

1995 Page 1607
Z:\21-0009-710\DWG\PRODUCTION DRAWINGS\SURVEY\Sec A.A 0007-710 Sec 6A Final Plat Title Sheets.dwg Sheet1 Aug 29, 2022 - 11:44:20am jphelps

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LYING IN FARM LOT 34, SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY DISTRICT, CONTAINING 8.311 ACRES, SAID 8.311 ACRES BEING PART OF THE REMAINDER OF A 54.649 ACRE TRACT AS AS CONVEYED TO ROCKFORD HOMES INC. IN OFFICIAL RECORD 1394, PAGE 557, DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, ROCKFORD HOMES INC., AN OHIO CORPORATION BY ROBERT E. YOAKAM, PRESIDENT, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS CLARKSHAW MOORS SECTION 6A, A SUBDIVISION CONTAINING LOTS 7527 - 7545 AND RESERVE "J" AND RESERVE "M", DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE DRIVE AND LANES (1.524 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.

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DEL-CO EASEMENT" OR "DRAINAGE AND UTILITY 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.

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 CLARKSHAW MOORS SECTION 6, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF ROBERT E. YOAKAM, PRESIDENT OF ROCKFORD HOMES, INC. HAS HEREUNTO SET HIS HAND THIS 30 DAY OF August, 2022.

ROCKFORD HOMES, INC.
Robert E. Yoakam
ROBERT E. YOAKAM
PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Near Pankar
PRINTED

Signature of Corey Thuerker
COREY THUERKER
PRINTED

Notary for Owner
STATE OF OHIO SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT E. YOAKAM, PRESIDENT OF ROCKFORD HOMES, INC. 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 30th DAY OF August, 2022

KIMBERLY J. WILCHECK
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires December 5, 2022

MY COMMISSION EXPIRES
Kimberly Wilcheck
NOTARY PUBLIC STATE OF OHIO

APPROVED THIS 30 DAY OF August, 2022

Ric Innes
CONCORD TOWNSHIP
ZONING OFFICIAL

APPROVED THIS 30 DAY OF August, 2022

Deputy General Manager
DELAWARE COUNTY
DEL-CO WATER

APPROVED THIS 8th DAY OF Sept, 2022

Deputy Sanitary Engineer
DELAWARE COUNTY
SANITARY ENGINEER

APPROVED THIS 8th DAY OF Sept, 2022

Deputy Regional Planning Commissioner
DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

APPROVED THIS 3rd DAY OF Oct, 2022

Deputy Regional Planning Commissioner
DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

THIS DAY OF 20 RIGHT-OF-WAY FOR PUBLIC DRIVE AND LANES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED 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 15th DAY OF September, 2022

Dary Maxwell
COMMISSIONER

APPROVED THIS 15th DAY OF September, 2022

Jeff Benton
COMMISSIONER

APPROVED THIS 15th DAY OF September, 2022

Barb Lewis
COMMISSIONER

TRANSFERRED THIS 3rd DAY OF Oct, 2022
George Kaitsa, Jr.
AUDITOR, DELAWARE COUNTY, OHIO

Doc ID: 014621850003 Type: OFF
Kind: PLAT
Recorded: 10/04/2022 at 02:54:29 PM
Fee Amt: \$120.00 Page 1 of 3
WorkFlow: 000306954-001
Delaware County, OH
Melissa Jordan County Recorder
File# 2022-00029907
BK 1995 PG 1607-1609

RECORDED THIS 4th DAY OF OCT, 2022 AT 2:54 A.M. (P.M.) IN BOOK 1995
PAGE(S) 1607; PLAT CABINET 6; SLIDE 4; FEE \$120.00

Melissa Jordan
RECORDER, DELAWARE COUNTY, OHIO

CLARKSHAW MOORS SECTION 6 PHASE A

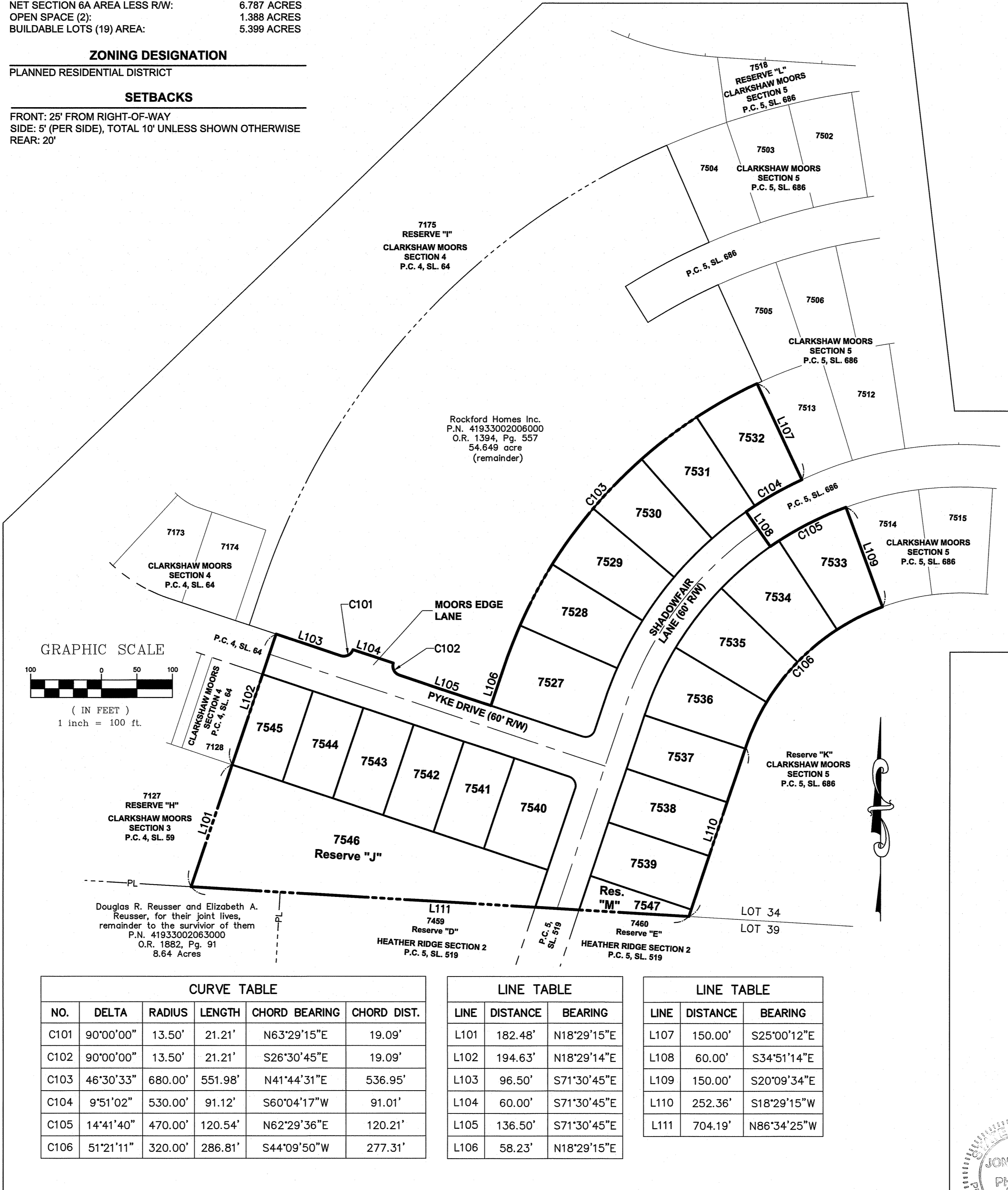
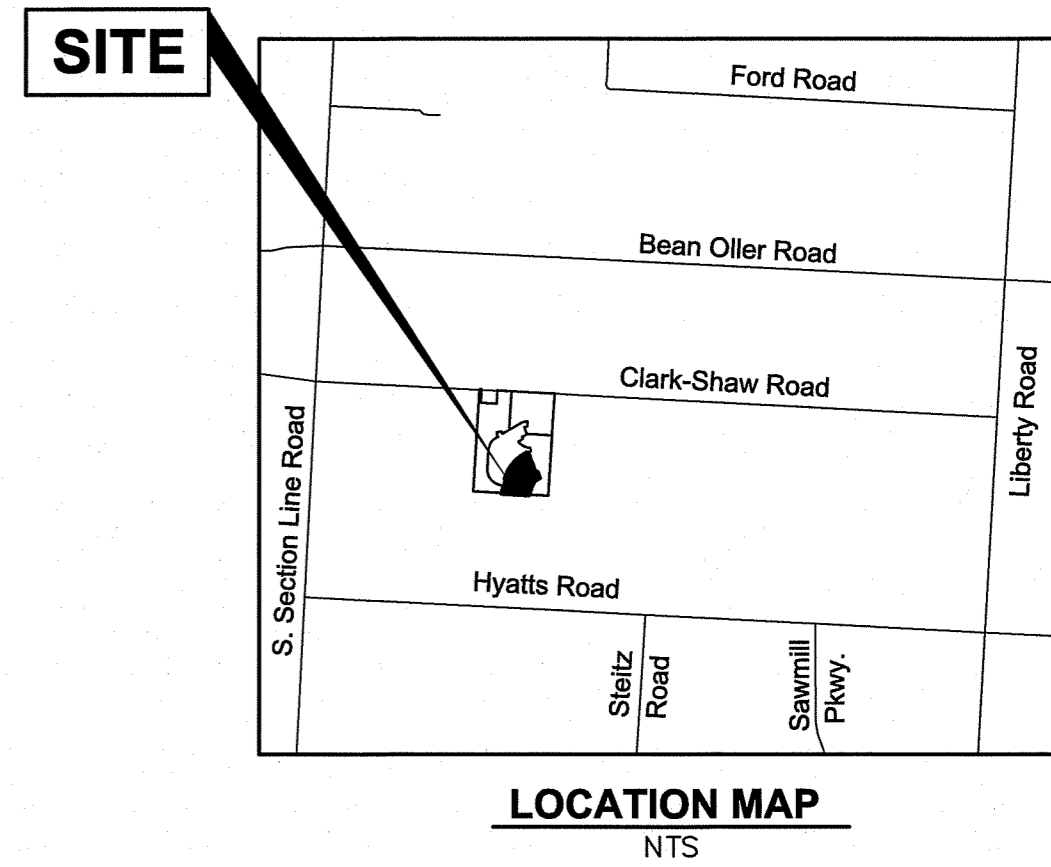
FARM LOT 34, SECTION 3 TOWNSHIP 4, RANGE 19 UNITED STATES MILITARY DISTRICT CONCORD TOWNSHIP DELAWARE COUNTY, OHIO

DRAINAGE MAINTENANCE PETITION
RECORDED IN THE DELAWARE COUNTY
COMMISSIONER'S JOURNAL,
RESOLUTION NO.: 17-473
JOURNAL DATE: May 8, 2017

SECTION 6A - SITE STATISTICS	
TOTAL AREA:	8.311 ACRES
TOTAL RW AREA:	1.524 ACRES
NET SECTION 6A AREA LESS RW:	6.787 ACRES
OPEN SPACE (2):	1.388 ACRES
BUILDABLE LOTS (19) AREA:	5.399 ACRES

ZONING DESIGNATION	
PLANNED RESIDENTIAL DISTRICT	

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



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C101	90°00'00"	13.50'	21.21'	N63°29'15"E	19.09'
C102	90°00'00"	13.50'	21.21'	S26°30'45"E	19.09'
C103	46°30'33"	680.00'	551.98'	N41°44'31"E	536.95'
C104	9°51'02"	530.00'	91.12'	S60°04'17"W	91.01'
C105	14°41'40"	470.00'	120.54'	N62°29'36"E	120.21'
C106	51°21'11"	320.00'	286.81'	S44°09'50"W	277.31'

LINE TABLE		
LINE	DISTANCE	BEARING
L101	182.48'	N18°29'15"E
L102	194.63'	N18°29'14"E
L103	96.50'	S71°30'45"E
L104	60.00'	S71°30'45"E
L105	136.50'	S71°30'45"E
L106	58.23'	N18°29'15"E

LINE TABLE		
LINE	DISTANCE	BEARING
L107	150.00'	S25°00'12"E
L108	60.00'	S34°51'14"E
L109	150.00'	S20°09'34"E
L110	252.36'	S18°29'15"W
L111	704.19'	N86°34'25"W

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.

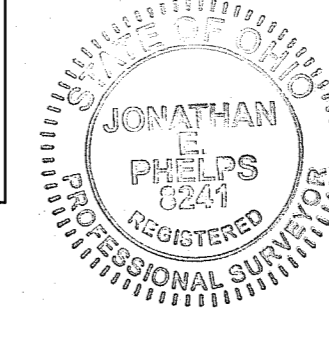
IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7681". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT 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 ON 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 "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
BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NAD83, NORTH ZONE, NAD83 (CORS98). 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.

LEGEND
○ = IRON PIN SET
● = PERMANENT MARKER
□ = PK NAIL SET
● = IRON PIN FOUND
□ = PK NAIL FOUND



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
DATE: 8/29/2022
REGISTRATION NUMBER 8241

Final Plat
PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

DATE: AUGUST 29, 2022
SHEET 1/3
JOB NO.: 21-0009-710

CLARKSHAW MOORS SECTION 6 PHASE A
FARM LOT 34, SECTION 3
TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY DISTRICT
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

NOTES

- 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.
- 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.
- WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.
- ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" WITHIN THE OVERLAP OR COVER AREAS. WORK TO FACILITATE SURFACE WATER DRAINAGE WITHIN THE OVERLAP OR COVER AREAS IS NOT RESTRICTED; HOWEVER, ANY PROPOSED NEW STORM SEWER PIPES, INLETS, CATCH BASINS, STRUCTURES, OR OTHER STORM WATER APPURTENANCES OR INFRASTRUCTURE FEATURES SUBSEQUENT TO THOSE WHICH WERE PERMITTED WITH THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE GOVERNING STORMWATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.
- FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN AND/OR OTHER STORM WATER STRUCTURE (HEREIN REFERRED TO AS STORM SEWER), THE STORM SEWER RIGHTS ARE SENIOR TO THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY OR INTEREST UTILIZING THE EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A "SANITARY EASEMENT". ANY COSTS ASSOCIATED WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORM SEWER SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCING, 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 DELAWARE SOIL & WATER CONSERVATION DISTRICT AND THE DELAWARE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLATION. 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.
- 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.

NOTES (CONTINUED)


- 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.
- 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.
- 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 IF 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.
- 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.
- 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

NOTES (CONTINUED)

- AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT CLARKSHAW MOORS SECTION 6 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.
- 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 EASEMENT", "DRAINAGE EASEMENT" OR "DRAINAGE & UTILITY 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.
 - ALL RESERVE/OPEN SPACES DELINEATED ON THESE PLANS SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES. SAID RESERVES/OPEN SPACES SHALL BE OWNED AND MAINTAINED BY CLARKSHAW MOORS SECTION 6 HOME OWNERS ASSOCIATION.
 - DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.
 - 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.
 - ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH, AND PLATTING AUTHORITIES ARE PLANS INDICATING NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.
 - THE OPEN SPACE, STORM WATER FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENTS, AND BIKE PATH THAT MAKE REFERENCE TO THIS NOTE ARE TO BE MAINTAINED BY THE CLARKSHAW MOORS HOMEOWNERS ASSOCIATION.
 - THE DEVELOPMENT OF CLARKSHAW MOORS SECTION 6, PHASE A 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.
 - 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.
 - 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.

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP
781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

DATE: AUGUST 29, 2022 SHEET **2/3**
JOB NO.: 21-0009-710

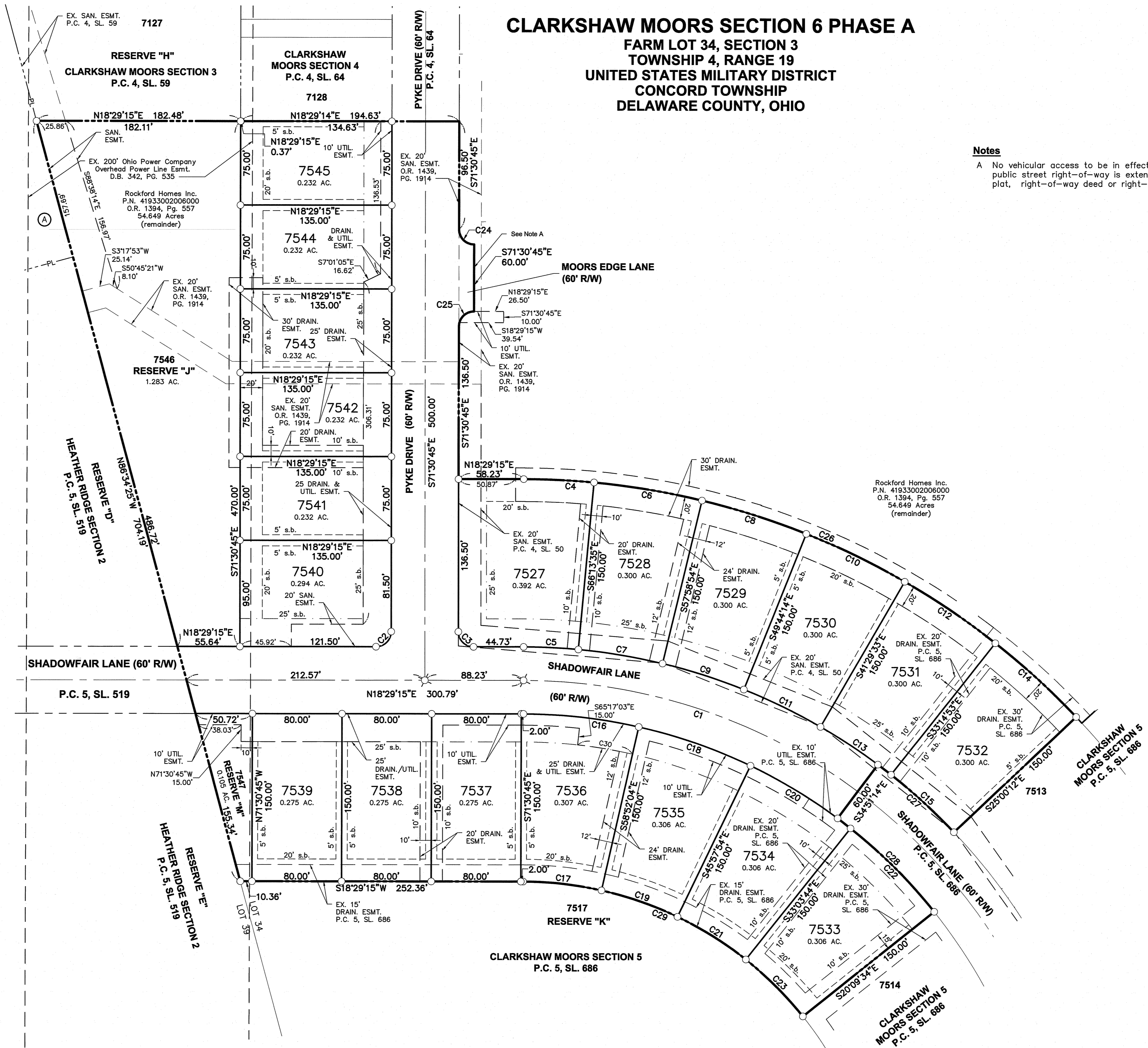
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	36°39'31"	500.00'	319.91'	N36°49'00"E	314.48'
C2	90°00'00"	13.50'	21.21'	S26°30'45"E	19.09'
C3	90°00'00"	13.50'	21.21'	S63°29'15"W	19.09'
C4	5°17'10"	680.00'	62.74'	S21°07'50"W	62.72'
C5	5°17'10"	530.00'	48.90'	S21°07'50"W	48.88'
C6	8°14'41"	680.00'	97.85'	S27°53'45"W	97.76'
C7	8°14'41"	530.00'	76.26'	S27°53'45"W	76.20'
C8	8°14'41"	680.00'	97.85'	S36°08'26"W	97.76'
C9	8°14'41"	530.00'	76.26'	S36°08'26"W	76.20'
C10	8°14'41"	680.00'	97.85'	S44°23'06"W	97.76'
C11	8°14'41"	530.00'	76.26'	S44°23'06"W	76.20'
C12	8°14'41"	680.00'	97.85'	S52°37'47"W	97.76'
C13	8°14'41"	530.00'	76.26'	S52°37'47"W	76.20'
C14	8°14'41"	680.00'	97.85'	S60°52'27"W	97.76'
C15	8°14'41"	530.00'	76.26'	S60°52'27"W	76.20'
C16	12°38'42"	470.00'	103.73'	N24°48'36"E	103.52'
C17	12°38'42"	320.00'	70.62'	S24°48'36"W	70.48'
C18	12°54'10"	470.00'	105.84'	N37°35'01"E	105.62'
C19	12°54'10"	320.00'	72.06'	S37°35'01"W	71.91'
C20	12°54'10"	470.00'	105.84'	N50°29'11"E	105.62'
C21	12°54'10"	320.00'	72.06'	S50°29'11"W	71.91'
C22	12°54'10"	470.00'	105.84'	N63°23'21"E	105.62'
C23	12°54'10"	320.00'	72.06'	S63°23'21"W	71.91'
C24	90°00'00"	13.50'	21.21'	N63°29'15"E	19.09'
C25	90°00'00"	13.50'	21.21'	S26°30'45"E	19.09'
C26	46°30'33"	680.00'	551.98'	N41°44'31"E	536.95'
C27	9°51'02"	530.00'	91.12'	S60°04'17"W	91.01'
C28	14°41'40"	470.00'	120.54'	N62°29'36"E	120.21'
C29	51°21'11"	320.00'	286.81'	S44°09'50"W	277.31'
C30	6°24'59"	445.00'	49.84'	N27°55'27"E	49.81'

CLARKSHAW MOORS SECTION 6 PHASE A

FARM LOT 34, SECTION 3 TOWNSHIP 4, RANGE 19 UNITED STATES MILITARY DISTRICT CONCORD TOWNSHIP DELAWARE COUNTY, OHIO

OWNERSHIP INFORMATION
 (A) Douglas R. Reusser and Elizabeth A. Reusser, for their joint lives, remainder to the survivor of them
 P.N. 41933002063000
 O.R. 1882, Pg. 91
 8.64 Acres

Notes
 A No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat, right-of-way deed or right-of-way easement.



GRAPHIC SCALE
 0 25 50
 (IN FEET)
 1 inch = 50 ft.

LEGEND
 ○ = IRON PIN SET
 ⊙ = PERMANENT MARKER
 ⊠ = PK NAIL SET
 ⊞ = IRON PIN FOUND
 ⊞ = PK NAIL FOUND

"SAN. ESMT." = SANITARY EASEMENT
 "UTIL. ESMT." = UTILITY EASEMENT
 "DRAIN. ESMT." = DRAINAGE EASEMENT
 "S.B." = SETBACKS

Final Plat
 PLAN PREPARED BY: JEP
 CHECKED BY: JEP
 781 Science Blvd, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755
ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

DATE: AUGUST 29, 2022 SHEET 3/3
 JOB NO.: 21-0009-710