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THE COMMUNITIES AT GLENROSS SECTION 22

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 28, Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 17.544 acres of land, more or less, said 17.544 acres being part of that tract of land conveyed as Parcel 8 to **PULTE HOMES OF OHIO LLC** by deed of record in Official Record 1327, Page 1465, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC,** a Michigan limited liability company, by **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 22",** a subdivision containing Lots numbered 14011 to 14060, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of East Wind Road, Harvest Moon Road and Shadow Oak Loop (3.115 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" or "Drainage Easement". Each of the aforementioned designated easements 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. Within those areas 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 unless approved by the Delaware City Engineer.

In Witness Whereof, **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC,** has hereunto set his hand this 24 day of January, 2025.

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

By _____
MATTHEW J. CALLAHAN,
Division Vice President of Land Acquisition

STATE OF OHIO
COUNTY OF FRANKLIN ss:

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

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 24 day of January, 2025.

My commission expires 7.7.26.

Notary Public, State of Ohio

NOTARIAL SEAL STATE OF OHIO
AUBREY LEIGH REECE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-07-2026

PC Case No. 22-0607 approved by the Planning Commission on this 6TH day of APRIL 2022.

Approved and accepted this 11TH day of APRIL, 2022 by Ordinance No. 22-31, wherein all of East Wind Road, Harvest Moon Road and Shadow Oak Loop (3.115 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this 3rd Day of February 2025
Sarah Dinovo, City Clerk, Delaware, Ohio

Approved this 31st Day of January 2025
Paul J. Brake, City Manager, Delaware, Ohio

Approved this 30th Day of February 2025
Sandra C. Pereira, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this 31st Day of January 2025
Jonathan Owen, P.E., City Engineer, Delaware, Ohio

Approved this 31 Day of Jan 2025
Blake Jordan, P.E., Public Utilities Director, Delaware, Ohio

Transferred this 11 day of Feb, 2025
George Kaitsa TZH
Auditor, Delaware County, Ohio

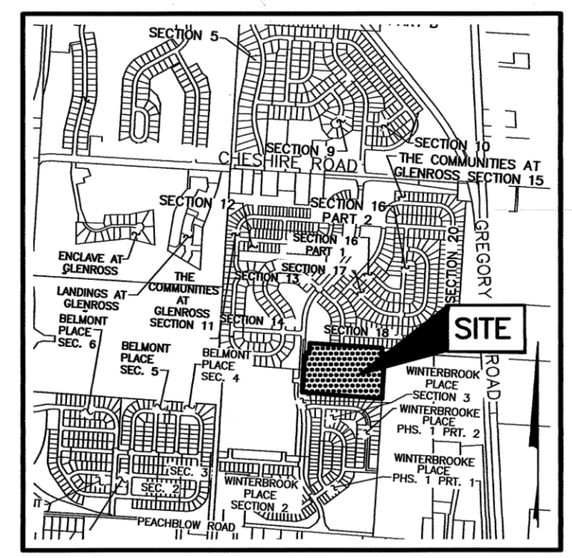
Filed for record this 11 day of February, 2025 at 11:37 A.M.
Fee $ 80.00
Melissa Jordan DLK
Recorder, Delaware County, Ohio

File No. _____

Official Record 2138, Pages 1859

Doc ID: 015308270002 Type: OFF
Kind: PLAT
Recorded: 02/11/2025 at 11:36:30 AM
Fee Amt: $80.00 Page 1 of 2
Workflow# 0000368319-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2025-00002812
BK 2138 PG 1859-1860

Stored In Plat Cabinet #6 Slide 2666



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "GLENROSS GOLF CLUB SECTION 1", of record in Cabinet 3, Slide 456, Recorder's Office, Delaware County, Ohio, in which a portion of the centerline of Kitdare Drive has a bearing of South 61°09'41" West.

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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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.

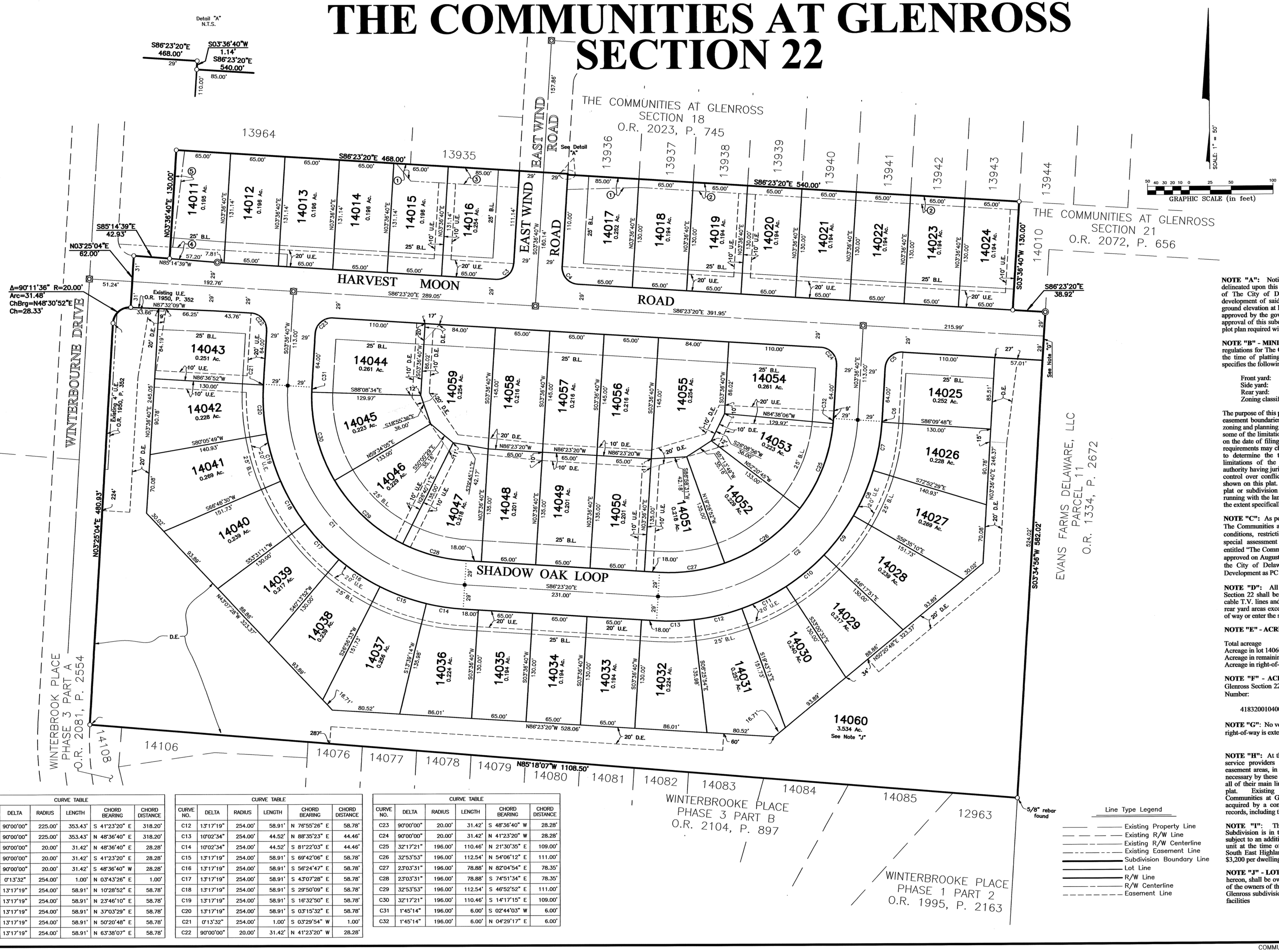
○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)
▣ = Permanent Marker encased in monument box

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED PROFESSIONAL SURVEYOR

By _____ 16 Jan 25
Professional Surveyor No. 7865 Date

J:\20200822\DWG\04SHEETS\PLAT\20200822-VS-PLAT-SEC22.DWG plotted by KIRK, MATTHEW on 1/15/2025 2:28:05 PM last saved by JMASTON on 1/8/2025 11:15:39 AM
Xrefs: 20211291-VS-PLAT-PHASE.DWG

THE COMMUNITIES AT GLENROSS SECTION 22



Legend

B.L. = Building Line
D.E. = Drainage Easement
U.E. = Utility Easement

1. Existing D.E. O.R. 1883, P. 1005
2. Existing 10' D.E. O.R. 1883, P. 1005
3. Existing 20' D.E. O.R. 1883, P. 1005
4. Existing 15' U.E. O.R. 1950, P. 352
5. Existing U.E. O.R. 2023, P. 745

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	225.00'	353.43'	S 41°23'20" E	318.20'
C2	90°00'00"	225.00'	353.43'	N 48°36'40" E	318.20'
C3	90°00'00"	20.00'	31.42'	N 48°36'40" E	28.28'
C4	90°00'00"	20.00'	31.42'	S 41°23'20" E	28.28'
C5	90°00'00"	20.00'	31.42'	S 48°36'40" W	28.28'
C6	0°13'32"	254.00'	1.00'	N 03°43'26" E	1.00'
C7	13°17'19"	254.00'	58.91'	N 10°28'52" E	58.78'
C8	13°17'19"	254.00'	58.91'	N 23°46'10" E	58.78'
C9	13°17'19"	254.00'	58.91'	N 37°03'29" E	58.78'
C10	13°17'19"	254.00'	58.91'	N 50°20'48" E	58.78'
C11	13°17'19"	254.00'	58.91'	N 63°38'07" E	58.78'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C12	13°17'19"	254.00'	58.91'	N 76°55'26" E	58.78'
C13	10°02'34"	254.00'	44.52'	N 88°35'23" E	44.46'
C14	10°02'34"	254.00'	44.52'	S 81°22'03" E	44.46'
C15	13°17'19"	254.00'	58.91'	S 69°42'06" E	58.78'
C16	13°17'19"	254.00'	58.91'	S 56°24'47" E	58.78'
C17	13°17'19"	254.00'	58.91'	S 43°07'28" E	58.78'
C18	13°17'19"	254.00'	58.91'	S 29°50'09" E	58.78'
C19	13°17'19"	254.00'	58.91'	S 16°32'50" E	58.78'
C20	13°17'19"	254.00'	58.91'	S 03°15'32" E	58.78'
C21	0°13'32"	254.00'	1.00'	S 03°29'54" W	1.00'
C22	90°00'00"	20.00'	31.42'	N 41°23'20" W	28.28'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C23	90°00'00"	20.00'	31.42'	S 48°36'40" W	28.28'
C24	90°00'00"	20.00'	31.42'	N 41°23'20" W	28.28'
C25	32°17'21"	196.00'	110.46'	N 21°30'35" E	109.00'
C26	32°53'53"	196.00'	112.54'	N 54°06'12" E	111.00'
C27	23°03'31"	196.00'	78.88'	N 82°04'54" E	78.35'
C28	23°03'31"	196.00'	78.88'	S 74°51'34" E	78.35'
C29	32°53'53"	196.00'	112.54'	S 46°52'52" E	111.00'
C30	32°17'21"	196.00'	110.46'	S 14°17'15" E	109.00'
C31	1°45'14"	196.00'	6.00'	S 02°44'03" W	6.00'
C32	1°45'14"	196.00'	6.00'	N 04°29'17" E	6.00'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at 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.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 22 in effect at the time of platting of The Communities at Glenross Section 22 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	20%/6 feet
Rear yard:	30 feet
Zoning classification:	PMU/R2

The purpose of this plat is to show certain property, rights of way and 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 control over conflicting limitations and requirements that may be shown 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.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 22 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329.

NOTE "D": All utilities within The Communities at Glenross Section 22 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	17.544 Ac.
Acreage in lot 14060	3.534 Ac.
Acreage in remaining lots	10.895 Ac.
Acreage in right-of-way	3.115 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 22 is out of the following Delaware County Parcel Number:

41832001040000	17.544 Ac.

NOTE "G": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 22 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

NOTE "J" - LOT 14060: Lot 14060, as numbered and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Communities at Glenross subdivisions for the purpose of open space and stormwater facilities

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J:\2020\20081\DWG\ARCHITECTURAL\20200822-Sub-PLAT-SECTION22.dwg, plotted by MARTIN, JOHN on 1/19/2023 2:56:55 PM
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