

PC 4 sl. 44-44B

# HARVEST POINT

Situated in the State of Ohio, County of Delaware, Township of Liberty and in Farm Lot 30, Quarter Township 2, Township 3, Range 19, United States Military Lands, containing 35.137 acres of land, more or less, said 35.137 acres being all of that tract of land conveyed to CROWN RIDGE INVESTMENTS LLC by deed of record in Official Record 1254, Page 1226, Recorder's Office, Delaware County, Ohio.

The undersigned, CROWN RIDGE INVESTMENTS LLC, an Ohio limited liability company, by DONALD R. WICK, Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HARVEST POINT", a subdivision containing Lots numbered 5518 to 5557, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of the Road, Drives and Courts (4.568 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, 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 this 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, dunes, 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, fences, 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 crooks 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 crooks and appurtenances in said easement areas alongside said rights-of-way.

In Witness Whereof, DONALD R. WICK, Manager of CROWN RIDGE INVESTMENTS LLC, has hereunto set his hand this 12th day of Sept., 2015.

Signed and Acknowledged In the presence of: CROWN RIDGE INVESTMENTS LLC

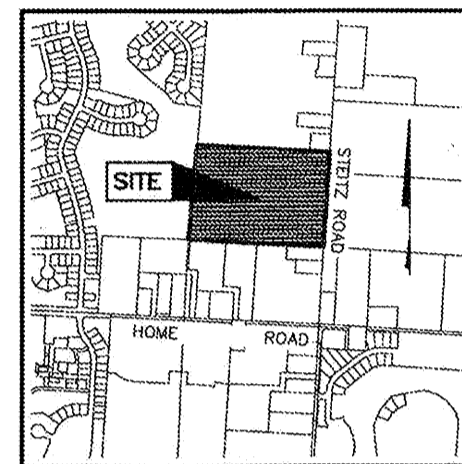
By Donald R. Wick  
DONALD R. WICK, Manager

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared DONALD R. WICK, Manager of CROWN RIDGE INVESTMENTS LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said CROWN RIDGE INVESTMENTS LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 12th day of September, 2015.

My commission expires 12-5-17  
Annabelle J. Wickcheck  
Notary Public State of Ohio



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

D.C.R.P.C. CASE No. 20-13



Approved this 16th day of Sept. 2015  
Matthew A. York  
Municipal Planning Director

Approved this 24th day of Sept. 2015  
JD  
General Manager  
Del-Co Water Co. Inc.

Approved this 27th day of January 2016  
Delaware County Sanitary Engineer

Approved this 28th day of January 2016  
Delaware County Engineer

Approved this 29th day of FEBRUARY 2016  
Director, Delaware County Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this 7th day of March, 2016 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.  
George Kaitsa  
Alderman, Delaware County, Ohio

Transferred this 10th day of March 2016  
Melissa Jordan  
Recorder, Delaware County, Ohio

Filed for record this day of 2016 at M. Fee \$  
File No.  
Official Record, Pages



Doc ID: 011002980003 Type: OFF  
Kind: PLAT  
Recorded: 03/10/2016 at 12:45:57 PM  
Fee Amt: \$120.00 Page 1 of 3  
Workflow# 0000113594-0001  
Delaware County, OH  
Melissa Jordan County Recorder  
File# 2016-00006195

BK 1407 PG 1190-1192

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, as per NAD83 (2011). Said bearings originated from a field traverse that 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 centerline of Stetiz Road having a bearing of South 03°45'48" 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



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. York Professional Surveyor No. 7865 Date 3/10/16

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# HARVEST POINT

**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 for 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: 12.5 feet each side  
 Rear: 25 feet

**NOTE "C":** All of Harvest Point 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 39041C0230K, 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. However, the driveway to intersection requirement of one hundred feet will be reduced to forty feet for lots 5520, 5534, 5537, 5545, 5549, 5553 and 5554.

**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 35.337 Ac.  
 Acreage in Lots 5556 and 5557 16.470 Ac.  
 Acreage in remaining lots 14.099 Ac.  
 Acreage in rights-of-ways 4.568 Ac.

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

**NOTE "K" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TYTE) - PLEASANT GROVE DRIVE:** Delaware County, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the northerly terminus of Pleasant Grove Drive as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to Delaware County, Ohio.

**NOTE "L":** 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 those providers for the installation and maintenance of all of their utility line facilities, could conveniently be shown on this plat. Existing recorded easement information desired about Harvest Point 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 "M" - LOTS 5556 AND 5557:** Lots 5556 and 5557 shall be owned and maintained by the Harvest Point Homeowners Association for the purpose of open space/storm water detention.

**NOTE "N":** Non-exclusive utility easements are platted for the construction, operation and maintenance of public and private utilities, storm water management and service connections, thereon, above and beneath the surface of the ground.

**NOTE "O":** All reserve open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	12°48'18"	548.10'	122.49'	S 87°21'39" W	122.24'
C2	12°27'44"	375.00'	81.57'	N 87°11'23" E	81.41'
C3	48°24'12"	255.00'	215.42'	S 68°13'08" W	205.07'
C4	41°35'48"	255.00'	185.13'	S 24°13'08" W	181.09'
C5	90°00'00"	255.00'	400.55'	S 48°25'15" W	363.62'
C6	20°07'59"	250.00'	87.85'	N 13°29'15" E	87.40'
C7	48°24'13"	250.00'	211.20'	S 20°46'51" E	204.98'
C8	89°51'27"	250.00'	392.08'	S 41°30'25" E	353.11'
C9	80°00'00"	30.00'	47.12'	S 41°14'12" E	42.43'
C10	12°48'18"	360.00'	80.48'	N 87°21'39" E	80.29'
C11	7°21'45"	405.00'	82.04'	N 84°38'23" E	82.01'
C12	0°05'59"	405.00'	36.05'	S 89°07'44" E	36.04'
C13	90°00'00"	30.00'	47.12'	N 48°25'15" E	42.43'
C14	5°51'34"	225.00'	23.01'	N 00°28'28" E	23.00'
C15	39°12'46"	225.00'	153.99'	N 22°02'42" W	151.00'
C16	17°07'30"	225.00'	67.25'	N 50°12'58" W	67.00'
C17	68°11'47"	50.00'	58.51'	S 87°07'32" W	58.08'
C18	38°00'53"	75.00'	49.76'	S 72°02'05" W	48.85'
C19	58°13'16"	75.00'	76.21'	N 58°50'50" W	72.97'
C20	88°18'53"	75.00'	89.42'	N 03°25'15" E	84.22'
C21	85°54'42"	75.00'	86.28'	N 70°32'03" E	81.60'
C22	53°58'10"	75.00'	70.65'	S 49°31'31" E	68.08'
C23	35°42'51"	50.00'	31.17'	S 40°23'52" E	30.66'
C24	7°58'36"	50.00'	6.88'	S 82°14'35" E	6.88'
C25	16°06'23"	275.00'	77.31'	S 58°10'42" E	77.05'
C26	17°46'51"	275.00'	85.34'	S 41°14'05" E	85.00'
C27	17°46'51"	275.00'	85.34'	S 23°27'14" E	85.00'
C28	17°21'33"	275.00'	83.32'	S 05°53'02" E	83.00'
C29	0°37'30"	275.00'	3.60'	S 03°06'30" W	3.00'
C30	90°00'00"	30.00'	47.12'	S 41°34'45" E	42.43'
C31	33°35'40"	225.00'	131.93'	N 76°37'25" E	130.04'
C32	25°47'22"	225.00'	101.28'	N 46°55'54" E	100.42'
C33	9°43'37"	230.00'	39.05'	N 31°18'52" E	39.00'
C34	20°34'23"	230.00'	82.59'	N 16°09'52" E	82.14'
C35	18°52'59"	275.00'	90.63'	N 12°51'44" E	90.22'
C36	1°14'58"	275.00'	6.00'	N 22°55'43" E	6.00'
C37	53°07'48"	50.00'	46.38'	N 03°00'46" W	44.72'
C38	38°18'40"	75.00'	50.17'	N 10°24'44" W	49.24'
C39	50°51'02"	75.00'	66.68'	N 34°10'37" E	64.40'
C40	50°55'36"	75.00'	66.66'	N 85°03'56" E	64.49'
C41	148°09'18"	75.00'	191.32'	S 03°38'23" W	143.50'
C42	3°22'24"	50.00'	29.12'	S 40°14'26" W	28.71'
C43	19°45'24"	50.00'	17.24'	S 66°48'20" W	17.16'
C44	20°07'59"	225.00'	79.06'	S 13°28'15" W	78.66'
C45	14°37'47"	280.00'	71.49'	S 08°44'08" W	71.30'
C46	16°18'58"	280.00'	79.57'	S 24°11'31" W	79.31'
C47	78°58'56"	30.00'	41.34'	S 05°26'15" E	38.14'
C48	18°39'26"	280.00'	91.18'	S 35°35'00" E	90.77'
C49	18°14'20"	280.00'	89.13'	S 17°08'07" E	88.76'
C50	11°26'11"	280.00'	65.89'	S 02°17'51" E	65.80'
C51	21°26'53"	220.00'	82.48'	N 07°19'11" W	82.00'
C52	26°48'25"	220.00'	102.63'	N 31°27'50" W	102.00'
C53	79°08'04"	30.00'	41.43'	N 84°26'05" W	38.22'
C54	18°31'19"	285.00'	92.13'	S 65°15'33" W	91.73'
C55	16°39'46"	285.00'	82.88'	S 82°51'05" W	82.59'
C56	2°14'12"	285.00'	11.13'	N 87°41'53" W	11.13'
C57	5°13'59"	345.00'	32.01'	N 89°14'14" W	32.00'
C58	7°05'48"	345.00'	43.03'	S 84°31'53" W	43.00'
C59	12°48'18"	405.00'	80.51'	S 87°21'39" W	80.32'
C60	90°00'00"	30.00'	47.12'	S 48°45'48" W	42.43'

# HARVEST POINT

THOMAS DAVID & JOYCE J. HALL  
TRACT 2  
99.012 AC. (DEED)  
D.B. 545, P. 541

THOMAS D. & JOYCE HALL  
0.9882 AC. (DEED)  
D.B. 343, P. 712

Farm Lot 29  
Farm Lot 30

Farm Lot 29  
Farm Lot 30

STEITZ ROAD  
EDWARD C. PEARL, TRUSTEE  
O.R. 187, P. 2134

TERESA K. DYER &  
OTIS M. OREHER  
O.R. 162, P. 382

STEITZ ROAD (C.R. 125)  
EDWARD C. PEARL, TRUSTEE  
O.R. 187, P. 2134

STEITZ ROAD  
EDWARD C. PEARL, TRUSTEE  
O.R. 187, P. 2134

SCIOTO RESERVE  
GOLF COURSE  
P.C. 3, S. 373  
LOT 6460

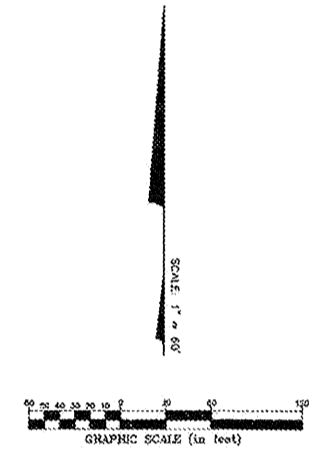
Farm Lot 30  
Farm Lot 16  
GREGORY L. AND DEBORAH  
ANN RHINEHART  
5.438 AC. (DEED)  
O.R. 108, P. 757

PAOLO C. I. &  
CYNTHIA A. ROSI  
5.011 AC. (DEED)  
O.R. 316, P. 58

JONATHAN A. &  
STACY A. PETZ  
5.009 AC. (DEED)  
O.R. 1258, P. 2048

TLK DEVELOPMENT, LLC  
PARCEL NO. 2  
11.746 AC. (DEED)  
D.B. 666, P. 198

JACK A. &  
EULA GAY PRICE  
1.469 AC. (DEED)  
O.R. 115, P. 1420



- Legend**
- BL = Building Line
  - DE = Drainage Easement
  - UE = Utility Easement
  - SE = Sanitary Easement
  - LPE = Leisure Path Easement
  - DWE = Del-co Water Easement
  - TVTE = Temporary Vehicle Turnaround Easement
- See Note "K"

