

Book: 1750 Page: 593 Page 1 of 11

Z:\17-0004-606\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivision Plot\Section 2\0004_606 Heather Ridge SEC2 title sheet_1b1y1x.dwg SHEET1 Apr 28, 2020 - 9:04:45am jphelps

HEATHER RIDGE SECTION 2

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

RPC # 07-17.2

APPROVED THIS 15 DAY
OF MAY 2020

CONCORD TOWNSHIP
ZONING INSPECTOR

APPROVED THIS 29 DAY
OF April 2020

DEPUTY GENERAL MANAGER,
DEL-CO WATER

APPROVED THIS 30th DAY
OF April 2020

DELAWARE COUNTY
SANITARY ENGINEER

APPROVED THIS 4th DAY
OF May 2020

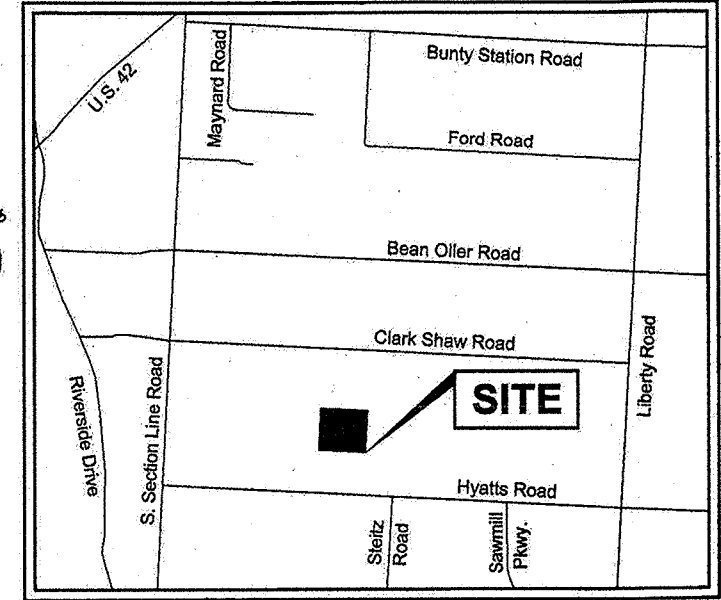
DELAWARE COUNTY ENGINEER

APPROVED THIS 1ST DAY
OF JUNE 2020

DELAWARE COUNTY REGIONAL
PLANNING COMMISSION

DRAINAGE MAINTENANCE PETITION
RECORDED IN THE DELAWARE COUNTY
COMMISSIONER'S JOURNAL,

RESOLUTION NO.: 18-990
JOURNAL DATE: 8/13/19



LOCATION MAP
NTS

TRANSFERRED THIS 24th DAY OF July, 2020

AUDITOR, DELAWARE COUNTY, OHIO

RECORDER, DELAWARE COUNTY,



Doc ID: 013463500011 Type: OFF OF
Kind: PLAT
Recorded: 07/27/2020 at 10:13:36 AM
Fee Amt: \$440.00 Page 1 of 11
Workflow# 0000218248-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2020-00027023

BK 1750 PG 593-603

OFFICIAL RECORD _____, PAGE(S) _____

THIS 15 DAY OF June, 2020 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 June, 2020

COMMISSIONER

APPROVED THIS 15 DAY
OF June, 2020

COMMISSIONER

APPROVED THIS 15 DAY
OF June, 2020

COMMISSIONER

PC 5 sl. 519-519J



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.

JONATHAN E. PHELPS, P.S. DATE 4/28/2020
REGISTRATION NUMBER 8241

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- ⊗ = PK NAIL SET
- = IRON PIN FOUND
- ⊗ = PK NAIL FOUND

SECTION 2

TOTAL AREA:	20.438 ACRES
TOTAL R/W AREA:	3.421 ACRES
NET SECTION 2 AREA LESS R/W:	17.017 ACRES
OPEN SPACE (3):	6.079 ACRES
BUILDABLE LOTS (43) AREA:	10.938 ACRES

FINAL PLAT

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

DATE: APRIL 28, 2020

SHEET 1 / 11
JOB NO.: 17-0004-606

Z:\17-0004-606\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivision Plat\Section 2\0004_606 Heather Ridge SEC2 title sheet_11by14.dwg SHEET2 Apr 28, 2020 - 9:05:06am Phelps

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 20.438 ACRES, SAID 20.438 ACRES BEING PART OF A 30.00 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION IN OFFICIAL RECORD 1542, PAGE 2279, PART OF A 2.537 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION IN OFFICIAL RECORD 1542, PAGE 2285, AND PART OF A 6.00 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION IN OFFICIAL RECORD 1542, PAGE 2323, 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 PLAT CORRECTLY REPRESENTS HEATHER RIDGE SECTION 2, A SUBDIVISION CONTAINING LOTS 7416-7461, ALL INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE COURT, LANE, PLACE, AND DRIVE (3.421 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 THE HEATHER RIDGE SECTION 2, 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, SOLE MEMBER OF HEATHER RIDGE SECTION 2, HAS HEREUNTO SET HIS HAND THIS 28TH DAY OF APRIL, 2020

HOMEWOOD CORPORATION, AN OHIO CORPORATION

[Signature]
JAMES L. LIPNOS PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

[Signature]
SIGNATURE
Olivia Neff
PRINTED

[Signature]
SIGNATURE
JONATHAN PHELPS
PRINTED

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, SOLE MEMBER OF HEATHER RIDGE SECTION 2, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 28th DAY OF APRIL, 2020

MY COMMISSION EXPIRES

[Signature]
NOTARY PUBLIC, STATE OF OHIO



**HEATHER RIDGE SECTION 2
FARM LOT 39, SECTION 3,
TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS,
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO**

SOURCE 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, 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 7661". 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.

FLOOD DESIGNATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39041C0230K, AS REFERENCED IN THE INDEX IN 39041CINDOA, 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.

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 MAGNAILS, HAVING A BEARING OF N 86° 45' 28" W.

ZONING CLASSIFICATION

PLANNED RESIDENTIAL DISTRICT (PRD)


SETBACKS

FRONT: 25' FROM RIGHT-OF-WAY

SIDE: 5' (PER SIDE), TOTAL 10',
UNLESS SHOWN OTHERWISE
ON THE PLAT

REAR: 20'

ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

 ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS		422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755
DATE: APRIL 28, 2020	SHEET 2 / 11 JOB NO.: 17-0004-606	


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. FOR ANY DRAINAGE AND ACCESS EASEMENT SHOWN ON THIS PLAT, USE OF SUCH EASEMENT BY ANY PUBLIC AND QUASI PUBLIC UTILITIES SHALL BE LIMITED TO UNDERGROUND FACILITIES. NO ABOVE GROUND FACILITIES SHALL BE CONSTRUCTED WITHIN SAID EASEMENT.
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 BELOWGROUND 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.

**HEATHER RIDGE SECTION 2
FARM LOT 39, SECTION 3,
TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS,
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO**


FINAL PLAT	
	422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755
ADVANCED CIVIL DESIGN	
E N G I N E E R S S U R V E Y O R S	
DATE: APRIL 28, 2020	SHEET 3 / 11 JOB NO.: 17-0004-606

NOTES (CONTINUED)

- 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.

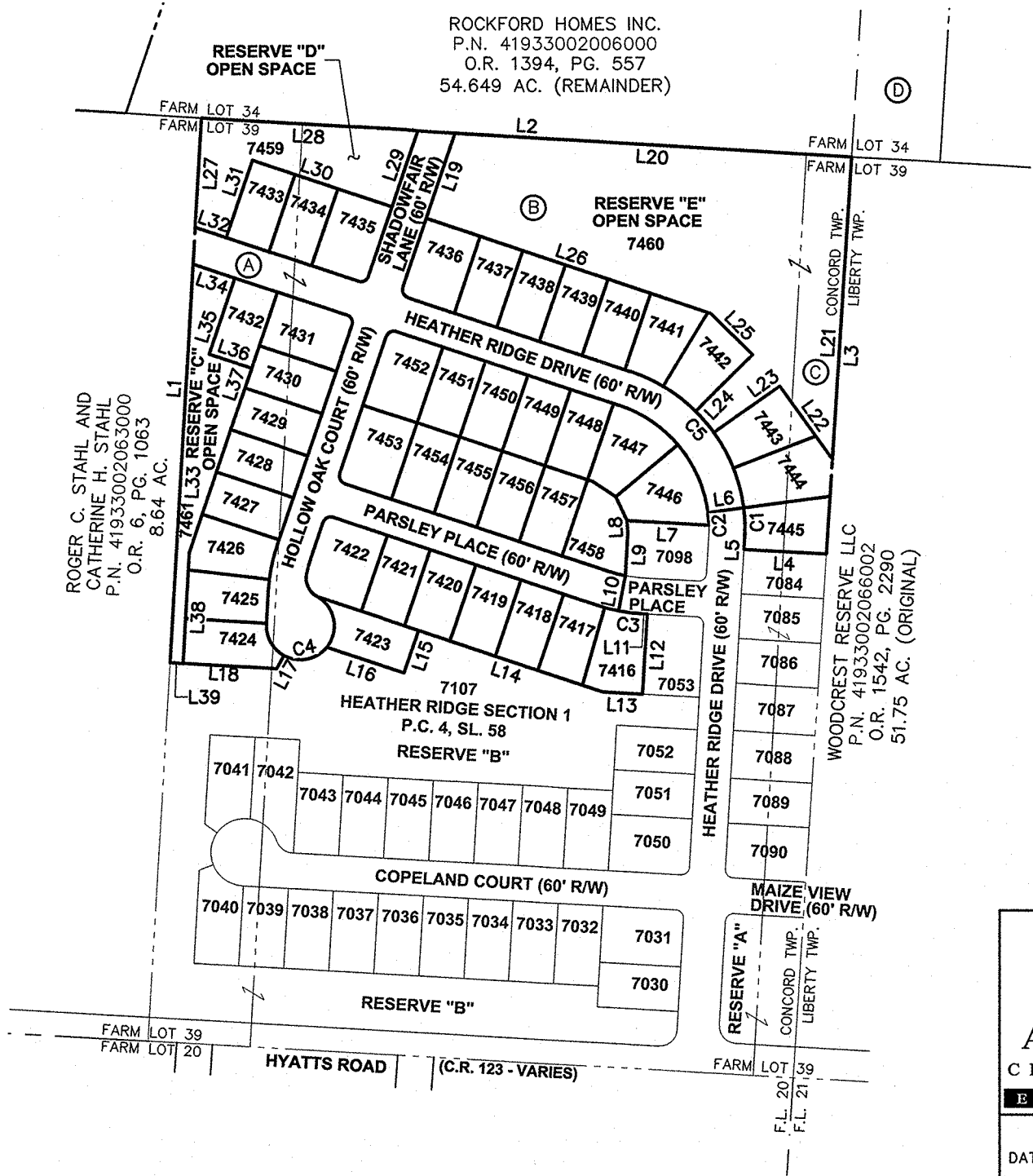
- 17. A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS "UTILITY EASEMENT", "DEL-CO WATER EASEMENT", "SANITARY & 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. 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.
- 23. THE OPEN SPACE OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE HEATHER RIDGE HOMEOWNERS ASSOCIATION.
- 24. 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.
- 25. AS REQUIRED BY THE ZONING CODE, NO DRIVEWAY SHALL BE LOCATED SO THAT IT ENTERS A PUBLIC ROAD WITHIN 40 FEET OF THE INTERSECTION OF THE RIGHT OF WAY OF ANY TWO PUBLIC ROADS.

**HEATHER RIDGE SECTION 2
 FARM LOT 39, SECTION 3,
 TOWNSHIP 4, RANGE 19,
 UNITED STATES MILITARY LANDS,
 CONCORD TOWNSHIP,
 DELAWARE COUNTY, OHIO**

FINAL PLAT	
	422 Beecher Road Gahanna, Ohio 43230
ADVANCED CIVIL DESIGN	ph 614.428.7750 fax 614.428.7755
E N G I N E E R S S U R V E Y O R S	
DATE: APRIL 28, 2020	SHEET 4 / 11 JOB NO.: 17-0004-606

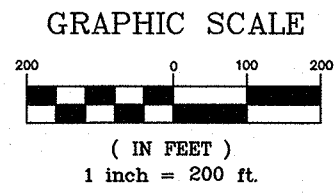
SEE ALL LINE & CURVE DATA FOR TAG LABELS SHOWN ON THIS SHEET ON SHEET 6 OF 11

HEATHER RIDGE SECTION 2
FARM LOT 39, SECTION 3,
TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS,
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO



OWNERSHIP INFORMATION

(A)	HOMWOOD CORPORATION P.N. 41933002064000 O.R. 1542, PG. 2323 6.00 AC. (REMAINDER)
(B)	HOMWOOD CORPORATION P.N. 41933002065000 O.R. 1542, PG. 2279 30.00 AC. (REMAINDER)
(C)	HOMWOOD CORPORATION P.N. 41933002066001 O.R. 1542, PG. 2285 2.537 AC. (REMAINDER)
(D)	WOODCREST RESERVE LLC P.N. 41933002004000 O.R. 1621, PG. 2488 8.860 AC.



FINAL PLAT

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: APRIL 28, 2020


SHEET **5 / 11**
JOB NO.: 17-0004-606

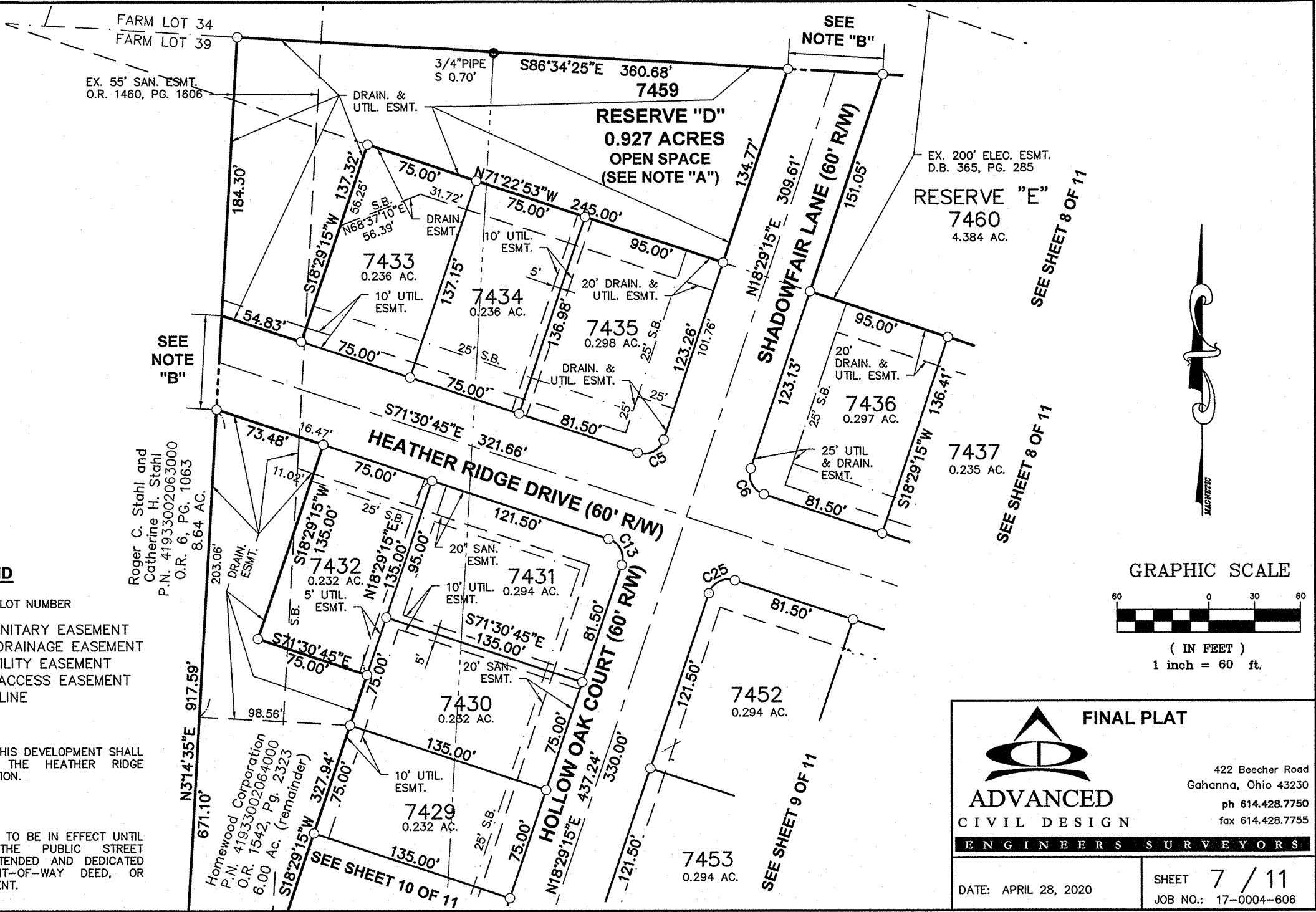
**HEATHER RIDGE SECTION 2
FARM LOT 39, SECTION 3,
TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS,
CONCORD TOWNSHIP,
DELAWARE COUNTY, OHIO**

LINE TABLE		
LINE	DISTANCE	BEARING
L1	917.59'	N03°14'35"E
L2	1085.06'	S86°34'25"W
L3	669.90'	S03°33'49"W
L4	137.58'	N86°45'28"W
L5	17.98'	N03°14'32"E
L6	60.00'	S82°34'31"W
L7	136.47'	N86°45'28"W
L8	20.13'	S03°33'29"E
L9	73.02'	S03°14'32"W
L10	60.00'	S10°57'18"W
L11	10.47'	S86°45'28"E
L12	135.00'	S03°14'32"W
L13	66.01'	N86°45'28"W
L14	324.61'	N71°30'45"W
L15	75.00'	S18°29'15"W
L16	135.51'	N71°30'45"W
L17	25.00'	S28°45'13"W
L18	178.02'	N86°48'05"W
L19	151.05'	N18°29'15"E
L20	662.24'	S86°34'25"E

LINE TABLE		
LINE	DISTANCE	BEARING
L21	510.51'	S03°33'49"W
L22	151.30'	N35°27'33"W
L23	135.00'	S54°32'27"W
L24	135.00'	N44°53'33"E
L25	98.43'	N45°06'27"W
L26	500.80'	N71°22'53"W
L27	184.30'	N03°14'35"E
L28	360.68'	S86°34'25"E
L29	134.77'	S18°29'15"W
L30	245.00'	N71°22'53"W
L31	137.32'	S18°29'15"W
L32	54.83'	N71°30'45"W
L33	671.10'	N03°14'35"E
L34	73.48'	S71°30'45"E
L35	135.00'	S18°29'15"W
L36	75.00'	S71°30'45"E
L37	327.94'	S18°29'15"W
L38	185.39'	S03°11'55"W
L39	21.68'	N86°48'05"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	010°40'00"	280.00'	52.13'	N02°05'28"W	52.05'
C2	005°27'15"	220.00'	20.94'	N04°41'51"W	20.93'
C3	007°42'46"	280.00'	37.69'	S82°54'05"E	37.66'
C4	079°54'53"	56.50'	78.80'	S78°47'46"W	72.57'
C5	009°38'53"	280.00'	47.15'	N40°17'00"W	47.09'

 ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS	FINAL PLAT	
	422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755	
	DATE: APRIL 28, 2020	SHEET 6 / 11 JOB NO.: 17-0004-606



LEGEND

0000 = LOT NUMBER

- "SAN. ESMT." - SANITARY EASEMENT
- "DRAIN. ESMT." - DRAINAGE EASEMENT
- "UTIL. ESMT." - UTILITY EASEMENT
- "ACCESS ESMT." - ACCESS EASEMENT
- "S.B." - SETBACK LINE

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.

Roger C. Stahl and Catherine H. Stahl
P.N. 41933002063000
O.R. 6, PG. 1063
8.64 AC.

Homewood Corporation
P.N. 41933002064000
O.R. 1542, PG. 2323
6.00 Ac. (remainder)

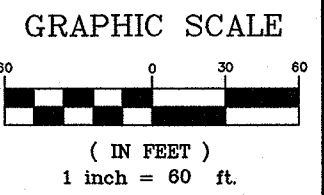
EX. 200' ELEC. ESMT.
D.B. 365, PG. 285

SEE SHEET 8 OF 11

SEE SHEET 8 OF 11

SEE SHEET 9 OF 11

SEE SHEET 10 OF 11



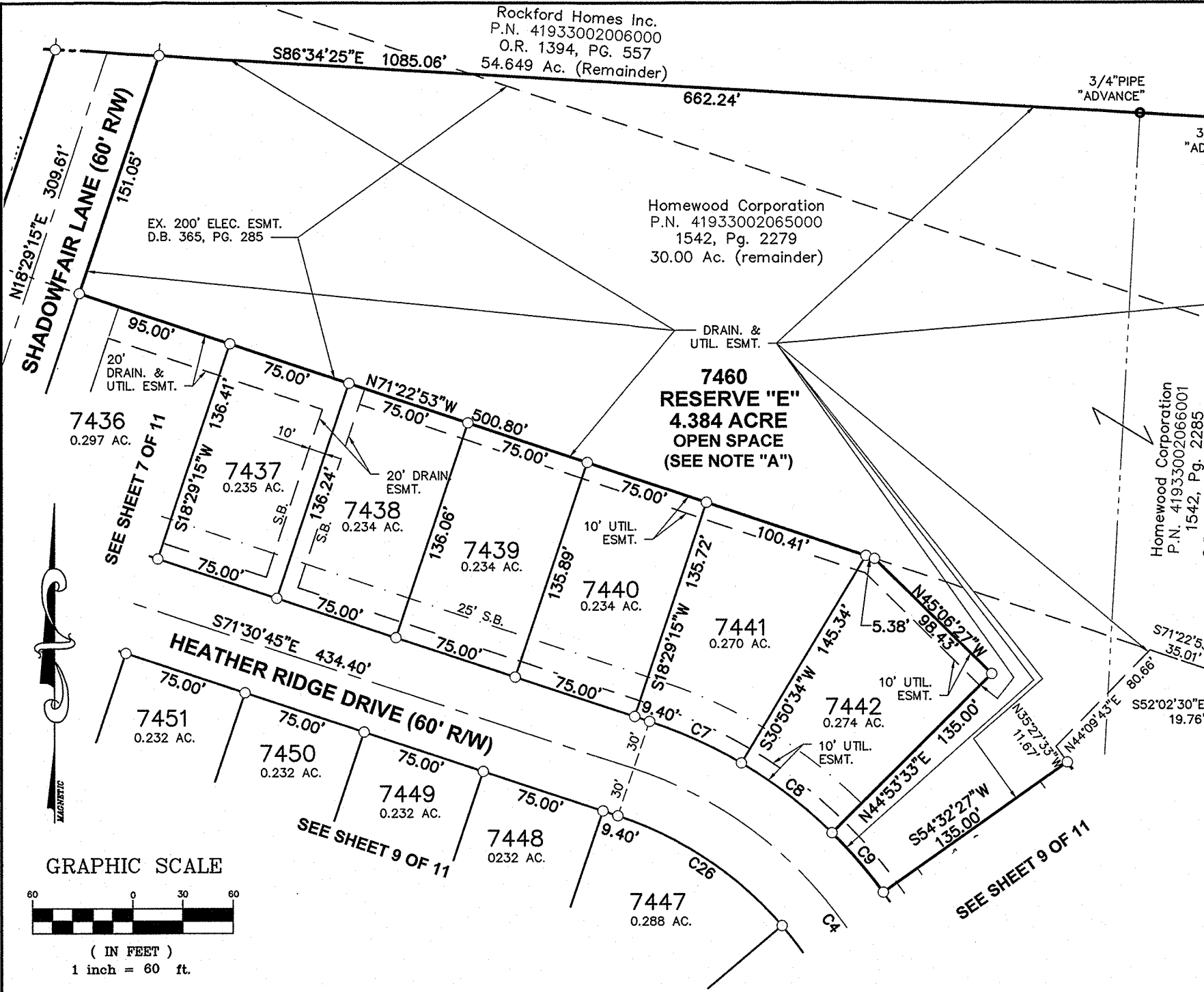
FINAL PLAT

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: APRIL 28, 2020

SHEET 7 / 11
JOB NO.: 17-0004-606



Rockford Homes Inc.
P.N. 41933002006000
O.R. 1394, PG. 557
54.649 Ac. (Remainder)

Woodcrest Reserve LLC
P.N. 41933002004000
O.R. 1621, PG. 2488
8.860 Ac.

FARM LOT 34
FARM LOT 39

5/8" REBAR

LEGEND

0000 = LOT NUMBER

"SAN. ESMT." - SANITARY EASEMENT
"DRAIN. ESMT." - DRAINAGE EASEMENT
"UTIL. ESMT." - UTILITY EASEMENT
"ACCESS ESMT." - ACCESS EASEMENT
"S.B." - SETBACK LINE

Homewood Corporation
P.N. 41933002066001
1542, Pg. 2285
2.537 Ac. (remainder)

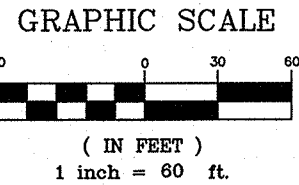
Woodcrest Reserve LLC
P.N. 41933002066002
O.R. 1542, Pg. 2290
51.75 Ac. (original)

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.



FINAL PLAT

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
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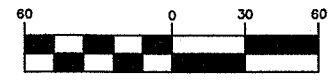
SHEET **8 / 11**
JOB NO.: 17-0004-606

LEGEND

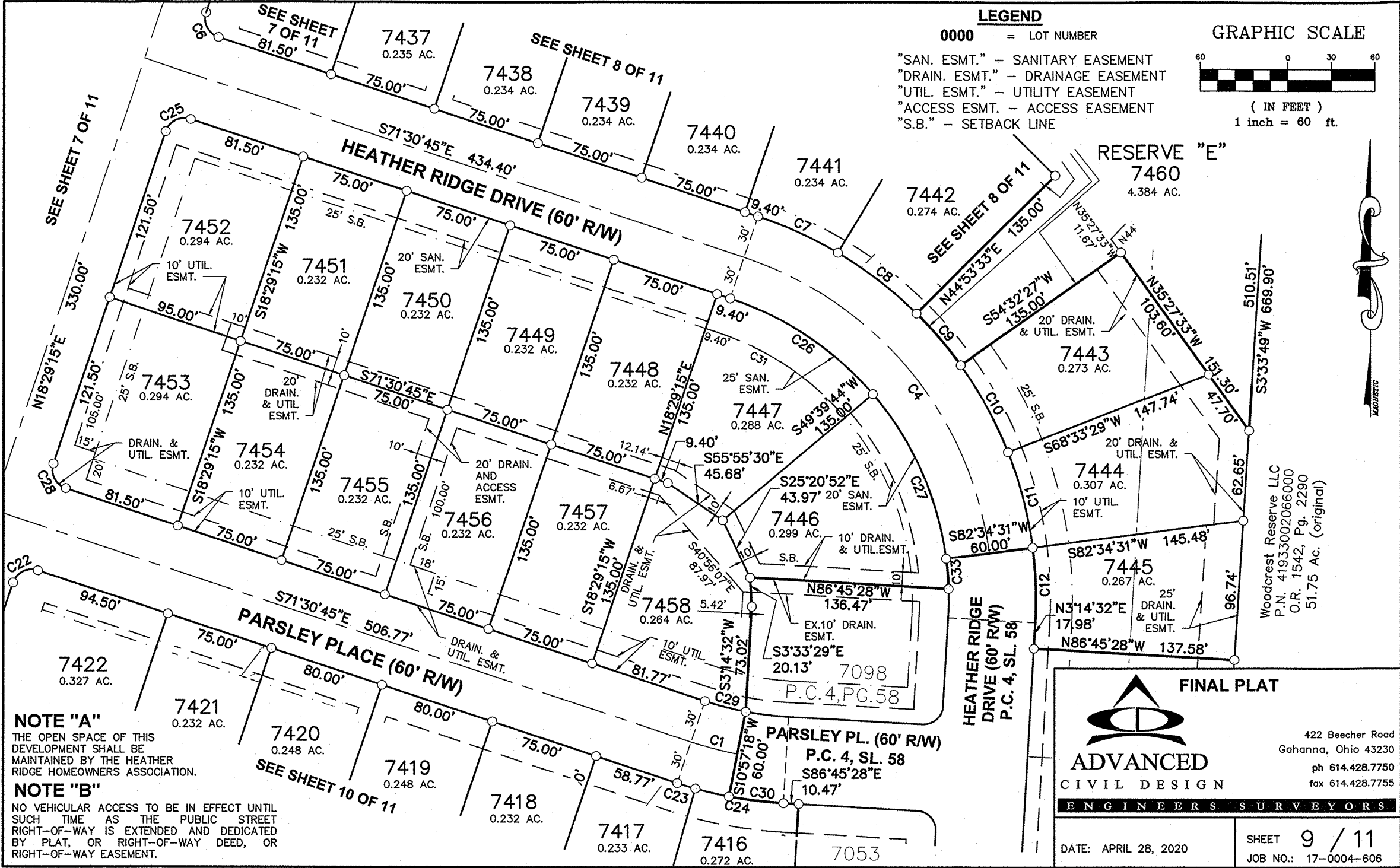
0000 = LOT NUMBER

- "SAN. ESMT." - SANITARY EASEMENT
- "DRAIN. ESMT." - DRAINAGE EASEMENT
- "UTIL. ESMT." - UTILITY EASEMENT
- "ACCESS ESMT." - ACCESS EASEMENT
- "S.B." - SETBACK LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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.

Woodcrest Reserve LLC
P.N. 41933002066000
O.R. 1542, Pg. 2290
51.75 Ac. (original)



ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: APRIL 28, 2020

SHEET 9 / 11
JOB NO.: 17-0004-606

FINAL PLAT

Roger C. Stahl and Catherine H. Stahl
P.N. 41933002063000
O.R. 6, PG. 1063
8.64 AC.

7461
RESERVE "C"
0.768 ACRES
OPEN SPACE
(SEE NOTE "A")

EX. 55' SAN. ESMT.
O.R. 1460, PG. 1606

Homewood Corporation
P.N. 41933002064000
O.R. 1542, PG. 2323
6.00 Ac. (remainder)

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
"ACCESS ESMT." - ACCESS EASEMENT
"S.B." - SETBACK LINE

FINAL PLAT



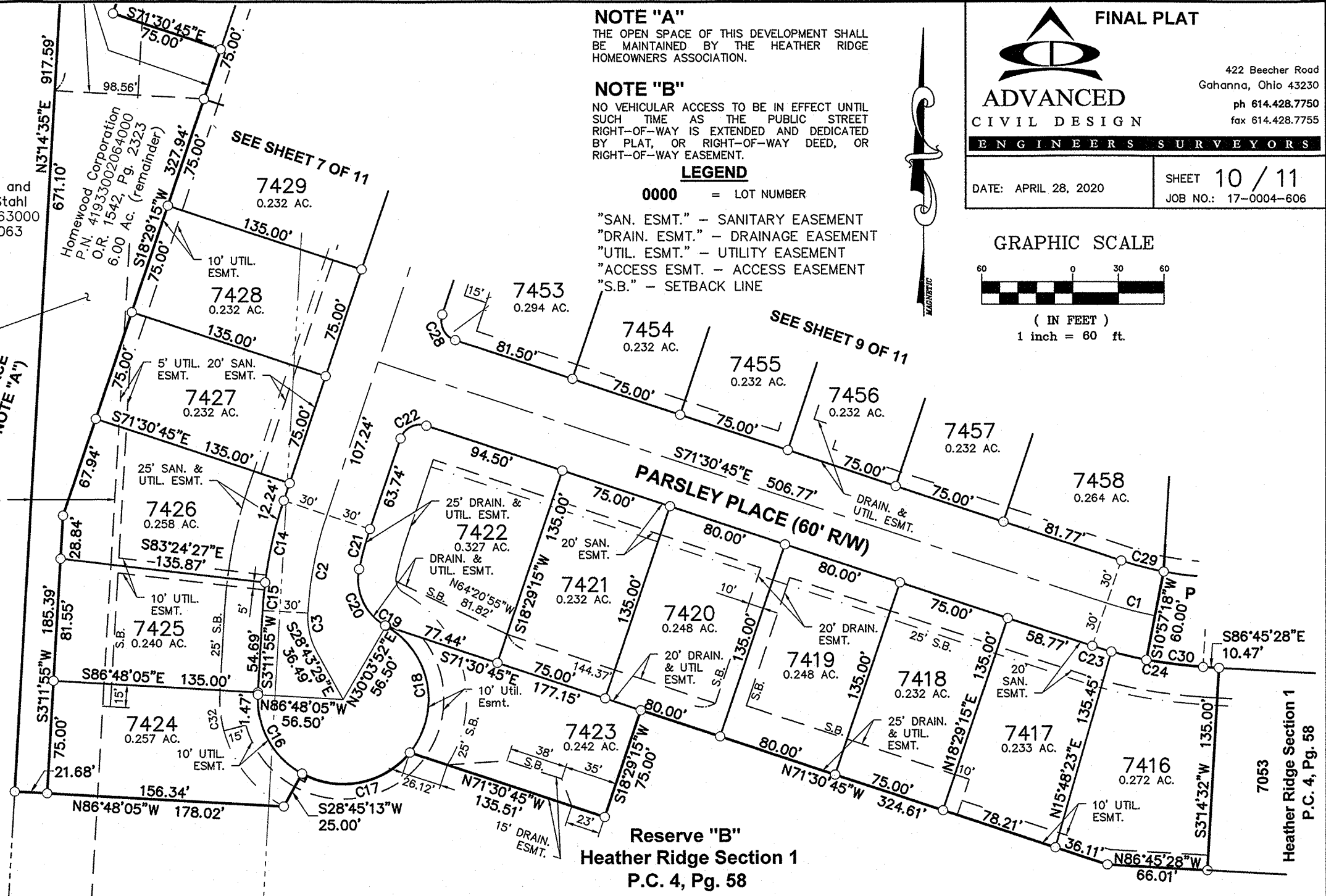
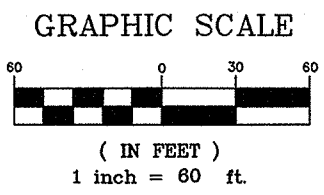
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

**ADVANCED
CIVIL DESIGN**

ENGINEERS SURVEYORS

DATE: APRIL 28, 2020


SHEET **10 / 11**
JOB NO.: 17-0004-606



7053
Heather Ridge Section 1
P.C. 4, Pg. 58

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	007°31'57"	250.00'	32.87'	S75°16'44"E	32.84'
C2	015°17'20"	250.00'	66.71'	S10°50'35"W	66.51'
C3	031°55'23"	47.65'	26.55'	S12°45'47"E	26.21'
C4	064°05'17"	250.00'	279.64'	N39°28'07"W	265.29'
C5	090°00'00"	13.50'	21.21'	S63°29'15"W	19.09'
C6	090°00'00"	13.50'	21.21'	N26°30'45"W	19.09'
C7	012°21'19"	280.00'	60.38'	N65°20'06"W	60.26'
C8	014°03'00"	280.00'	68.66'	N52°07'56"W	68.49'
C9	009°38'53"	280.00'	47.15'	N40°17'00"W	47.09'
C10	014°01'02"	280.00'	68.50'	N28°27'02"W	68.33'
C11	014°01'02"	280.00'	68.50'	N14°26'00"W	68.33'
C12	010°40'00"	280.00'	52.13'	N02°05'28"W	52.05'
C13	090°00'00"	13.50'	21.21'	S26°30'45"E	19.09'
C14	011°26'09"	280.00'	55.89'	S12°46'10"W	55.79'
C15	003°51'10"	280.00'	18.83'	S05°07'30"W	18.83'
C16	064°26'42"	56.50'	63.55'	S29°01'26"E	60.25'
C17	079°54'53"	56.50'	78.80'	S78°47'46"W	72.57'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C18	098°46'28"	56.50'	97.40'	N10°32'54"W	85.78'
C19	000°42'44"	56.50'	0.70'	N60°17'30"W	0.70'
C20	071°54'54"	35.00'	43.93'	N24°41'25"W	41.10'
C21	007°13'13"	220.00'	27.72'	N14°52'38"E	27.71'
C22	090°00'00"	13.50'	21.21'	N63°29'15"E	19.09'
C23	002°40'51"	280.00'	13.10'	S72°51'11"E	13.10'
C24	012°33'52"	280.00'	61.40'	S80°28'32"E	61.28'
C25	090°00'00"	13.50'	21.21'	N63°29'15"E	19.09'
C26	031°10'30"	220.00'	119.70'	S55°55'30"E	118.23'
C27	038°22'02"	220.00'	147.32'	S21°09'15"E	144.58'
C28	090°00'00"	13.50'	21.21'	N26°30'45"W	19.09'
C29	007°31'57"	220.00'	28.92'	N75°16'44"W	28.90'
C30	007°42'46"	280.00'	37.69'	S82°54'05"E	37.66'
C31	031°10'30"	195.00'	106.10'	S55°55'30"E	104.80'
C32	018°10'31"	81.50'	25.85'	S05°53'21"E	25.75'
C33	005°27'15"	220.00'	20.94'	S04°41'51"E	20.93'

 FINAL PLAT	
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS	
422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755	
DATE: APRIL 28, 2020	SHEET 11 / 11 JOB NO.: 17-0004-606