

HOOVER VIEW CAD
STATE OF OHIO, COUNTY OF DELAWARE, GENOA TOWNSHIP,
SECTION 1, TOWNSHIP 3, RANGE 17, FARM LOT 8,
UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF GENOA, SECTION 1, TOWNSHIP 3, RANGE 17, FARM LOT 8, UNITED STATES MILITARY LANDS, BEING 16.752 ACRES OF LAND OUT OF THAT 16.767 ACRE TRACT CONVEYED TO JIEHCUN LIU, BY DEED OF RECORD IN DEED BOOK 1768, PAGE 1540-1541 OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, JIEHCUN LIU, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "HOOVER VIEW CAD", A SUBDIVISION CONTAINING LOTS NUMBERED 8089-8093 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT", "CAD EASEMENT", "ACCESS EASEMENT" AND "UTILITY EASEMENT". EASEMENTS DESIGNATED AS, "DRAINAGE EASEMENT", "CAD EASEMENT", "ACCESS EASEMENT" AND "UTILITY 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.

IN WITNESS WHEREOF, JIEHCUN LIU, OWNER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 19TH DAY OF OCTOBER, 2021.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: Jiehcun Liu
JIEHCUN LIU
OWNER

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIEHCUN LIU, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF JIEHCUN LIU, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF October, 2021

MY COMMISSION EXPIRES May 27, 2026 Kimberly Hughes

Kimberly Hughes
Notary Public, State of Ohio
My Commission Expires:
May 27, 2026

APPROVED THIS 21st DAY OF Oct 20 21

[Signature]
GENOA TWP., ZONING INSPECTOR

APPROVED THIS 3rd DAY OF Nov. 2021

[Signature]
DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 8th DAY OF Nov 20 21

[Signature]
DELAWARE COUNTY ENGINEER

APPROVED THIS 21st DAY OF Oct 2021

[Signature]
DELAWARE GENERAL HEALTH DISTRICT

APPROVED THIS 21st DAY OF Oct. 20 21

[Signature]
DEL-CO WATER COMPANY

APPROVED THIS 16th DAY OF Dec 20 21

[Signature]
DIRECTOR, DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

THIS 22 DAY OF Dec 21

[Signature]
DELAWARE COUNTY COMMISSIONERS

THIS DAY OF
RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS
HEREIN DEDICATED TO PUBLIC USE ARE HEREBY
ACCEPTED FOR THE COUNTY OF DELAWARE,
STATE OF OHIO.

[Signature]

[Signature]

George Kaitisa TLR
AUDITOR, DELAWARE COUNTY, OHIO

TRANSFERRED THIS 29 DAY OF December 21

RECORDED THIS 30th DAY OF December, 2021.

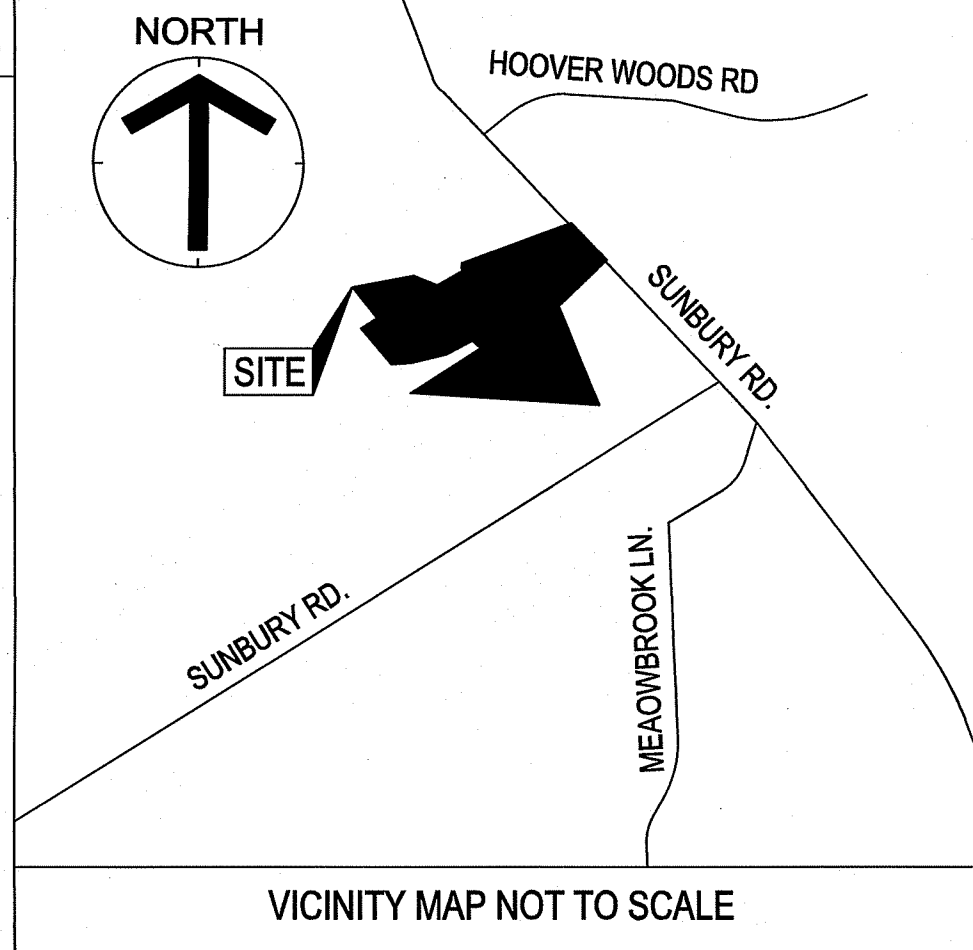
AT 10:09 P.M.

IN BOOK 1934 PAGE(S) 1923.

PLAT CABINET 5, SLIDE 113. FEE \$ 160.

Doc ID: 014317550004 Type: OFF
Kind: PLAT
Recorded: 12/30/2021 at 10:09:22 AM
Fee Amt: \$160.00 Page 1 of 4
Workflow# 0000284123-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2021-00056477
Bk 1934 Pg 1923-1926

R.P.C.
CASE NO. 06-21



BASIS OF BEARING

OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS UTILIZING ODOT VRS SYSTEM.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

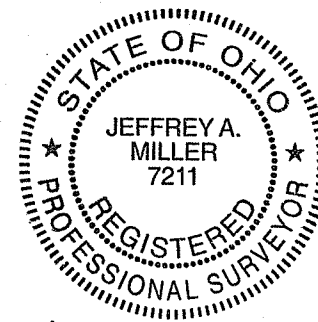
ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

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. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK WAS COMPLETED IN JANUARY 2021.

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- △ STONE FOUND



[Signature] 10-19-21
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43261

PLAT	
HOOVER VIEW CAD	
GENOA TOWNSHIP	DELAWARE COUNTY, OHIO
SCALE: N/A	DATE: 10/15/2021
DESIGN: N/A	JOB NO.: 758675
DRAWN: ADS	SHEET NO.:
CHECKED: ALB	1 OF 4

HOOVER VIEW CAD

STATE OF OHIO, COUNTY OF DELAWARE, GENOA TOWNSHIP,
SECTION 1, TOWNSHIP 3, RANGE 17, FARM LOT 8,
UNITED STATES MILITARY LANDS

NOTE "A": DEVIATION IN HOUSE LOCATIONS AND LOCATION AND DESIGN OF HOUSEHOLD SEWAGE TREATMENT SYSTEMS SHOWN ON DEVELOPMENT PLANS ON FILE WITH THE DELAWARE GENERAL HEALTH DISTRICT MAY BE ALLOWED ONLY IF ALTERNATE LOCATIONS AND DESIGNS ARE SUBMITTED TO, COORDINATED WITH, AND APPROVED BY BUILDING, ZONING, AND HEALTH AUTHORITIES.

NOTE "B": GENOA TOWNSHIP ZONING CODE FOR "HOOVER VIEW CAD", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

CURRENT ZONING:	RR (RURAL RESIDENTIAL)
FRONT YARD:	50 FEET MINIMUM AT A POINT 150' IN WIDTH (FLAG LOTS)
FRONT YARD:	75 FEET MINIMUM (STANDARD LOTS)
SIDE YARD:	25 FEET MINIMUM
REAR YARD:	50 FEET MINIMUM

NOTE "C":

ACREAGE BREAKDOWN	
TOTAL ACREAGE:	16.752
ACREAGE IN BUILDABLE LOTS (5)	16.430
ACREAGE IN RIGHT-OF-WAY	0.322
ACREAGE IN LOT 8090	5.206
CAD ACREAGE WITHIN LOT 8090	1.136
NET ACREAGE OF LOT 8090	4.070

NOTE "D": 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 "E": EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITY EASEMENTS, AND DESIGNATED WATERLINE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKS AND APPURTENANCES.

NOTE "F": ON FILE WITH COUNTY ENGINEERING, CODE COMPLIANCE, GENERAL HEALTH DISTRICT AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

NOTE "G": 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 "H": 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.

NOTE "I": AT THE TIME OF PLATTING AS "HOOVER VIEW CAD", IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE OF THE 0.2% ANNUAL FLOODPLAIN) AND ZONE "AE" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBER 39041C0286K, WITH EFFECTIVE DATE, OF APRIL 16, 2009.

NOTE "J": 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 DESIRED ABOUT SUBDIVISION PLAT OF "PLAT OF COMMON ACCESS DRIVE FOR HOOVER VIEW" PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDERS OFFICE.

NOTE "J": 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 OF 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 "K": ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DCWCD) 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 TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

NOTE "L": 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 EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

NOTE "M": DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

NOTE "N": SANITARY EASEMENTS ARE SOLELY 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.

NOTE "O": 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.

NOTE "P": 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.

NOTE "Q": 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.

NOTE "R": 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 "S": 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.

NOTE "T": 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.

NOTE "U": 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.

NOTE "V": THE OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS OF THE HEREIN DELINEATED LOTS AGREE THAT WHEN A CENTRAL SEWAGE SYSTEM BECOMES AVAILABLE, SAID LOT SHALL BE CONNECTED TO SAID CENTRAL SEWER. ACCEPTANCE OF TITLE TO A Delineated LOT FOR THE SUBDIVISION SHALL CONSTITUTE WAIVER OF FURTHER NOTICE OF HEARING ON THIS REQUIREMENT. THIS COVENANT SHALL BE INCLUDED IN CONVEYANCE OF TITLE FOR SAID LOT(S). ALL FEES AND COST ASSOCIATED WITH THE CONNECTION TO CENTRAL SEWER ARE THE RESPONSIBILITY OF THE HOMEOWNER OF THE TIME OF THE INSTALLATION AND CONNECTION.


NOTE "W": NONEXCLUSIVE EASEMENTS ARE HEREBY GRANTED TO THE OWNERS OF THE FEE SIMPLE TITLES TO LOTS 8089-8093 IN AND OVER THAT PORTION OF LOT 8090 DESIGNATED AS COMMON ACCESS DRIVE HEREON FOR INGRESS AND EGRESS TO AND FROM LOTS 8089-8093 AND SUNBURY ROAD, A PUBLIC STREET, TO BE SHARED WITH WITH EACH OF SAID OWNERS OF LOTS 8089-8093. SEE COMMON ACCESS DRIVE MAINTENANCE AGREEMENT OF RECORD IN OFFICIAL RECORD ~~1323~~ PAGE ~~1206~~

NOTE "X": APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE COMMON ACCESS DRIVE SHOWN HEREON, AND ALL SUCH COMMON ACCESS DRIVE(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENTS, MAINTENANCE AND/OR USE OF ANY SUCH COMMON ACCESS DRIVE. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.

NOTE "Y": 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", "DRAINAGE EASEMENT" OR "CAD EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, TO INSTALL, SERVICE AND MAINTAIN WATER METER CROCKS AND APPURTANCES 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.

NOTE "Z": 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 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 THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

NOTE "AA": ACCESS TO THE PUBLIC ROAD RIGHT OF WAY FROM THE LOTS WITHIN THE CAD SHALL BE RESTRICTED TO THE COMMON ACCESS DRIVE LOCATED WITHIN THE COMMON ACCESS DRIVE EASEMENT.

PLAT			
HOOVER VIEW CAD			
GENOA TOWNSHIP		DELAWARE COUNTY, OHIO	
SCALE: N/A		DATE: 10/15/2021	
DESIGN: N/A	 WWW.CESOIHC.COM	JOB NO.: 758675	
DRAWN: ADB		SHEET NO.:	
CHECKED: ALS		2 OF 4	

HOOVER VIEW CAD

STATE OF OHIO, COUNTY OF DELAWARE, GENOA TOWNSHIP,
SECTION 1, TOWNSHIP 3, RANGE 17, FARM LOT 8,
UNITED STATES MILITARY LANDS

Line Table		
Line #	Direction	Length
L1	S43° 55' 02"E	299.99'
L2	S43° 55' 02"E	305.15'
L3	N43° 55' 02"W	35.12'
L4	N77° 24' 26"E	34.85'
L5	N64° 27' 38"E	16.81'
L6	N73° 50' 59"E	15.77'
L7	N65° 26' 21"E	18.26'
L8	N80° 47' 13"E	26.94'
L9	S81° 27' 18"E	16.08'
L10	N45° 42' 04"E	20.57'
L11	N49° 39' 46"E	21.51'
L12	N79° 58' 35"E	55.52'
L13	N76° 11' 47"E	131.67'
L14	S89° 35' 46"W	26.34'
L15	S73° 27' 02"W	25.35'
L16	S87° 01' 52"W	16.63'
L17	N68° 11' 41"W	37.69'
L18	N49° 56' 17"W	35.24'
L19	N29° 16' 14"W	86.59'
L20	N73° 11' 47"E	14.62'
L21	N90° 00' 00"E	41.34'
L22	S86° 25' 38"E	26.74'
L23	N76° 59' 15"E	15.54'
L24	S71° 05' 39"W	81.61'
L25	N85° 20' 55"W	26.09'
L26	N85° 20' 55"W	24.43'
L27	S71° 05' 39"W	89.23'

Line Table		
Line #	Direction	Length
L28	N84° 45' 10"E	9.22'
L29	S86° 25' 38"E	30.25'
L30	N90° 00' 00"E	35.98'
L31	S73° 54' 25"W	32.69'
L32	S70° 09' 08"W	36.81'
L33	S78° 49' 41"W	30.51'
L34	S54° 22' 12"W	12.41'
L35	S69° 48' 30"W	25.11'
L36	S49° 13' 16"W	11.43'
L37	S68° 32' 06"W	36.93'
L38	N85° 20' 14"W	34.86'
L39	S61° 20' 44"W	26.20'
L40	S35° 20' 29"W	44.54'
L41	S60° 06' 38"W	33.45'
L42	S87° 24' 49"W	19.49'
L43	S77° 09' 56"W	38.87'
L44	S79° 37' 10"W	27.96'
L45	S67° 40' 05"W	17.25'
L46	N43° 55' 02"W	32.26'
L47	N67° 40' 05"E	32.26'
L48	N79° 37' 10"E	30.20'
L49	N76° 12' 11"E	21.81'
L50	N78° 56' 29"E	20.86'
L51	N87° 24' 49"E	13.39'
L52	N60° 06' 38"E	19.57'
L53	N35° 20' 29"E	44.88'
L54	N61° 20' 44"E	35.01'

Line Table		
Line #	Direction	Length
L55	N68° 32' 06"E	33.71'
L56	N49° 13' 16"E	11.77'
L57	N69° 48' 30"E	26.49'
L58	N54° 22' 12"E	14.84'
L59	N78° 49' 41"E	34.74'
L60	N70° 09' 08"E	27.89'
L61	N29° 16' 14"W	74.47'
L62	N49° 56' 17"W	24.95'
L63	N68° 11' 41"W	26.28'
L64	S87° 01' 52"W	6.47'
L65	S73° 27' 02"W	26.03'
L66	S89° 35' 46"W	27.20'
L67	S74° 09' 06"W	4.09'
L68	S78° 50' 43"W	20.19'
L69	S26° 40' 52"W	9.61'
L70	S78° 16' 59"W	19.99'
L71	S63° 03' 55"W	10.55'
L72	S76° 20' 23"W	0.61'
L73	S76° 20' 23"W	20.29'
L74	N84° 25' 37"E	64.77'
L75	S80° 10' 22"W	5.49'
L76	S79° 31' 41"W	26.33'
L77	S49° 39' 46"W	12.08'
L78	S45° 42' 04"W	34.44'
L79	N81° 27' 18"W	26.30'
L80	S80° 47' 13"W	18.82'
L81	S64° 08' 25"W	14.68'


Line Table		
Line #	Direction	Length
L82	S73° 50' 59"W	16.69'
L83	S64° 27' 38"W	17.75'
L84	S77° 24' 26"W	20.00'
L85	S43° 55' 02"E	12.00'
L86	S46° 04' 58"W	135.52'
L87	S34° 49' 58"W	86.96'
L88	S10° 19' 58"W	38.30'
L89	S54° 57' 15"W	152.82'
L90	S84° 57' 42"W	14.54'
L91	S85° 33' 55"W	156.49'
L92	N04° 26' 05"W	43.41'
L93	N78° 19' 29"E	98.00'
L94	S11° 40' 31"E	8.24'
L95	S43° 49' 17"E	36.75'
L96	S04° 03' 17"E	30.35'
L97	S85° 33' 55"W	162.49'
L98	S22° 26' 22"E	35.85'
L99	S54° 57' 15"W	148.02'
L100	S10° 19' 58"W	35.99'
L101	S34° 49' 58"W	90.75'
L102	S46° 04' 58"W	136.70'
L103	N04° 26' 05"W	31.43'
L104	S43° 55' 02"E	60.00'
L105	S46° 04' 58"W	130.26'
L106	S34° 54' 42"W	54.68'
L107	S16° 10' 45"W	52.54'
L108	S55° 15' 11"W	39.20'

Line Table		
Line #	Direction	Length
L109	S53° 48' 39"W	174.04'
L110	N88° 35' 26"W	11.34'
L111	S85° 33' 55"W	160.90'
L112	S53° 48' 39"W	39.37'
L113	S80° 16' 13"W	85.02'
L114	N04° 03' 17"W	150.55'
L115	S79° 01' 26"W	17.74'
L116	N16° 10' 45"E	52.54'
L117	S84° 18' 48"W	76.37'
L118	N46° 04' 58"E	130.26'
L119	N81° 21' 57"W	21.77'
L120	S87° 44' 56"W	27.21'
L121	N86° 53' 28"W	17.73'
L122	S64° 34' 38"W	24.69'
L123	S63° 11' 55"W	45.90'
L124	S84° 28' 17"W	24.92'
L125	S76° 48' 39"W	23.64'
L126	N82° 50' 22"W	44.70'
L127	S88° 54' 13"W	47.61'
L128	S70° 18' 16"W	15.43'
L129	S55° 29' 26"W	35.86'
L130	N74° 08' 37"W	31.93'
L131	N64° 48' 15"W	39.22'
L132	S88° 17' 05"W	28.16'
L133	S74° 43' 55"W	23.75'
L134	S41° 24' 42"W	25.44'
L135	S39° 57' 27"W	16.25'

Line Table		
Line #	Direction	Length
L136	S23° 33' 01"W	17.59'
L137	S06° 37' 01"W	11.77'
L138	S08° 38' 35"E	17.51'
L139	S09° 25' 55"W	0.98'
L140	S45° 22' 09"W	13.35'
L141	S06° 33' 06"E	4.12'
L142	S42° 18' 01"W	6.07'
L143	S09° 25' 55"W	14.60'
L144	S08° 38' 35"E	18.27'
L145	S06° 37' 01"W	3.28'
L146	S23° 33' 01"W	8.80'
L147	S41° 24' 42"W	16.08'
L148	S74° 43' 55"W	11.21'
L149	S88° 17' 05"W	17.42'
L150	N64° 48' 15"W	34.49'
L151	N74° 08' 37"W	34.55'
L152	N74° 48' 12"W	37.02'
L153	S55° 29' 26"W	45.86'
L154	S70° 18' 16"W	6.62'
L155	S88° 54' 13"W	40.53'
L156	N82° 50' 22"W	47.91'
L157	S76° 48' 39"W	27.02'
L158	S84° 28' 17"W	23.24'
L159	S83° 11' 55"W	51.15'
L160	S64° 34' 38"W	21.98'
L161	N86° 53' 28"W	11.51'
L162	S87° 44' 56"W	25.75'

Line Table		
Line #	Direction	Length
L163	N81° 21' 57"W	36.99'
L164	N22° 26' 22"W	35.03'
L165	N35° 13' 20"E	40.80'
L166	N55° 15' 11"E	54.29'
L167	S88° 35' 28"E	19.44'
L168	N84° 57' 42"E	11.29'
L169	N79° 01' 26"E	17.57'
L170	N84° 18' 48"E	80.47'
L171	S65° 20' 14"E	35.87'
L172	N88° 07' 03"E	16.82'
L173	N83° 08' 47"E	43.71'
L174	N83° 45' 42"E	39.79'
L175	N89° 05' 10"E	63.83'
L176	S76° 34' 58"E	50.30'
L177	S80° 21' 28"E	35.20'
L178	S70° 34' 21"E	40.17'
L179	N57° 18' 43"E	38.01'
L180	N70° 34' 21"W	14.26'
L181	N80° 21' 28"W	33.62'
L182	N76° 34' 58"W	47.52'
L183	S89° 05' 10"W	58.67'
L184	S83° 45' 42"W	38.23'
L185	S83° 08' 47"W	44.85'
L186	S88° 07' 03"W	19.84'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	20.00'	11.08'	S69° 41' 17"W, 10.94'	31° 45' 15"
C2	35.00'	19.33'	S69° 44' 22"W, 19.09'	31° 39' 06"
C3	13.50'	19.84'	N69° 51' 35"E, 18.10'	84° 11' 12"
C4	62.50'	322.45'	S4° 26' 05"E, 66.61'	295° 35' 51"
C5	13.50'	13.62'	N65° 32' 07"W, 13.05'	57° 47' 56"
C6	23.00'	12.80'	S69° 37' 04"W, 12.64'	31° 53' 41"
C7	20.00'	10.44'	S31° 07' 52"W, 10.32'	29° 54' 13"
C8	80.00'	52.54'	S34° 59' 42"W, 51.80'	37° 37' 55"
C9	80.00'	44.34'	S69° 41' 17"W, 43.77'	31° 45' 15"
C10	20.00'	13.14'	N34° 59' 42"E, 12.90'	37° 37' 55"
C11	80.00'	41.75'	N31° 07' 52"E, 41.28'	29° 54' 13"
C12	25.50'	19.67'	N49° 51' 41"E, 19.18'	44° 11' 23"
C13	50.50'	260.54'	S4° 26' 05"E, 53.82'	295° 35' 51"
C14	25.50'	19.67'	N58° 43' 51"W, 19.18'	44° 11' 23"

PLAT			
HOOVER VIEW CAD			
GENOA TOWNSHIP		DELAWARE COUNTY, OHIO	
SCALE: 1"=50'		DATE: 10/15/2021	
DESIGN:	N/A	 WWW.CESOINC.COM	JOB NO.: 758675
DRAWN:	ADB		SHEET NO.:
CHECKED:	ALB		4 OF 4