

CONCORD

Situated in State of Ohio, County of Delaware, Township of Orange, located in Farm Lot 31 and Lot 34, Section 3, Township 4, Range 19, United States Military Lands, and containing all of a 23.567 acre parcel conveyed to M/I HOMES OF CENTRAL OHIO, LLC, an Ohio Limited Liability Company of record in Deed Book 1606, Page 974.

The undersigned, by TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "Clarkshaw Moors Section 4", a subdivision containing Lots numbered 7128, 7130-7174, both inclusive, and areas designated as "RESERVE I", (Lot 7175) and "RESERVE J" (Lot 7129) does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Quail Landing, Pyke Drive, Meadowhaven Drive and Windkeep Way, as shown hereon and not heretofore dedicated.

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

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., its successors or assigns for the location of water lines, valves and appurtenances within 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 unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.

In Witness Whereof, TIMOTHY C. HALL JR., Area President, of said M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, has hereunto set his hand this 29th day of May 2019.

Signed and acknowledged In the presence of: M/I HOMES OF CENTRAL OHIO, LLC an Ohio limited liability company By: [Signature] TIMOTHY C. HALL JR., Area President

STATE OF OHIO COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President, of said M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC an Ohio limited liability company, for the uses and purposes expressed therein.

In presence of me, I have hereunto set my hand and affixed my official seal this 29th day of May 2019.

[Notary Seal and Signature]

Clarkshaw Moors Section 4 Farm Lot 31 & 34, Section 3, Township 4, Range 19, United States Military Lands, Concord Township, Delaware County, Ohio



LOCATION MAP 1"=2000'

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (CORS96). Said bearings were derived from GPS observation that determine a portion of the centerline of Clark-Shaw Road between a found large PK Nail and a found MagNail, having a bearing of S 86° 35' 01" E.

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 plat.

IRON PINS, where indicated, unless otherwise noted, 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". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set 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.

ACREAGE BREAKDOWN: Acreage in Lots: 11.735 Ac. (46 Lots); Acreage in Reserves (Open Space): 8.554 Ac.; Acreage in Right-of-Way: 3.278 Ac.; Total Acreage: 23.567 Ac.

ZONING DESIGNATION: Planned Residential District

SETBACKS: FRONT: 25' From Right-of-Way; SIDE: 5' (Per Side), Total 10' Unless Shown Otherwise; REAR: 20'

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. Dimensions shown on curves are chord measurements.

By: [Signature] Doug Hoek, Ohio P.S. Date: 5/21/19

Approved this 12 day of July, 2019. [Signature] Delaware County Engineer; Approved this 1 day of July, 2019. [Signature] Concord Township Zoning Inspector; Approved this 25 day of July, 2019. [Signature] Delaware County Regional Planning Commission; Approved this 8th day of July, 2019. [Signature] Delaware County Sanitary Engineer; Approved this 3 day of June, 2019. [Signature] General Manager, Del-Co Water.

This 8th Day of Aug, 2019 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 8 day of Aug, 2019. [Signature] Commissioner; Approved this 8 day of Aug, 2019. [Signature] Commissioner; Approved this 8 day of Aug, 2019. [Signature] Commissioner; Transferred this 14 day of Aug, 2019. [Signature] Auditor, Delaware County, Ohio; [Signature] Recorder, Delaware County, Ohio.



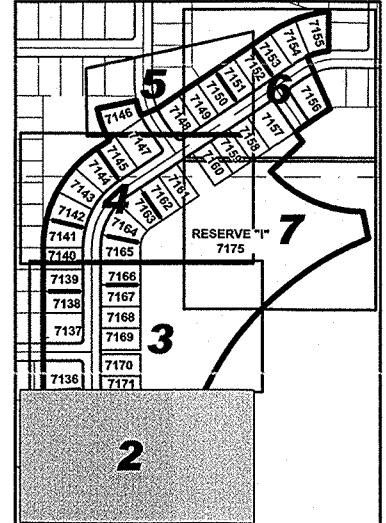
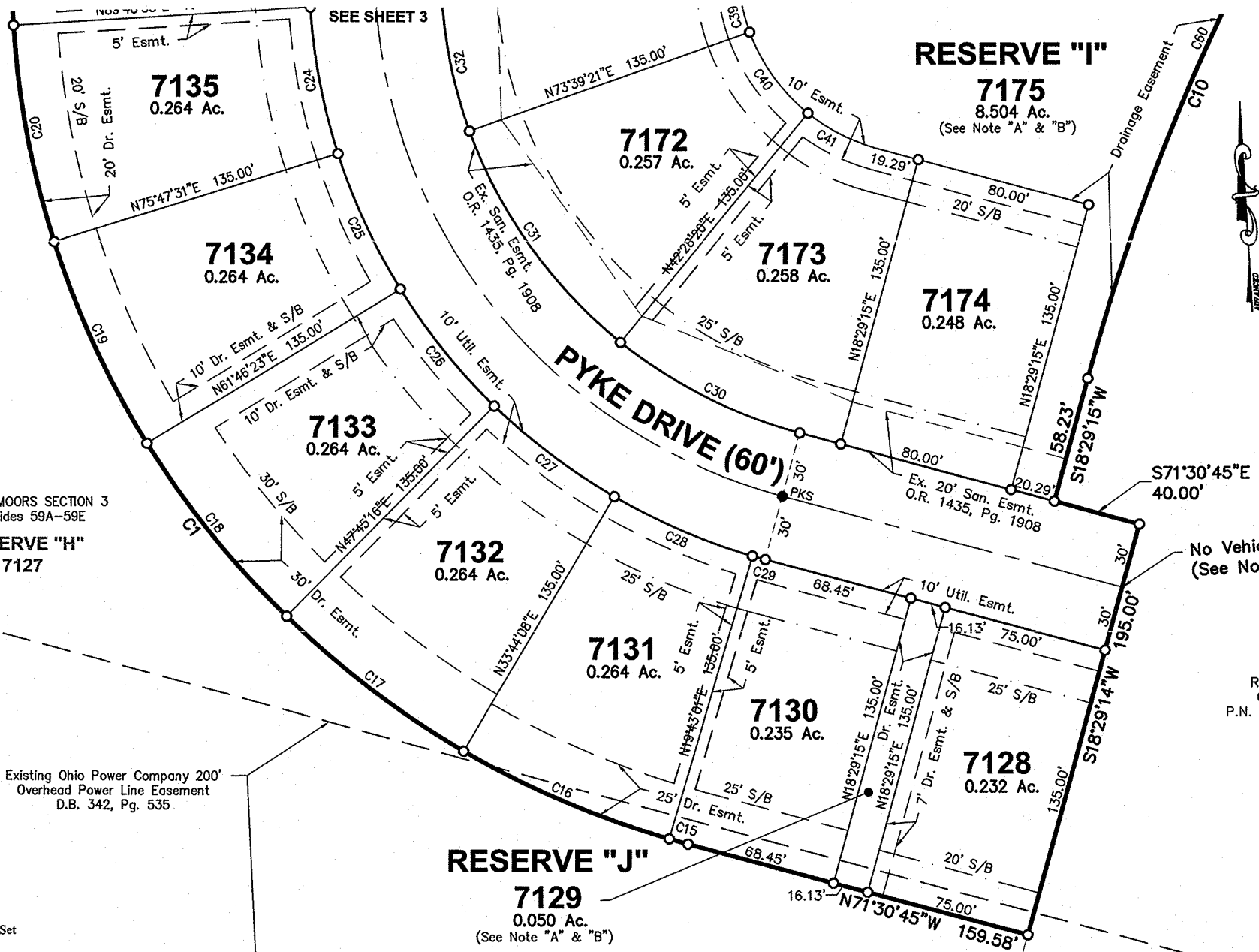
BK 1656 PG 1166-1174 Plat Cabinet 4, Slides 64-64I

Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. \_\_\_\_\_, Journal Date \_\_\_\_\_

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS 422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755 SCALE: No Scale DATE: March 28, 2019 SHEET 1 / 9

C:\15-0012-17\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivisions\Clarkshaw LLC\Section 4\0012-17sec\_4-plot.dwg Plot2 Apr 01, 2019 - 11:18:45am bwaranowski

**Final Plat - Clarkshaw Moors Section 4**  
Farm Lot 31 & 34, Section 3, Township 4, Range 19, United States Military Lands, Concord Township, Delaware County, Ohio



**SHEET INDEX**  
SCALE: 1" = 500'

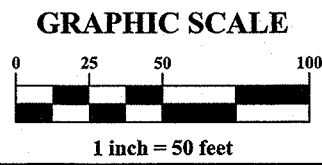
CLARKSHAW MOORS SECTION 3  
P.C. 4. Slides 59A-59E  
**RESERVE "H"**  
7127

Existing Ohio Power Company 200'  
Overhead Power Line Easement  
D.B. 342, Pg. 535

Rockford Homes, Inc.  
O.R. 1394, Pg. 557  
P.N. 419-330-02-006-000  
54.649 Ac.

- SYMBOLS**
- = Iron Pin Set
  - ⊙ = Permanent Marker Set
  - = PK Nail Set
  - ⊗ = PK Nail Found
  - ⊙ = Iron Pipe Found
  - Ⓜ = Mon. Box Found
  - Ⓜ = Mon. Found
  - ▲ = RR SPIKE FOUND

- LEGEND**
- |             |                         |
|-------------|-------------------------|
| 0000        | Lot Number              |
| 0.000 Ac.   | Lot Area                |
| Dr. Esmt.   | Drainage Easement       |
| San. Esmt.  | Sanitary Sewer Easement |
| Util. Esmt. | Utility Easement        |
| S/B         | Setback                 |



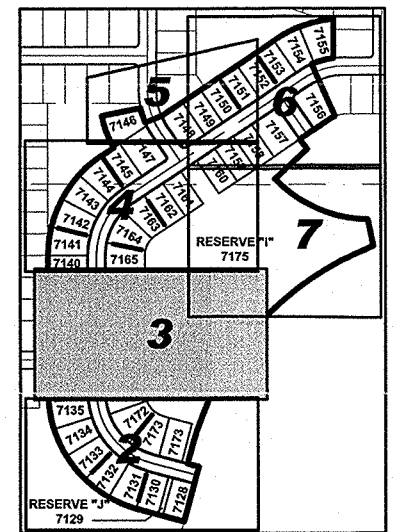
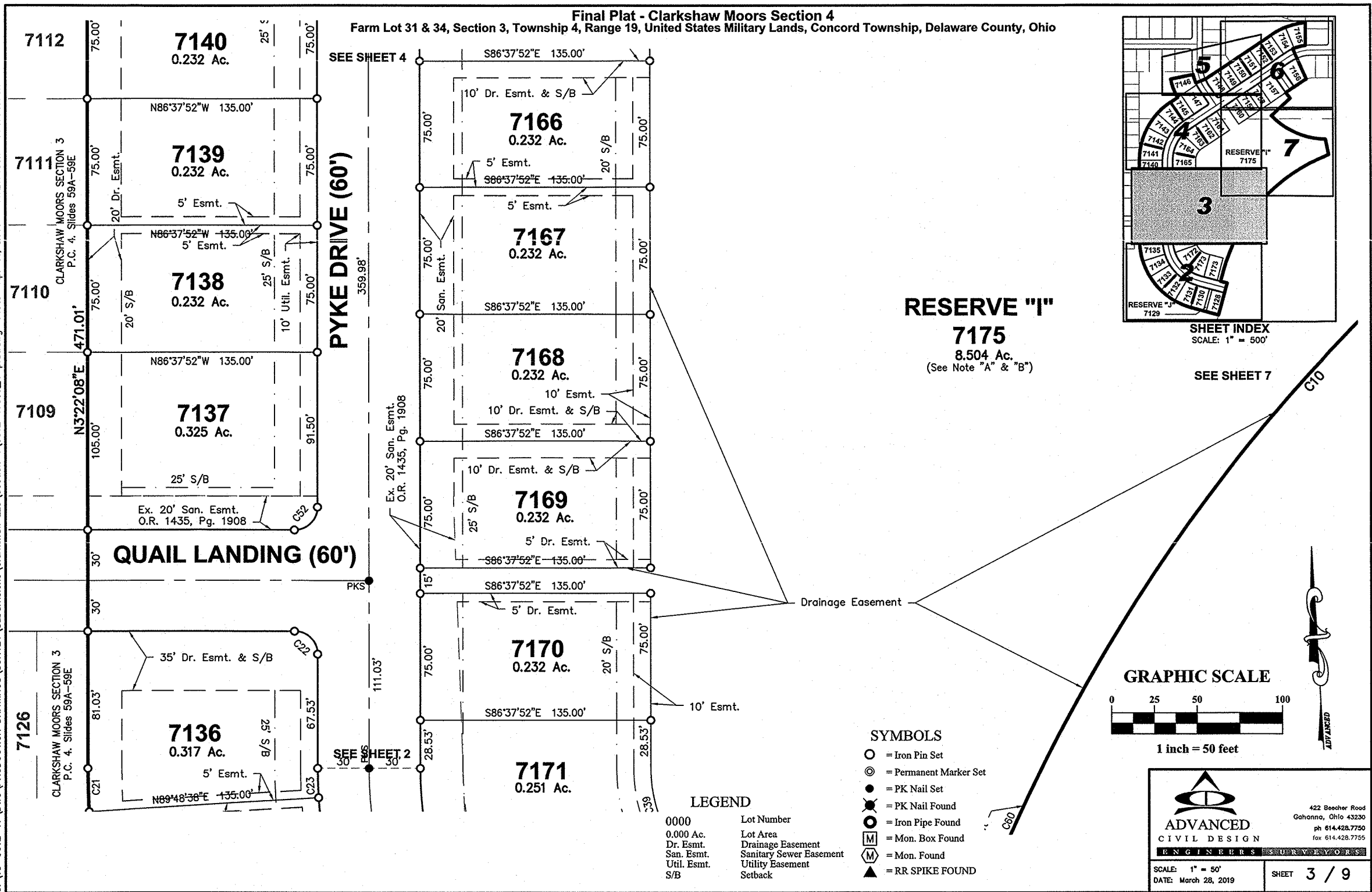
**ADVANCED CIVIL DESIGN**  
ENGINEERS & SURVEYORS

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

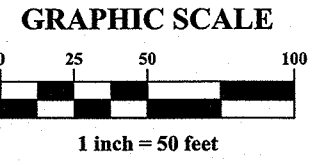
SCALE: 1" = 50'  
DATE: March 28, 2019

SHEET 2 / 9

O:\15-0012-17\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivisions\Clarkshaw LLC\Section 4\0012-17sec\_4-plot.dwg Plot3 Apr 01, 2019 - 11:21:48am bwaranowski



**RESERVE "I"**  
**7175**  
 8.504 Ac.  
 (See Note "A" & "B")



- SYMBOLS**
- = Iron Pin Set
  - ⊙ = Permanent Marker Set
  - = PK Nail Set
  - ⊗ = PK Nail Found
  - ⊙ = Iron Pipe Found
  - Ⓜ = Mon. Box Found
  - Ⓜ = Mon. Found
  - ▲ = RR SPIKE FOUND

- LEGEND**
- 0000 Lot Number
  - 0.000 Ac. Lot Area
  - Dr. Esmt. Drainage Easement
  - San. Esmt. Sanitary Sewer Easement
  - Util. Esmt. Utility Easement
  - S/B Setback

422 Beecher Road  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

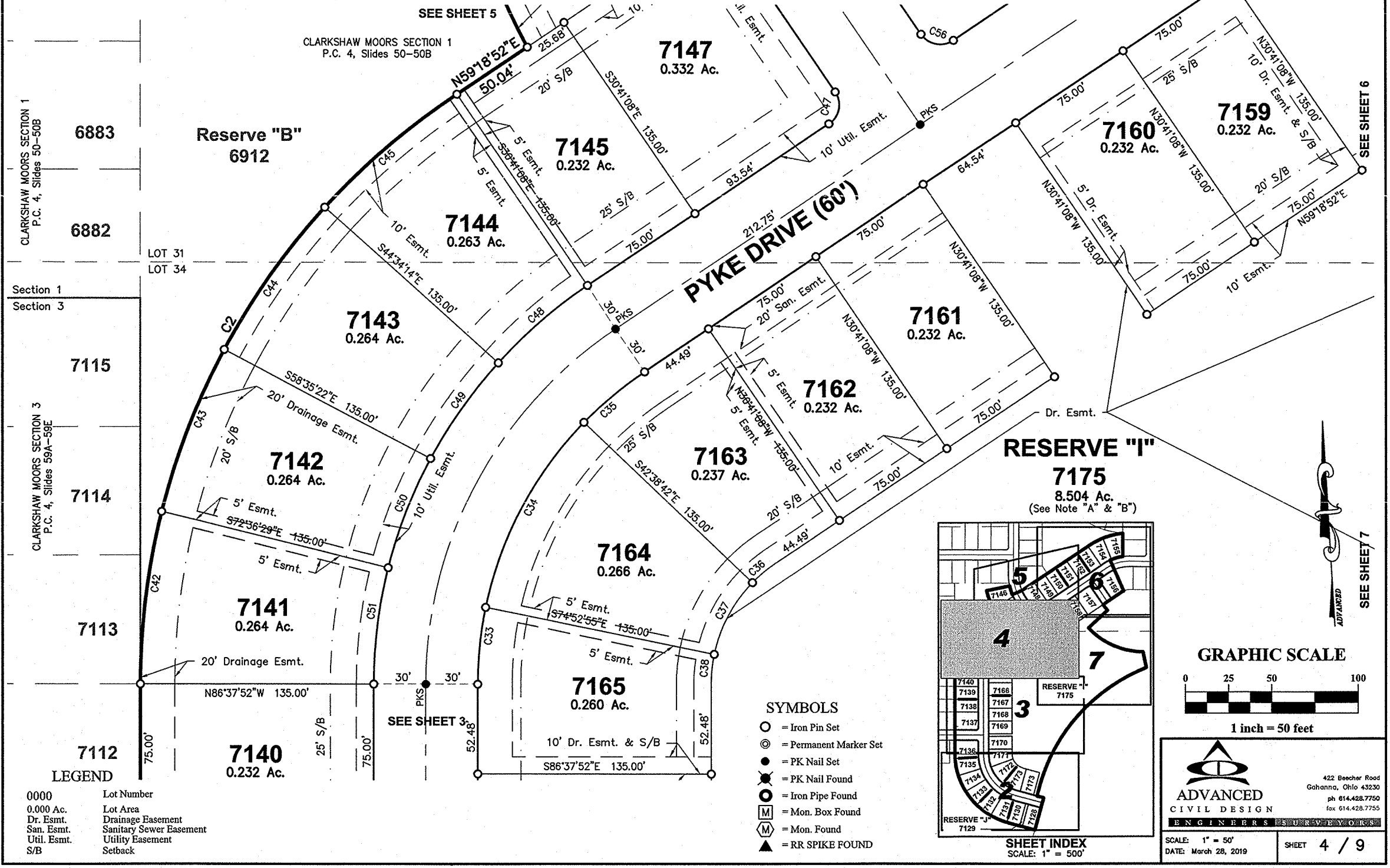
**ADVANCED**  
 CIVIL DESIGN  
 ENGINEERS SURVEYORS

SCALE: 1" = 50'  
 DATE: March 28, 2019

SHEET **3 / 9**

C:\15-0012-17\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivisions\Clarkshaw LLC\Section 4\0012-17sec\_4-plat.dwg Plot4 Apr 01, 2019 - 11:23:16am bwaranowski

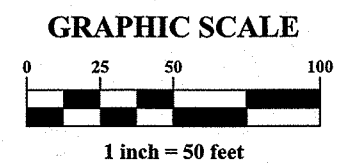
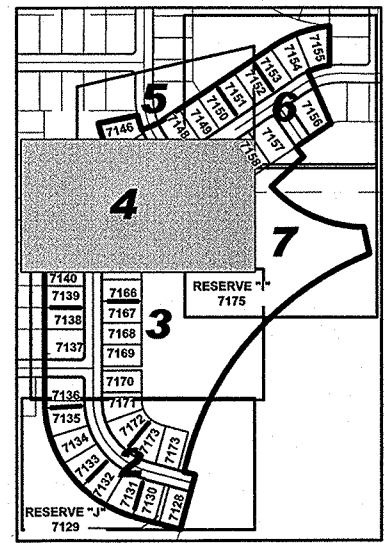
Final Plat - Clarkshaw Moors Section 4  
Farm Lot 31 & 34, Section 3, Township 4, Range 19, United States Military Lands, Concord Township, Delaware County, Ohio



**LEGEND**

0000	Lot Number
0.000 Ac.	Lot Area
Dr. Esmt.	Drainage Easement
San. Esmt.	Sanitary Sewer Easement
Util. Esmt.	Utility Easement
S/B	Setback

- SYMBOLS**
- = Iron Pin Set
  - ⊙ = Permanent Marker Set
  - = PK Nail Set
  - ⦿ = PK Nail Found
  - ⊖ = Iron Pipe Found
  - Ⓜ = Mon. Box Found
  - Ⓜ = Mon. Found
  - ▲ = RR SPIKE FOUND



**ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 50'  
DATE: March 28, 2019

SHEET 4 / 9

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 3

CLARKSHAW MOORS SECTION 1  
P.C. 4, Slides 50-50B

CLARKSHAW MOORS SECTION 1  
P.C. 4, Slides 50-50B

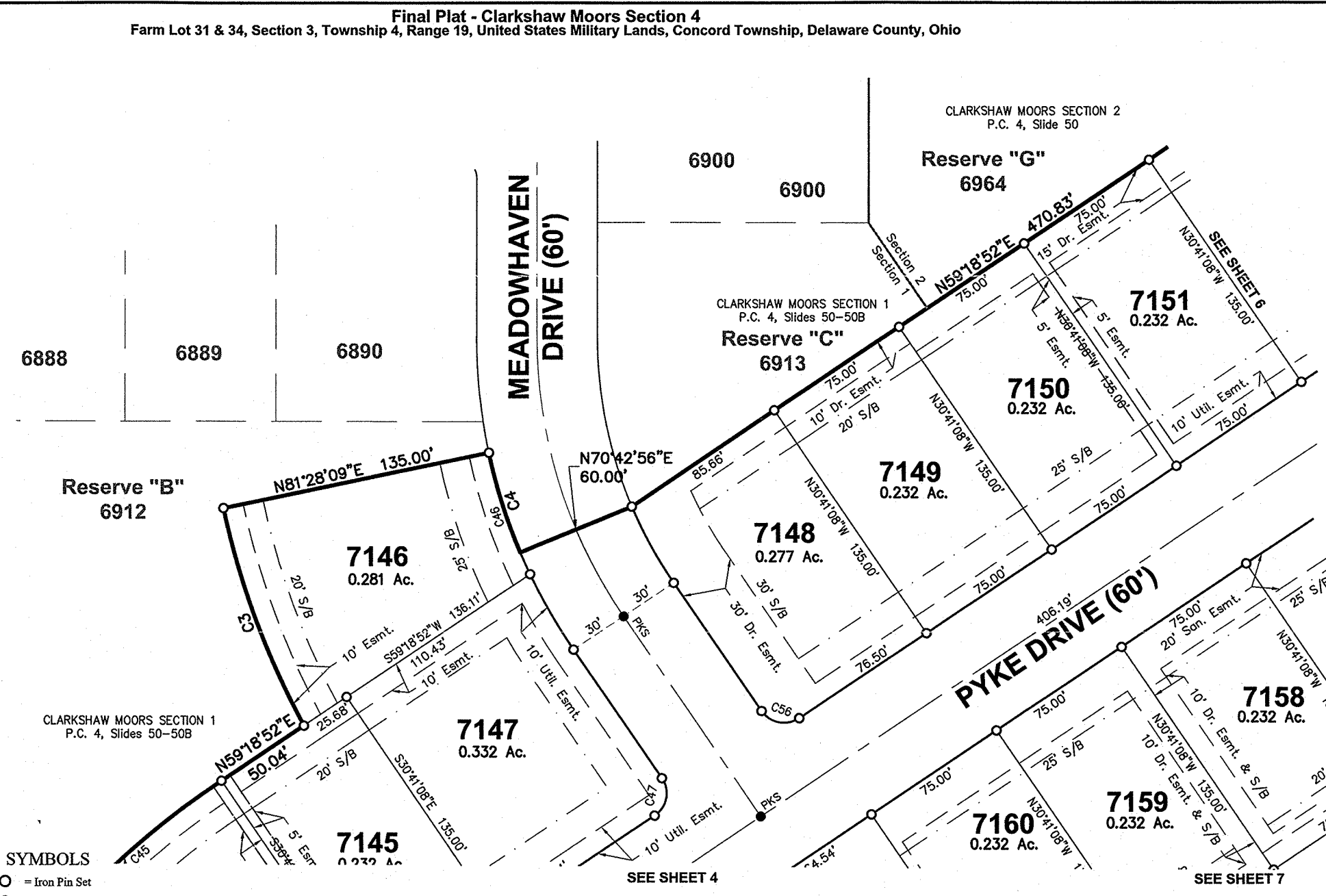
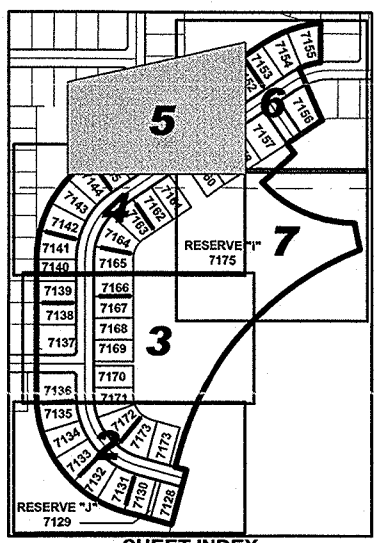
Section 1  
Section 3

CLARKSHAW MOORS SECTION 3  
P.C. 4, Slides 59A-59E

LOT 31  
LOT 34

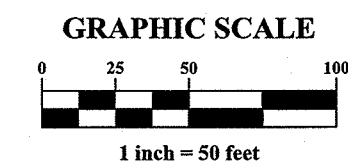
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**Final Plat - Clarkshaw Moors Section 4**  
 Farm Lot 31 & 34, Section 3, Township 4, Range 19, United States Military Lands, Concord Township, Delaware County, Ohio



- SYMBOLS**
- = Iron Pin Set
  - ⊙ = Permanent Marker Set
  - = PK Nail Set
  - ⊗ = PK Nail Found
  - ⊙ = Iron Pipe Found
  - M = Mon. Box Found
  - M = Mon. Found
  - ▲ = RR SPIKE FOUND

- LEGEND**
- 0000 Lot Number
  - 0.000 Ac. Lot Area
  - Dr. Esmt. Drainage Easement
  - San. Esmt. Sanitary Sewer Easement
  - Util. Esmt. Utility Easement
  - S/B Setback



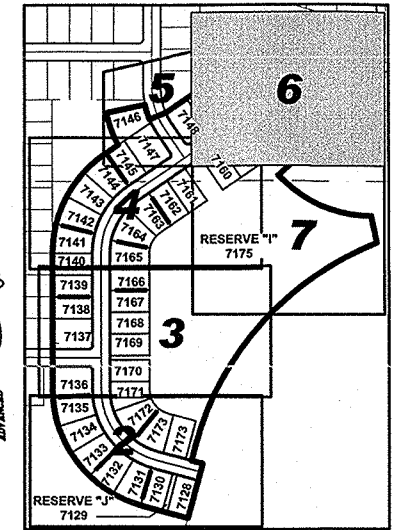
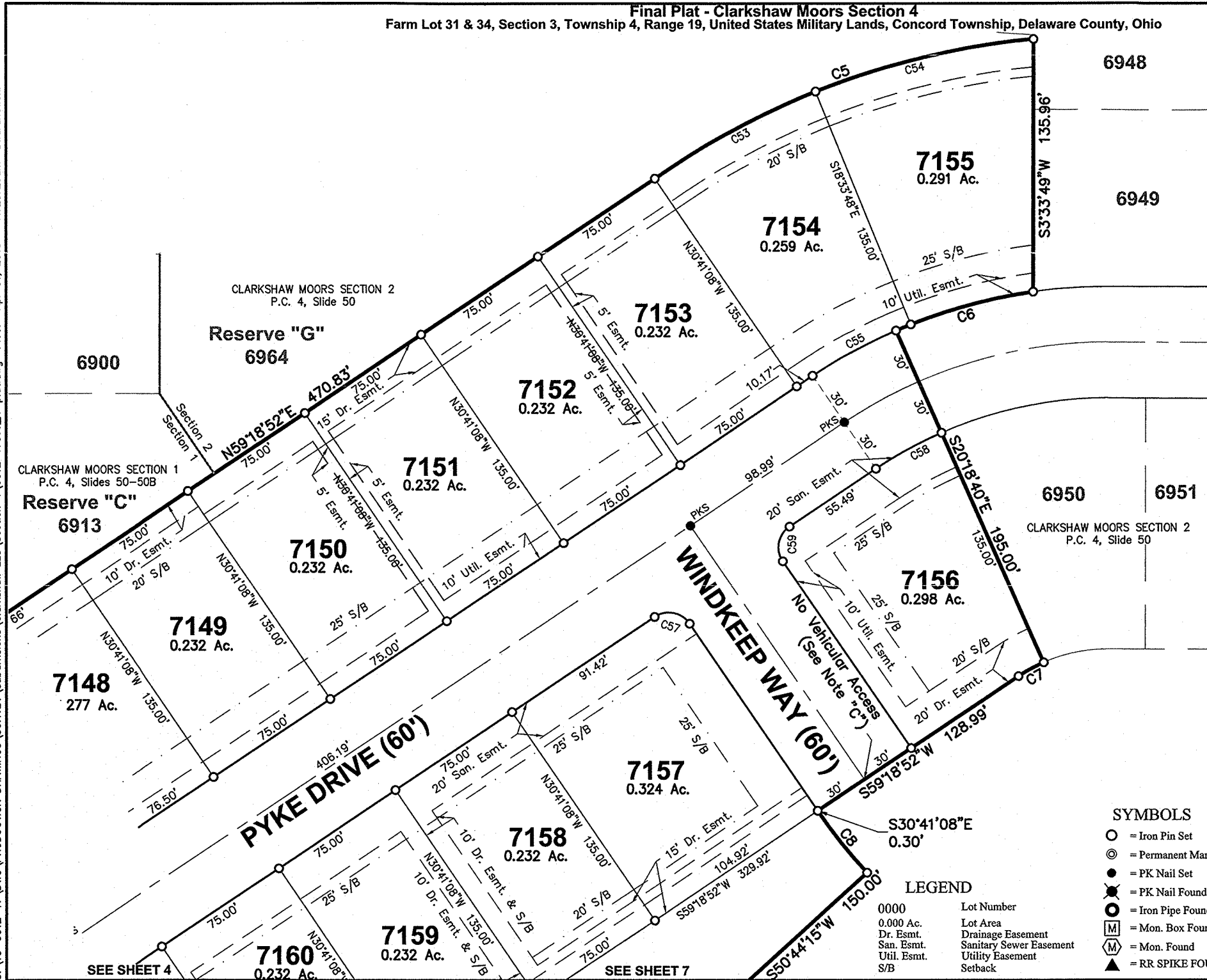
422 Beecher Road  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

SCALE: 1" = 50'  
 DATE: March 28, 2019

SHEET 5 / 9

O:\15-0012-17\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivisions\Clarkshaw LLC\Section 4\0012-17sec\_4-plot.dwg Plot6 Apr 01, 2019 - 11:25:26am bwaranowski

**Final Plat - Clarkshaw Moors Section 4**  
Farm Lot 31 & 34, Section 3, Township 4, Range 19, United States Military Lands, Concord Township, Delaware County, Ohio



**SHEET INDEX**  
SCALE: 1" = 500'

**GRAPHIC SCALE**



1 inch = 50 feet

**SYMBOLS**

- = Iron Pin Set
- ⊙ = Permanent Marker Set
- = PK Nail Set
- ⊗ = PK Nail Found
- (with horizontal line) = Iron Pipe Found
- ⊠ (with M) = Mon. Box Found
- ⊠ (with M) = Mon. Found
- ▲ = RR SPIKE FOUND

**LEGEND**

- |             |                         |
|-------------|-------------------------|
| 0000        | Lot Number              |
| 0.000 Ac.   | Lot Area                |
| Dr. Esmt.   | Drainage Easement       |
| San. Esmt.  | Sanitary Sewer Easement |
| Util. Esmt. | Utility Easement        |
| S/B         | Setback                 |

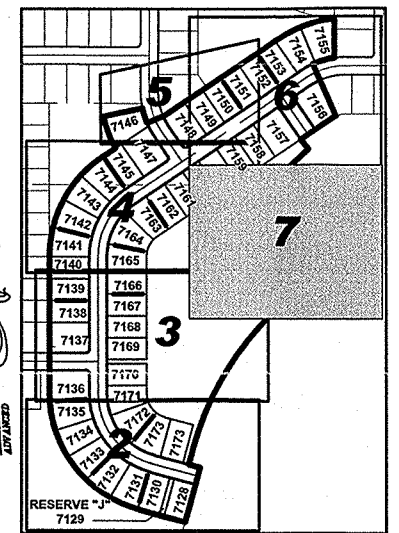
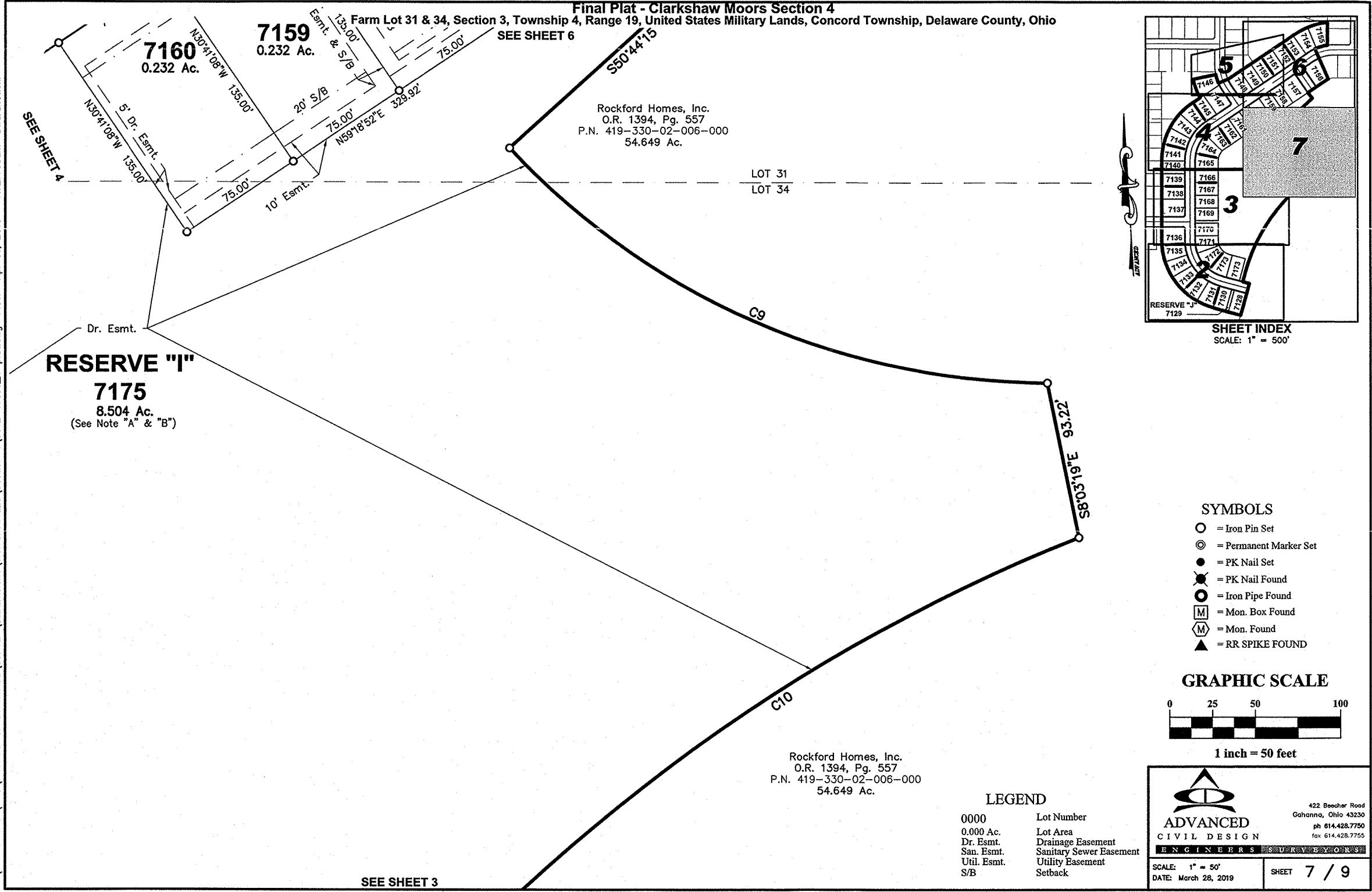
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

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Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

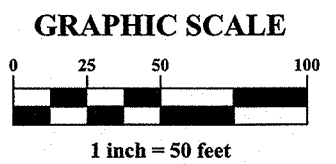
SCALE: 1" = 50'  
DATE: March 28, 2019

SHEET 6 / 9

c:\15-0012-17\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivisions\Clarkshaw LLC\Section 4\0012-17sec\_4-plat.dwg Plot7 Apr 01, 2019 - 11:27:08am bwaranowski



- SYMBOLS**
- = Iron Pin Set
  - ⊙ = Permanent Marker Set
  - = PK Nail Set
  - ⊗ = PK Nail Found
  - ⊙ = Iron Pipe Found
  - ⊠ = Mon. Box Found
  - ⊞ = Mon. Found
  - ▲ = RR SPIKE FOUND



Rockford Homes, Inc.  
O.R. 1394, Pg. 557  
P.N. 419-330-02-006-000  
54.649 Ac.

**LEGEND**

0000	Lot Number
0.000 Ac.	Lot Area
Dr. Esmt.	Drainage Easement
San. Esmt.	Sanitary Sewer Easement
Util. Esmt.	Utility Easement
S/B	Setback

**ADVANCED CIVIL DESIGN ENGINEERS**

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SCALE: 1" = 50'  
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SHEET 7 / 9


SEE SHEET 3

**Final Plat - Clarkshaw Moors Section 4**  
 Farm Lot 31 & 34, Section 3, Township 4, Range 19, United States Military Lands, Concord Township, Delaware County, Ohio

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	074°52'53"	415.00'	542.37'	N34°04'19"W	504.59'
C2	055°56'45"	415.00'	405.22'	N31°20'30"E	389.31'
C3	016°08'22"	415.00'	116.90'	N16°36'02"W	116.51'
C4	010°45'13"	280.00'	52.55'	S13°54'28"E	52.47'
C5	028°40'23"	415.00'	207.68'	N73°39'03"E	205.52'
C6	015°35'39"	280.00'	76.21'	S77°29'09"W	75.97'
C7	010°22'28"	85.00'	15.39'	S64°30'06"W	15.37'
C8	008°34'37"	280.00'	41.92'	S34°58'27"E	41.88'
C9	047°10'26"	430.00'	354.04'	S62°50'58"E	344.12'
C10	052°59'26"	1040.00'	961.85'	S44°58'58"W	927.94'
C15	001°13'46"	415.00'	8.90'	N70°53'52"W	8.90'
C16	014°01'08"	415.00'	101.54'	N63°16'26"W	101.29'
C17	014°01'08"	415.00'	101.54'	N49°15'18"W	101.29'
C18	014°01'08"	415.00'	101.54'	N35°14'11"W	101.29'
C19	014°01'08"	415.00'	101.54'	N21°13'03"W	101.29'
C20	014°01'08"	415.00'	101.54'	N07°11'55"W	101.29'
C21	003°33'29"	415.00'	25.77'	N01°35'23"E	25.77'
C22	090°00'00"	13.50'	21.21'	N41°37'52"W	19.09'
C23	003°33'29"	280.00'	17.39'	N01°35'23"E	17.39'
C24	014°01'08"	280.00'	68.51'	N07°11'55"W	68.34'
C25	014°01'08"	280.00'	68.51'	N21°13'03"W	68.34'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C26	014°01'08"	280.00'	68.51'	N35°14'11"W	68.34'
C27	014°01'08"	280.00'	68.51'	N49°15'18"W	68.34'
C28	014°01'08"	280.00'	68.51'	N63°16'26"W	68.34'
C29	001°13'46"	280.00'	6.01'	N70°53'52"W	6.01'
C30	023°59'05"	220.00'	92.09'	N59°31'13"W	91.42'
C31	031°11'01"	220.00'	119.74'	N31°56'10"W	118.26'
C32	019°42'47"	220.00'	75.69'	N06°29'16"W	75.32'
C33	011°44'57"	220.00'	45.11'	N09°14'36"E	45.03'
C34	032°14'13"	220.00'	123.78'	N31°14'11"E	122.15'
C35	011°57'34"	220.00'	45.92'	N53°20'05"E	45.84'
C36	011°57'34"	85.00'	17.74'	N53°20'05"E	17.71'
C37	032°14'13"	85.00'	47.82'	N31°14'11"E	47.20'
C38	011°44'57"	85.00'	17.43'	N09°14'36"E	17.40'
C39	019°42'47"	85.00'	29.24'	N06°29'16"W	29.10'
C40	031°11'01"	85.00'	46.26'	N31°56'10"W	45.69'
C41	023°59'05"	85.00'	35.58'	N59°31'13"W	35.32'
C42	014°01'23"	415.00'	101.57'	N10°22'49"E	101.32'
C43	014°01'08"	415.00'	101.54'	N24°24'04"E	101.29'
C44	014°01'08"	415.00'	101.54'	N38°25'12"E	101.29'
C45	013°59'03"	415.00'	101.29'	N52°25'17"E	101.04'
C46	013°13'10"	280.00'	64.60'	S15°08'26"E	64.46'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C47	090°00'00"	13.50'	21.21'	N14°18'52"E	19.09'
C48	013°53'06"	280.00'	67.86'	N52°22'19"E	67.69'
C49	014°01'08"	280.00'	68.51'	N38°25'12"E	68.34'
C50	014°01'08"	280.00'	68.51'	N24°24'04"E	68.34'
C51	014°01'06"	280.00'	68.51'	N10°22'58"E	68.34'
C52	090°00'00"	13.50'	21.21'	N48°22'08"E	19.09'
C53	012°07'20"	415.00'	87.80'	N65°22'32"E	87.64'
C54	016°33'02"	415.00'	119.88'	N79°42'43"E	119.46'
C55	010°22'28"	280.00'	50.70'	N64°30'06"E	50.63'
C56	090°00'00"	13.50'	21.21'	S75°41'08"E	19.09'
C57	090°00'00"	13.50'	21.21'	S75°41'08"E	19.09'
C58	010°22'28"	220.00'	39.83'	S64°30'06"W	39.78'
C59	090°00'00"	13.50'	21.21'	S14°18'52"W	19.09'
C60	012°56'25"	1040.00'	234.89'	N24°57'27"E	234.39'



**ADVANCED**  
CIVIL DESIGN

ENGINEERS SURVEYORS

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: No Scale  
DATE: March 28, 2019

SHEET **8 / 9**

**Final Plat - Clarkshaw Moors Section 4**  
**Farm Lot 31 & 34, Section 3, Township 4, Range 19, United States Military Lands, Concord Township, Delaware County, Ohio**

Note "A" - Open Space: Reserve "I" and Reserve "J" (Lot 7129 and Lot 7175), as designated and delineated on of this plat, shall be open space and shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Clarkshaw Moors for the purpose of open space. This lot shall include a non-exclusive utility easement for the construction, operation and maintenance of public and private utilities, storm water management and service connections thereto, above, below and beneath the surface of the ground. All Reserve/Open Spaces shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

Note "B" - Within said "Reserve "I" and Reserve "S" (Lot 7129 and Lot 7175) there shall be constructed paved sidewalk for the enjoyment of the owners of the fee simple title to the lots of Clarkshaw Moors. Furthermore, said sidewalks shall be maintained by an association, its successors and assigns, that is comprised of the owners of the fee simple titles to the lots in Clarkshaw Moors.

Note "C" - 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 "D" - All of the area hereby platted is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Delaware County, Ohio and Incorporated Areas, map numbered 39041C0230K with effective date of April 16, 2009.

Note "E" - Non-exclusive utility easements are platted for the construction, operation and maintenance of public and private utilities, storm water management and service connections thereto; above and beneath the surface of the ground.

Note "F" - 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.

Note "G" - 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 plat plan required with the building permit.

Note "H" - Any landscaping 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.

Note "I"- Drives shall not encroach into any side yard drainage easement.

Note "J" - 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.

Note "K" - All reserve/open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

Note "L" - Easements are hereby reserved in, over and under areas of land designated on this plat as "Easement" or "Drainage 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, excepting that, within said areas designated "Easement" and "Drainage Easement" heron, no gas line, underground telephone, electric or television cable line or conduit or any other utility line shall be installed or placed on a course or alignment that both 1) is parallel with or approximately parallel with any existing (existing at the time of said installment or placement) sanitary sewer line in a said easement area and 2) has any point therein closer than ten feet to said sanitary sewer line unless said course or alignment is approved, in writing, by the Delaware County Sanitary Engineer. No right angle or near right angle crossing of said lines or conduits and said sewer is hereby restricted.

Note "M"- 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.

Note "N"- 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 sewer shall be subject to the review and approval of the Delaware County Sanitary Engineer.

Note "O"- 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.

Note "P"- 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.

Note "Q"- When maintenance, repair or replacement of a sanitary sewer 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.

Note "R"- The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer and/or within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer.

Note "S"- 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 forcemain.


Note "T"- 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.

Note "U" - Not Used.

Note "V" - The development of Clarkshaw Moors Section 4 shall comply with the standards set forth in the approved development plan and text for the Clarkshaw Moors Subdivision on file in the zoning office of Concord Township.

Note "W" - 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.

Note "X" - As required by the Concord Township 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 limitation of the use of those area is intended or implied by the "No Build Zone" designation.

 <b>ADVANCED</b> CIVIL DESIGN ENGINEERS SURVEYORS		422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755
SCALE: No Scale DATE: May 20, 2019	SHEET <b>9 / 9</b>	