RPC #12-21.1

Clark Shaw Reserve

Liberty Township, Farm Lots 30 & 35, Quarter Township 3, Township 4, Range 19, USML

Situated in State of Ohio, County of Delaware, Township of Liberty, located in Farm Lots 30 & 35, Quarter Township 3, Township 4, Range 19, United States Military Lands, and containing 42.126 acres of land, more or less, said 42.126 acres being comprised of all of the 41.783 acre tract of land deeded to PULTE HOMES OF OHIO LLC, an Ohio limited liability company, in Official Record 2081, Page 2044, and 0.343 acres out of a 72.786 acre (orig.) tract of land deeded to ROCKFORD HOMES INC, an Ohio corporation, in Official Record 1610, Page 39, being of record in the Recorder's Office, Delaware County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC, an Ohio limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, duly authorized in the premises, do hereby certify that this plat correctly represents its "CLARK SHAW RESERVE", a subdivision containing Lots numbered 7128-7188, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", and Reserve "D" (Lots 7414-7415 & 7189-7190) does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Roland Way, Tender Avenue, and Peavey Street as shown hereon and not heretofore dedicated.

The undersigned, ROCKFORD HOMES INC, an Ohio corporation, by ROBERT E. YOAKAM, President and CEO, duly authorized in the premises, do hereby certify that this plat correctly represents "CLARK SHAW RESERVE", does hereby accept this plat of the same and does voluntarily dedicates 0.343 acres for public road right-of-way as shown hereon and not heretofore dedicated.

Easements shown hereon outside the platted area are within that tract of land conveyed to WOODCREST RESERVE II LLC, in Official Record 1453, Page 2370, also being Lot 6110 of Steitz Road-Hyatts to Clark-Shaw Section 1, in Plat Cabinet 4, Slide 67, being of record in the Recorder's Office, Delaware County, Ohio and are hereby dedicated for the use and purpose stated herein.

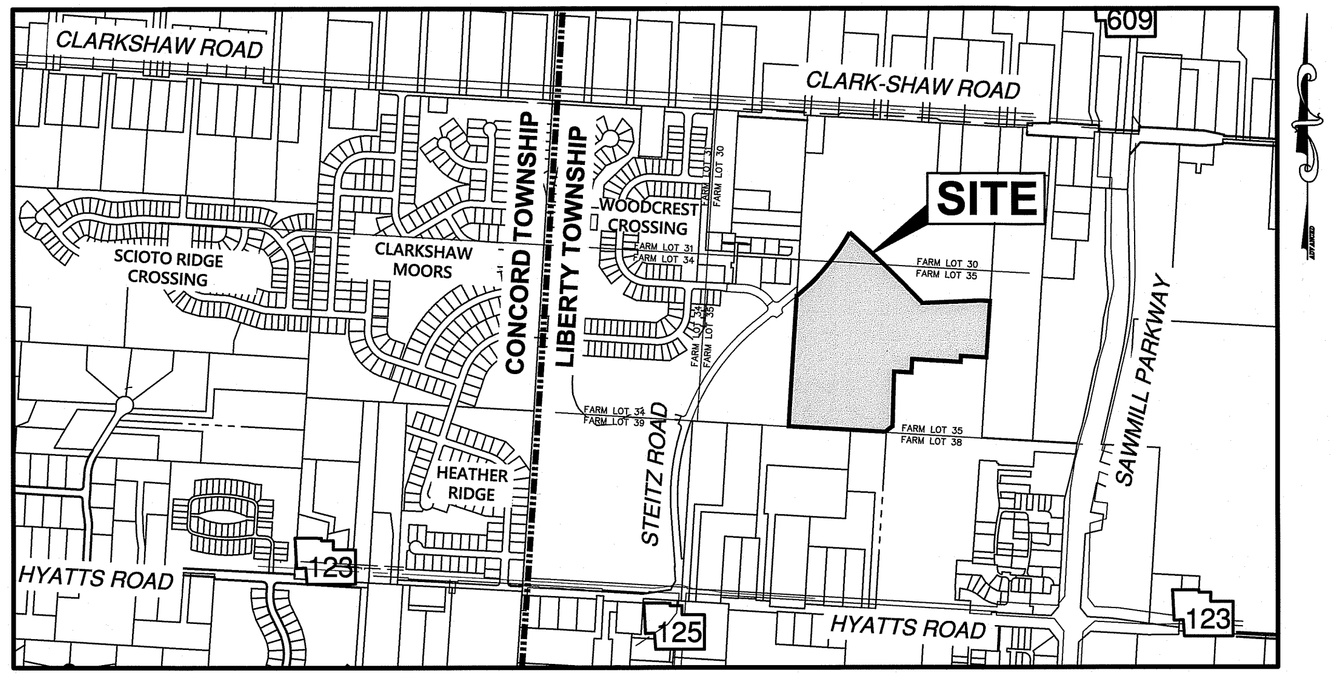
Easements are hereby reserved, in, over, and under areas designated on this plat as Sanitary Easement, Drainage Easement and Easement. Easements designated as Drainage Easement and Easement permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

Easements designated as "Sanitary Easement" shall mean an exclusive Sanitary Easement over, through, under, within, upon, and across the area described on the plat, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, exclusively for construction, operation and maintenance of public and or private sanitary sewers, service connections, manholes, force mains, valves, and other sanitary appurtenances. Sanitary Easements may be crossed by other utilities as expressed herein.

Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved for the uses and purposes expressed herein.

All easements and Reserves that overlap or cover all or portions of a "Sanitary Easement" shall be subject to the provisions of the "Sanitary Easement" within the overlap or cover areas. Work to facilitate surface water drainage within the overlap or cover areas is not restricted; however, any proposed new storm sewer pipes, inlets, catch basins, structures, or other storm water appurtenances or infrastructure features subsequent to those which were permitted with the original sanitary sewer improvements shall only be permitted if approved by the governing stormwater authority and the Delaware County Sanitary Engineer.

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., its successors or assigns for the location of water lines, valves and appurtenances within rights-of-way hereby dedicated and within areas designated heron as "Utility Easement", "Del-Co Water Easement" or "Drainage Easement" that are located alongside the rights-of-way hereby dedicated. Also granted is the right of Del-Co Water Company, Inc. to install, service, and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way. The easement area shall be for unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.



LOCATION MAP
SCALE: 1" = 1000'

Approved this 1st day of October, 2024 — Delaware County Engineer

Approved this 16th day of SEPTEMBER, 2024 — Liberty Township Zoning Inspector

Approved this 4th day of October, 2024 — Delaware County Sanitary Engineer

Approved this 3rd day of September, 2024 — Del-Co Water

Approved this 24th day of OCTOBER, 2024 — Delaware County Regional Planning Commission

This 21st Day of October, 2024 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

Transferred this 25th day of October, 2024 at 2:02P .M.
George Kaitsa TH
Auditor, Delaware County, Ohio

Filed for record this 25 day of October, 2024 at 2:13 P .M.
Melissa Jordan by RR
Recorder, Delaware County, Ohio

Fee $ 240

File No. _____

Recorded this 29 day of October, 2024
Staredin:
Plat Cabinet 6, Slides 239

Doc ID: 015222590006 Type: OFF
Kind: PLAT
Recorded: 10/29/2024 at 08:11:28 AM
Fee Amt: $240.00 Page 1 of 6
Workflow# 0000361938-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2024-00023255
BK 2120 PG 1460-1465

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

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, of said PULTE HOMES OF OHIO LLC, has hereunto set his hand this 3rd day of September, 2024.

Signed and acknowledged
In the presence of:

PULTE HOMES OF OHIO LLC
an Ohio Limited Liability Company
By MATTHEW J. CALLAHAN

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, of said PULTE HOMES OF OHIO LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 3 day of September, 2024.

KAITLYN MARTIN
Notary Public, State of Ohio
My Commission Expires:
November 28, 2026

My Commission expires 11/28/26
Notary Public, State of Ohio

In Witness Whereof, ROBERT E. YOAKAM, President and CEO, of said ROCKFORD HOMES INC, has hereunto set his hand this 3rd day of September, 2024.

Signed and acknowledged
In the presence of:

ROCKFORD HOMES INC
an Ohio Corporation
By Robert E. Yoakam

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared ROBERT E. YOAKAM, President and CEO, of said ROCKFORD HOMES INC, an Ohio corporation, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 3rd day of September, 2024.

Kimberly J Wilcheck
Notary Public, State of Ohio
Commission #: 2017-RE-685932
My Commission Expires 12-05-2027

My Commission expires 12.5.27
Notary Public, State of Ohio

In Witness Whereof, ROWLAND S. GILLER III, President and CEO, of said WOODCREST RESERVE II LLC, has hereunto set his hand this 3rd day of September, 2024.

Signed and acknowledged
In the presence of:

WOODCREST RESERVE II LLC
an Ohio Limited Liability Company
By

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared ROWLAND S. GILLER III, President and CEO, of said WOODCREST RESERVE II LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 3 day of September, 2024.

KAITLYN MARTIN
Notary Public, State of Ohio
My Commission Expires:
November 28, 2026

My Commission expires 11/28/26
Notary Public, State of Ohio

SURVEYED AND PLATTED BY:

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

By _____ 9/3/24
Doug Hock, Ohio P.S. Date

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: AS NOTED
DATE: SEPT. 3, 2024

SHEET 1 / 6

Clark Shaw Reserve

Liberty Township, Farm Lots 30 & 35, Quarter Township 3, Township 4, Range 19, USML

RPC #12-21.1

NOTES:

A. RESERVE "A", RESERVE "B", RESERVE "C", RESERVE "D" (LOTS 7414-7415 & 7189-7190) as designated and delineated hereon shall be owned and maintained by an association, its successors and assigns, comprised of the Owners of the fee simple titles to the lots in Clark Shaw Reserve for the purpose of open space. These lots shall include a non-exclusive utility easement for the construction, operation and maintenance of public and private utilities, storm water management and service connections thereto, above, below and beneath the surface of the ground. All Reserve/Open Spaces shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

B. Within said Reserves "A", "B", "C" and "D" there shall be constructed a Asphalt Path for the enjoyment of the owners of the fee simple title to the lots of Clark Shaw Reserve. Said leisure trail shall be maintained by the Clark Shaw Reserve Homeowner's Association, Inc.

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

D. All of the area hereby platted is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Delaware County, Ohio and Incorporated Areas, map numbered 39041C0230 K with effective date of April 16, 2009.

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

F. For any easement shown on this plat that contains a storm sewer, culvert, over land open ditch flood route, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement, except for overlap areas with a "Sanitary Easement". Any costs associated with the damage, repair, replacement or relocation of any buried or above ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance, repair or replacement of a storm sewer causes the removal of any trees, plantings, landscaping, fence, driveway or any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

G. PARCEL NUMBERS: Clark Shaw Reserve is comprised of the following Delaware County Parcel Number(s) with the acreage being platted out of each:

Parcel Number	419-340-02-014-002	41.783 Ac. (41.783 Ac. Platted)
	419-340-02-019-001	42.786 Ac. (0.343 Ac. Platted)

H. Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Engineer's Office, Building Department of Delaware County, Delaware County Regional Sewer District, Delaware County Regional Planning Commission and Del-Co Water Company, 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.

I. Any landscaping features, such as trees, fences, retaining walls, etc. in drainage easements shall be reviewed by the Delaware Soil and Water Conservation District (DSWCD) and the Delaware County Engineer's Office (DCEO) prior to installation. The DSWCD and DCEO will review the proposed improvements to assure that the improvements will not interfere with the storm water control facilities.

J. Drives shall not encroach into any side yard drainage easement.

K. 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.

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

M. Easements are hereby reserved in, over and under areas of land designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage, excepting that, within said areas designated "Easement" and "Drainage Easement" heron, no gas line, underground telephone, electric or television cable line or conduit or any other utility line shall be installed or placed on a course or alignment that both 1) is parallel with or approximately parallel with any existing (existing at the time of said installment or placement) sanitary sewer line in a said easement area and 2) has any point therein closer than ten feet to said sanitary sewer line unless said course or alignment is approved. in writing, by the Delaware County Sanitary Engineer. No right angle or near right angle crossing of said lines or conduits and said sewer is hereby restricted.

N. 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.

O. Other utility crossings within the Sanitary Easement are only permitted as described herein, unless they are approved on the signed sanitary sewer plans or otherwise approved in writing by the Delaware County Sanitary Engineer. Right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer shall be subject to the review and approval of the Delaware County Sanitary Engineer.

P. 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.

Q. 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.

R. When maintenance, repair or replacement of a sanitary sewer causes the removal of any trees, plantings, landscaping, fence, or any other feature located within the sanitary easement, with the exception of driveways and pedestrian pathways, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

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

T. The Delaware County Sanitary Engineer reserves the right to require that all earthwork within the sanitary easement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of, infringe upon, or limit the County's reasonable access to the sanitary sewer or forcemain.

U. 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.

V. Within those areas of land designated "Drainage Easement", an easement is hereby reserved for maintaining storm water drainage swales and/or other storm water drainage facilities along with granting Delaware County, its successors or assigns the right of ingress and egress from the Public Right-of-Way to the Drainage Easement as defined above. Pursuant to ORC Section 6137, Delaware County, its successors or assigns, shall take corrective measures or repairs to restore the culvert and/or water course, if necessary, including those actions caused by an emergency situation. The costs associated with these corrective measures shall be assessed to the owner(s).

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinated System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determines a portion of the centerline of Hyatts Road to be S 86° 32' 40" E.

SOURCE OF DATA: The sources of recorded survey data are the records of the Delaware County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	3.39'	N86°26'57"W
L2	43.80'	S17°34'51"W
L3	4.02'	S03°57'17"W
L4	27.72'	N82°15'55"W
L5	23.54'	N86°26'57"W
L6	29.35'	N13°21'20"W
L7	19.50'	S30°23'01"W
L8	9.94'	S28°05'59"W
L9	30.61'	N28°05'42"E
L10	12.01'	N59°42'38"W
L11	13.74'	N59°42'38"W
L12	35.99'	S59°42'38"E
L13	15.00'	S81°14'02"E
L14	38.41'	S03°33'03"W
L15	5.00'	S71°37'00"W
L16	5.00'	N68°05'16"E
L17	31.30'	N71°00'32"E
L18	20.00'	S18°59'28"E
L19	34.17'	S71°00'32"W
L20	7.50'	S03°33'03"W
L21	12.00'	S86°26'57"E
L22	7.50'	N03°33'03"E
L23	30.00'	N74°34'24"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	038°25'21"	250.00'	167.65'	S67°14'16"E	164.53'
C2	090°00'00"	250.00'	392.70'	N48°33'03"E	353.55'
C3	089°59'55"	350.00'	549.77'	S41°26'59"E	494.97'
C4	026°27'25"	450.00'	207.79'	N16°46'46"E	205.95'
C5	006°42'03"	220.00'	25.73'	S44°52'53"E	25.71'
C6	024°05'49"	220.00'	92.53'	S60°16'49"E	91.85'
C7	014°07'13"	220.00'	54.22'	S79°23'20"E	54.08'
C8	090°17'17"	18.50'	29.15'	N48°24'25"E	26.23'
C9	020°47'01"	280.00'	101.57'	N13°56'34"E	101.01'
C10	006°34'35"	280.00'	32.14'	N27°37'21"E	32.12'
C11	011°51'54"	280.00'	57.98'	N36°50'36"E	57.88'
C12	013°32'55"	280.00'	66.21'	N49°33'00"E	66.06'
C13	006°47'37"	280.00'	33.20'	N59°43'16"E	33.18'
C14	012°00'49"	280.00'	58.71'	N69°07'29"E	58.60'
C15	012°00'49"	280.00'	58.71'	N81°08'18"E	58.60'
C16	006°10'28"	280.00'	30.17'	S89°46'03"E	30.16'
C17	000°13'52"	280.00'	1.13'	S86°33'53"E	1.13'
C18	090°00'00"	18.50'	29.06'	N48°33'03"E	26.16'
C19	001°10'46"	480.00'	9.88'	N04°08'26"E	9.88'
C20	006°10'44"	480.00'	51.76'	N07°49'11"E	51.74'
C21	006°44'26"	480.00'	56.47'	N14°16'47"E	56.44'
C22	006°10'44"	480.00'	51.76'	N20°44'22"E	51.74'
C23	006°10'44"	480.00'	51.76'	N26°55'06"E	51.74'
C24	008°01'11"	420.00'	58.79'	S25°59'53"W	58.74'
C25	008°48'53"	420.00'	64.62'	S17°34'51"W	64.55'
C26	008°48'53"	420.00'	64.62'	S08°45'58"W	64.55'
C27	000°48'28"	420.00'	5.92'	S03°57'17"W	5.92'
C28	090°00'00"	18.50'	29.06'	S41°26'57"E	26.16'
C29	015°25'53"	380.00'	102.34'	S78°44'00"E	102.04'
C30	009°05'01"	380.00'	60.24'	S66°28'34"E	60.18'
C31	009°05'01"	380.00'	60.24'	S57°23'33"E	60.18'
C32	006°30'34"	380.00'	43.17'	S49°35'46"E	43.15'
C33	009°05'01"	380.00'	60.24'	S41°47'58"E	60.18'
C34	009°05'01"	380.00'	60.24'	S32°42'58"E	60.18'
C35	009°05'01"	380.00'	60.24'	S23°37'57"E	60.18'
C36	007°41'10"	380.00'	50.98'	S15°14'52"E	50.94'
C37	007°41'10"	380.00'	50.98'	S07°33'42"E	50.94'
C38	007°16'11"	380.00'	48.21'	S00°05'02"E	48.18'
C39	072°32'04"	28.50'	36.08'	S32°42'59"E	33.72'
C40	233°23'53"	61.50'	250.52'	S47°42'56"W	109.89'
C41	015°50'55"	320.00'	88.51'	N04°22'24"W	88.23'
C42	015°09'57"	320.00'	84.70'	N19°52'50"W	84.45'
C43	008°09'37"	320.00'	45.58'	N31°32'37"W	45.54'
C44	014°59'12"	320.00'	83.70'	N43°07'02"W	83.46'
C45	013°44'14"	320.00'	76.72'	N57°28'45"W	76.54'
C46	013°44'02"	320.00'	76.70'	N71°12'53"W	76.52'
C47	008°22'03"	320.00'	46.73'	N82°15'55"W	46.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C48	022°02'13"	220.00'	84.62'	S82°31'57"W	84.09'
C49	025°27'53"	220.00'	97.78'	S58°46'54"W	96.98'
C50	025°27'53"	220.00'	97.78'	S33°19'01"W	96.98'
C51	017°02'01"	220.00'	65.40'	S12°04'04"W	65.16'
C52	053°45'38"	23.50'	22.05'	S23°19'46"E	21.25'
C53	033°51'12"	67.00'	39.59'	S33°16'59"E	39.01'
C54	048°37'07"	67.00'	56.85'	S07°57'10"W	55.16'
C55	044°22'56"	67.00'	51.90'	S54°27'12"W	50.61'
C56	043°44'21"	67.00'	51.15'	N81°29'10"W	49.91'
C57	048°18'15"	67.00'	56.49'	N35°27'52"W	54.83'
C58	054°34'52"	67.00'	63.83'	N15°58'41"E	61.44'
C59	014°02'34"	67.00'	16.42'	N50°17'24"E	16.38'
C60	053°45'38"	23.50'	22.05'	N30°25'52"E	21.25'
C61	090°00'00"	18.50'	29.06'	N41°26'57"W	26.16'
C62	014°12'45"	280.00'	69.46'	N79°20'29"W	69.28'
C63	019°29'34"	280.00'	95.26'	N62°29'19"W	94.80'
C64	012°21'06"	410.00'	88.39'	N37°05'12"E	88.22'
C65	013°03'42"	410.00'	93.47'	N49°47'36"E	93.27'
C66	012°00'49"	410.00'	85.97'	N69°07'29"E	85.81'
C67	012°00'49"	410.00'	85.97'	N81°08'18"E	85.81'
C68	001°10'46"	610.00'	12.56'	N04°08'26"E	12.56'
C69	006°10'44"	610.00'	65.78'	N07°49'11"E	65.75'
C70	006°44'26"	610.00'	71.76'	N14°16'47"E	71.72'
C71	006°10'44"	610.00'	65.78'	N20°44'22"E	65.75'
C72	006°10'44"	610.00'	65.78'	N26°55'06"E	65.75'
C73	009°05'01"	510.00'	80.85'	S66°28'34"E	80.77'
C74	009°05'01"	510.00'	80.85'	S57°23'33"E	80.77'
C75	009°05'01"	510.00'	80.85'	S41°47'58"E	80.77'
C76	009°05'01"	510.00'	80.85'	S32°42'58"E	80.77'
C77	009°04'56"	510.00'	80.84'	S23°37'59"E	80.76'
C78	007°41'14"	510.00'	68.42'	S15°14'54"E	68.37'
C79	007°41'10"	510.00'	68.41'	S07°33'42"E	68.36'
C80	007°16'11"	510.00'	64.71'	S00°05'02"E	64.67'
C81	007°52'58"	420.00'	57.78'	S38°10'48"W	57.74'
C82	004°13'51"	420.00'	31.01'	S32°07'24"W	31.01'
C83	002°54'32"	480.00'	24.37'	N31°27'44"E	24.37'
C84	009°27'02"	480.00'	79.17'	N37°38'31"E	79.08'
C85	002°50'41"	492.00'	24.43'	N31°25'49"E	24.43'
C85	106°57'16"	30.00'	56.00'	N77°06'41"E	48.22'
C86	083°08'08"	30.00'	43.53'	S07°50'37"E	39.81'
C87	020°00'31"	395.00'	137.94'	S31°59'33"W	137.24'
C88	003°31'44"	400.00'	24.64'	N20°08'52"W	24.63'
C89	003°31'44"	405.00'	24.94'	S20°08'52"E	24.94'
C90	002°53'40"	400.00'	20.21'	N10°48'24"W	20.21'
C91	076°04'11"	540.00'	716.94'	S34°29'02"E	665.43'
C92	002°08'27"	190.00'	7.10'	S16°29'50"W	7.10'

ACREAGE BREAKDOWN: (65 Lots)

Acreage in Buildable Lots (61):	11.879 Ac.
Acreage in Reserve Lots (4):	26.399 Ac.
Acreage in Right-of-Way:	3.505 Ac.
Acreage in Right-of-Way (Offsite):	0.343 Ac.
Total Acreage:	**42.126Ac.**

LIBERTY TOWNSHIP ZONING

ZONED: Planned Residential District(PRD)
(65' Lots, 60' Lots, 55' Lots)
Min. Lot Size = 8450 SF, 7800 SF, 7150sf
Min. Lot Frontage = 65', 60', 55'

SETBACKS:
Min. Rear Yard Setback = 25'
Min. Side Yard Setback = 5' (55' & 60' Lots)
Min. Side Yard Setback = 7.5' (65' Lots)
Min. Front Yard Setback = 30'

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
781 Science Boulevard
Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: AS NOTED
DATE: SEPT. 3, 2024

SHEET 2 / 6

SEE SHEET 4

RPC #12-21.1

LEGEND

0000	Lot Number
0.000 Ac.	Lot Area
Dr. Ease.	Drainage Easement
San. Ease.	Sanitary Easement
Util. Ease.	Utility Easement

- Boundary Line
- Existing Parcel Line
- Setback Line
- Easement Line
- Street Center Line

SYMBOLS

- ○ = Iron Pin Set
- ◎ = Permanent Marker Set
- ○ = PK Nail Set
- ✱ = PK Nail Found
- ● = Iron Pipe Found
- Ⓜ = Mon. Box Found
- Ⓜ = Mon. Found
- ▲ = RR SPIKE FOUND

ADVANCED

Lot 6161
MI Homes of Central Ohio LLC
PIN 41934002016004
Bk. 1759 Pg. 2631
13.996 Ac.

Lot 6109
MI HOMES OF CENTRAL OHIO LLC
PIN 41934002016006
Bk. 1849 Pg. 270
16.911 Ac.

Lot 6110
Woodcrest Reserve II LLC
PIN: 41934002016002
OR 1685 Pg 2022
12.981 Ac.

Bluejay Ridge Drive (70')
Bk 1759 Pg 2631

Steitz Road (60')
Bk 1685 Pg 2022

Roland Way (Var. Width)
Bk. ____ Pg. ____

Roland Way (60')

Tender Avenue (60')

Peavey Street

Ex. Utility Esmt Bk 1663 Pg 846
Ex. Water Line Esmt Bk 1663 Pg 846
Ex. 15' Hwy. Esmt Bk. 1685 Pg. 2022
Ex. 12' Util. Esmt Bk. 1685 Pg. 2022
Ex. 25' San. Esmt. Bk. 1687 Pg. 997
30'x40' Sign Esmt
20' Dr. Esmt
Ex. 20' Hwy Esmt Bk. 1685 Pg. 2022
Ex. 12' Util. Esmt Bk. 1685 Pg. 2022
Ex. 12' Util. Esmt Bk. 1685 Pg. 2022
Ex. Util. Esmt Bk. ____ Pg. ____
Ex. Dr. Esmt Bk. 1685 Pg. 2022
Ex. Dr. Esmt Bk. 476 Pg. 463
Ex. 25' San. Esmt. Bk. 1687 Pg. 997
Dr. Esmt
12' Util. Esmt
Prop. 8' Multi-Use Path
5' Dr. Esmt
30' Dr. Esmt
35' Dr. Esmt
25' Dr. Esmt & SB
10' Dr. Esmt & SB
20' San. Esmt.
12' Util. Esmt
25' San. Esmt
Clarkshaw Reserve I LLC
OR 1610 Pg 23
59.769 Ac.

Δ=24°11'10"
R=1940.00'
ArcL=818.93'
ChB=N38°32'03"E
ChD=812.86'

Reserve "A"
7189
5.214 Ac.

Reserve "D"
7190
12.308 Ac.

7132 0.181 Ac.
7133 0.164 Ac.
7134 0.222 Ac.
7135 0.216 Ac.
7136 0.216 Ac.
7137 0.238 Ac.
7138 0.218 Ac.
7139 0.331 Ac.
7140 0.231 Ac.
7141 0.291 Ac.
7142 0.256 Ac.
7143 0.164 AC.
7144 0.179 AC.
7145 0.164 Ac.
7146 0.164 AC.
7156 0.164 AC.
7157 0.164 AC.
7158 0.179 AC.
7159 0.164 AC.
7160 0.164 Ac.
7161 0.213 Ac.
7162 0.207 Ac.
7163 0.207 Ac.
7164 0.190 Ac.
7165 0.194 Ac.
7166 0.194 Ac.
7167 0.182 Ac.
7184 0.238 Ac.

WETLANDS

SHEET INDEX
SCALE" 1" = 1000'

SEE SHEET 5

SEE SHEET 6

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

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Gahanna, Ohio 43230
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SCALE: 1" = 40'
DATE: SEPT. 3, 2024

SHEET 3 / 6

RPC #21-07-S

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

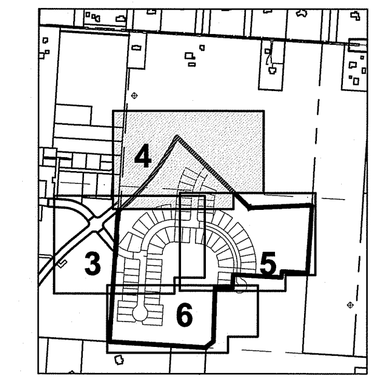
LEGEND

0000	Lot Number
0.000 Ac.	Lot Area
Dr. Ease.	Drainage Easement
San. Ease.	Sanitary Easement
Util. Ease.	Utility Easement

Boundary Line
Existing Parcel Line
Setback Line
Easement Line
Street Center Line

SYMBOLS

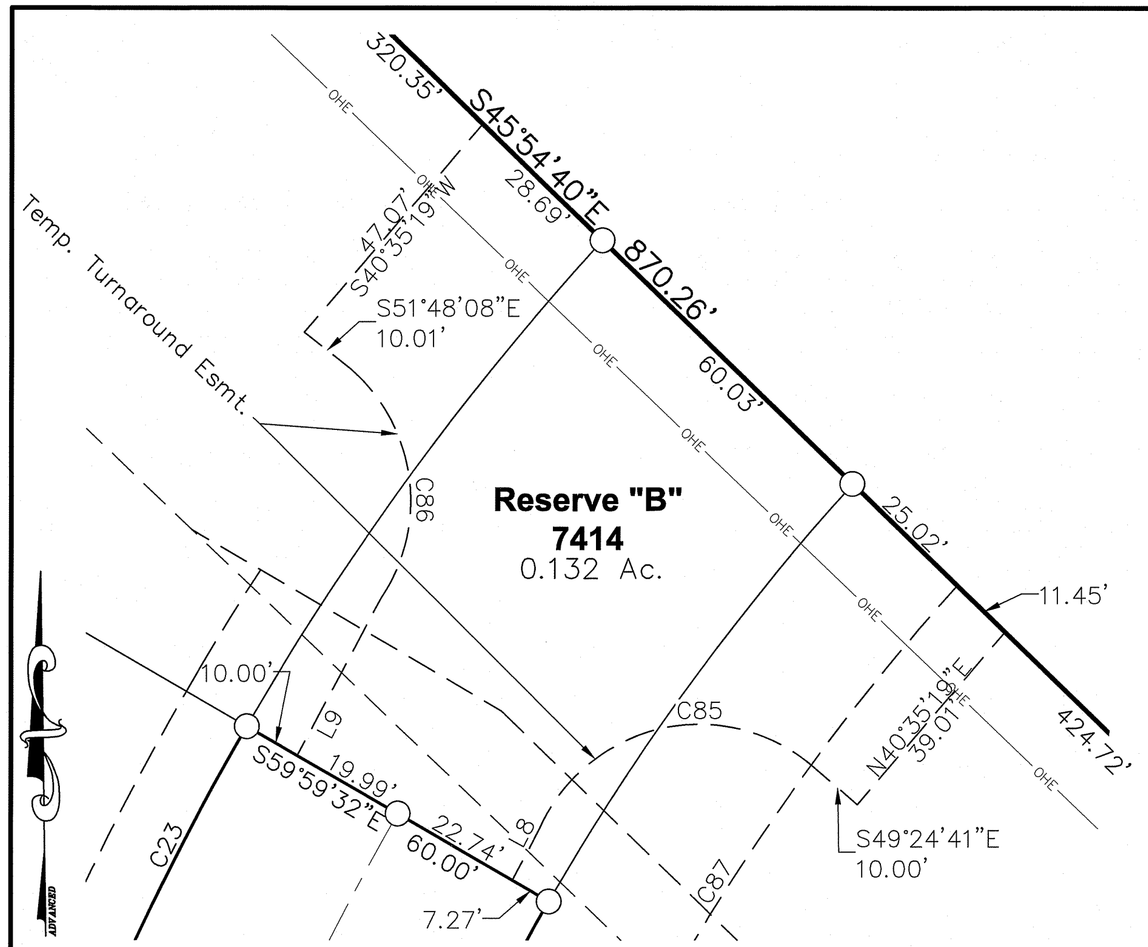
- ○ = Iron Pin Set
- ◎ = Permanent Marker Set
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- ✖ = PK Nail Found
- ○ = Iron Pipe Found
- Ⓜ = Mon. Box Found
- Ⓜ = Mon. Found
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SHEET INDEX
SCALE" 1" = 1000'

ADVANCED

Blowup: Temp Turnaround Esmt
SCALE: 1" = 20'



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fax 614.428.7755

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DATE: SEPT. 3, 2024

SHEET 4 / 6

RPC #21-07-S

SEE SHEET 4

SEE SHEET 3

SEE SHEET 6

SHEET INDEX
SCALE" 1" = 1000'

Peavey Street (60')

Tender Avenue (60')

Tender Avenue (60')

7131 0.175 Ac.

7132 0.181 Ac.

7133 0.164 Ac.

7134 0.222 Ac.

7187 0.169 Ac.

7186 0.169 AC.

7185 0.170 AC.

7184 0.238 AC.

7183 0.211 AC.

7182 0.211 AC.

7181 0.211AC.

7180 0.211 AC.

7179 0.225 AC.

7178 0.167 AC.

7177 0.175 AC.

7176 0.177 AC.

7175 0.164 AC.

7166 0.194 AC.

7167 0.182 Ac.

7168 0.183 AC.

7169 0.183 AC.

7170 0.200 AC.

7171 0.203 AC.

7172 0.212 AC.

7173 0.194 AC.

7174 0.194 AC.

Reserve "C"
7415
8.745 Ac.

Reserve "D"
7190
12.308 Ac.

Reserve "C"
7415
8.745 Ac.

FARM LOT 30
FARM LOT 35

20' Temporary Construction Access Esmt

Clarkshaw Reserve I LLC
OR 1610 Pg 23
Original 87.471 Ac
45.688 Ac.

Ex. Electric Easement
DB. 241 Pg 130

Ex 50' Temporary Gas Easement
DB. 2000 Pg 1149

Ex. 50' Permanent Gas Easement
DB. 2000 Pg 1149

Ex. Electric Easement
DB. 241 Pg 130

Prop. 8' Multi-Use Path

Ex, 25' San. Esmt. Bk. 1687 Pg. 997

Ex. 20' San. Esmt. Bk. 1687 Pg. 997

25' Construction and Access Esmt

Prop. 8' Multi-Use Path

WETLANDS

WETLANDS

Path

CLARKSHAW LIBERTY HOLDINGS LLC
PN: 41934002012001
BK 2059 PG 2479
24.630 Ac.

ROCKFORD HOMES INC
PN: 41934002019001
42.786 Ac

S86°43'50"E 34.61'

N87°30'20"E 501.99'
402.19'

S3°38'20"W 580.52'

N86°26'57"W 220.04'

S86°26'57"E 208.87'

N86°26'57"W 415.00'

S3°33'03"W 116.80'

S3°33'03"W 60.94'

S3°33'03"W 57.98'

S3°33'03"W 52.11'

S37°44'32"E 47.72'

N86°26'57"W 150.00'

N3°33'03"E 209.50'

N3°33'03"E 142.89'

N3°33'03"E 130.00'

N3°33'03"E 130.00'

N3°33'03"E 130.00'

N11°55'06"E 130.00'

N25°39'08"E 130.00'

N39°23'22"E 130.00'

N54°22'35"E 130.00'

N43°07'02"W 49.56'

N19°52'50"W 50.15'

N4°22'24"W 52.19'

N18°58'56"E 77.81'

N28°03'57"E 130.00'

N37°08'57"E 130.00'

N43°39'31"E 130.00'

N52°44'32"E 130.00'

N61°49'33"E 130.00'

N70°54'17"E 130.00'

N78°35'43"E 130.00'

N86°16'52"E 130.00'

S86°26'57"E 135.00'

S85°38'29"E 135.00'

S76°49'36"E 135.00'

S86°26'57"E 130.00'

N86°26'57"W 176.15'

N71°12'53"W 45.45'

N57°28'45"W 45.45'

N57°28'45"W 17.86'

N43°07'02"W 58.44'

N19°52'50"W 58.77'

N4°22'24"W 49.31'

N86°26'57"W 15.00'

S74°28'12"W 76.56'

S8°45'58"W 43.80'

S44°05'20"W 30.00'

N63°48'18"W Tie Line 227.82'

N76°54'24"W Tie Line 118.69'

N74°22'00"W Tie Line 118.64'

N41°28'34"W 25.50'

S2°29'40"E 10.00'

N2°29'40"W 10.00'

N87°30'20"E 20.00'

S3°33'03"W 2.98'

N86°26'57"W 30.00'

S3°33'03"W 57.98'

"ACD"

"ACD"

"ACD"

"ACD"

SYMBOLS

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- ○ = PK Nail Set
- ✱ = PK Nail Found
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- Ⓜ = Mon. Box Found
- Ⓜ = Mon. Found
- ▲ = RR SPIKE FOUND

LEGEND

0000	Lot Number
0.000 Ac.	Lot Area
Dr. Ease.	Drainage Easement
San. Ease.	Sanitary Easement
Util. Ease.	Utility Easement

Boundary Line
Existing Parcel Line
Setback Line
Easement Line
Street Center Line

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

ADVANCED CIVIL DESIGN
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SHEET 5 / 6

RPC #12-21.1

SEE SHEET 3

SEE SHEET 5

Reserve "D"
7190
12.308 Ac.

7146
0.164 AC.

7147
0.164 AC.

7148
0.201 Ac.

7149
0.179 Ac.

7150
0.201 Ac.

7156
0.164 AC.

7155
0.164 AC.

7154
0.164 AC.

7153
0.209 AC.

7152
0.164 AC.

7151
0.221 AC.

Tender Avenue (60')

12' Util. Esmt

20' San. Esmt

25' San. Esmt

30' Dr. Esmt & SB

10' Dr. Esmt & SB

Prop. 8' Multi-Use Path

WETLANDS

25' Construction & Access Esmt.

Ex. 20' San. Esmt. Bk. 1687 Pg. 997

Woodcrest Reserve II LLC
OR 1685 Pg 2022
12.981 Ac.

Clarkshaw Reserve I LLC
OR 1610 Pg 23
59.769 Ac.

ROCKFORD HOMES INC
PN: 41934002019001
OR 1610 PG 39
42.786 Ac

WODA RUSSELL P & MELINDA M
PIN 41934002018002
Bk. 13 Pg. 2684
7.717 Ac.

SELLS PATRICK A & CAUDILL CHRISTAL L
PN: 41934002018006
OR 1134 PG 2572
5.032 Ac.

"PA TRIDGE"

"ACD"

FARM LOT 35
FARM LOT 38

S3°33'03"W 542.81'
N3°33'03"E 215.36'
N3°33'03"E 170.85'
S1°42'57"W 468.44'
N86°32'26"W 336.87'
N86°32'26"W 831.90'
N3°33'03"E 25.00'
S52°16'33"W 78.54'
S3°37'07"W 3.99'
194.56'
361.87'
275.47'
490.92'
443.42'

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

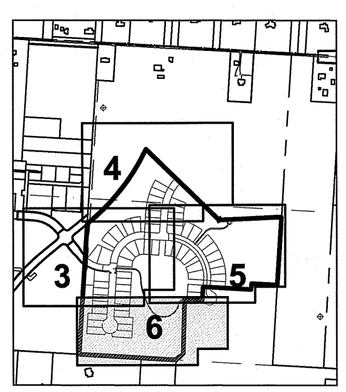
LEGEND

0000	Lot Number
0.000 Ac.	Lot Area
Dr. Ease.	Drainage Easement
San. Ease.	Sanitary Easement
Util. Ease.	Utility Easement

Boundary Line
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SHEET INDEX
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SHEET 6 / 6