

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, BEING IN FARM LOT 39, SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CONTAINING 18,099 ACRES, SAID 18,099 ACRES BEING PART OF A 30.00 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION IN OFFICIAL RECORD 1542, PAGE 2276, A 2.637 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION IN OFFICIAL RECORD 1542, PAGE 2285, AND A 6.00 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION IN OFFICIAL RECORD 1542, PAGE 2333, DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, HOMEWOOD CORPORATION, AN OHIO CORPORATION BY JAMES L. LIPNOS, PRESIDENT, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS HEATHER RIDGE SECTION 1, A SUBDIVISION CONTAINING LOTS 7030-7053, 7054-7080, 7089, ALL INCLUSIVE, DOES HEREBY ACCEPT THIS PLAN AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE COURT, PLACE, ROAD, AND DRIVES (9.906 ACRES, MORE OR LESS) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID OWNER, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE BELOW EASEMENT PARAGRAPHS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF HEATHER RIDGE SECTION 1, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, AN OHIO CORPORATION HAS HEREUNTO SET HIS HAND THIS 28 DAY OF August, 2018

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
 SIGNATURE: Scott Klopfer PRINTED: SCOTT KLOPFER
 SIGNATURE: Jonathan Phelps PRINTED: JONATHAN PHELPS
 SIGNATURE: James L. Lipnos PRINTED: JAMES L. LIPNOS PRESIDENT

Notary for Owner
 STATE OF OHIO SS:
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, AN OHIO CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28 DAY OF August, 2018
 MY COMMISSION EXPIRES Sept 14, 2019
 NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS 4 DAY OF Sept, 2018
 CONCORD TOWNSHIP ZONING INSPECTOR

APPROVED THIS 30 DAY OF Aug, 2018
 DEPUTY GENERAL MANAGER, DEL. CO WATER

APPROVED THIS 4 DAY OF Sept, 2018
 DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 14 DAY OF Sept, 2018
 DELAWARE COUNTY ENGINEER

APPROVED THIS 28 DAY OF Sept, 2018
 DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS DAY OF , 20 RIGHT-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY, OHIO

DELAWARE COUNTY COMMISSIONERS
 APPROVED THIS 15 DAY OF Oct, 2018
 APPROVED THIS 15 DAY OF Oct, 2018
 APPROVED THIS 15 DAY OF Oct, 2018

Jeff Baxter COMMISSIONER
Larry Murell COMMISSIONER
Beno Luvie COMMISSIONER

HEATHER RIDGE SECTION 1 FARM LOT 39, SECTION 3, TWP. 4, R. 19, UNITED STATES MILITARY LANDS, CONCORD TWP., DELAWARE COUNTY, OHIO

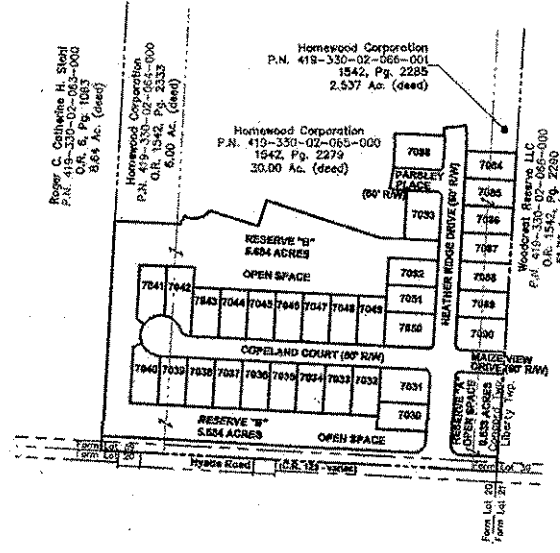
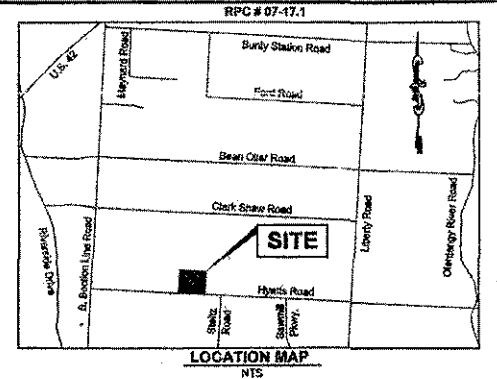
ZONING CLASSIFICATION
 PLANNED RESIDENTIAL DISTRICT (PRD)

SETBACKS
 FRONT: 25' FROM RIGHT-OF-WAY
 SIDE: 5' (PER SIDE), TOTAL 10', UNLESS SHOWN OTHERWISE ON THE PLAN
 REAR: 20'

SECTION 1
 TOTAL AREA: 18,099 ACRES
 TOTAL R/W AREA: 3,906 ACRES
 NET SECTION 1 AREA LESS R/W: 14,193 ACRES
 OPEN SPACE: 6,322 ACRES
 BUILDABLE LOTS (32) AREA: 7,871 ACRES

BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2007). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION THAT DETERMINE A PORTION OF THE CENTERLINE OF HYATTS ROAD BETWEEN TWO SET MAGNALS, HAVING A BEARING OF N 90° 45' 28" W.

DRAINAGE MAINTENANCE PETITION
 RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL
 RESOLUTION NO. 19-579
 JOURNAL DATE 9/12/18



FLOOD DESIGNATION
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3904100230K AS REFERENCED IN THE INDEX IN 39041CIND04, REVISED APRIL 16, 2009 STATES FOR THIS PROPERTY LOCATED IN DELAWARE COUNTY, OHIO THAT "PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS". NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAN.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7861". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

ADDITIONAL NOTES
 THE OPEN SPACE OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE HEATHER RIDGE HOMEOWNERS ASSOCIATION

THE DEVELOPMENT OF HEATHER RIDGE SECTION 1 SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE APPROVED DEVELOPMENT PLAN AND TEXT FOR THE HEATHER RIDGE SUBDIVISION ON FILE IN THE ZONING OFFICE OF CONCORD TOWNSHIP.

NO PERMANENT ABOVE GROUND STRUCTURES, PROJECTIONS OR APPURTENANCES SHALL BE PERMITTED TO BE INSTALLED OR CONSTRUCTED WITHIN THE APPROVED 5' SIDE YARD SETBACKS ESTABLISHED FOR THIS SUBDIVISION. THIS RESTRICTION IS NOT INTENDED TO LIMIT THE EXTENSION OF ROOF LINES INTO THE STATED 5' SIDE YARD SETBACKS.

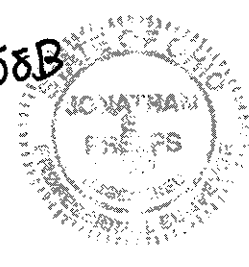
AS REQUIRED BY THE ZONING CODE, WITHIN THOSE AREAS DESIGNATED HEREON AS "NO BUILD ZONE", NO ACCESSORY BUILDING OR STRUCTURE (EXCEPT UTILITY STRUCTURES) SHALL BE CONSTRUCTED OR PLACED. NO OTHER LIMITATIONS OF THE USE OF THOSE AREAS IS INTENDED OR IMPLIED BY THE "NO BUILD ZONE" DESIGNATION.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
 SIGNATURE: Jonathan E. Phelps DATE: 8/27/18
 JONATHAN E. PHELPS, P.S.
 REGISTRATION NUMBER 8241

TRANSFERRED THIS 19 DAY OF Oct, 2018
 Doc ID: 012734050003 Type: OFF
 Kind: PLAT
 Recorded: 10/19/2018 at 09:00:30 AM
 Fee Amt: \$120.00 Page 1 of 3
 Workflow# 0000172117-0001
 Delaware County, OH
 Melissa Jordan County Recorder
 File# 2018-00028675
 BK 1601 Pg 2309-2311

George Kaitisa-cm
 AUDITOR, DELAWARE COUNTY, OHIO
Melissa Jordan (R)
 RECORDER, DELAWARE COUNTY, OHIO

PC 4 51.58-58B



FINAL PLAT

422 Beacher Road
 Concord, Ohio 43030
 Tel: 614-455-7300
 Fax: 614-428-7700

LEGEND
 ○ = IRON PIN SET
 ⊕ = PERMANENT MARKER
 □ = PK NAIL SET
 ◆ = IRON PIN FOUND
 ✖ = PK NAIL FOUND

DATE: AUGUST 27, 2018 SHEET 1 / 3

HEATHER RIDGE SECTION 1 FARM LOT 39, SECTION 3, TWP. 4, R. 19, UNITED STATES MILITARY LANDS, CONCORD TWP., DELAWARE COUNTY, OHIO


NOTES

1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT OR UTILITY EASEMENT TO PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES THAT ARE LOCATED 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, LANDS, AND FOR STORM WATER DRAINAGE.
2. EASEMENTS DESIGNATED AS "SANITARY EASEMENT" (SAN. ESMT.) SHALL MEAN AN EXCLUSIVE SANITARY SEWER 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.
3. 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.
4. 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.
5. 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, FENCING, OR ANY OTHER FEATURE LOCATED WITHIN THE 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 IF APPLICABLE.
6. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY DELAWARE SOIL & WATER CONSERVATION DISTRICT AND THE DELAWARE COUNTY ENGINEER'S OFFICE. DELAWARE SOIL & WATER CONSERVATION DISTRICT AND THE DELAWARE COUNTY ENGINEER'S OFFICE WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
7. 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.
8. 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 DEL-CO 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.
9. 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 A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER, OR THROUGH THE SANITARY EASEMENT ARE NOT HEREBY RESTRICTED, EXCEPT THAT ALL UTILITY CROSSINGS UNDER A SANITARY SEWER OR FORCE MAIN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.
10. 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.

NOTES

11. 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.
12. 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 IF APPLICABLE.
13. 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.
14. 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.
15. THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY, 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 HAVE CONTROL OVER CONFLICTING 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.
16. 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 ABOUT HEATHER RIDGE SECTION 1 OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC ROAD RECORDS, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.
17. 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", "DEL-CO WATER 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.
18. ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.
19. DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.
20. 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.
21. ON FILE WITH THE COUNTY ENGINEER, CODE COMPLIANCE, GENERAL HEALTH DISTRICT, AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.
22. 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 OF 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 PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.

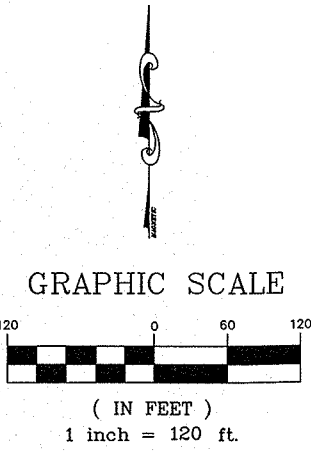
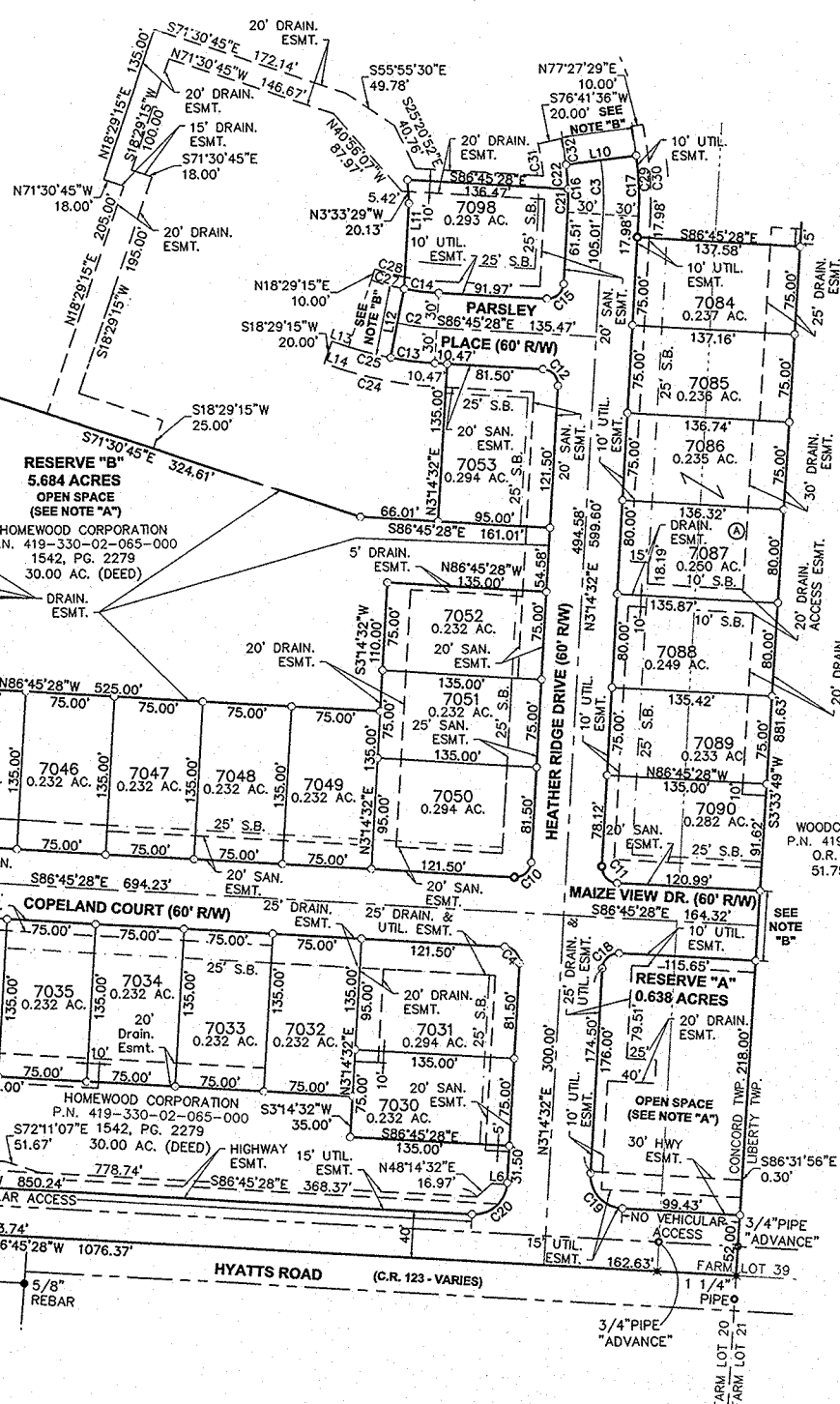
Z:\17-000-608\000\PRODUCTION DRAWINGS\SURVEY\Subdivision Plot\Section 1_012_Text_Sheet\0004_008_Heather Ridge Sect title sheet_012.dwg layout2 Aug 27, 2018 - 8:38:07am phwpj

	
FINAL PLAT	
422 Beecher Road Columbus, Ohio 43236 ph 614.428.7750 fax 614.428.7755	
ENGINEERS & SURVEYORS	
DATE: AUGUST 27, 2018	SHEET 2 / 3

Z:\V7-0004-000\DWG\PRODUCTION\DRAWINGS\SUBDIVISION\Plan\Section 1 012 Text Size_V0_USD_2 Page 010 sheet\0004-000 Heather Ridge Sec 1_012_P03.dwg Layout1 Aug 27, 2018 - 8:42:38am bhbp

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	026°50'13"	102.85'	48.18'	S73°20'22"E	47.74'
C2	007°42'46"	250.00'	33.65'	N82°54'05"W	33.63'
C3	010°40'00"	250.00'	46.54'	N02°05'28"W	46.48'
C4	090°00'00"	13.50'	21.21'	S41°45'28"E	19.09'
C5	064°59'03"	56.50'	64.08'	S54°15'57"E	60.70'
C6	057°21'39"	56.50'	56.56'	N06°54'24"E	54.23'
C7	063°53'57"	56.50'	63.01'	N67°32'12"E	59.80'
C8	060°58'12"	56.50'	60.12'	N50°01'43"W	57.33'
C9	067°12'52"	30.00'	35.19'	N53°09'02"W	33.21'
C10	090°00'00"	13.50'	21.21'	S48°14'32"W	19.09'
C11	090°00'00"	13.50'	21.21'	N41°45'28"W	19.09'
C12	090°00'00"	13.50'	21.21'	S41°45'28"E	19.09'
C13	007°42'46"	280.00'	37.69'	S82°54'05"E	37.66'
C14	007°42'46"	220.00'	29.62'	N82°54'05"W	29.59'
C15	090°00'00"	13.50'	21.21'	S48°14'32"W	19.09'
C16	010°40'00"	220.00'	40.96'	N02°05'28"W	40.90'
C17	010°40'00"	280.00'	52.13'	N02°05'28"W	52.05'
C18	090°00'00"	13.50'	21.21'	N48°14'32"E	19.09'
C19	090°00'00"	28.50'	44.77'	N41°45'28"W	40.31'
C20	090°00'00"	28.50'	44.77'	S48°14'32"W	40.31'
C21	005°12'46"	220.00'	20.02'	S00°38'09"W	20.01'
C22	005°27'15"	220.00'	20.94'	N04°41'51"W	20.93'
C23	079°54'53"	56.50'	78.80'	N78°47'46"E	72.57'
C24	015°14'43"	300.00'	79.82'	N79°08'07"W	79.59'
C25	015°14'43"	280.00'	74.50'	S79°08'07"E	74.28'
C26	026°22'06"	56.50'	26.00'	S86°18'08"W	25.77'
C27	007°31'57"	220.00'	28.92'	S75°16'44"E	28.90'
C28	007°09'46"	210.00'	26.25'	S75°05'38"E	26.24'
C29	015°47'03"	280.00'	77.14'	N04°39'00"W	76.89'
C30	015°47'03"	290.00'	79.89'	N04°39'00"W	79.64'
C31	007°55'32"	200.00'	27.67'	N09°20'38"W	27.64'
C32	005°52'56"	220.00'	22.59'	S10°21'56"E	22.58'

HEATHER RIDGE SECTION 1 FARM LOT 39, SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO



OWNERSHIP INFORMATION
 (A) HOMEWOOD CORPORATION
 P.N. 419-330-02-066-001
 1542, PG. 2275
 2.537 AC. (DEED)

WOODCREST RESERVE LLC
 P.N. 419-330-02-066-000
 O.R. 1542, PG. 2290
 51.75 AC. (ORIGINAL)

NOTE "A"
 THE OPEN SPACE OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE HEATHER RIDGE HOMEOWNERS ASSOCIATION.

NOTE "B"
 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.

LEGEND
 0000 - LOT NUMBER
 "SAN. ESMT." - SANITARY EASEMENT
 "DRAIN. ESMT." - DRAINAGE EASEMENT
 "UTIL. ESMT." - UTILITY EASEMENT

LINE TABLE		
LINE	DISTANCE	BEARING
L1	25.00'	S54°24'46"E
L2	25.00'	S68°13'35"W
L3	55.49'	N86°45'28"W
L4	42.02'	N73°11'44"W
L5	70.10'	S73°11'44"E
L6	12.96'	S86°45'28"E
L7	56.50'	S03°14'32"W
L8	56.50'	N70°27'24"E
L9	34.16'	S59°55'15"E
L10	60.00'	S82°34'31"W
L11	73.02'	N03°14'32"E
L12	60.00'	N10°57'18"E
L13	15.00'	N71°30'45"W
L14	15.00'	N71°30'45"W

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP

422 Beecher Road
Gahanna, Ohio 43230
PH 614.428.7750
FAX 614.428.7755

**ADVANCED
CIVIL DESIGN**

SCALE: 1" = 60'
DATE: AUGUST 27, 2018

SHEET 3 / 3
JOB NO.: 17-0004-006