

APPROVED THIS 16<sup>th</sup> DAY OF May, 2023

DELAWARE PUBLIC HEALTH DISTRICT

APPROVED THIS 17<sup>th</sup> DAY OF May, 2023

DEL-CO WATER COMPANY INC.

APPROVED THIS 25<sup>th</sup> DAY OF May, 2023

TRENTON TOWNSHIP ZONING INSPECTOR

APPROVED THIS 12<sup>th</sup> DAY OF June, 2023

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 12<sup>th</sup> DAY OF June, 2023

DELAWARE COUNTY ENGINEER

APPROVED THIS 3<sup>RD</sup> DAY OF JULY, 2023

DELAWARE COUNTY REGIONAL PLANNING DIRECTOR

THIS 15<sup>th</sup> DAY OF June, 2023, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

APPROVED BY: [Signatures]  
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 13 DAY OF July, 2023

DELAWARE COUNTY AUDITOR

RECORDED THIS 14 DAY OF July, 2023

DELAWARE COUNTY RECORDER

STORED IN:

P.C. 6  
SL. 93



# OAKS AT BIG WALNUT

Situated in the Township of Trenton, County of Delaware, State of Ohio and being part of Farm Lot 15, Quarter-Township 4, Range 16 of The United States Military Lands. Being a subdivision of 58.213 acres, being all of an original 58.213 acre tract conveyed to DBR Ross Road LLC in Official Records Volume 1870, Page 2724 in the Delaware County Recorder's Office.

We, the undersigned, being the owners of the land platted herein, do hereby certify that this plat correctly represents our "OAKS AT BIG WALNUT", a subdivision of Lots 303 to 316 inclusive, and do hereby accept this plat and do dedicate 4.037 acres for public road right-of-way as shown hereon and not heretofore dedicated.

IN WITNESS WHEREOF I (we) hereunto set my (our) hand(s) this 15<sup>th</sup> day of May, 2023.

DBR ROSS ROAD LLC

by [Signature], its Member

STATE OF OHIO  
COUNTY OF DELAWARE ss:

Before me, a Notary Public, personally came the above named Robert W. Sickman, Jr. of DBR ROSS ROAD LLC who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes as expressed.

IN WITNESS THEREOF I have hereunto set my hand and affixed my seal this 15<sup>th</sup> day of May, 2023.

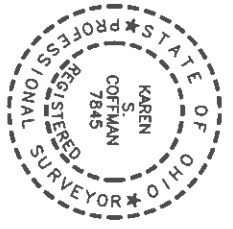
Notary Public: [Signature]

My Commission expires \_\_\_\_\_



SITE DATA  
PARCEL ACREAGE: 58.213 ACRES  
TOTAL SUBDIVISION ACREAGE: 58.213 ACRES  
ACRES REMAINING FROM ORIGINAL PARCEL: 0 ACRES  
ACREAGE IN 14 BUILDABLE LOTS: 54.176 ACRES  
ACREAGE TO BE DEDICATED: 4.037 ACRES  
DEVELOPMENT DENSITY = 0.24 UNITS PER ACRE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
[Signature] 5/12/23  
KAREN S COFFMAN, SURVEYOR  
Registration No. 7845

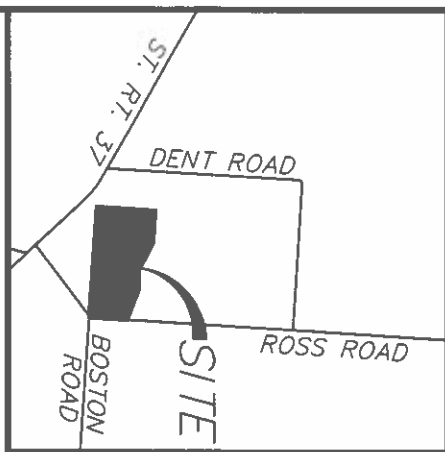


# OAKS AT BIG WALNUT

06-22

PART OF FARM LOT 15, QUARTER-TOWNSHIP 4, TOWNSHIP 4, RANGE 16,  
 UNITED STATES MILITARY LANDS,  
 TRENTON TOWNSHIP, DELAWARE COUNTY, OHIO  
 ORIGINAL 58.213 Ac. ~ O.R.V. 1870, PG. 2724

OWNER'S CONTACT:  
 RYAN SEKMANN  
 9000 MEMORIAL DRIVE  
 PLAIN CITY, OHIO 43064



VICINITY MAP  
(not to scale)

- 1 The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewage system becomes available, said lot shall be connected to said central sewer system. Acceptance of title to a delineated lot for the subdivision shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included in conveyance of title for said lots.
- 2 Roof drains, foundation drains and other clean water connections to the sanitary sewer system are prohibited.
- 3 The earthwork contractor shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations" as adopted by the County Commissioners.

A 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 "Drainage Easement" or "Del-Co/Sidewalk Easement" or "Utility Easement". 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.

No other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are permitted within any Sanitary Easement unless they are approved on the signed sanitary sewer plans, or otherwise approved in writing by the Delaware County Sanitary Engineer, except that the rights granted to Del-Co 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.

Easements are reserved for the construction, operation and maintenance of all public and private utilities proposed above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands, and for storm water drainage.

Easements designated as "Sanitary Easement" shall mean a perpetual, exclusive sanitary easement over, through, under, within, upon, and across the area herein delineated, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, solely for construction, operation and maintenance of public and/or private sanitary sewers, sanitary sewer service connections, sanitary force mains, sanitary manholes, sanitary valves, and other sanitary appurtenances.

No other utility shall be located within the sanitary easement except for crossings as described herein: right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under the sanitary line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer or force main shall be subject to the review and approval of the Delaware County Sanitary Engineer; any utility crossing within the sanitary easement resulting in an angle less than 80 degrees shall only be permitted if approved in writing by the Delaware County Sanitary Engineer.

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; any landscaping features, such as, but not limited to, trees, fences, signs, retaining walls, etc., within the sanitary easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation; any landscaping features placed within the sanitary easement may be removed at any time by the Delaware County Sanitary Engineer or his/her representatives; the cost of restoration shall be the responsibility of the Grantor, or, upon conveyance by the Grantor, by the Grantor's successors and assigns.

The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer or force main within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer; 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, or limit the County's reasonable access to, the sanitary sewer or force main.

For any easement shown on this plat that contains a storm sewer, culvert, overland 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. Any costs 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 the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When 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.

Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Drives shall not encroach into any side yard drainage easement.

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 any drainage easement unless said structure is approved in writing by the Delaware County Engineer's Office.

Any landscape features, such as trees, fences, retaining walls, etc. in drainage easements shall be reviewed by the Delaware Soil and Water Conservation District (DSWCD) and the Delaware County Engineer's Office (DCEO) prior to installation. The DSWCD and DCEO will review the proposed improvements to assure that the improvements will not interfere with the storm water control facilities.

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.

A designed sewage treatment system plan will be required prior to permitting.

Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Regional Planning Commission, Engineer, Building Department, and Health Department are SITE IMPROVEMENT PLANS for the development of said lots showing finish grade elevations, sewage treatment system locations, and building envelopes.

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.

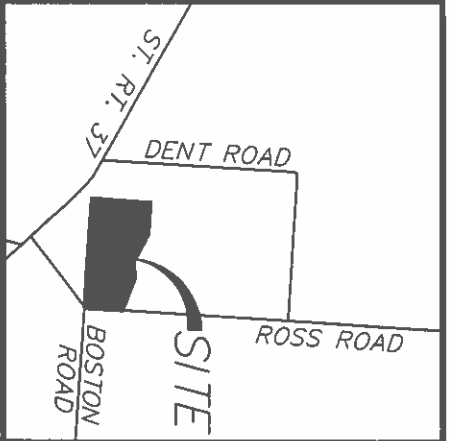
Lots 303 and 316 shall take access from Piper Place and NOT directly from Ross Road.

No known cemeteries, historical, or archeological sites within the project boundaries.

All lots are located in Flood Zone "X" per Community Panel No. 39041C0255K, dated April 16, 2009.

Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal,

Resolution No. 22-865, Journal Date SEP 23, 2022



LINE	DIRECTION	DISTANCE
L1	N86°30'12"W	415.76'
L2	N65°39'08"W	72.57'
L3	N81°04'15"W	339.25'
L4	N87°11'12"W	178.63'
L5	N87°11'12"W	79.25'
L6	N58°05'39"W	128.79'
L7	S02°48'48"W	346.95'
L8	N65°39'08"W	72.57'
L9	S62°24'49"E	74.06'
L10	N58°05'39"W	28.17'
L11	S86°09'01"E	35.00'
L12	S58°05'39"E	28.17'
L13	S60°22'56"W	81.95'
L14	S65°39'08"E	72.57'

Zoning setbacks reflect current zoning standards at the time of the zoning inspector's signing of the final plat and are not subdivision plat restrictions.

ZONED RR - TRENTON TOWNSHIP

SETTBACKS

FRONT - 75' FROM CENTERLINE OF ROSS ROAD

FRONT - 105' FROM CENTERLINE OF ROSS ROAD

SIDE - 25'

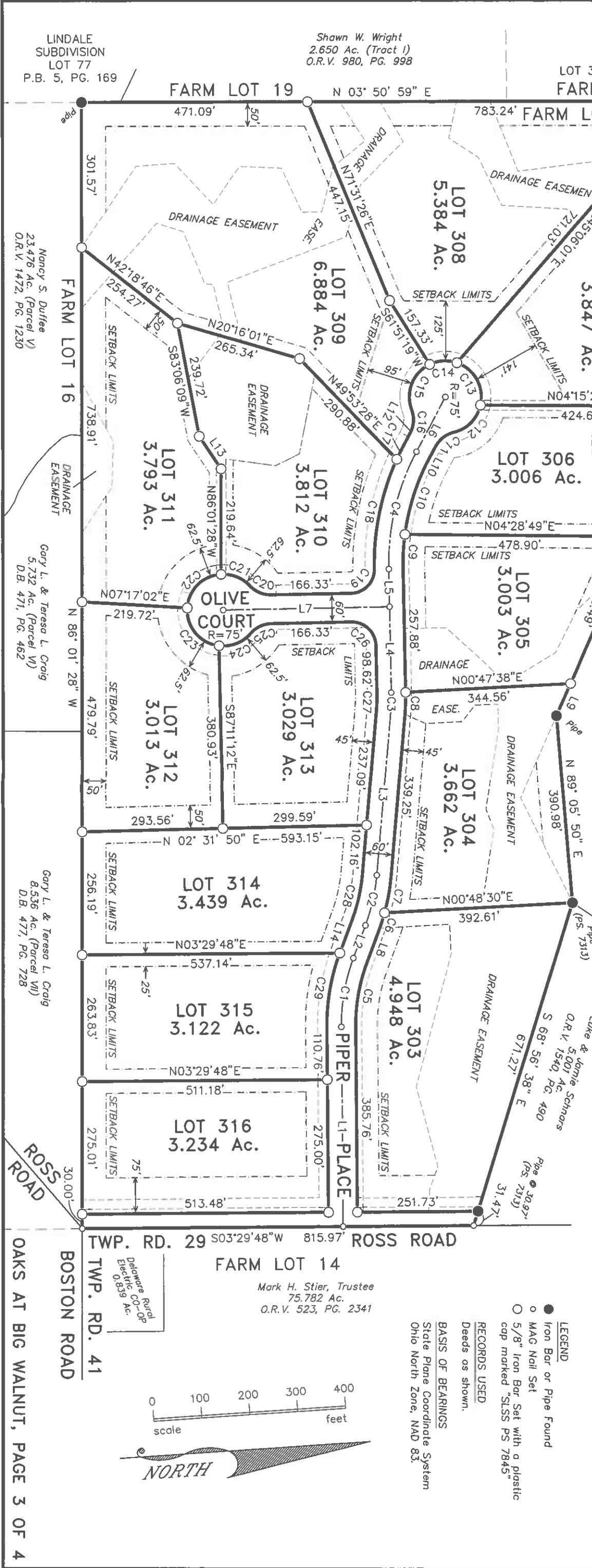
REAR - 50'

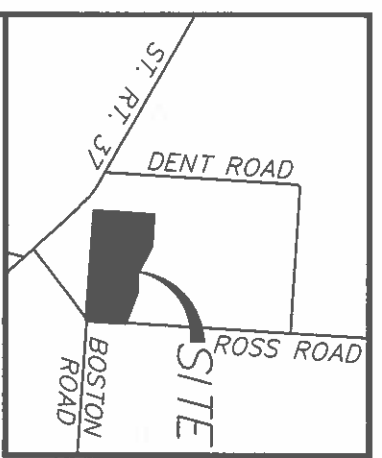
**OAKS AT BIG WALNUT**

PART OF FARM LOT 15, QUARTER-TOWNSHIP 4, TOWNSHIP 4, RANGE 16, UNITED STATES MILITARY LANDS, TRENTON TOWNSHIP, DELAWARE COUNTY, OHIO

ORIGINAL 58.213 Ac. ~ O.R.V. 1870, PG. 2724

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH
C1	20° 51' 05"	400.00'	145.57'	N76°04'40"W	144.77'	C15	84° 36' 44"	75.00'	110.76'	S63°58'40"E	100.96'
C2	15° 25' 08"	400.00'	107.64'	N73°21'41"W	107.32'	C16	48° 11' 23"	60.00'	50.46'	S82°11'20"E	48.99'
C3	06° 06' 57"	400.00'	42.70'	N84°07'44"W	42.68'	C17	03° 35' 40"	530.00'	33.25'	S59°53'29"E	33.24'
C4	29° 05' 34"	500.00'	253.88'	N72°38'25"W	251.16'	C18	25° 25' 28"	530.00'	235.18'	S74°24'03"E	233.26'
C5	20° 51' 05"	370.00'	134.65'	N76°04'40"W	133.91'	C19	89° 55' 34"	50.00'	78.48'	S42°08'59"E	70.67'
C6	05° 05' 47"	430.00'	38.25'	N68°12'01"W	38.24'	C20	48° 11' 23"	60.00'	50.46'	S26°54'29"W	48.99'
C7	10° 19' 21"	430.00'	77.47'	N75°54'35"W	77.36'	C21	50° 15' 40"	75.00'	65.79'	S25°52'21"W	63.70'
C8	06° 06' 57"	430.00'	45.90'	N84°07'44"W	45.88'	C22	83° 27' 29"	75.00'	109.25'	S40°59'14"E	99.84'
C9	08° 41' 14"	470.00'	71.26'	N82°50'35"W	71.19'	C23	86° 48' 30"	75.00'	113.63'	S53°52'47"E	103.07'
C10	20° 24' 20"	470.00'	167.39'	N68°17'48"W	166.50'	C24	55° 51' 07"	75.00'	73.11'	N17°27'02"W	70.25'
C11	48° 11' 23"	60.00'	50.46'	N33°59'57"W	48.99'	C25	48° 11' 23"	60.00'	50.46'	N21°16'54"W	48.99'
C12	63° 08' 04"	60.00'	82.64'	N41°28'18"W	78.52'	C26	90° 00' 00"	50.00'	78.54'	N47°48'48"E	70.71'
C13	84° 17' 44"	75.00'	110.34'	S64°48'49"W	100.66'	C27	06° 06' 57"	370.00'	39.49'	S84°07'44"E	39.48'
C14	44° 20' 14"	75.00'	58.04'	S00°29'49"W	56.60'	C28	15° 25' 08"	370.00'	99.57'	S73°21'41"E	99.27'
C14	44° 20' 14"	75.00'	58.04'	S00°29'49"W	56.60'	C29	20° 51' 05"	430.00'	156.49'	S76°04'40"E	155.63'





VICINITY MAP  
(not to scale)

Bearings and distances  
along a curve are for  
the chord.

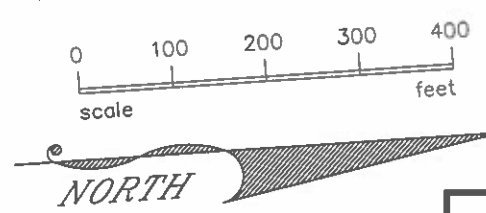
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L15	S03°35'08"W	102.87'	L61	S86°09'01"E	322.27'
L16	N83°33'06"W	46.48'	L62	S62°24'49"E	851.43'
L17	N66°40'30"W	50.92'	L63	N67°52'29"E	244.49'
L18	S78°45'37"W	170.00'	L64	S68°56'38"E	671.27'
L19	N71°23'03"W	287.00'	L65	S03°50'59"W	403.00'
L20	N88°45'29"W	60.85'	L66	S03°50'59"W	159.52'
L21	S00°48'30"W	146.11'	L67	N03°50'59"E	66.40'
L22	N68°31'46"W	33.30'	L68	S86°01'28"E	301.58'
L23	N00°48'30"E	203.25'	L69	N63°57'49"E	97.00'
L24	N77°27'25"W	166.23'	L70	S41°03'31"E	126.00'
L25	S72°41'34"W	44.58'	L71	S70°18'15"E	112.00'
L26	N77°08'14"W	169.54'	L72	S16°54'53"E	263.95'
L27	N87°31'09"W	50.99'	L73	N80°59'23"E	127.94'
L28	S00°46'41"W	47.37'	L74	N20°16'01"E	126.04'
L29	S47°17'55"E	43.33'	L75	N49°53'28"E	44.61'
L30	S00°44'23"W	76.36'	L76	S74°58'46"E	168.23'
L31	S28°11'27"W	47.00'	L77	S22°37'42"E	56.04'
L32	N84°07'44"W	45.88'	L78	S11°48'12"W	103.80'
L33	N87°11'12"W	133.34'	L79	S86°01'28"E	240.87'
L34	N02°48'48"E	86.59'	L80	S00°42'46"W	20.03'
L35	N45°53'38"E	168.01'	L81	N86°01'28"W	235.94'
L36	N26°17'08"W	119.35'	L82	S60°22'56"W	63.88'
L37	N59°18'16"W	99.00'	L83	S83°06'09"W	122.44'
L38	N39°26'12"W	52.00'	L84	N49°49'59"W	126.64'
L39	N78°26'08"W	100.00'	L85	S80°59'23"W	96.05'
L40	N60°51'26"W	71.00'	L86	S11°32'49"W	19.35'
L41	N88°04'48"W	32.00'	L87	S71°29'29"W	115.84'
L42	S69°55'01"W	63.00'	L88	S21°12'26"W	57.88'
L43	S43°25'36"W	26.00'	L89	S44°23'05"E	234.78'
L44	N88°51'57"W	58.00'	L90	N86°01'28"W	125.82'
L45	N47°51'39"W	67.00'	L91	N51°57'00"W	202.63'
L46	S04°15'29"W	276.00'	L92	N00°03'48"E	80.00'
L47	N72°54'58"W	20.51'	L93	N50°21'00"E	116.81'
L48	N04°15'29"E	288.00'	L94	N51°26'38"W	95.27'
L49	N16°27'26"W	124.71'	L95	N06°10'18"E	87.45'
L50	S75°45'25"W	290.00'	L96	N68°50'27"E	100.05'
L51	S36°45'26"W	146.54'	L97	N02°37'42"E	43.38'
L52	S07°14'25"W	147.80'	L98	N172°01'52"W	95.00'
L53	S67°36'00"W	111.02'	L99	N35°05'24"W	86.00'
L54	S36°44'15"W	73.00'	L100	S60°52'55"W	98.00'
L55	N74°19'38"W	79.00'	L101	N03°50'59"E	84.38'
L56	N03°50'59"E	69.94'	L102	S86°01'28"E	156.30'
L57	N72°06'43"E	157.00'	L103	N65°49'56"E	138.44'
L58	N03°01'09"W	240.00'	L104	S83°58'50"E	96.00'
L59	N52°24'57"E	61.00'	L105	S52°49'27"E	113.00'
L60	N74°07'25"E	196.16'	L106	N86°01'28"W	312.56'

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 UNITED STATES MILITARY LANDS, TRENTON TOWNSHIP, DELAWARE COUNTY, OHIO  
 ORIGINAL 58.213 Ac. ~ O.R.V. 1870, PG. 2724

Sunbury Real Estate Group LLC  
 O.R.V. 1938, PG. 26

Luke & Jamie Schnars  
 O.R.V. 1540, PG. 490

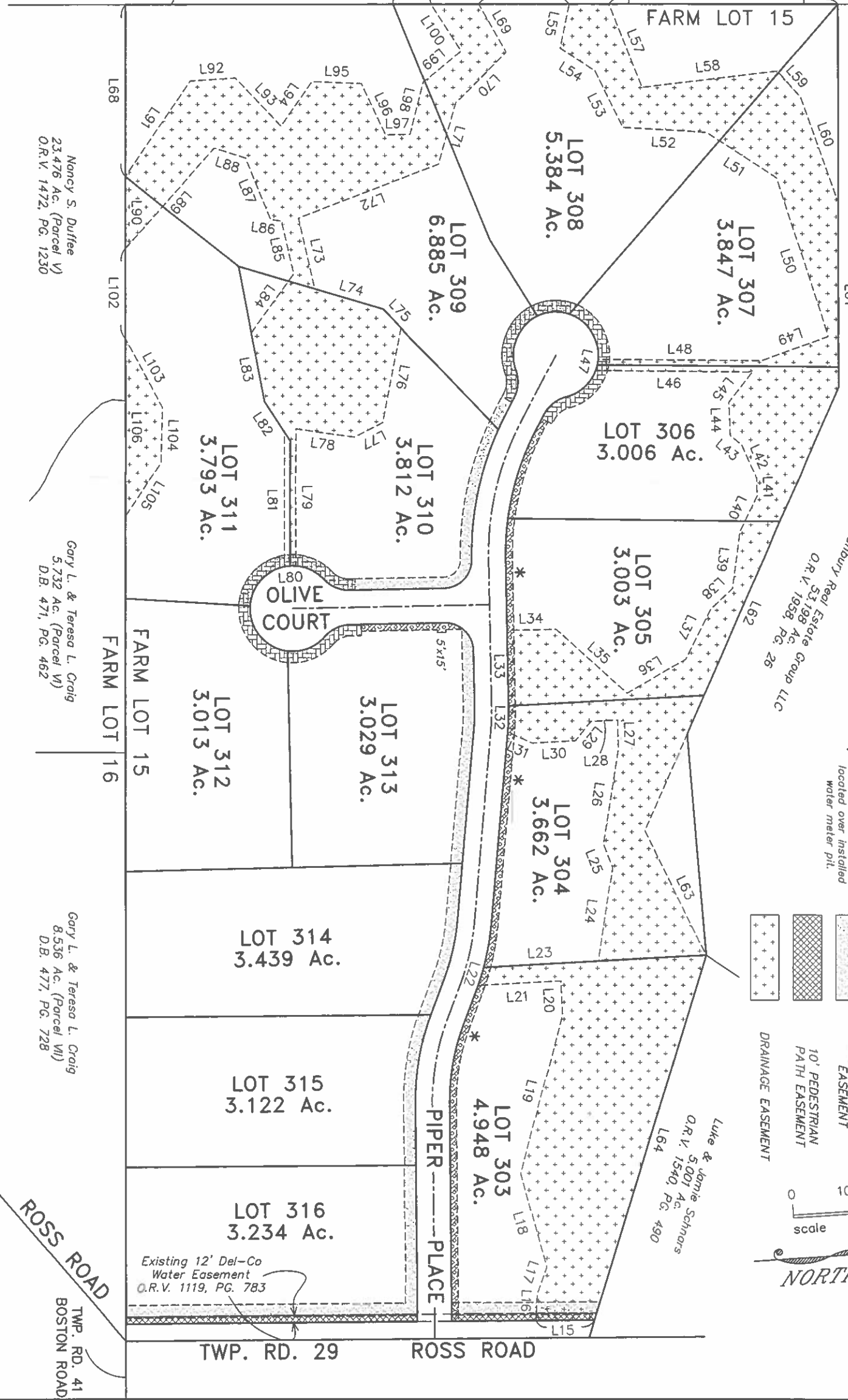
- 12' DEL-CO/ SIDEWALK EASEMENT
- 20' DEL-CO/ SIDEWALK EASEMENT
- 20' SANITARY EASEMENT
- 10' PEDESTRIAN PATH EASEMENT
- DRAINAGE EASEMENT



LINDALE SUBDIVISION  
 LOT 77  
 P.B. 5, PG. 169

Shawn W. Wright  
 2.650 Ac. (Tract I)  
 O.R.V. 980, PG. 998

WILLIAMS CAD  
 P.C. 5, SL. 503  
 LOT 302 LOT 301  
 L65 FARM LOT 20



Nancy S. Duffee  
 23.476 Ac. (Parcel V)  
 O.R.V. 1472, PG. 1230

Gary L. & Teresa L. Craig  
 5.732 Ac. (Parcel VI)  
 D.B. 471, PG. 462

Gary L. & Teresa L. Craig  
 8.536 Ac. (Parcel VII)  
 D.B. 477, PG. 728

Existing 12' Del-Co  
 Water Easement  
 O.R.V. 1119, PG. 783