

VICINITY MAP
NOT TO SCALE

COORDINATE TABLE		
1	N 230500.09	E 1799087.41
2	N 229595.75	E 1799008.08
3	N 229607.07	E 1798913.45
4	N 229634.17	E 1798890.73
5	N 229638.55	E 1798840.93
6	N 229615.84	E 1798813.63
7	N 229633.37	E 17988614.60
8	N 229660.47	E 1798591.89
9	N 229664.85	E 1798542.08
10	N 229642.14	E 1798514.99
11	N 229650.91	E 1798415.37
12	N 230351.20	E 1798477.00
13	N 230340.24	E 1798501.52
14	N 230382.08	E 1798605.21
15	N 230356.69	E 1798893.72
16	N 230413.20	E 1799002.53
17	N 230205.56	E 17988614.77

NOTES:
NOTICE IS HEREBY GIVEN TO ANY OF THE LOTS DELINEATED ON 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 DRAINAGE RECOMMENDED MINIMUM GROUND AROUND HOUSE, AND/OR LOT GRADING PLANS, SAID PLANS AS APPROVED BY THE GOVERNMENTAL AGENCIES ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLANS REQUIRED WITH THE BUILDING PERMIT.

EASEMENTS ARE RESERVED FOR THE CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND STORM WATER DRAINAGE, ABOVE AND BELOW THE SURFACE OF THE GROUND, AND WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTION TO LOTS AND LANDS.

ALL UTILITIES SHALL BE UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV LINES, BOXES, AND EASEMENTS WILL BE IN THE REAR YARDS ONLY.

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.

EXISTING BIKE PATH WITHIN THE OPEN SPACE DEDICATED WITH THIS PLAT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 30'
NO SIDE YARD SHALL BE LESS THAN 6' WIDE AND BOTH SHALL TOTAL AT LEAST 15'

MINIMUM FINISHED FLOOR AREAS:
ONE STORY HOME = 1800 S.F.
TWO STORY HOME = 1800 S.F.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 78°45'26" EAST BETWEEN DELAWARE COUNTY MONUMENTS NUMBER 05-0061 AND NUMBER 05-0058 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN NOVEMBER OF 1998.

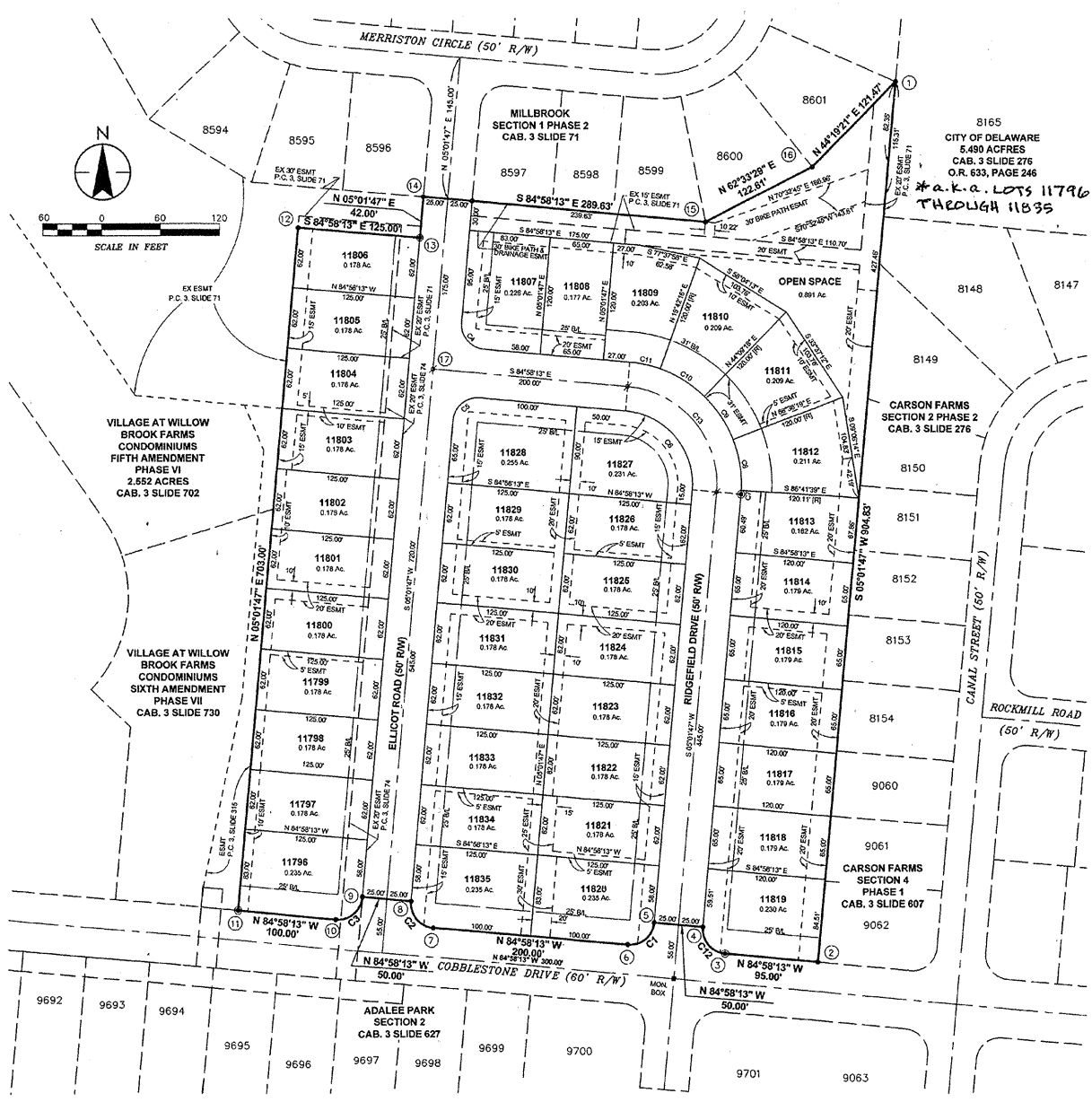
CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF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

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

STANTEC CONSULTING SERVICES INC.

BY: *Robert J. Sands* DATE: 11/09/16
PROFESSIONAL SURVEYOR NO. S-8053

PREPARED BY:
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4329 F: 600-349-2343
FAX: (614) 486-4397



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	S 50°01'47" W	35.36'
C2	90°00'00"	25.00'	39.27'	N 39°58'13" W	35.36'
C3	90°00'00"	25.00'	39.27'	S 80°01'47" E	35.36'
C4	90°00'00"	25.00'	39.27'	N 39°58'13" W	35.36'
C5	90°00'00"	25.00'	39.27'	N 80°01'47" E	35.36'
C6	90°00'00"	75.00'	117.81'	S 39°58'13" E	100.00'
C7	143°25'	125.00'	3.78'	N 84°58'13" E	2.70'
C8	24°37'01"	125.00'	53.34'	N 59°22'00" W	52.47'
C9	24°37'01"	125.00'	53.34'	N 33°37'12" W	50.84'
C10	24°37'01"	125.00'	53.34'	N 58°04'13" W	53.94'
C11	14°49'25"	125.00'	37.02'	N 77°37'56" W	33.00'
C12	90°00'00"	25.00'	39.27'	N 39°58'13" W	35.36'
C13	90°00'00"	100.00'	157.08'	N 39°58'13" W	141.42'

MILLBROOK SECTION 2 (CITY OF DELAWARE)

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LYING IN FARM LOT 24, SECTION 3, TOWNSHIP 5, RANGE 19 OF THE UNITED STATES MILITARY LANDS, CONTAINING 10.283 ACRES, MORE OR LESS, INCLUDING 1.728 ACRES OF RIGHT-OF-WAY AREA, SAID 10.283 ACRES BEING OUT OF THE 164.571 ACRE TRACT CONVEYED TO MEDROCK, LLC, BY DEED OF RECORD IN DEED BOOK 650, PAGE 241, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, MEDROCK, LLC, BY P. RONALD SABATINO, MANAGING PARTNER, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "MILLBROOK, SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 1 THROUGH 40 AND OPEN SPACE. INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVE AND ROAD NOT HERETOFORE DEDICATED AND THAT THE PROPERTY WITHIN SAID PLAT IS NOT SUBJECT TO ANY LIENS.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY MEDROCK, LLC, AND ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING PARAGRAPH.

THE OPEN SPACE AS DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE FEE SIMPLE TITLES TO ALL THE LOTS OF THIS DEVELOPMENT AND ALL PREVIOUS AND SUBSEQUENT SECTIONS OF THIS DEVELOPMENT.

IN WITNESS WHEREOF, MEDROCK, LLC, BY P. RONALD SABATINO, MANAGING PARTNER, HAS CAUSED THIS PLAT TO BE EXECUTED THIS 11th DAY OF NOVEMBER, 2016.

WITNESSES:
LeNell Swartz MEDROCK LLC
PRINTED: *LeNell Swartz* 3895 STONERIDGE LANE
Le Po CUBURN, OHIO 43017
PRINTED: *LeNell Swartz* P. RONALD SABATINO
LeNell Swartz MANAGING PARTNER

STATE OF OHIO SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED P. RONALD SABATINO, MANAGING PARTNER FOR THE SAID MEDROCK LLC, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED OF SAID MEDROCK LLC, FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF NOVEMBER, 2016.



MY COMMISSION EXPIRES 3/5/19
NOTARY PUBLIC, STATE OF OHIO

APPROVED AND ACCEPTED THIS 15th DAY OF NOV 2016, BY ORDINANCE NO. _____ AND ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF DELAWARE.

APPROVED AND ACCEPTED THIS 15th DAY OF NOV 2016, BY RESOLUTION NO. _____ WHEREIN ALL OF THE DRIVE, ROAD AND EASEMENTS ARE ACCEPTED AS SUCH BY THE CITY COUNCIL FOR THE CITY OF DELAWARE.

APPROVED THIS 15th DAY OF NOV 2016, *Michele Kohler*
MICHELE KOHLER, ACTING CITY CLERK, DELAWARE, OHIO

APPROVED THIS 15th DAY OF NOV 2016, *Thomas Homan*
THOMAS HOMAN, CITY MANAGER, DELAWARE, OHIO

APPROVED THIS 12th DAY OF DEC 2016, *David M. Efland*
DAVID M. EFLAND, AICP, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR, DELAWARE, OHIO

APPROVED THIS 14th DAY OF NOV 2016, *William L. Ferrigno*
WILLIAM L. FERRIGNO, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER, DELAWARE, OHIO

APPROVED THIS 11th DAY OF NOV 2016, *Brad Stanton*
BRAD STANTON, UTILITIES DIRECTOR, DELAWARE, OHIO

TRANSFERRED THIS 28th DAY OF DEC 2016, *George Kaitsa*
AUDITOR, DELAWARE COUNTY, OHIO

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Delaware County, OH
Melissa Jordan County Recorder
File# 2016-00040107

BK 1476 PG 1930