

VICINITY MAP
NOT TO SCALE

WILLOWBROOK SECTION 2 PHASE 1 and PHASE 2A (CITY OF DELAWARE)

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.

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

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.

THE RESERVE 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.

MAINTENANCE OF THE BOULDER DRIVE MEDIAN ISLANDS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 04°21'55" EAST FOR THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF HOUK ROAD, AS DELINEATED ON THE AFOREMENTIONED PLAT AS RECORDED IN PLAT CABINET 4, SLIDES 6 AND 6B, AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN OCTOBER 2017 USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, NSRS 2011 ADJUSTMENT, FROM OHIO VRS STATION "OHUN".

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:

- = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- = IRON PIN FOUND
- ⊕ = MAGNETIC NAIL SET
- = DELAWARE MONUMENT BOX

STANTEC CONSULTING SERVICES INC.

BY: Robert J. Sands 01/14/19
PROFESSIONAL SURVEYOR NO. S-8053 DATE

1600 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4583 1-800-349-2745
FAX (614) 486-4587



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ACREAGE BREAKDOWN:

PHASE 1
AREA ACREAGE 2.071 AC.
ACREAGE IN RIGHT-OF-WAY 0.750 AC.
ACREAGE IN BUILDABLE LOTS 0
ACREAGE IN RESERVES 1.321 AC.

PHASE 2A
AREA ACREAGE 12.676 AC.
ACREAGE IN RIGHT-OF-WAY 3.073 AC.
ACREAGE IN BUILDABLE LOTS 9.694 AC.
NUMBER OF LOTS 42

TOTAL PHASES 1 AND 2A
AREA ACREAGE 14.838 AC.
ACREAGE IN RIGHT-OF-WAY 3.823 AC.
ACREAGE IN BUILDABLE LOTS 9.694 AC.
ACREAGE IN RESERVES 1.321 AC.

BUILDING SETBACKS:

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 = 1400 S.F.
TWO STORY HOME = 1800 S.F.

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LYING IN FARM LOTS 12 AND 16 OF QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 19 WEST AND FARM LOTS 24 AND 31 OF QUARTER TOWNSHIP 3, TOWNSHIP 5 NORTH, RANGE 19 WEST OF THE UNITED STATES MILITARY DISTRICT, CONTAINING 14.838 ACRES, MORE OR LESS, INCLUDING 3.823 ACRES OF RIGHT-OF-WAY AREA, WITH 8.754 ACRES OUT OF THE ORIGINAL 164.571 ACRE TRACT CONVEYED TO MEDROCK LLC, BY DEED OF RECORD IN DEED BOOK 650, PAGE 241, AND 6.084 ACRES OUT OF THE ORIGINAL 117.407 ACRE TRACT CONVEYED TO MEDROCK LLC BY DEED OF RECORD IN OFFICIAL RECORD 123, PAGE 1143, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, MEDROCK LLC, AN OHIO LIMITED LIABILITY COMPANY BY P. RONALD SABATINO, MANAGING PARTNER, BEING THE OWNERS OF THE LAND PLATTED HEREIN DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "WILLOWBROOK, SECTION 2, PHASE 1 AND PHASE 2A" SUBDIVISION CONTAINING LOTS NUMBERED 12529 THROUGH 12571, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVES, STREET, AND LOOP 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, AN OHIO LIMITED LIABILITY COMPANY AND THE FLATS ON HOUK, LLC ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, MEDROCK LLC, AN OHIO LIMITED LIABILITY COMPANY BY P. RONALD SABATINO, MANAGING PARTNER, HAS CAUSED THIS PLAT TO BE EXECUTED THIS 14TH DAY OF JANUARY, 2019.

WITNESSES

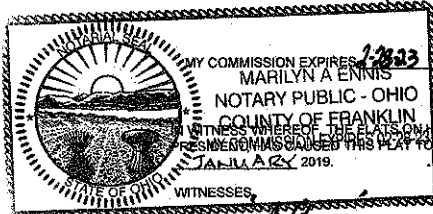
Marilyn A. Ennis
PRINTED: MARILYN A. ENNIS
Mary E. Sherrets
PRINTED: MARY E. SHERRETS

MEDROCK LLC,
AN OHIO LIMITED LIABILITY COMPANY
3895 STONERIDGE LANE
DUBLIN, OHIO 43017
P. Ronald Sabatino
P. RONALD SABATINO
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, AN OHIO LIMITED LIABILITY COMPANY 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 14TH DAY OF JANUARY, 2019.

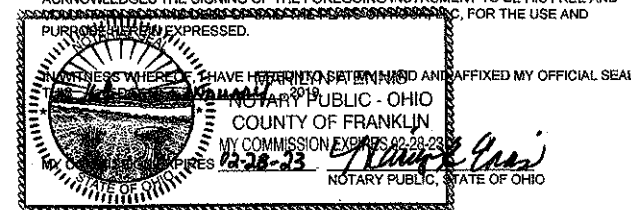


Marilyn A. Ennis
PRINTED: MARILYN A. ENNIS
Mary E. Sherrets
PRINTED: MARY E. SHERRETS

THE FLATS ON HOUK, LLC
AN OHIO LIMITED LIABILITY COMPANY
3895 STONERIDGE LANE
DUBLIN, OHIO 43017
P. Ronald Sabatino
P. RONALD SABATINO
PRESIDENT

STATE OF OHIO SS

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



APPROVED AND ACCEPTED THIS 24 DAY OF January, 2019, BY RESOLUTION NO. 18-010 WHEREIN ALL OF THE DRIVES, STREET, LOOP, COURT AND EASEMENTS ARE ACCEPTED AS SUCH BY THE CITY COUNCIL FOR THE CITY OF DELAWARE, OHIO.

APPROVED THIS 11 DAY OF Feb 2019, Elaine McCluskey
ELAINE MCCLUSKEY, NOTARY PUBLIC
CLERK, DELAWARE, OHIO

APPROVED THIS 13 DAY OF Feb 2019, R. Thomas Homan
R. THOMAS HOMAN, CITY MANAGER,
DELAWARE, OHIO

APPROVED THIS 15 DAY OF Feb 2019, David M. Efland
DAVID M. EFLAND, AICP, PLANNING AND
COMMUNITY DEVELOPMENT DIRECTOR,
DELAWARE, OHIO

APPROVED THIS 7 DAY OF Feb 2019, William L. Ferrigno
WILLIAM L. FERRIGNO, P.E., PUBLIC
WORKS DIRECTOR/CITY ENGINEER,
DELAWARE, OHIO

APPROVED THIS 24 DAY OF Jan, 2019, Blake Jordan
BLAKE JORDAN, UTILITIES DIRECTOR, P.E.,
DELAWARE, OHIO

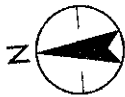
TRANSFERRED THIS 21 DAY OF Feb 2019, George Katsa-Cm
AUDITOR, DELAWARE COUNTY, OHIO



Doc ID: 012839560005 Type: OFF
Kind: PLAT
Recorded: 02/21/2019 at 09:29:05 AM
Fee Amt: \$200.00 Page 1 of 5
Workflow# 0000178141-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2019-00004072

2019 AT _____ PM.
Melissa Jordan (BU)
RECORDER, DELAWARE COUNTY, OHIO.
PLAT CABINET 4, SLIDES 61-610

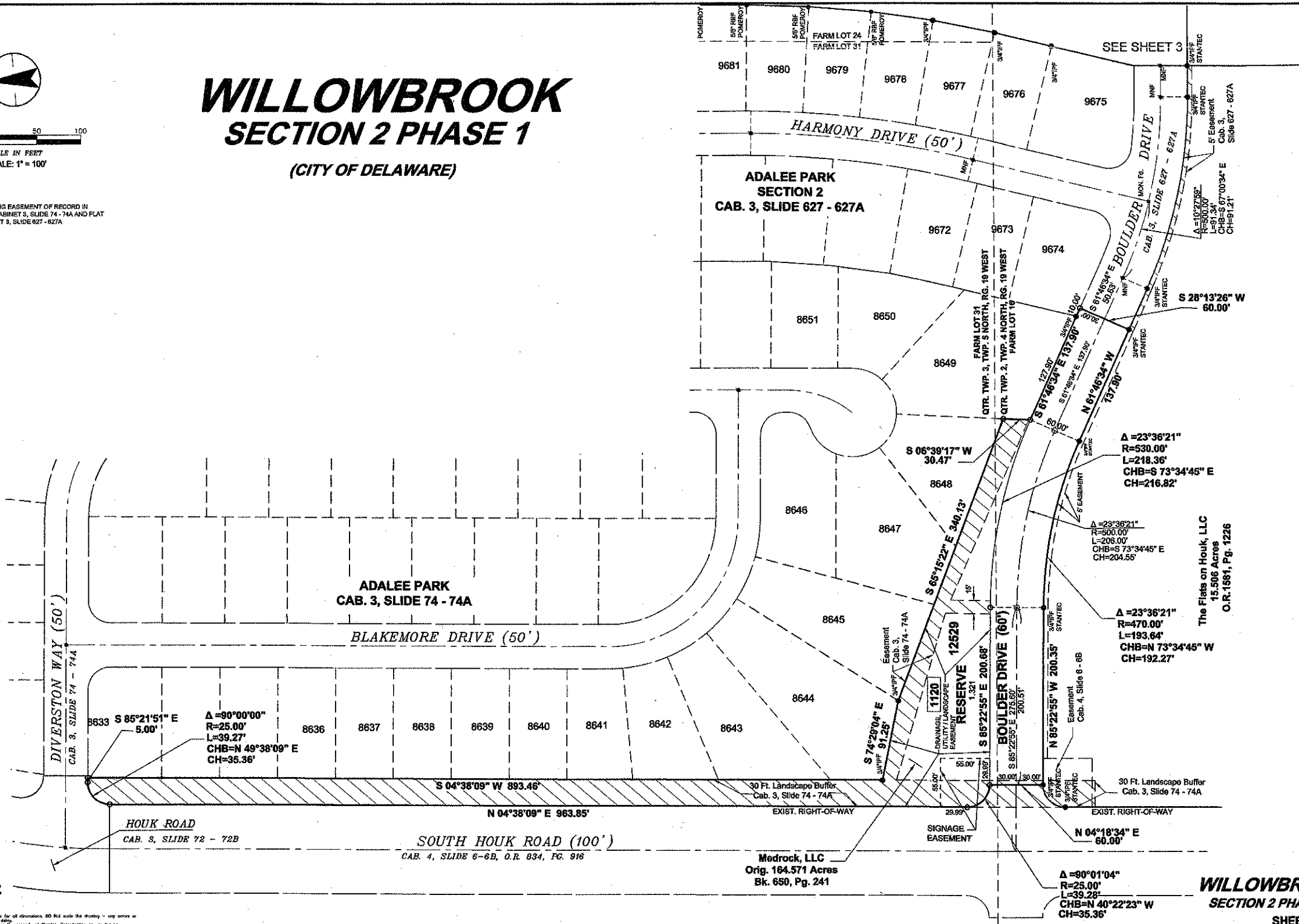
BK 1621 PG 582-586



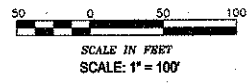
SCALE IN FEET
SCALE: 1" = 100'

EXISTING EASEMENT OF RECORD IN
PLAT CABINET 3, SLIDE 74 - 74A AND PLAT
CABINET 3, SLIDE 627 - 627A

WILLOWBROOK SECTION 2 PHASE 1 (CITY OF DELAWARE)



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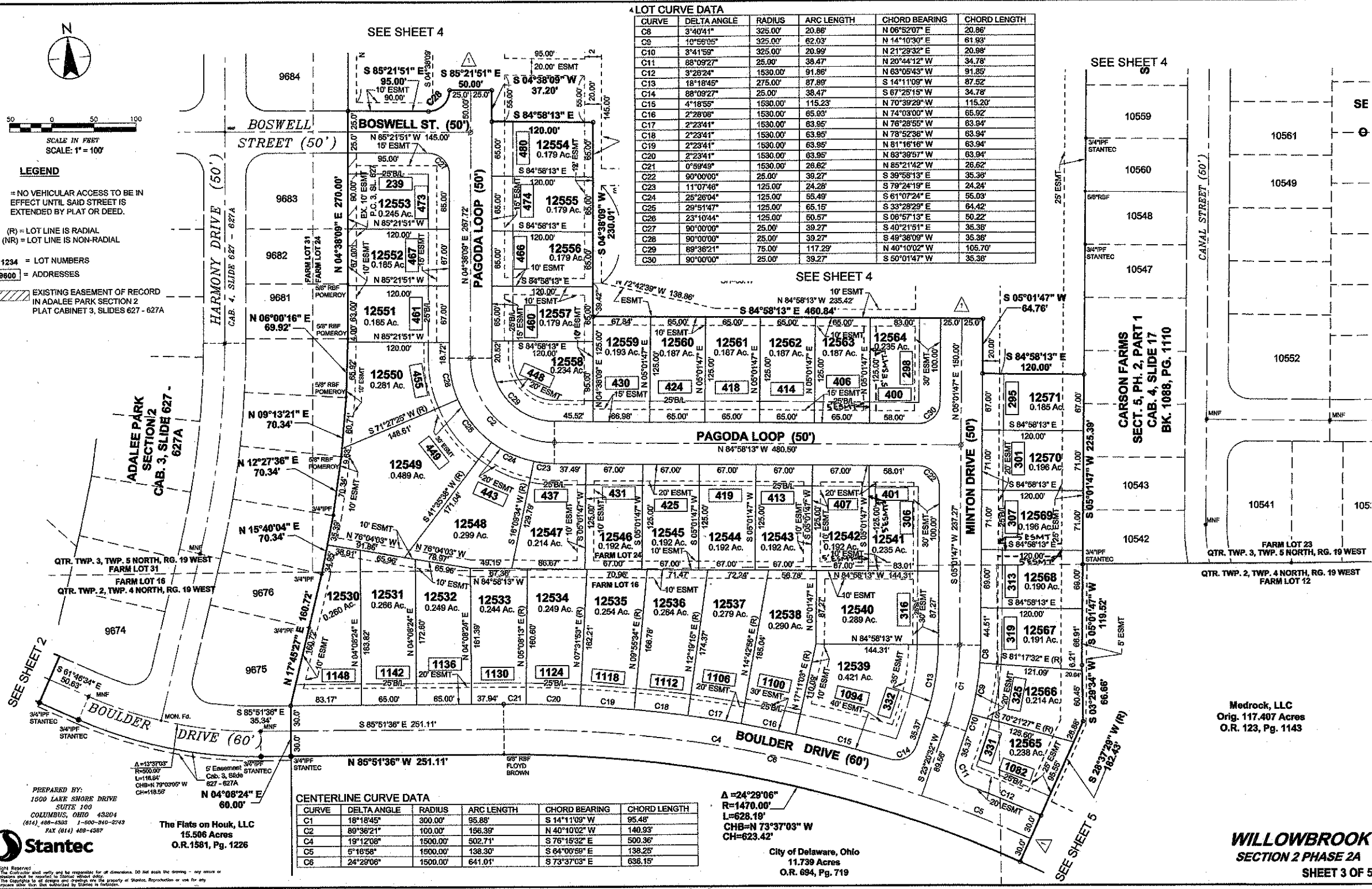


LEGEND

- NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
- (R) = LOT LINE IS RADIAL
- (NR) = LOT LINE IS NON-RADIAL

1234 = LOT NUMBERS
 9600 = ADDRESSES

EXISTING EASEMENT OF RECORD IN ADALEE PARK SECTION 2 PLAT CABINET 3, SLIDES 627 - 627A



LOT CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	3°40'41"	325.00'	20.86'	N 06°52'07" E	20.86'
C9	10°55'05"	325.00'	62.03'	N 14°10'30" E	61.93'
C10	3°41'59"	325.00'	20.99'	N 21°29'32" E	20.98'
C11	88°09'27"	25.00'	38.47'	N 20°44'12" W	34.78'
C12	3°28'24"	1530.00'	91.86'	N 63°05'43" W	91.85'
C13	18°18'45"	275.00'	87.89'	S 14°11'09" W	87.52'
C14	88°09'27"	25.00'	38.47'	S 67°25'15" W	34.78'
C15	4°18'55"	1530.00'	115.23'	N 70°39'29" W	115.20'
C16	2°28'08"	1530.00'	65.93'	N 74°03'00" W	65.92'
C17	2°23'41"	1530.00'	63.95'	N 78°28'55" W	63.94'
C18	2°23'41"	1530.00'	63.95'	N 78°52'36" W	63.94'
C19	2°23'41"	1530.00'	63.95'	N 81°16'16" W	63.94'
C20	2°23'41"	1530.00'	63.95'	N 83°38'57" W	63.94'
C21	0°59'49"	1530.00'	26.62'	N 85°21'42" W	26.62'
C22	90°00'00"	25.00'	39.27'	S 39°58'13" E	35.36'
C23	11°07'48"	125.00'	24.28'	S 79°24'19" E	24.24'
C24	25°26'04"	125.00'	65.49'	S 61°07'24" E	55.03'
C25	29°51'47"	125.00'	65.15'	S 33°28'29" E	64.42'
C26	23°10'44"	125.00'	50.57'	S 06°57'13" E	50.22'
C27	90°00'00"	25.00'	39.27'	S 40°21'51" E	35.36'
C28	90°00'00"	25.00'	39.27'	S 49°38'09" W	35.36'
C29	89°36'21"	75.00'	117.29'	N 40°10'02" W	105.70'
C30	90°00'00"	25.00'	39.27'	S 50°01'47" W	35.36'

SEE SHEET 4

CENTERLINE CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°18'45"	300.00'	95.88'	S 14°11'09" W	95.48'
C2	89°36'21"	100.00'	166.39'	N 40°10'02" W	140.93'
C4	19°12'08"	1500.00'	502.71'	S 78°15'32" E	500.36'
C5	5°16'58"	1500.00'	138.30'	S 64°00'59" E	138.25'
C6	24°29'06"	1500.00'	641.01'	S 73°37'03" E	636.15'

Δ=24°29'06"
 R=1470.00'
 L=628.19'
 CHB=N 73°37'03" W
 CH=623.42'

City of Delaware, Ohio
 11.739 Acres
 O.R. 694, Pg. 719

PREPARED BY:
 1000 LAKE SHORE DRIVE
 SUITE 100
 COLUMBUS, OHIO 43204
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 FAX (614) 488-4387

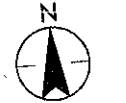
Stantec

The Flats on Houk, LLC
 15.506 Acres
 O.R. 1581, Pg. 1226

Medrock, LLC
 Orig. 117.407 Acres
 O.R. 123, Pg. 1143

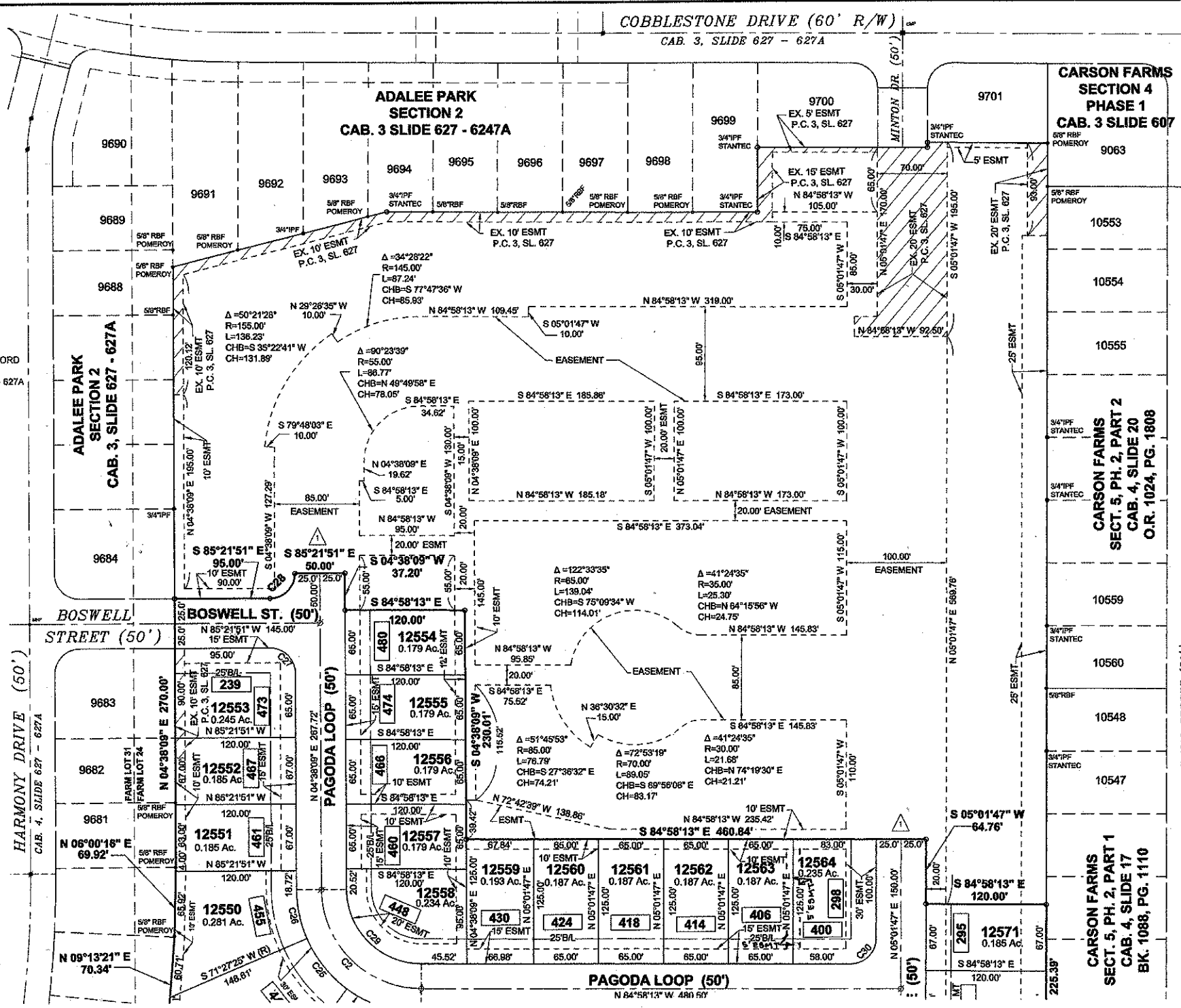
WILLOWBROOK
 SECTION 2 PHASE 2A
 SHEET 3 OF 5

COBBLESTONE DRIVE (60' R/W)
CAB. 3, SLIDE 627 - 627A



SCALE IN FEET
SCALE: 1" = 100'

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EXISTING EASEMENT OF RECORD IN ADALEE PARK SECTION 2 PLAT CABINET 3, SLIDES 627 - 627A



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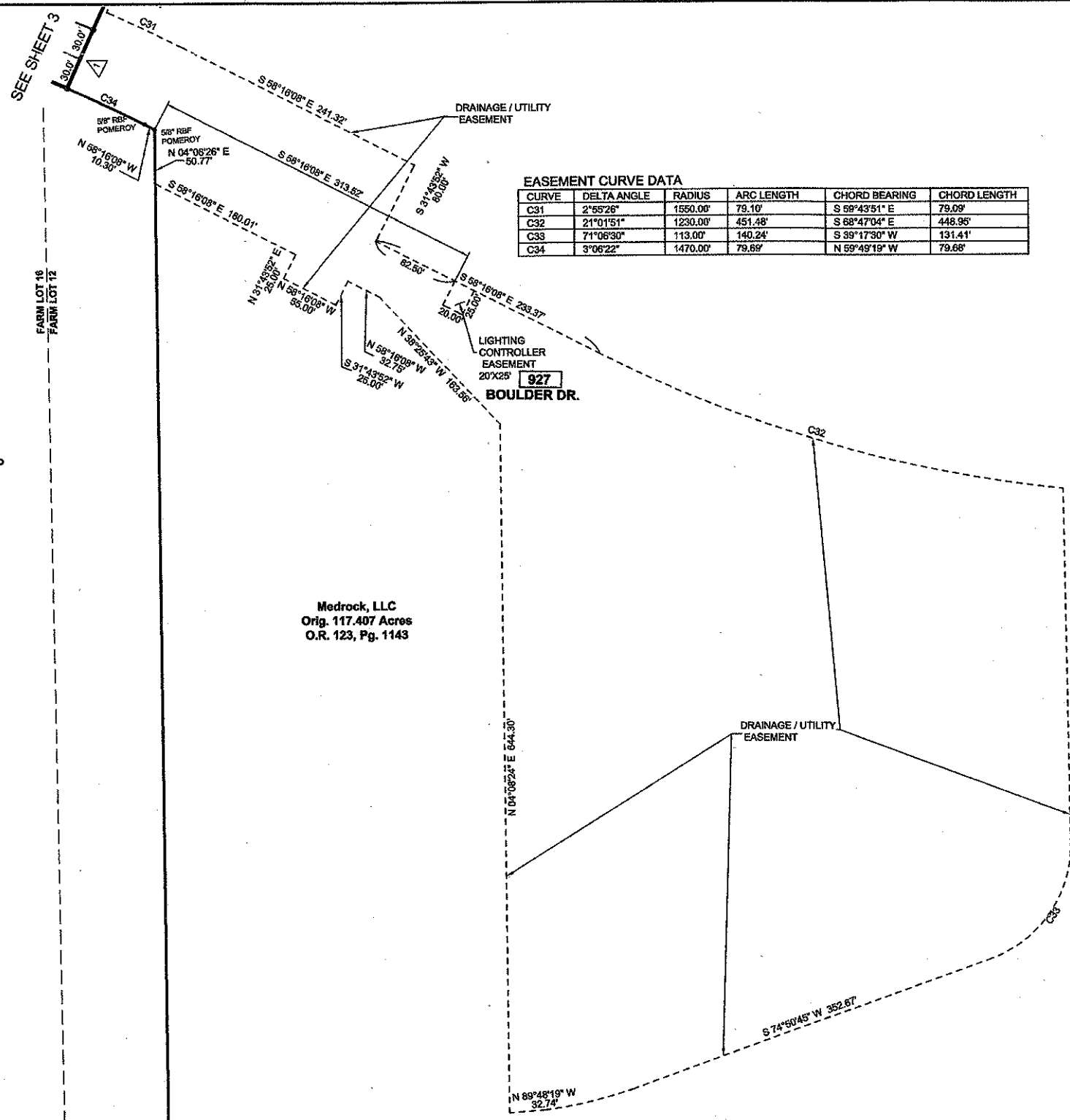


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PAGODA LOOP (50')
N 84°58'13" W 480.60'

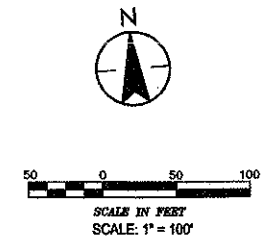
SEE SHEET 3

WILLOWBROOK
SECTION 2 PHASE 2A
SHEET 4 OF 5



EASEMENT CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	2°55'26"	1550.00'	79.10'	S 59°43'51" E	79.09'
C32	21°01'51"	1230.00'	451.48'	S 68°47'04" E	448.95'
C33	71°06'30"	113.00'	140.24'	S 39°17'30" W	131.41'
C34	3°06'22"	1470.00'	79.69'	N 59°49'19" W	79.68'



LEGEND

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City of Delaware, Ohio
11.739 Acres
O.R. 694, Pg. 719

Medrock, LLC
Orig. 117.407 Acres
O.R. 123, Pg. 1143

PREPARED BY:
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