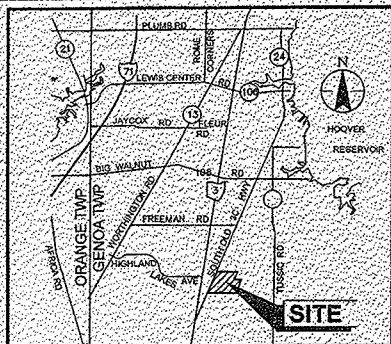


R.P.C. NO. 01-18



VICINITY MAP
NOT TO SCALE

ACREAGE BREAKDOWN:

TOTAL AREA = 9.542 AC
TOTAL LOT AREA = 7.972 AC
TOTAL R.O.W. AREA = 1.570 AC
TOTAL BUILDABLE LOTS = 14

PARCEL NUMBERS
31731303016000
31731303017000
31731303019000

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (STATION COLB), FROM A GPS NETWORK OF FIELD OBSERVATION PERFORMED IN MARCH, 2019.

CERTIFICATION:

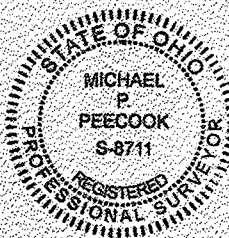
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- = IRON PIN SET 3/4" IRON PIPE WITH STANTEC CAP
- = IRON PIN FOUND
- = MAG NAIL SET

STANTEC CONSULTING SERVICES INC.

BY: *[Signature]* DATE: 12/11/19
MICHAEL P. PEECOCK
PROFESSIONAL SURVEYOR NO. S-8711

PREPARED BY:
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387



GRACE'S PLACE

FARM LOT 14, QUARTER TOWNSHIP 3, TOWNSHIP 3 NORTH, RANGE 17 WEST
UNITED STATES MILITARY DISTRICT
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO

SITUATE:

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF GENOA, LYING IN FARM LOT 14, QUARTER TOWNSHIP 3, TOWNSHIP 3 NORTH, RANGE 17 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 9.542 ACRES, MORE OR LESS, INCLUDING 1.570 ACRES OF RIGHT-OF-WAY AREA, BEING ALL OF THE FOLLOWING TRACTS AS CONVEYED TO ROMANELLI SCHROCK ROAD INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN OFFICIAL RECORD 1672, PAGE 728, CONSISTING OF A 1.300 ACRE PARCEL ONE, A 2.000 ACRE PARCEL TWO AND A 6.505 ACRE PARCEL THREE, ALL REFERENCES ARE TO RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

OWNER/SUBDIVIDER CERTIFICATION:

ROMANELLI SCHROCK ROAD INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GRACE'S PLACE", A SUBDIVISION OF LOTS NUMBERED 8067 THROUGH 8080, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE THIS COURT AND ROAD OF 1.570 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

WITNESSES:

IN WITNESS WHEREOF, ROMANELLI SCHROCK ROAD INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED ON 13 DAY OF December, 2019.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

[Signature]
PRINTED: JOE LOZBY
[Signature]
PRINTED: Kristine Loughry

ROMANELLI SCHROCK ROAD INVESTMENTS, LLC
AN OHIO LIMITED LIABILITY COMPANY

BY: *[Signature]*
VINCENT ROMANELLI
MANAGING MEMBER

PRINTED:

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF Dec, 2019 BY VINCENT ROMANELLI MANAGING MEMBER OF ROMANELLI SCHROCK ROAD INVESTMENTS, LLC, ON BEHALF OF THE CORPORATION.

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

THIS 13 DAY OF December, 2019.

MY COMMISSION EXPIRES Dec 8, 2023 *[Signature]*
NOTARY PUBLIC, STATE OF OHIO



MELISSA A. CAMMARATA
Notary Public, State of Ohio
My Commission Expires 12-08-2023

DELAWARE COUNTY
APPROVED

[Signature]
ZONING INSPECTOR, GENOA TOWNSHIP

1/14/2020
DATE

[Signature]
SANITARY ENGINEER, DELAWARE COUNTY

1/22/2020
DATE

[Signature]
DEPUTY GENERAL MANAGER
DELCO WATER COMPANY

1/17/2020
DATE

[Signature]
COUNTY ENGINEER, DELAWARE COUNTY

2/11/2020
DATE

[Signature]
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

3/27/20
DATE

THIS 6 DAY OF July, 2020, ALL RIGHTS-OF-WAY SHOWN HEREIN AND DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND THE STREETS ARE FORMALLY ACCEPTED AS SUCH BY DELAWARE COUNTY.

[Signature] *[Signature]* *[Signature]*
DELAWARE COUNTY COMMISSIONERS

[Signature]
AUDITOR, DELAWARE COUNTY, OHIO

TRANSFERRED THIS 14 DAY OF July, 2020

2020 AT _____ M



Doc ID: 013439800003 Type: OFF
Kind: PLAT
Recorded: 07/14/2020 at 01:01:57 PM
Fee Amt: \$120.00 Page 1 of 3
Workflow# 0000216806-0001
Delaware County OH
Melissa Jordan County Recorder
File# 2020-00025070

OFFICIAL RECORD _____ PAGES _____

BK 1745 PG 2679-2681

[Signature]
RECORDER, DELAWARE COUNTY, OHIO

Stored In Plat Cabinet 5 Slide 517

NOTES:

1. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMENDED FINISH FLOOR ELEVATIONS AND/OR LOT GRADING PLANS. SAID 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 PLANS REQUIRED WITH THE BUILDING PERMIT.
2. ROOF DOWN SPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEM ARE PROHIBITED.
3. BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.
4. ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS", ADOPTED BY THE COUNTY COMMISSIONERS.
5. FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT BUILDING DEPARTMENT APPROVAL.
6. THE SUBJECT PROPERTY LIES IN ZONE X AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 39041C0270 K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. NO DRIVEWAY SHALL BE LOCATED SO IT ENTERS A PUBLIC ROAD WITHIN FORTY (40) FEET OF THE INTERSECTION OF THE RIGHTS-OF-WAY OF ANY TWO (2) PUBLIC ROADS.
8. POTENTIAL HEALTH AND ENVIRONMENTAL IMPACTS ASSOCIATED WITH HIGH VOLTAGE POWER LINE ELECTROMAGNETIC FIELDS ARE NOT KNOWN AT THIS TIME.
9. SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF CURB AND GUTTER STREETS UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.
10. DRAINAGE MAINTENANCE PETITION RECORDED IN THE DELAWARE COUNTY COMMISSIONER'S JOURNAL RESOLUTION NO. 40-2116 JOURNAL DATE: 3/16/16
11. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT" OR "SANITARY EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT" AND "DRAINAGE EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.
12. 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.
13. 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.
14. 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.

15. 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.
16. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DSWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION. THE DSWCD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
17. 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.
18. 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.
19. 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.
20. 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 THE SANITARY EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.
21. ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.
22. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A 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.
23. 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.
24. A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DELCO 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" OR "DRAINAGE EASEMENT", "DELCO WATER EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DELCO 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 DELCO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

25. 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.
26. DRIVES SHALL NOT ENCR OACH INTO ANY SIDE YARD DRAINAGE EASEMENT.
27. DEVELOPER IS RESPONSIBLE FOR ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES REQUIRED BY DESC AND OEPA PERMITS.
28. ZONING AND SETBACKS
CURRENT ZONING = SUBURBAN RESIDENTIAL (SR)

YARD SETBACKS:
FRONT YARD SETBACK = 30 FEET LOTS 2 - 13
DRIVEWAY LENGTH MUST BE AT LEAST 40 FEET LONG MEASURED FROM THE RIGHT-OF-WAY. THAT IS, THE GARAGE MUST BE LOCATED AT LEAST 40 FEET FROM THE RIGHT-OF-WAY. SIDE LOAD GARAGES MUST BE LOCATED AT LEAST 30 FEET FROM THE RIGHT-OF-WAY AND THE DRIVEWAY LENGTH MUST BE AT LEAST 40 FEET LONG.

REAR YARD / PERIMETER SETBACK = 50 FEET

SIDE YARD SETBACK = 12 FEET

FENCES INSTALLED BETWEEN THE RIGHT-OF-WAY OF SOUTH OLD 3C HIGHWAY AND THE BUILDING LINE SHALL NOT EXCEED 4 FEET IN HEIGHT. IF PILLARS ARE USED FOR FENCE POSTS AND SIGN STRUCTURES, SUCH PILLARS CANNOT EXCEED 5 FEET IN HEIGHT.

ZONING AND SETBACK REQUIREMENTS REFLECT BOARD OF ZONING APPEAL'S VARIANCE APPROVALS OF CASES 2019-08 A AND B AS WELL AS CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

PREPARED BY:
1800 LAKE SHORE DRIVE
SUITE 100
COLUMBIANA, OHIO 43204
(614) 488-4363 • 1-800-940-2743
FAX (614) 488-4987



GRACE'S PLACE
SHEET 2 OF 3

\\STANTEC\GIS\Projects\1745\1745-00025070\1745-00025070.dwg (Sheet 2 of 3) 11/11/2018 8:26:35am - rjffm

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°13'56"	250.00'	83.92'	S 77°18'47" E	83.92'
C2	4°07'28"	2000.00'	143.97'	S 68°19'22" E	143.94'
C3	19°13'56"	220.00'	73.85'	N 77°18'47" W	73.50'
C4	93°54'37"	40.00'	65.55'	N 20°44'30" W	58.47'
C5	2°14'45"	1970.00'	77.22'	N 88°03'08" W	77.22'
C6	1°52'45"	1970.00'	84.59'	S 88°53'08" W	84.59'
C7	24°26'21"	35.00'	14.93'	S 78°43'36" W	14.82'
C8	25°01'10"	35.00'	15.29'	S 51°59'51" W	15.16'
C9	99°33'11"	65.00'	112.94'	N 89°15'51" E	99.26'
C10	82°39'27"	65.00'	93.77'	N 00°22'11" E	85.85'
C11	59°31'01"	65.00'	67.52'	N 71°27'25" E	64.52'
C12	37°11'21"	65.00'	42.15'	S 60°11'24" E	41.45'
C13	49°27'30"	35.00'	30.21'	N 66°19'29" W	29.28'
C14	0°44'05"	2030.00'	26.03'	N 89°18'49" E	26.03'
C15	2°49'28"	2030.00'	100.07'	S 88°54'24" E	100.06'
C16	0°33'55"	2030.00'	20.03'	S 87°12'43" E	20.03'
C17	0°42'50"	280.00'	47.47'	S 82°04'20" E	47.41'
C18	0°31'05"	280.00'	46.52'	S 72°27'22" E	46.46'
C19	88°05'22"	40.00'	60.10'	N 69°19'30" E	54.81'
C20	14°09'05"	89.00'	21.98'	S 21°17'48" E	21.93'

LINE	BEARING	DISTANCE
L1	N 49°02'27" E	16.11'
L2	N 31°44'27" W	77.21'
L3	N 62°02'17" W	13.02'
L4	S 62°02'17" E	19.05'
L5	S 31°44'27" E	81.14'
L6	S 88°22'19" E	134.84'
L7	N 49°02'27" E	1.68'
L8	S 87°06'09" E	27.99'
L9	N 87°06'09" W	25.57'

LEGEND

- PERMANENT MARKER SET (SOLID ONE INCH IRON PIN RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- IRON PIN FOUND
- MAG NAIL SET

(R) = LOT LINE IS RADIAL

1234 = LOT NUMBERS

SANITARY SEWER EASEMENT



LOT NO	LOT WIDTH AT BUILDING LINE
8067	166.93 FEET
8068	88.35 FEET
8069	88.50 FEET
8070	88.71 FEET
8071	90.30 FEET
8072	127.96 FEET
8073	115.75 FEET
8074	90.57 FEET
8075	102.00 FEET
8076	100.08 FEET
8077	101.00 FEET
8078	101.00 FEET
8079	101.06 FEET
8080	128.51 FEET

PREPARED BY:
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