

OLENTANGY CROSSINGS SECTION 4, LOT 7291, DIVISION # 1

PLAT CABINET 3, SLIDE 771,
OFFICIAL RECORD VOLUME 742, PAGES 1063-1065,
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE,
TOWNSHIP OF ORANGE, BEING PART OF FARM LOT 8,
QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18,
UNITED STATES MILITARY LANDS.

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, LOCATED IN PART OF FARM LOT 8, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS, BEING PART OF LOT 7291 (5.124 ACRES) OF OLENTANGY CROSSINGS, SECTION 4, A SUBDIVISION OF RECORD IN OFFICIAL RECORD VOLUME 742, PAGES 1063-1065 AND STORED IN PLAT CABINET 3, SLIDE 771, SAID LOT BEING CONVEYED TO CONTINENTAL OLENTANGY CROSSING, LLC IN OFFICIAL RECORD VOLUME 1059, PAGE 748, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT" OR "SANITARY EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH 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.

OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED, MARK A. DAMANTE, VICE PRESIDENT, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "OLENTANGY CROSSINGS SECTION 4, LOT 7291, DIVISION # 1", A SUBDIVISION OF 2 LOTS NUMBERED 8645 AND 8646, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DOES VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE TO PUBLIC USE ALL EASEMENTS NOT HERETOFORE DEDICATED.

CONTINENTAL OLENTANGY CROSSING, LLC

BY: MARK A. DAMANTE VICE PRESIDENT WITNESS (PRINTED & SIGNATURE) WITNESS (PRINTED & SIGNATURE)

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MARK A. DAMANTE, VICE PRESIDENT OF CONTINENTAL OLENTANGY CROSSING, LLC WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF CONTINENTAL OLENTANGY CROSSING, 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 _____ 20____. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

TOWNSHIP ZONING

APPROVED THIS _____ DAY OF _____ 20____, _____ ORANGE TOWNSHIP ZONING OFFICER

COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____ 20____, _____ COUNTY ENGINEER

COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____ 20____, _____ DELAWARE COUNTY SANITARY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ 20____, _____ DELAWARE COUNTY REGIONAL PLANNING COMMISSION

DELAWARE COUNTY COMMISSIONERS

THIS _____ DAY OF _____ 20____, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE.

DELAWARE COUNTY COMMISSIONERS

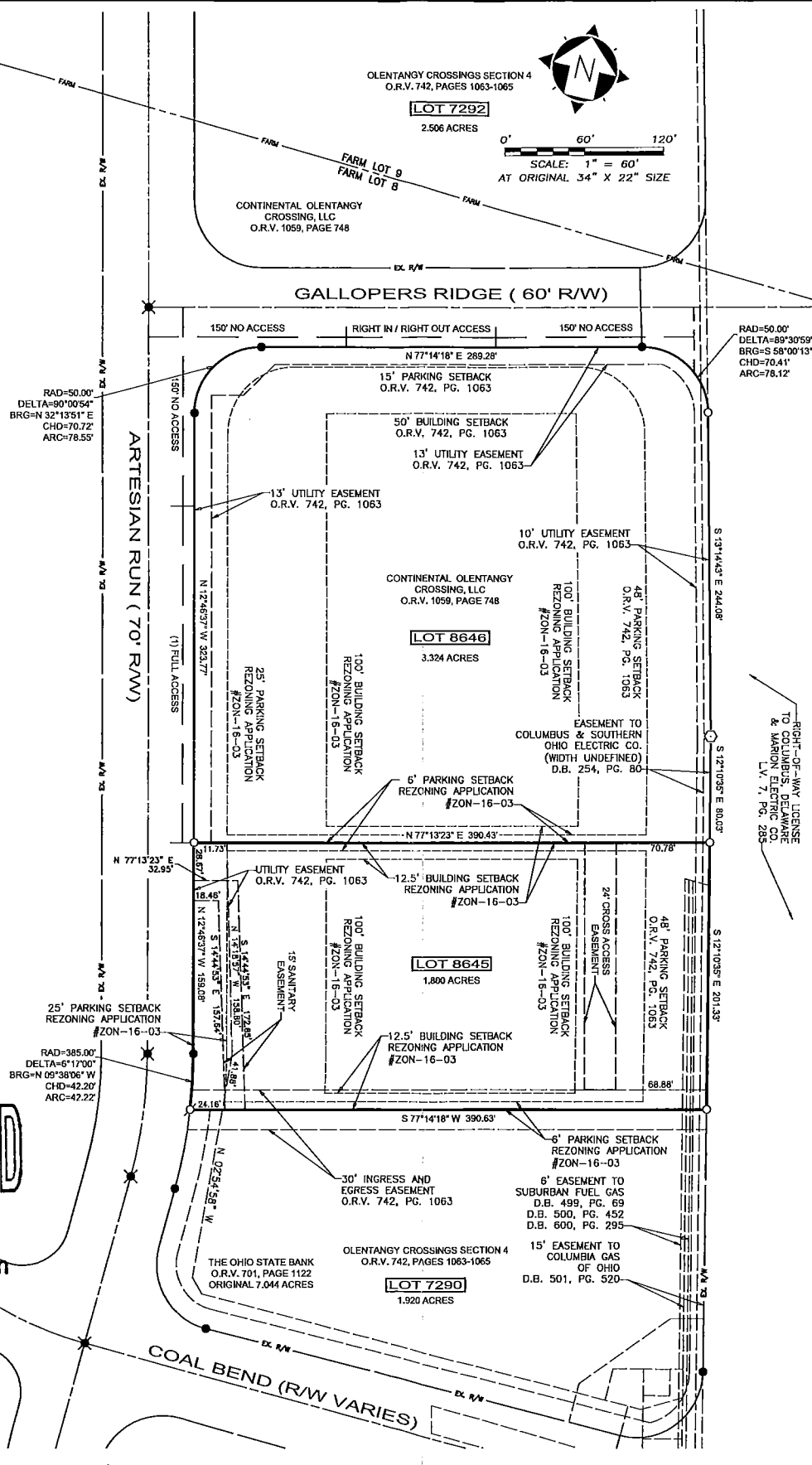
AUDITOR

TRANSFERRED THIS _____ DAY OF _____ 20____, _____ AUDITOR DELAWARE COUNTY, OHIO

RECORDER

RECORDED THIS _____ DAY OF _____ (YEAR) _____ AT _____ AM/PM
IN OFFICIAL RECORD VOLUME _____, PAGE _____, FEE \$ _____
RECORDER DELAWARE COUNTY, OHIO

RECEIVED
APR 02 2018
Del. Co. Regional Planning Commission



BUILDING SETBACKS

U.S. ROUTE 23	100 FEET
GALLOPERS RIDGE	50 FEET
ARTESIAN RUN	100 FEET
SIDE YARDS	12.5 FEET
REAR YARDS	12.5 FEET
(SETBACKS MEASURED FROM RIGHT-OF-WAY UNLESS NOTED)	
BUILDING SEPARATION	25 FEET

PARKING SETBACKS

U.S. ROUTE 23	48 FEET
GALLOPERS RIDGE	15 FEET
ARTESIAN RUN	25 FEET
SIDE YARDS	6 FEET
REAR YARDS	6 FEET
(SETBACKS MEASURED FROM RIGHT-OF-WAY UNLESS NOTED)	
ZONED = PLANNED COMMERCIAL AND OFFICE DISTRICT (PC)	

BASIS OF BEARINGS

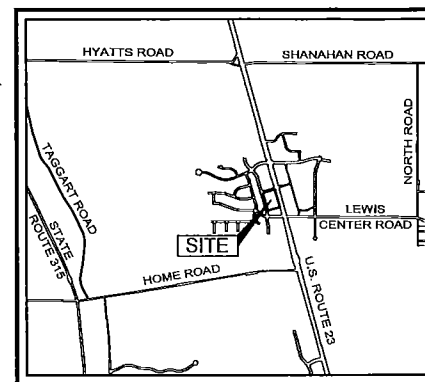
BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER NAD 83 (1986) - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

FLOOD DESIGNATION

SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM, MAP NUMBERS 39041C0233K AND 39041C0234K, EFFECTIVE DATE APRIL 16, 2009.

ACREAGE BREAKDOWN

BUILDABLE LOTS (2)
LOTS 8645 & 8646 = 5.124 ACRES
TOTAL AREA = 5.124 ACRES



NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
- DRAINAGE EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND APPURTENANT WORKS IN ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSE. EXCEPT AS PROVIDED FOR IN THE DEVELOPERS OVERALL SCHEME FOR THE DEVELOPMENT OF OLENTANGY CROSSINGS SECTION 4, LOT 7291, DIVISION # 1, 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.
- NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOT DELINEATED UPON THIS PLAT THAT SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOT SHOWING PROPOSED LOT DRAINAGE AND PROPOSED GRADING PLANS MUST BE SUBMITTED TO AND APPROVED BY THE DELAWARE COUNTY ENGINEER AND THE DELAWARE COUNTY CODE COMPLIANCE OFFICE PRIOR TO ANY CONSTRUCTION. ALL SITE IMPROVEMENT PLANS SHALL COMPLY WITH THE CURRENT EDITION OF THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL.
- ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
- ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS AND DELAWARE COUNTY DRAINAGE, EROSION AND SEDIMENT CONTROL (DESC) PROGRAM.
- 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.
- NO DRIVEWAY SHALL BE LOCATED SO THAT IT ENTERS A PUBLIC ROAD WITHIN FORTY (40) FEET OF THE INTERSECTION OF THE RIGHTS-OF-WAY OF ANY TWO (2) PUBLIC ROADS.
- ALL IRON PINS SET ARE 5/8" DIAMETER SOLID IRON PINS, 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".
- ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
- DIRECT VEHICULAR ACCESS TO U.S. 23 AND LEWIS CENTER ROAD FROM ANY LOT IN THIS SUBDIVISION SHALL BE PROHIBITED.
- THIS SUBDIVISION PLAT DOES NOT SHOW ALL EASEMENTS OF RECORD THAT MAY AFFECT THE SHOWN LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
- ACCESS POINTS TO ARTESIAN RUN ARE SUBJECT TO FINAL APPROVAL FROM THE DELAWARE COUNTY ENGINEER'S OFFICE AT SUCH TIME FINAL ENGINEERING PLANS ARE SUBMITTED.
- ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE COUNTY SOIL AND WATER CONSERVATION DISTRICT (DCSWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION.
- SIGNATURE BY THE DELAWARE COUNTY ENGINEER'S OFFICE ON THIS PLAT DOES NOT CONVEY APPROVAL OF THE STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL, ETC. FOR ANY COMMERCIAL SITE.

TRACT COVERAGE

THE GROUND AREA OCCUPIED BY ALL THE BUILDINGS AND STRUCTURES SHALL NOT EXCEED IN THE AGGREGATE FORTY-FIVE PERCENT (45%) OF THE TOTAL AREA OF THE LOT OR TRACT. THE GROUND AREA OCCUPIED BY ALL THE BUILDINGS, STRUCTURES, DRIVEWAYS, TRAFFIC CIRCULATION AREAS, PARKING AREAS AND SIDEWALKS SHALL NOT EXCEED IN THE AGGREGATE SEVENTY-FIVE PERCENT (75%) OF THE TOTAL AREA OF THE LOT OR TRACT.

SURVEYOR

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

DARRELL B. PLUMMER, P.S.
PROFESSIONAL SURVEYOR NO. 7595

RPC # 09-18

your trusted advisor
engineers
architects
planners
consultants

NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

ACREAGE BREAKDOWN

FARM LOT 8 = 5.124 ACRES
TOTAL AREA = 5.124 ACRES

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- IRON PIPE FOUND
- ⊕ MAG NAIL SET
- ✕ RR SPIKE FOUND
- CONC MON FOUND

PROJECT NO.: 170631
SCALE: AS NOTED
DATE: 3/21/2018
DRAWN: D.B.P.
CHECK: K.A.S.

OLENTANGY CROSSINGS SECTION 4, LOT 7291 DIVISION # 1 ORANGE TOWNSHIP DELAWARE COUNTY, OHIO

SHEET NO.

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