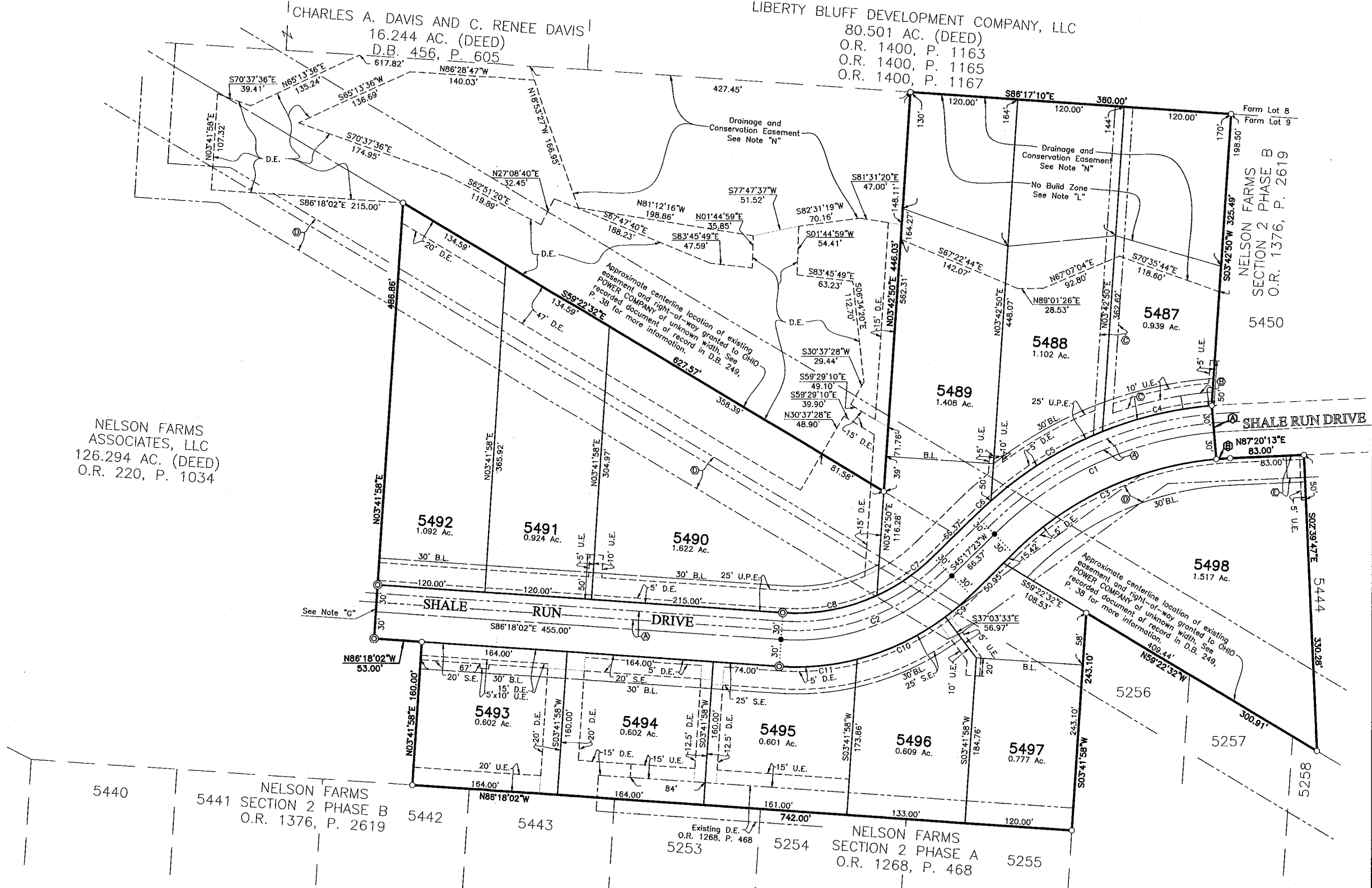
CHARLES A. DAVIS AND C. RENEE DAVIS
16.244 AC. (DEED)
D.B. 456, P. 605

LIBERTY BLUFF DEVELOPMENT COMPANY, LLC
80.501 AC. (DEED)
O.R. 1400, P. 1163
O.R. 1400, P. 1165
O.R. 1400, P. 1167

NELSON FARMS ASSOCIATES, LLC
126.294 AC. (DEED)
O.R. 220, P. 1034



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°37'50"	400.00'	276.67'	S 65°06'18" W	271.19'
C2	48°24'35"	250.00'	211.23'	S 69°29'41" W	205.00'
C3	39°37'50"	370.00'	255.92'	N 65°06'18" E	250.85'
C4	16°47'51"	430.00'	126.06'	S 76°31'17" W	125.61'
C5	19°43'35"	430.00'	148.05'	S 58°15'34" W	147.32'
C6	3°06'23"	430.00'	23.31'	S 46°50'35" W	23.31'
C7	20°02'50"	220.00'	76.98'	S 55°18'48" W	76.58'
C8	28°21'45"	220.00'	108.90'	S 79°31'05" W	107.80'
C9	7°39'04"	280.00'	37.39'	N 49°06'55" E	37.36'
C10	22°39'23"	280.00'	110.72'	N 64°16'08" E	110.00'
C11	18°06'08"	280.00'	88.48'	N 84°38'54" E	88.10'



- Ⓐ Existing Gas Easement
O.R. 830, P. 2743
- Ⓑ Existing U.P.E.
O.R. 1376, P. 2619
- Ⓒ Existing U.E.
O.R. 1447, P. 978
- Ⓓ Existing S.E.
O.R. 1504, P. 1330
- Ⓔ Existing S.E.
O.R. 1376, P. 2619

Legend
 B.L. = Building Line
 S.E. = Sanitary Easement
 U.E. = Utility Easement
 D.E. = Drainage Easement
 U.P.E. = Utility and Path Easement
 G.E. = Grading Easement

Ⓐ S05°04'47"E
60.00'
 Ⓑ Δ=2°25'00" R=370.00'
Arc=15.61'
ChBrg=N86°07'43"E
Ch=15.80'