

# THE HEATHERS AT GOLF VILLAGE

## SECTION 1

Situated in the State of Ohio, County of Delaware, Township of Liberty, and in Farm Lot C (16.041 acres) and Farm Lot 23 (0.616 acre), Quarter Township 2, Township 3, Range 19, United States Military Lands, containing 16.657 acres of land, more or less, said 16.657 acres being part of that tract of land conveyed to PULTE HOMES OF OHIO LLC by deed of record in Official Record 1305, Page 2538, Recorder's Office, Delaware County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE HEATHERS AT GOLF VILLAGE SECTION 1", a subdivision containing Lots numbered 5451 to 5486, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Sawmill Parkway, Beechwood Drive, Timber Valley Drive, Stoney Bluff Drive, Emerald Ash Drive, Valley Oak Drive, Pasture Ridge Drive and Rocky Ridge Drive (7.931 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, Del-Co Water 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 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 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 (DCE) prior to installation. The DSWCD and DCE 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 Del-Co Water Easement, 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.

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, has hereunto set his hand this 6th day of August, 2015.

Signed and Acknowledged  
In the presence of

PULTE HOMES OF OHIO LLC

*Matthew J. Callahan*  
Matthew J. Callahan  
Division Vice President of  
Land Acquisition

*Steve Peck*  
Steve Peck

*Paul R. West*  
Paul R. West

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PULTE HOMES OF OHIO LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 6th day of August, 2015.

My commission expires

*Stephen Peck*  
Notary Public, State of Ohio



Approved this 7 day of August 2015  
*Matthew Hoff*  
Liberty Township Zoning Inspector

Approved this 9 day of Sept 2015  
*William F. Peck*  
General Manager, Del-Co Water Co., Inc.

Approved this 21 day of Sept 2015  
*Jeffrey J. Davis*  
Delaware County Sanitary Engineer

Approved this 22 day of Sept 2015  
*Chris P. ...*  
Delaware County Engineer

Approved this 26 day of Oct 2015  
*Scott S. ...*  
Director, Delaware County Regional Planning Commission

Delaware County Commissioners

*Jay Maxwell*  
*Paul Jones*  
*Jeff Sauter*

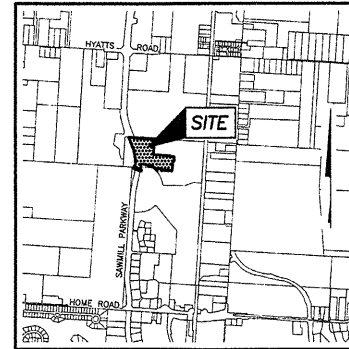
*George Kaitza*  
Auditor, Delaware County, Ohio

Transferred this 24 day of Nov 2015  
*Melissa Jordan*  
Recorder, Delaware County, Ohio



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Delaware County, OH  
Melissa Jordan County Recorder  
File# 2015-00033625

BK 1389 PG 2609-2610



D.C.R.P.C. CASE  
No. 12-131

LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 200'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, as per NAD83. Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the westerly right of way line of Chessie System Railroad, having a bearing of South 03°25'07" West, is designated the "basis of bearing" for this plat.

**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



Matthew A. Kirk  
Professional Surveyor  
No. 7865

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 *Matthew A. Kirk* 5 Nov 15  
Professional Surveyor No. 7865 Date



