

VICINITY MAP
NOT TO SCALE

OWNER/ DEVELOPER
MEDROCK LLC, AN OHIO LIMITED LIABILITY COMPANY
3895 STONERIDGE LANE
DUBLIN, OHIO 43017

ACREAGE BREAKDOWN:
SECTION 2 PHASE 3
TOTAL AREA ACREAGE 2.194 AC.
ACREAGE IN RIGHT-OF-WAY 2.194 AC.

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 39041C0111K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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, NRSR 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: Michael P. Peacock DATE: 5/4/2020
PROFESSIONAL SURVEYOR NO. S-8711



1000 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 480-4303 1-800-340-9743
FAX (614) 480-4307



Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT SCALE THE DRAWING - ANY ERROR OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purposes other than that authorized by Stantec is prohibited.

WILLOWBROOK SECTION 2 PHASE 3 (CITY OF DELAWARE)

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 OF THE UNITED STATES MILITARY DISTRICT, CONTAINING 2.194 ACRES, MORE OR LESS OF RIGHT-OF-WAY AREA, BEING OUT OF THE ORIGINAL 117.407 ACRE TRACT AS CONVEYED TO MEDROCK LLC, AN OHIO LIMITED LIABILITY COMPANY 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, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS DEDICATION OF BOULDER DRIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVE 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 13th DAY OF May, 2020.

WITNESSES

Lisa Durand
PRINTED: Lisa Durand
Jamie Pitt
PRINTED: Tamra Potts

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 3rd DAY OF May, 2020.

MY COMMISSION EXPIRES 11/1/21 Jamie Pitt
NOTARY PUBLIC, STATE OF OHIO



TAMARA POTTS
Notary Public
State of Ohio
12/11/19

APPROVED AND ACCEPTED THIS 11 DAY OF June, 2021, BY RESOLUTION NO. 18-08 WHEREIN ALL OF THE DRIVE AND EASEMENTS ARE ACCEPTED AS SUCH BY THE CITY COUNCIL FOR THE CITY OF DELAWARE, OHIO.

APPROVED THIS 21 DAY OF Jan, 2021. Elaine McCloskey
ELAINE MCCLOSKEY, ACTING CITY CLERK, DELAWARE, OHIO

APPROVED THIS 21 DAY OF Jan, 2021. R. Thomas Homan
R. THOMAS HOMAN, CITY MANAGER, DELAWARE, OHIO

APPROVED THIS 29 DAY OF Jan, 2021. David M. Efland
DAVID M. EFLAND, AICP, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR, DELAWARE, OHIO

APPROVED THIS 21 DAY OF Jan, 2021. William L. Ferrigno
WILLIAM L. FERRIGNO, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER, DELAWARE, OHIO

APPROVED THIS 21 DAY OF Jan, 2021. Blake Jordan
BLAKE JORDAN, UTILITIES DIRECTOR, DELAWARE, OHIO

TRANSFERRED THIS 29 DAY OF Jan, 2021. George Kaitza
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS ___ DAY OF _____, 2021 AT ___ PM.

FEE _____ FILED NO. _____

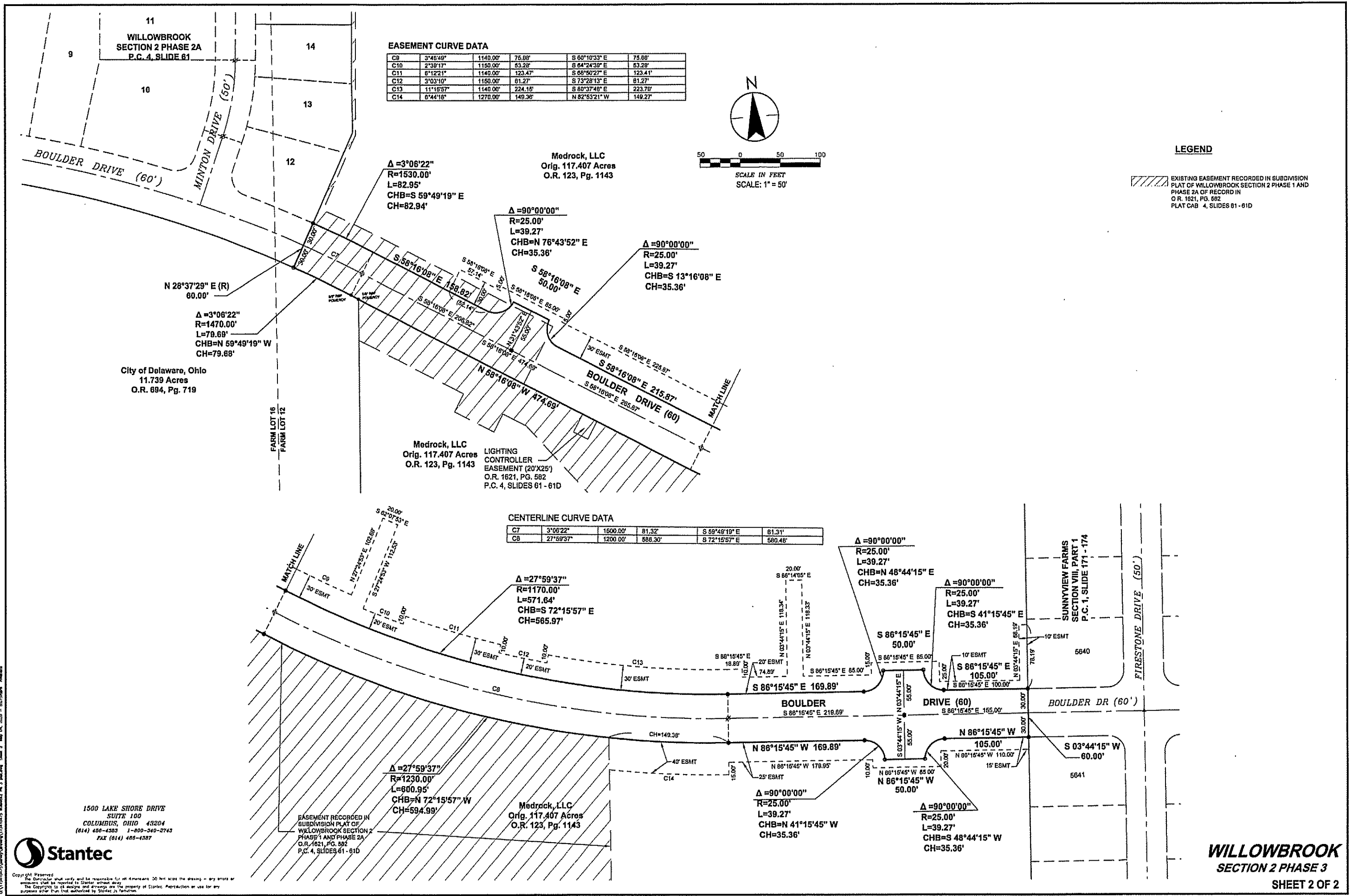
Melissa Jordan (RU)
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS ___ DAY OF _____, 2021 PLAT CABINET 5, SLIDES 592-592A



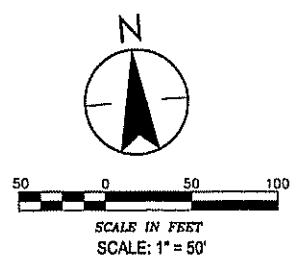
Doc ID: 013793380002 Type: OFF
Kind: PLAT
Recorded: 02/01/2021 at 10:57:04 AM
Fee Amt: \$80.00 Page 1 of 2
Workflow# 0000242516-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2021-00005131

BK 1821 PG 1350-1351



EASEMENT CURVE DATA

C9	3°46'49"	1140.00'	75.88'	S 60°10'33" E	75.88'
C10	2°39'17"	1150.00'	53.28'	S 64°24'39" E	53.28'
C11	8°12'21"	1140.00'	123.47'	S 69°50'27" E	123.47'
C12	3°03'19"	1150.00'	81.27'	S 73°28'13" E	81.27'
C13	11°15'57"	1140.00'	224.15'	S 80°37'48" E	223.76'
C14	8°44'18"	1270.00'	149.36'	N 82°53'21" W	149.27'



LEGEND

EXISTING EASEMENT RECORDED IN SUBDIVISION PLAT OF WILLOWBROOK SECTION 2 PHASE 1 AND PHASE 2A OF RECORD IN O.R. 1621, PG. 682 PLAT CAB 4, SLIDES 61 - 61D

CENTERLINE CURVE DATA

C7	3°08'22"	1500.00'	81.32'	S 59°48'19" E	81.31'
C8	27°59'37"	1200.00'	586.30'	S 72°15'57" E	586.48'

1500 LAKE SHORE DRIVES
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4283 1-800-340-2743
FAX (614) 486-4287



Copyright Reserved
The Contractor shall verify and be responsible for all dimensions 50 feet across the drawing - any errors or omissions shall be reported to Stantec within 30 days.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.

WILLOWBROOK
SECTION 2 PHASE 3
SHEET 2 OF 2