

# 7300 CONCORD CAD SUBDIVISION

SITUATE IN THE TOWNSHIP OF CONCORD, COUNTY OF DELAWARE, STATE OF OHIO,  
BEING PART OF VIRGINIA MILITARY SURVEY NUMBER 2997

202203240002987 3/24/2022  
Pages: 3 F: \$129.60 2:04 PM  
Karen J. Riffle T20220002118  
Union County Recorder DOC:PLAT

APPROVED THIS 22 DAY OF December, 2021

*Ric Jance*

CONCORD TOWNSHIP ZONING INSPECTOR

APPROVED THIS 22 DAY OF December, 2021

*[Signature]*

DELAWARE COUNTY GENERAL HEALTH DISTRICT

APPROVED THIS 7<sup>th</sup> DAY OF January, 2022

*[Signature]*

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 18<sup>th</sup> DAY OF January, 2022

*[Signature]*

DELAWARE COUNTY ENGINEER

APPROVED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 2022

*[Signature]*

DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

APPROVED THIS 22<sup>nd</sup> DAY OF DECEMBER, 2021

*[Signature]*

DELCO WATER COMPANY

THIS 14<sup>th</sup> DAY OF March, 2022 RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE APPROVED AND ACCEPTED AS SUCH FOR THE COUNTY OF DELAWARE, STATE OF OHIO.

*[Signatures]*  
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 16 DAY OF March, 2022

*[Signature]*  
DELAWARE COUNTY AUDITOR

RECORDED THIS 16<sup>th</sup> DAY OF March, 2022

*[Signature]*  
DELAWARE COUNTY RECORDER

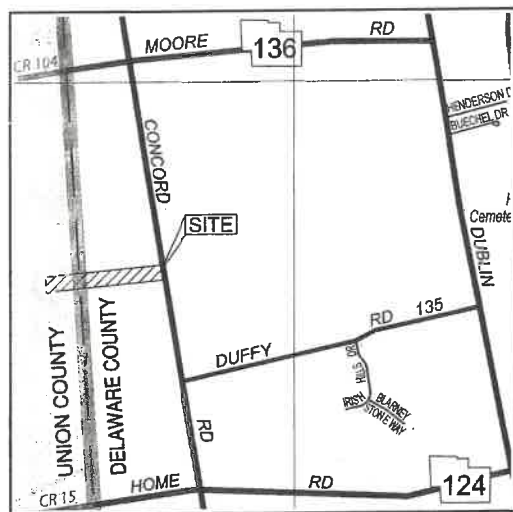
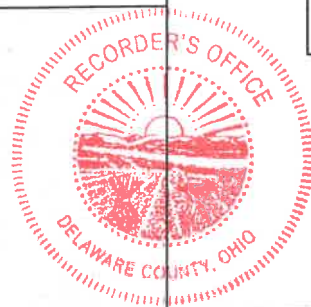
*[Signature]* by P.S. 3/24/2022  
UNION COUNTY AUDITOR

*[Signature]* 3/24/2022  
UNION COUNTY RECORDER

P.C. 5

SLIDE 736

Doc ID: 014406510003 Type: OFF  
Kind: PLAT  
Recorded: 03/16/2022 at 02:52:45 PM  
Fee Amt: \$120.00 Page 1 of 3  
Workflow# 000280627-0003  
Delaware County, OH  
Melissa Jordan County Recorder  
Filed: 2022-00008497  
BK 1952 pg 1893-1895



LOCATION MAP

Slide 66  
Plat Book 6 Pages 132 ABC

SITUATE IN THE TOWNSHIP OF CONCORD, COUNTY OF DELAWARE, AND MILLCREEK TOWNSHIP, UNION COUNTY, STATE OF OHIO, BEING PART OF VIRGINIA MILITARY SURVEY NUMBER 2997 AND ~~9.256~~ <sup>9.270</sup> ACRES OF A 13 ACRE TRACT CONVEYED TO 365LAND LLC IN DEED BOOK 1821, PAGE 1637 AND I.N. 202101290001364.

THE UNDERSIGNED, TIMOTHY DICKENS (MEMBER OF 365LAND LLC), BEING THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE "7300 CONCORD CAD SUBDIVISION", A SUBDIVISION OF LOTS NUMBERED 7519 TO 7522 INCLUSIVE. DO HEREBY ACCEPT THIS PLAT AND DO DEDICATE 0.312 ACRE TRACT FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HEREFOR DEDICATED.

IN WITNESS WHEREOF, TIMOTHY DICKENS (MEMBER OF 365LAND LLC) HAS SET HIS HAND THIS 22 DAY OF DECEMBER, 2021.

*[Signature]*

TIMOTHY DICKENS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIMOTHY DICKENS (MEMBER OF 365LAND LLC), WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 22 DAY OF DECEMBER, 2021.

MY COMMISSION EXPIRES no expiration

NOTARY PUBLIC, STATE OF OHIO



ROBERT L. GRIFFIN, ATTORNEY AT LAW  
LICENSED PROFESSIONAL SURVEYOR OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

## SURVEYOR'S CERTIFICATION

SURVEYED AND PLATTED BY:

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

*[Signature]*



12 / 22 / 2021

ROBERT L. GRIFFIN P.S.  
OHIO PROFESSIONAL SURVEYOR NUMBER 7204

## BUILDING SETBACKS

BUILDING LINE  
60' FRONT SETBACK C.A.D.  
90' FRONT SETBACK FROM C/L C.O. RD. 29  
25' SIDES  
50' REAR

## SUBDIVISION ACREAGE

9.270 ~~9.256~~ ACRES - TOTAL SUBDIVISION  
0.312 ACRES - ROAD R/W COUNTY RD. 129  
1.025 ACRES - CAD EASEMENT  
8.908 ACRES - 4 LOTS TOTAL (BUILDABLE)

DATE March 24, 2022  
STATE OF OHIO, DELAWARE COUNTY SS: OFFICE OF COUNTY RECORDER,  
I, MELISSA JORDAN, COUNTY RECORDER WITHIN AND FOR SAID  
COUNTY, HEREBY CERTIFY THAT THIS IS A COPY OF  
PAGE 1952 VOL 1893  
DEPARTMENT OF DELAWARE COUNTY RECORDS  
DELAWARE COUNTY RECORDER  
BY [Signature]  
DEPUTY RECORDER

PLAN PREPARED BY:



GANDEE HEYDINGER GROUP  
CIVIL ENGINEERS & SURVEYORS

642 Brooksedge Boulevard, Westerville, OH 43081  
P: 614.942.6042 F: 614.942.6041

## 7300 CONCORD CAD SUBDIVISION

SCALE: 1"=200'  
DATE: DECEMBER 2021

SHEET 1 / 3



GENERAL SUBDIVISION NOTES

7300 CONCORD CAD SUBDIVISION

RPC# 24-20

SITUATE IN THE TOWNSHIP OF CONCORD, COUNTY OF DELAWARE, STATE OF OHIO, BEING PART OF VIRGINIA MILITARY SURVEY NUMBER 2997

- 1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS " UTILITY EASEMENTS, DRAINAGE EASEMENTS" DESIGNATED AS TO PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND, WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.
2. EASEMENTS DESIGNATED AS " SANITARY EASEMENTS" SHALL MEAN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS, THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THIS EASEMENT, EXCLUSIVITY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND/OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES ASS EXPRESSED HEREIN.
3. ALL EASEMENT AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A " SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE " SANITARY EASEMENT" WITHIN THE OVERLAP OR COVER AREAS. WORK TO FACILITATE SURFACE WATER DRAINAGE WITHIN THE OVERLAP OR COVER AREAS IS NOT RESTRICTED; HOWEVER ANY PROPOSED NEW STORM PIPES, INLETS, CATCH BASINS, STRUCTURES OR OTHER STORM WATER APPURTENANCES OR INFRASTRUCTURE FEATURES SUBSEQUENT TO THOSE WHICH ARE PERMITTED WITH THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE GOVERNING STORM WATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.
4. FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN AND/OR OTHER STORM WATER STRUCTURE (HEREIN REFERRED TO AS STORM SEWER), THE STORM SEWER RIGHTS ARE SENIOR TO THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY OR INTEREST UTILIZING THE EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A " SANITARY EASEMENT" . ANY COST ASSOCIATED WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.
5. NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFORMERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITH ANY " SANITARY EASEMENT" UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS, OR OTHERWISE APPROVED IN WRITING BY DELAWARE COUNTY SANITARY ENGINEER, EXCEPT THAT THE RIGHTS GRANTED TO DELCO WATER COMPANY, ITS SUCCESSORS, AND ASSIGNS TO INSTALL, SERVICE, AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKS, AND APPURTENANCES AS DESIGNATED ON THIS PLAT ARE NOT RESTRICTED.
6. OTHER UTILITIES CROSSINGS WITHIN THE SANITARY EASEMENT ARE ONLY PERMITTED AS DESCRIBED HEREIN, UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER. RIGHT ANGLE OR NEAR RIGHT ANGLE UTILITY CROSSINGS (" NEAR RIGHT ANGLE IS DEFINED AS AN ANGLE BETWEEN EIGHTY (80) DEGREES AND ONE-HUNDRED (100) DEEGREES) OVER, ACROSS, OR UNDER A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER OR THROUGH THE SANITARY EASEMENT AS NOT HEREBY RESTRICTED, EXCEPT THAT ALL UTILITY CROSSINGS UNDER A SANITARY SEWER OR FORCE MAIN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.
7. NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOW GROUND WITHIN THE LIMITS OF THE SANITARY EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.
8. ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC. WITHIN THE SANITARY EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.
9. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCEMAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, OR ANY OTHER FEATURE LOCATED WITHIN THE SANITARY EASEMENT, WITH THE EXCEPTION OF DRIVEWAYS OR PEDESTRIAN PATHWAYS, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNERS ASSOCIATION IF APPLICABLE.
10. THE ADDITION OR REMOVAL OF ANY DIRT, SOIL, FILL, OR OTHER CHANGES TO THE GROUND ELEVATION ABOVE THE SANITARY SEWER OR FORCE MAIN AND/OR WITHIN THE SANITARY EASEMENT SHALL BE SUBJECT TO APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.
11. THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EARTHWORK WITHIN THE SANITARY EASEMENT BE GRADED TO SUCH A LEVEL THAT WILL, IN HIS OR HER OPINION, NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF, INFRINGE UPON, OR LIMIT THE COUNTY'S REASONABLE ACCESS TO THE SANITARY SEWER OR FORCE MAIN.
12. NON-EXCLUSIVE EASEMENTS ARE RESERVED FOR CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE GROUND.
13. NO KNOWN CEMETERIES, HISTORICAL, OR ARCHEOLOGICAL SITES WITHIN THE PROJECT BOUNDARIES.

- 14. NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS " UTILITY EASEMENT" , "COMMON ACCESS DRIVE & UTILITY EASEMENT", OR " DRAINAGE EASEMENT" THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY INC., TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY. THE EASEMENT AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.
15. ON FILE WITH THE COUNTY ENGINEERING, BUILDING, HEALTH, AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS, WHICH SHALL BE A PART OF THIS PLAT.
15. THE PROPOSED SEWAGE TREATMENT SYSTEM (STS) ON THESE LOTS DO NOT VIOLATE 3701-29 OF THE OHIO ADMINISTRATIVE CODE.
16. OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS, OF HEREIN DELINEATED LOTS AGREE WHEN CENTRAL SANITARY SEWER SYSTEM BECOMES AVAILABLE, LOTS SHALL CONNECT TO IT. ACCEPTANCE OF TITLE TO A LOT IN THIS SUBDIVISION SHALL CONSTITUTE WAIVER OF FUTURE NOTICE OR HEARING ON THIS REQUIREMENT.
17. PRIOR TO PERMIT APPROVAL, A SEWAGE TREATMENT SYSTEM DESIGN PLAN WILL NEED TO BE SUBMITTED AND APPROVED.
18. ALL CONTRACTORS SHALL COMPLY WITH THE DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUNOFF CONTROL REGULATIONS ADOPTED BY THE COUNTY COMMISSIONERS.
19. PRIOR TO PREPARATION OF BUILDING PLANS AND/OR DETAILED SITE PLANS, EACH LOT OWNER MUST COORDINATE WITH THE DELAWARE COUNTY HEALTH DEPARTMENT TO DETERMINE THAT THE APPROVED ON-SITE SEWAGE TREATMENT SYSTEM LOCATION IS CONSISTENT WITH OR COMPATIBLE WITH THE OWNER'S DESIRED SITE PLAN.
20. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, HEALTH DEPARTMENT ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING FINISH GRADE ELEVATIONS, SEWAGE TREATMENT SYSTEM LOCATIONS AND BUILDING ENVELOPS.
21. A POLE SIGN SHALL BE INSTALLED AT THE SUBDIVIDER'S EXPENSE, LOCATED AT THE CAD INTERSECTION WITH THE CONNECTING PUBLIC OR PRIVATE ROAD. SUCH A SIGN MAY BE INTEGRATED INTO A COMMON MAILBOX STRUCTURE. THE POLE SIGN SHALL BE MADE OF ROT RESISTANT WOOD OR COMPARABLE WEATHER RESISTANT MATERIAL. THE POLE SIGN SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND SHALL INCLUDE THE WORDS "PRIVATE DRIVE" IN CONTRASTING LETTERS. THE "PRIVATE DRIVE" SIGN SHALL BE NO LARGER THAN TWO SQUARE FEET (1 FOOT BY 2 FOOT) ON EACH SIDE. ALL CAD ADDRESSES SHALL BE DISPLAYED COLLECTIVELY ON THE POLE SIGN AT THE CAD ENTRANCE AND SHALL BE MADE OF REFLECTIVE MATERIAL. THE "PRIVATE DRIVE" SIGN AND ADDRESSES SHALL BE LEGIBLE FROM A CONNECTING PUBLIC OR PRIVATE ROAD AND CONTINUOUSLY MAINTAINED AT THIS LOCATION. A RENDERING OF THE SIGN INCLUDING PROPOSED MATERIALS SHALL BE SUBMITTED AT THE TIME OF THE PRELIMINARY PLAN APPLICATION.
22. EACH LOT SHALL INDIVIDUALLY DISPLAY ITS ADDRESS AT THE DRIVEWAY ENTRANCE TO THE CAD WHEN THE ADDRESS IS ASSIGNED. THE ADDRESS/SIGN SHALL BE MADE OF REFLECTIVE MATERIAL AND BE LEGIBLE FROM EACH LOT'S DRIVEWAY ENTRANCE.
23. THERE SHALL BE NO FUTURE EXTENSION OF OR OFF OF THE CAD TO ADDITIONAL LANDS UNLESS APPROVED BY DELAWARE COUNTY RPC AT ITS DISCRETION.
24. DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT
25. BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.
26. ACCESS TO THE PUBLIC ROAD RIGHT OF WAY FROM THE LOTS WITHIN THE CAD SHALL BE RESTRICTED TO THE COMMON ACCESS DRIVE LOCATED WITHIN THE COMMON ACCESS DRIVE EASEMENT.
27. APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE COMMON ACCESS DRIVE SHOWN THEREON, AND ALL SUCH COMMON ACCESS DRIVE(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH COMMON ACCESS DRIVE. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUNDED BY THE FOREGOING PROVISION, WHICH SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.



PLAN PREPARED BY:



GANDEE HEYDINGER GROUP CIVIL ENGINEERS & SURVEYORS

642 Brooksedge Boulevard, Westerville, OH 43081 P: 614.942.6042 F: 614.942.6041

7300 CONCORD CAD SUBDIVISION

SCALE: 1"=200' DATE: DECEMBER 2021

SHEET 2 / 3



**BOUNDARY/TOPOGRAPHY**

THIS PLAT OF SURVEY MEETS THE STANDARDS OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS, AND WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF ROBERT L. GRIFFIN, REGISTERED SURVEYOR NO. 7204. BASED ON A FIELD SURVEY MADE BY GANDEE HEYDINGER GROUP LLC, COMPLETED APRIL, 2021.

AS PART OF THIS WORK WE HAVE SET MONUMENTS AT THE PROPERTY CORNERS. THE IRON PINS AND CAPS WILL BE SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "GHG LLC".

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.

**BASIS OF BEARINGS**

THE BEARING SHOWN HEREIN ARE BASED ON OHIO STATE STATE PLANE COORDINATE SYSTEM, NORTH GRID, NAD83(2011), RESULTING IN THE CENTERLINE OF CONCORD ROAD BEING SOUTH 07° 00' 56" EAST AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATION PERFORMED IN APRIL, 2021.

**FLOOD NOTE**

THE DEVELOPMENT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, OHIO, MAP NUMBER 39041C0210K, EFFECTIVE DATE APRIL 16, 2009.

**GB FAMILY LIMITED PARTNERSHIP**  
 D.B. 597, PG 701  
 47.62 ACRES TOTAL  
 33.820 ACRES (DELAWARE COUNTY)  
 13.80 ACRES (UNION COUNTY)  
 O.R. 31, PG. 114 (UNION COUNTY)

**RONALD E. KUHN & CYNTHIA I. KUHN**  
 O.R. 1001, PG 2284  
 30 ACRES TOTAL  
 21.050 ACRES (DELAWARE COUNTY)  
 8.950 ACRES (UNION COUNTY)  
 O.R. 889, PG 91 (UNION COUNTY)

**SHELLY MATERIALS, INC**  
 I.N. 201812050009573  
 160.000 ACRES

THE HEREIN DESCRIBED 3.771 ACRES SHALL NOT CONSTITUTE AN INDEPENDENT BUILDING SITE SEPARATE FROM THE GRANTEE'S ADJACENT PARCEL UNLESS APPROVED AS SUCH IN ACCORDANCE WITH ALL APPLICABLE BUILDING, ZONING, AND SUBDIVISION REGULATIONS.



**LEGEND**

- - PIPE FOUND
- - PIN FOUND
- - CORNER POST FOUND
- - 5/8 INCH DIAMETER, STEEL REBAR 30 INCHES IN LENGTH, SET WITH A ORANGE CAP INSCRIBED WITH "GHG LLC"
- - MAG NAIL SET
- - - - - SUBJECT PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- R/W - - - - - ROAD RIGHT OF WAY LINE

**ZONING / SETBACKS**

ZONING: FARM RESIDENTIAL (FR-1)  
 BUILDING LINE  
 60' FRONT SETBACK C.A.D.  
 90' FRONT SETBACK FROM C/L C.O. RD. 129  
 25' SIDES  
 50' REAR  
 \*ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS

**EASEMENT LINE TABLE**

LINE#	DIRECTION	LENGTH
L1	S07°00'56"E	49.79'
L2	S07°00'56"E	77.15'
L3	S84°21'42"W	5.90'
L4	N43°36'21"W	20.38'
L5	N66°06'21"W	103.12'
L6	S84°21'42"W	618.28'
L7	N05°38'18"W	60.00'
L8	N84°21'43"E	636.74'
L9	S66°06'21"E	100.97'

CAD MAINTENANCE AGREEMENT CROSS-REFERENCE:

OFFICIAL BOOK 1945, PAGE 35-39

PLAN PREPARED BY:



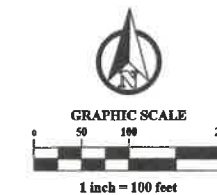
**GANDEE HEYDINGER GROUP**  
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**7300 CONCORD CAD SUBDIVISION**

SCALE: 1"=100'  
 DATE: DECEMBER 2021

SHEET **3 / 3**



C:\Users\ghydinge\OneDrive\Documents\General\20-135-01 - 385 Land - Concord Subdivision\Concord Survey\Survey\FINAL PLAT\20-135-01-Concord Subdivision Plat-Last lot.dwg Title 3-3 Dec 15, 2021 - 11:01:58am AHeydinger