



VICINITY MAP
NOT TO SCALE

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.

ACREAGE BREAKDOWN:

PHASE 2B	
AREA ACREAGE	11.505 AC.
ACREAGE IN RIGHT-OF-WAY	2.052 AC.
ACREAGE IN BUILDABLE LOTS	9.453 AC.
ACREAGE IN RESERVES	0 AC.
NO. OF LOTS	43

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.

WILLOWBROOK SECTION 2 PHASE 2B (CITY OF DELAWARE)

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LYING IN FARM LOT 24 OF QUARTER TOWNSHIP 3, TOWNSHIP 5 NORTH, RANGE 19 WEST OF THE UNITED STATES MILITARY DISTRICT, CONTAINING 11.505 ACRES, MORE OR LESS, INCLUDING 2.052 ACRES OF RIGHT-OF-WAY AREA, BEING OUT OF THE ORIGINAL 164.571 ACRE TRACT AS CONVEYED TO MEDROCK LLC, BY DEED OF RECORD IN DEED BOOK 650, PAGE 241. 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 2B" A SUBDIVISION CONTAINING LOTS NUMBERED 12572 THROUGH 12614, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVE, LOOP AND COURT 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 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 7 DAY OF May 2019.

WITNESSES

Lydia Wallace
PRINTED: Lydia Wallace

Lenell Smiechowski
PRINTED: LENELL SMIECHOWSKI

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 7 DAY OF May 2019.

MY COMMISSION EXPIRES 11-29-20
Abigail Hume
NOTARY PUBLIC, STATE OF OHIO



APPROVED AND ACCEPTED THIS 11 DAY OF June, 2019, BY RESOLUTION NO. 18-58 WHEREIN ALL OF THE DRIVE, LOOP, COURT AND EASEMENTS ARE ACCEPTED AS SUCH BY THE CITY COUNCIL FOR THE CITY OF DELAWARE, OHIO.

APPROVED THIS 5 DAY OF Aug 2019
Elaine McCloskey
ELAINE MCCLOSKEY, ACTING CITY CLERK, DELAWARE, OHIO

APPROVED THIS 7 DAY OF Aug 2019
R. Thomas Homan
R. THOMAS HOMAN, CITY MANAGER, DELAWARE, OHIO

APPROVED THIS 7 DAY OF Aug 2019
David M. Efland
DAVID M. EFLAND, AICP, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR, DELAWARE, OHIO

APPROVED THIS 1 DAY OF Aug 2019
William L. Ferrigno
WILLIAM L. FERRIGNO, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER, DELAWARE, OHIO

APPROVED THIS 1 DAY OF August 2019
Blake Jordan
BLAKE JORDAN, P.E. UTILITIES DIRECTOR, DELAWARE, OHIO

TRANSFERRED THIS 8 DAY OF Aug 2019
George Kaitza
AUDITOR, DELAWARE COUNTY, OHIO TB



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Workflow# 0000187950-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2019-00021067

Melissa Jordan
RECORDER, DELAWARE COUNTY, OHIO

PLAT CABINET 4 SLIDES 64

BK 1655 PG 405-406

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: *Steven E. Rader* 5/02/19
STEVEN E. RADER DATE
PROFESSIONAL SURVEYOR NO. 7191

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