Book: 1997 Page: 467 Page 1 of 3

NELSON FARMS
SECTION 3 PHASE A

D.C.R.P.C. CASE No. 07-05.3.A

Situated in the State of Ohio, County of Delaware, Township of Liberty, and in Farm Lot 9, Quarter Township 1, Township 3, Range 19, United States Military Lands, containing 16.239 acres of land, more or less, said 16.239 acres being part of that tract of land conveyed as Parcel I to **PULTE HOMES OF OHIO LLC** by deed of record in Official Record 1957, Page 254, 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 **"NELSON FARMS SECTION 3 PHASE A"**, a subdivision containing Lots numbered 6884 to 6903, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Liberty Road, Muellen Trace, and Nelson Lane (2.769 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, Drainage Easement, Drainage and Path Easement and Sanitary Easement. Easements designated as Utility 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.

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.

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 June, 2022.

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 June, 2022.

My commission expires 11/25/2023 _____ Notary Public, State of Ohio

NOTARIAL SEAL
HEIDI MOORE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Delaware County
My Comm. Exp. 11/25/2023

Approved this 6th day of July, 2022 — Liberty Township Zoning Inspector

Approved this 8th day of July, 2022 — Deputy General Manager, Del-Co Water Co., Inc.

Approved this 8th day of Aug, 2022 — Delaware County Sanitary Engineer

Approved this 19th day of Sept, 2022 — Delaware County Engineer

Approved this 3rd day of Oct, 2022 — Director, Delaware County Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this _____ day of _____, 20___ 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 streets are formally accepted as such by Delaware County.

Delaware County Commissioners

Transferred this 11th day of Oct 2022

George Kaitsa TCH
Auditor, Delaware County, Ohio

Filed for record this 11th day of Oct, 2022 at 2:37 P.M. Fee $ 120.00

Melissa Jordan by CMN
Recorder, Delaware County, Ohio

Doc ID: 014029940003 Type: OFF
Kind: PLAT
Recorded: 10/11/2022 at 02:37:47 PM
Fee Amt: $120.00 Page 1 of 3
Workflow# 0000307482-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2022-00030306
BK 1997 PG 467-469

Stored in Plat Cabinet C6, Slide 11

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, 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.

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.

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.

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.

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 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.

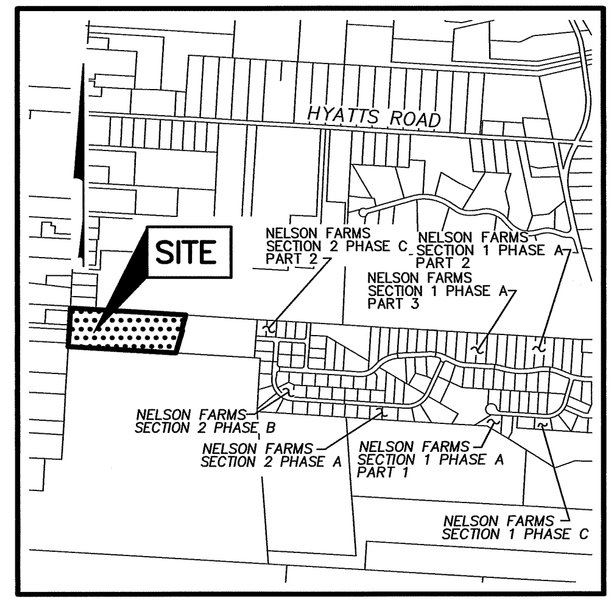
Any landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the Sanitary Easement shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.

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 is 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.

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 Del-Co Water 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.



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

NOTE "A" - ACREAGE BREAKDOWN:

Total acreage	16.239 Ac.
Acreage in Lots 6902 and 6903 (open space)	1.766 Ac.
Acreage in 18 buildable lots	11.704 Ac.
Acreage in rights-of-way	2.769 Ac.

NOTE "B" - ACREAGE BREAKDOWN: Nelson Farms Section 3 Phase A is out of the following Delaware County Parcel Number:

31912001080002	16.239 Ac.

NOTE "C": Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. 22-671, Journal Date 7/28/22.

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, as per NAD83. Control for the bearings was from coordinates of Delaware County Geodetic Survey Monument Numbers 97-019 and 97-010, with a bearing of North 86°29'04" West between said monuments.

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 INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be 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

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

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)

By _____ 22 JUNE 22
Professional Surveyor No. 7865 Date

NELSON FARMS
SECTION 3 PHASE A

NOTE "D": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of Delaware County, 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 "E" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Zoning Classification: PR (Planned Residential)
Front: 30 feet
Side: 25 feet each side
Rear: 25 feet

NOTE "F": All of Nelson Farms Section 3 Phase A is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39041C0229K, for Delaware County, Ohio and incorporated areas, with an effective date of April 16, 2009.

NOTE "G": As required by the Liberty Township Zoning Code, no driveway shall be located so that it enters a public road within forty feet of the intersection of the rights-of-way of any two public roads.

NOTE "H": A subsurface drainage system may exist on the site. The system and/or outlet if located on the property must be maintained at all times.

NOTE "I": 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 filling 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 confliction 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.

NOTE "J": 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.

NOTE "K": Drives shall not encroach into any side yard drainage easement.

NOTE "L": 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 Nelson Farms Section 3 Phase A 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 "M" - LOTS 6902 AND 6903: Lots 6902 and 6903, as designated 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 Nelson Farms Subdivisons for the purpose of open space and stormwater retention. All open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°50'34"E	65.31'
L2	S03°28'45"W	7.25'

Legend

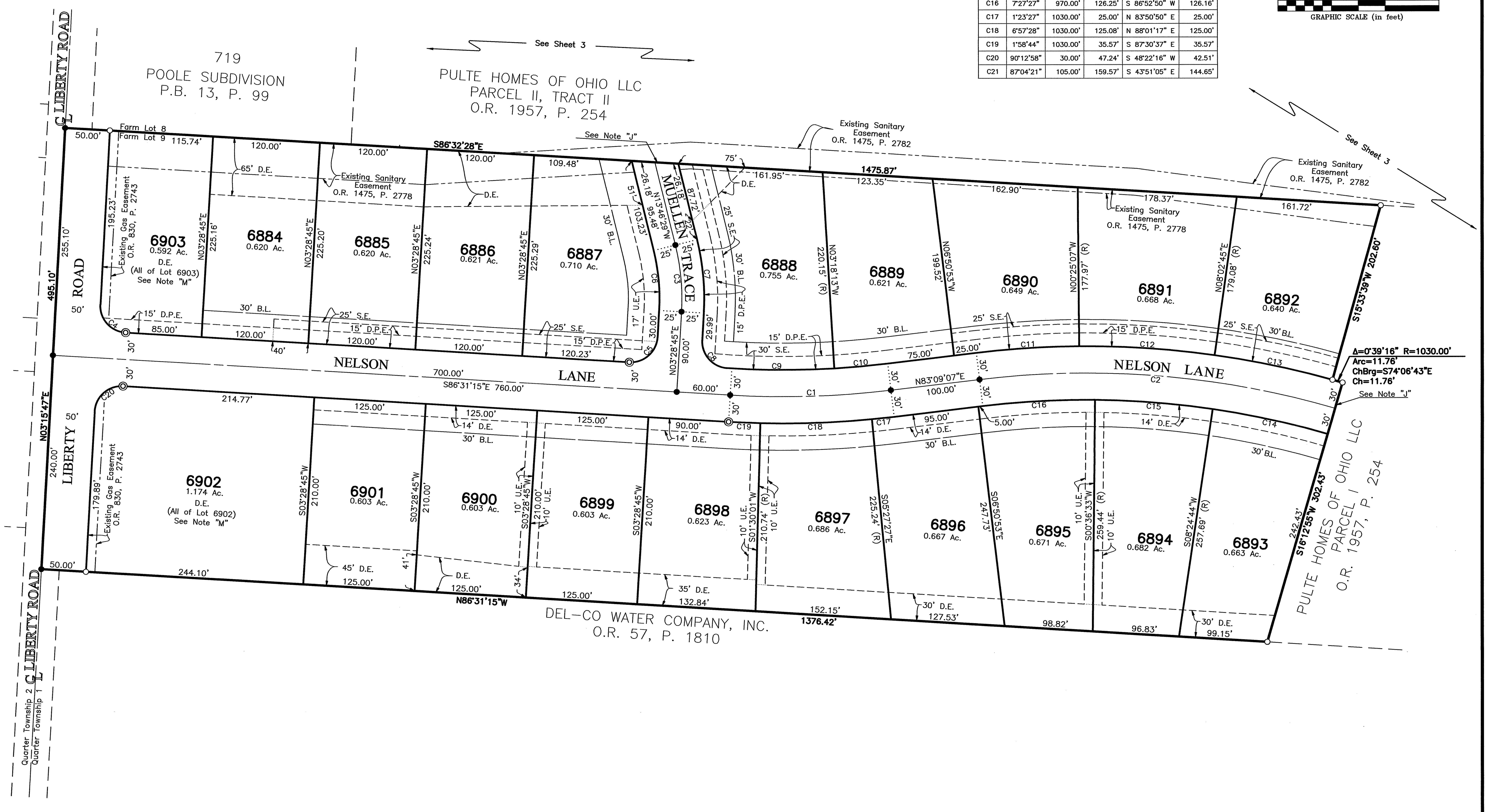
B.L. = Building Line
S.E. = Sanitary Easement
D.E. = Drainage Easement
U.E. = Utility Easement
D.P.E = Drainage and Path Easement

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°19'38"	1000.00'	180.24'	N 88°18'56" E	180.00'
C2	23°03'48"	1000.00'	402.53'	S 85°18'59" E	399.82'
C3	17°15'14"	250.00'	75.28'	N 05°08'52" W	75.00'
C4	89°47'02"	30.00'	47.01'	S 41°37'44" E	42.35'
C5	90°00'00"	30.00'	47.12'	N 48°28'45" E	42.43'
C6	17°15'14"	225.00'	67.76'	N 05°08'52" W	67.50'
C7	17°15'14"	275.00'	82.81'	N 05°08'52" W	82.50'
C8	89°41'43"	30.00'	46.96'	S 41°22'07" E	42.31'
C9	7°05'14"	970.00'	119.99'	S 89°45'36" E	119.91'
C10	3°32'41"	970.00'	60.01'	N 84°55'27" E	60.00'
C11	6°25'47"	1030.00'	115.59'	S 86°22'00" W	115.53'
C12	8°27'51"	1030.00'	152.16'	N 86°11'11" W	152.02'
C13	7°30'54"	1030.00'	135.10'	N 78°11'48" W	135.00'
C14	7°48'11"	970.00'	132.10'	N 77°41'11" W	132.00'
C15	7°48'11"	970.00'	132.10'	N 85°29'22" W	132.00'
C16	7°27'27"	970.00'	126.25'	S 86°52'50" W	126.16'
C17	1°23'27"	1030.00'	25.00'	N 83°50'50" E	25.00'
C18	6°57'28"	1030.00'	125.08'	N 88°01'17" E	125.00'
C19	1°58'44"	1030.00'	35.57'	S 87°30'37" E	35.57'
C20	90°12'58"	30.00'	47.24'	S 48°22'16" W	42.51'
C21	87°04'21"	105.00'	159.57'	S 43°51'05" E	144.65'

SCALE: 1" = 60'

GRAPHIC SCALE (in feet)



J:\20211394\DWG\04SHEETS\PLAT\20211394-VS-PLAT-SEC3-PHSA.DWG plotted by MASTON, JOHN on 6/22/2022 12:08:15 PM last saved by JMASTON on 6/22/2022 11:31:35 AM
Xrefs:

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Book: 1997 Page: 467 Page 3 of 3

NELSON FARMS
SECTION 3 PHASE A

Legend
B.L. = Building Line
S.E. = Sanitary Easement
D.E. = Drainage Easement
U.E. = Utility Easement
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C21	87°04'21"	105.00'	159.57'	S 43°51'05" E	144.65'

CHAD WILLIS
O.R. 1698, P. 2186

KAREN D. MCMAHAN
O.R. 1139, P. 916

ELENA N. VETRANO AND
MATTHEW W. KULCHAR
O.R. 1587, P. 636

TODD P. O'DONNELL
AND TERESA M.
O'DONNEL
D.B. 564, P. 277

717

718

719

POOLE SUBDIVISION
P.B. 13, P. 99

℄ LIBERTY ROAD

EARL H. LONG, TRUSTEE
O.R. 1567, P. 2425

PULTE HOMES OF OHIO LLC
PARCEL II, TRACT I
O.R. 1957, P. 254

PULTE HOMES OF OHIO LLC
PARCEL II, TRACT II
O.R. 1957, P. 254

ELIZABETH A. CARPENTER
AND BRUCE M. CARPENTER
O.R. 1809, P. 1461

CHARLES A. DAVIS AND
C. RENEE DAVIS
O.R. 1486, P. 2063

CHARLES A. DAVIS AND
C. RENEE DAVIS
D.B. 616, P. 101

MUELLEN TRACE

6903 6884 6885 6886 6887 6888 6889 6890 6891 6892

N70°33'31"E 65.84'
N25°33'31"E 61.75'
S82°25'41"E 148.46'
D.E.
L2
C21
S86°31'15"E 276.81'
D.E.
S59°14'28"E 613.05'
S27°37'42"E 168.64'
S03°28'45"W 104.62'
S86°30'58"E 158.90'
D.E.
30' S.E.
N03°03'25"E 369.54'
N02°55'01"W 156.45'
N03°12'35"E 347.36'
N04°17'24"W 152.58'
D.E.
30' S.E.
S86°32'28"E 1475.87'
See Note "J"
N13°46'29"W 95.48'
L1
34.79'
S86°32'28"E 506.04'
30' D.E.
S80°15'36"E 201.08'
30' D.E.
S86°32'28"E 216.08'
30' D.E.
S86°32'04"E 207.55'
S86°31'15"E 30.00'
N03°28'29"E 142.95'
30' D.E.
S03°28'33"W 134.94'
S86°32'25"E 56.13'
D.E.
S51°17'24"E 102.23'
62' D.E.
S86°28'07"E 612.46'
S15°33'39"W 202.60'
N03°15'47"E 495.10'
255.10'
50.00'
115.74'
120.00'
120.00'
120.00'
109.48'
161.95'
123.35'
162.90'
178.37'
161.72'
195.23'
N03°28'45"E 225.16'
N03°28'45"E 225.20'
N03°28'45"E 225.24'
N03°28'45"E 225.29'
103.23'
26.18'
87.72'
26.18'
103.23'
C6
C22
C7
N03°18'13"W 220.15' (R)
N09°50'53"W 199.52'
N00°25'07"W 177.97' (R)
N08°02'45"E 179.08' (R)
See Sheet 2

SCALE: 1" = 80'

80 60 40 20 0 40 80 160
GRAPHIC SCALE (in feet)

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

J:\2021\1394\DWG\SHEETS\PLAT\20211394-VS-PLAT-SEC3-PHSALDNG plotted by KIRK, MATTHEW on 6/22/2022 11:01:03 AM last saved by MKIRK on 6/21/2022 2:28:12 PM
Xrefs: