

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.

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 88, 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, "REFERENCED 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:

- = 5/8 INCH REBAR SET WITH PLASTIC CAP INSCRIBED "STANTEC"
- = IRON PIN FOUND
- = MAGNETIC NAIL SET
- = DELAWARE CITY MONUMENT BOX

STANTEC CONSULTING SERVICES INC.

BY: Michael P. Peacock DATE: 5/4/2020
PROFESSIONAL SURVEYOR NO. 5-8711



1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 496-4300 1-800-940-2743
FAX (614) 496-4307



WILLOWBROOK SECTION 3 (CITY OF DELAWARE)

ACREAGE BREAKDOWN:

SECTION 3	
TOTAL AREA ACREAGE	22.498 AC.
ACREAGE IN RIGHT-OF-WAY	3.518 AC.
ACREAGE IN BUILDABLE LOTS	18.982 AC.
ACREAGE IN RESERVES	0.0 AC.
NO. OF LOTS	88

PARCEL NUMBER BREAKDOWN:

WILLOWBROOK SECTION 3 IS OUT OF DELAWARE COUNTY PARCEL NUMBER 41922001025000

BUILDING SETBACKS:

ZONING CLASSIFICATION R-3

FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 30'
NO SIDE YARD SHALL BE LESS THAN 8' WIDE
AND BOTH SHALL TOTAL AT LEAST 15'

MINIMUM FINISHED FLOOR AREAS:
ONE STORY HOME = 1400 S.F.
TWO STORY HOME = 1800 S.F.

OWNER/ DEVELOPER

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

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LYING IN FARM LOTS 22 AND 23 OF QUARTER TOWNSHIP 3, TOWNSHIP 5 NORTH, RANGE 19 WEST AND FARM LOT 12 OF QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 19 WEST OF THE UNITED STATES MILITARY DISTRICT, CONTAINING 22.498 ACRES, MORE OR LESS, INCLUDING 3.518 ACRES OF RIGHT-OF-WAY AREA, BEING 22.163 ACRES OUT OF THE ORIGINAL 164.671 ACRE TRACT AS CONVEYED TO MEDROCK LLC, BY DEED OF RECORD IN DEED BOOK 650, PAGE 241, AND ALL OF THE 0.148 ACRE, 0.053 ACRE AND 0.134 ACRE TRACTS AS CONVEYED TO MEDROCK LLC BY DEED OF RECORD IN OFFICIAL RECORD 629, PAGE 462, 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 3" A SUBDIVISION CONTAINING LOTS NUMBERED 12987 THROUGH 13074, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE STREETS AND COURTS 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 19th DAY OF May, 2020.

WITNESSES

Lisa Durand

PRINTED: Lisa Durand

Jamca Potts

PRINTED: Jamca 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 19th DAY OF May, 2020.

MY COMMISSION EXPIRES 12/1/21 Jamca Potts
NOTARY PUBLIC, STATE OF OHIO



YVONNE L. POTTS
Notary Public, State of Ohio
My Commission Expires
12/1/21

APPROVED AND ACCEPTED THIS 19 DAY OF December, 2020, BY RESOLUTION ORD 14400 NO. 19-79, WHEREIN ALL OF CANAL STREET, STEEPLECHASE STREET, STEEPLECHASE COURT, ONYX LANE, TOPAZ COURT, AND AMETHYST COURT 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: Thomas Homan
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 20 DAY OF Jan, 2021: William L. Ferrigno
WILLIAM L. FERRIGNO, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER, DELAWARE, OHIO

APPROVED THIS 19 DAY OF Jan, 2021: Blake Jordan
BLAKE JORDAN, P.E., 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. Melissa Jordan
RECORDER, DELAWARE COUNTY, OHIO

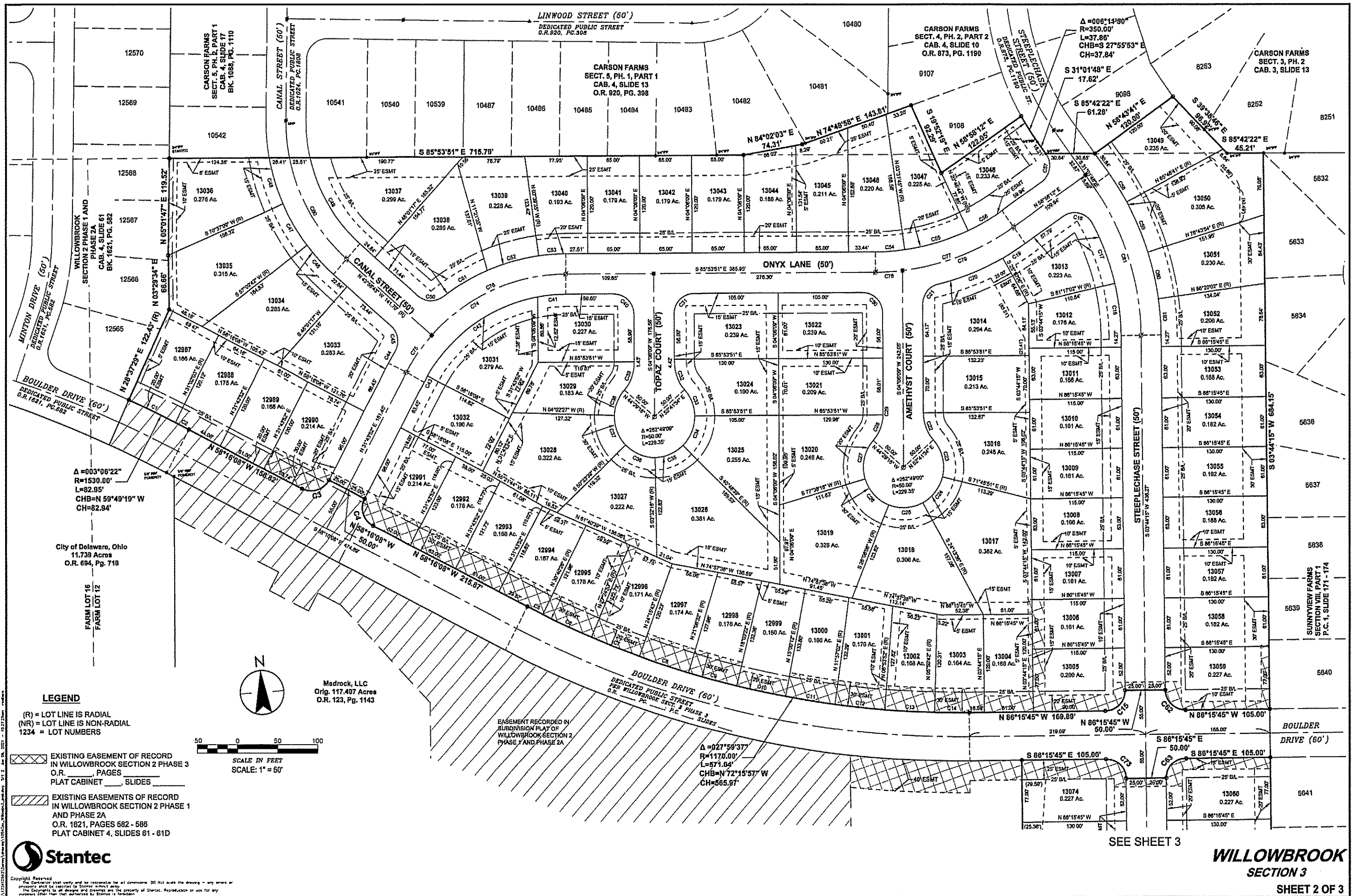
SEE FILED NO. _____

PLAT CABINET 5, SLIDES 593-593B



Doc ID: 013793390003 Type: OFF
Kind: PLAT
Recorded: 02/01/2021 at 10:57:04 AM
Fee Amt: \$120.00 Page 1 of 3
Workflow# 0000242516-0002
Delaware County, OH
Melissa Jordan County Recorder
File# 2021-00005132

BK 1821 PG 1352-1354

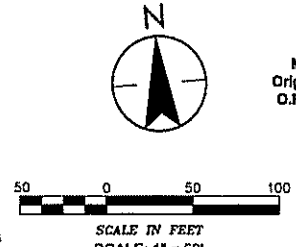


City of Delaware, Ohio
11,739 Acres
O.R. 684, Pg. 719

LEGEND
(R) = LOT LINE IS RADIAL
(NR) = LOT LINE IS NON-RADIAL
1234 = LOT NUMBERS

EXISTING EASEMENT OF RECORD
IN WILLOWBROOK SECTION 2 PHASE 3
O.R. _____, PAGES _____
PLAT CABINET _____, SLIDES _____

EXISTING EASEMENTS OF RECORD
IN WILLOWBROOK SECTION 2 PHASE 1
AND PHASE 2A
O.R. 1821, PAGES 582 - 588
PLAT CABINET 4, SLIDES 61 - 61D



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

EASEMENT RECORDED IN
SUBDIVISION PLAT OF
WILLOWBROOK SECTION 2
PHASE 1 AND PHASE 2A

$\Delta = 227^{\circ}59'37''$
 $R = 1170.00'$
 $L = 574.64'$
 $CHB = N 72^{\circ}15'57'' W$
 $CH = 565.97'$

SEE SHEET 3

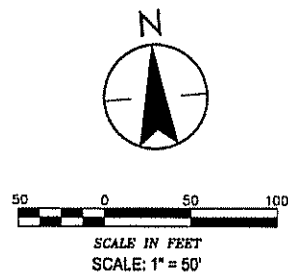
WILLOWBROOK
SECTION 3
SHEET 2 OF 3

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

EASEMENT RECORDED IN
 SUBDIVISION PLAT OF
 WILLOWBROOK SECTION 2
 PHASE 1 AND PHASE 2A

$\Delta = 027^{\circ}59'37''$
 $R = 1170.00'$
 $L = 574.64'$
 $CHB = N 72^{\circ}15'57'' W$
 $CH = 565.97'$

SEE SHEET 2



LEGEND
 (R) = LOT LINE IS RADIAL
 (NR) = LOT LINE IS NON-RADIAL
 1234 = LOT NUMBERS

EXISTING EASEMENT OF RECORD
 IN WILLOWBROOK SECTION 2 PHASE 3
 O.R. PAGES
 PLAT CABINET _____ SLIDES _____

EXISTING EASEMENTS OF RECORD
 IN WILLOWBROOK SECTION 2 PHASE 1
 AND PHASE 2A
 O.R. 1621, PAGES 582 - 586
 PLAT CABINET 4, SLIDES 61 - 61D

LOT CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	002°24'33"	1530.00'	64.34'	N 80°10'14" W	54.33'
C2	000°41'42"	1530.00'	18.61'	N 68°37'03" W	18.61'
C3	000°00'00"	25.00'	39.27'	S 78°43'52" W	35.36'
C4	000°00'00"	25.00'	39.27'	N 13°18'06" W	35.36'
C5	011°02'28"	1170.00'	21.59'	N 84°47'11" W	21.59'
C6	002°15'33"	1170.00'	68.66'	N 69°57'20" W	66.64'
C7	003°09'11"	1170.00'	64.38'	N 64°09'42" W	64.38'
C8	003°09'10"	1170.00'	64.38'	N 67°18'33" W	64.38'
CP	003°05'10"	1170.00'	62.34'	N 70°25'03" W	62.33'
C9	003°05'10"	1170.00'	62.34'	N 73°28'15" W	62.33'
C10	003°05'10"	1170.00'	62.34'	N 76°31'23" W	62.33'
C11	003°05'10"	1170.00'	62.34'	N 79°34'33" W	62.33'
C12	003°05'10"	1170.00'	62.34'	N 82°37'43" W	62.33'
C13	003°05'10"	1170.00'	62.34'	N 85°40'53" W	62.33'
C14	002°02'27"	1170.00'	43.04'	N 55°12'21" W	43.03'
C15	000°00'00"	25.00'	39.27'	S 68°44'15" W	35.36'
C16	012°27'13"	300.00'	63.21'	S 62°29'21" E	65.08'
C17	018°08'45"	300.00'	79.30'	S 18°17'20" E	79.07'
C18	007°10'05"	25.00'	42.40'	S 72°28'45" E	37.50'
C19	005°11'42"	325.00'	33.25'	N 01°03'03" E	33.23'
C20	015°28'07"	325.00'	67.62'	N 72°32'58" E	67.29'
C21	018°09'52"	25.00'	33.23'	N 42°11'05" E	33.84'
C22	041°24'35"	50.00'	36.14'	N 18°38'04" W	35.36'
C23	053°22'34"	50.00'	48.47'	N 09°32'09" W	48.59'
C24	047°32'15"	50.00'	41.48'	N 42°00'17" E	46.30'
C25	050°31'44"	50.00'	43.96'	S 80°02'44" E	42.62'
C26	051°30'10"	50.00'	44.94'	S 38°09'47" E	43.45'
C27	057°42'26"	50.00'	50.50'	S 19°34'31" W	46.28'
C28	030°07'02"	80.00'	34.14'	S 25°17'11" W	33.48'
C29	002°17'32"	50.00'	2.00'	S 05°14'59" W	2.00'
C30	000°00'00"	25.00'	39.27'	S 40°53'11" E	35.36'
C31	000°00'00"	25.00'	39.27'	N 48°08'09" E	35.36'
C32	041°24'35"	50.00'	36.14'	N 18°38'04" W	35.36'
C33	040°02'00"	50.00'	35.68'	N 19°50'11" W	34.84'
C34	045°42'56"	50.00'	39.85'	N 28°18'53" E	38.84'
C35	044°20'53"	50.00'	38.70'	N 71°21'48" E	37.74'
C36	048°51'24"	50.00'	40.89'	S 03°02'02" E	38.76'
C37	043°33'53"	50.00'	35.76'	S 10°22'24" E	35.72'
C38	039°33'11"	50.00'	34.52'	S 25°44'06" W	33.84'
C39	041°24'35"	50.00'	36.14'	S 24°49'26" W	35.36'
C40	000°00'00"	25.00'	39.27'	S 40°53'11" E	35.36'

LOT CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C41	010°08'30"	200.00'	35.40'	N 80°01'54" E	35.36'
C42	048°48'44"	200.00'	173.76'	N 60°04'17" E	168.33'
C43	002°27'02"	200.00'	8.55'	N 32°57'23" E	8.65'
C44	003°48'53"	250.00'	18.05'	S 23°38'18" W	18.84'
C45	073°11'28"	25.00'	34.72'	S 04°12'59" E	31.06'
C46	011°01'24"	250.00'	48.10'	S 38°20'00" E	48.02'
C47	013°34'28"	250.00'	59.23'	S 26°10'04" E	59.09'
C48	013°43'05"	250.00'	59.80'	S 12°11'18" E	60.71'
C49	030°06'26"	200.00'	125.11'	N 28°03'30" W	123.08'
C50	070°11'28"	25.00'	34.76'	N 83°44'28" W	31.08'
C51	014°33'22"	250.00'	63.96'	S 63°47'31" W	63.40'
C52	015°18'13"	250.00'	66.56'	S 78°42'48" W	66.36'
C53	007°45'44"	250.00'	33.81'	N 89°48'43" W	33.84'
C54	007°13'54"	275.00'	36.83'	N 84°42'48" W	36.50'
C55	017°18'14"	275.00'	62.61'	S 77°05'31" E	62.50'
C56	010°14'40"	275.00'	48.18'	S 64°05'31" W	40.12'
C57	000°00'00"	25.00'	39.27'	S 13°58'12" W	35.36'
C58	008°48'29"	350.00'	41.59'	N 73°23'24" W	41.06'
C59	010°57'13"	350.00'	66.91'	N 18°44'43" W	66.81'
C60	000°38'08"	350.00'	58.68'	N 08°28'02" W	58.59'
C61	007°24'13"	350.00'	45.23'	N 60°02'08" E	45.20'
C62	069°59'52"	25.00'	39.27'	N 41°15'49" W	35.36'
C63	000°00'00"	25.00'	39.27'	N 48°41'15" E	35.36'
C64	032°33'10"	50.00'	28.41'	N 13°32'23" W	28.02'
C65	008°51'18"	50.00'	7.73'	N 33°14'40" W	7.72'
C66	037°34'42"	50.00'	50.25'	N 08°52'08" W	48.18'
C67	044°14'21"	50.00'	38.61'	N 42°01'04" E	37.85'
C68	050°24'42"	50.00'	43.01'	S 80°03'24" E	49.69'
C69	043°18'25"	50.00'	38.27'	S 34°18'50" E	37.24'
C70	043°32'54"	50.00'	50.22'	S 18°22'21" W	48.14'
C71	008°41'18"	50.00'	7.73'	S 40°47'10" W	7.72'
C72	032°33'10"	50.00'	28.41'	S 20°03'51" W	28.03'
C73	000°00'00"	25.00'	39.27'	S 41°16'45" E	35.36'

CENTERLINE CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C74	002°22'17"	225.00'	244.95'	N 67°08'00" E	233.02'
C75	014°11'28"	225.00'	58.12'	N 84°52'35" E	58.97'
C76	048°04'52"	225.00'	188.61'	N 70°03'43" E	183.32'
C77	035°07'57"	300.00'	163.65'	N 78°32'11" E	161.06'
C78	000°26'50"	300.00'	33.77'	S 69°07'20" E	33.76'
C79	008°48'29"	300.00'	150.18'	N 73°18'42" E	148.62'
C80	037°13'05"	225.00'	148.18'	N 25°22'10" W	143.69'
C81	034°48'03"	325.00'	197.21'	S 13°38'46" E	194.20'



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