

CHESHIRE CROSSING SECTION 1 PART 2

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Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 5 (31.830 acres) and Farm Lot 4 (p. 830 acres), Section 4, Township 4, Range 15, United States Military Lands, containing 34.468 acres of land, more or less, said 34.468 acres being part of that tract of land conveyed to CHESHIRE ROAD, LLC by deed of record in Official Record 125, Page 900, Recorder's Office, Delaware County, Ohio.

The undersigned CHESHIRE ROAD, LLC, an Ohio limited liability company, by STEPHEN M. CARLINGER, Vice President Land Operations of MHI HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, Managing Member; and ROBERT A. MEYER, JR., Senior Vice President of DOMINION HOMES, INC., an Ohio corporation, Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents the CHESHIRE CROSSING SECTION 1 PART 2, a subdivision containing Lots numbered 9568 to 9657, both inclusive, do hereby accept this plat of same and dedicate to public use, in each, all or parts of the Circle, Courts, Drives, Loop and Road, (6.466 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of construction, operation 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 unless approved by the Delaware City Engineer.

In Witness Whereof, STEPHEN M. CARLINGER, Vice President Land Operations of MHI HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, Managing Member of said CHESHIRE ROAD, LLC, has hereunto set his hand this 27th day of December, 2004.

Signed and acknowledged in the presence of:
John M. Carroll
John R. Mc...

CHESHIRE ROAD, LLC
By: MHI HOMES OF CENTRAL OHIO, LLC
an Ohio limited liability company
MANAGING MEMBER
By: *Stephen M. Carlinger*
STEPHEN M. CARLINGER
Vice President Land Operations

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared STEPHEN M. CARLINGER, Vice President Land Operations of MHI HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said MHI HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, and said CHESHIRE ROAD, LLC, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 27th day of December, 2004.

My commission expires 11/26/2007
Deborah A. Seberak
Deborah A. Seberak
Notary Public, State of Ohio



In Witness Whereof, ROBERT A. MEYER, JR., Senior Vice President of DOMINION HOMES, INC., an Ohio corporation, Member of said CHESHIRE ROAD, LLC, has hereunto set his hand this 27th day of December, 2004.

Signed and acknowledged in the presence of:
Deborah A. Seberak
Robert A. Meyer, Jr.

CHESHIRE ROAD, LLC,
DOMINION HOMES, INC.,
an Ohio corporation
MEMBER
By: *Robert A. Meyer, Jr.*
ROBERT A. MEYER, JR.
Senior Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared ROBERT A. MEYER, JR., Senior Vice President of DOMINION HOMES, INC., an Ohio corporation, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said corporation and said CHESHIRE ROAD, LLC, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 27th day of December, 2004.

My commission expires 11/26/2007
Deborah A. Seberak
Deborah A. Seberak
Notary Public, State of Ohio

Deborah A. Seberak
Notary Public, State of Ohio
Deborah A. Seberak

Approved and accepted this 27th day of December, 2004, by Resolution No. 04-68 wherein all of Circle, Courts, Drives, Loop and Road (6.466 acres of land, more or less) shown indicated hereon are accepted as such by the Council for the City of Delaware, Ohio, Final plat approved 04/68

Approved this 27th day of Dec, 2004.
Victor
Director of Planning Commission, Delaware, Ohio

Approved this 27th day of Dec, 2004.
Michael Kohler
City Clerk, Delaware, Ohio

Approved this 29th day of Dec, 2004.
John
City Manager, Delaware, Ohio

Transferred this 3rd day of Jan, 2005.
Todd A. Harkins
Auditor, Delaware County, Ohio

Filed for record this 4th day of Dec, 2004 at 8:15 AM.
File No. 304
Andrew O. Brennan
Recorder, Delaware County, Ohio

Ceiling 3 Sides 493 Plus
493-B

NOTE "A" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Cheshire Crossing Section 1 Part 2 in effect at the time of plating of Cheshire Crossing Section 1 Part 2 specifies the following setback requirements:

Average lot size:	65 feet by 125 feet
Front yard:	25 feet
Side yard:	5 feet minimum, total 15 feet
Rear yard:	30 feet
Zoning classification:	R-3

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of plating. At the request of zoning and planning authorities at the time of plating, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the correct applicable use and development limitations of the zoning code as adopted by the governmental authority having jurisdiction. The applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This plat should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

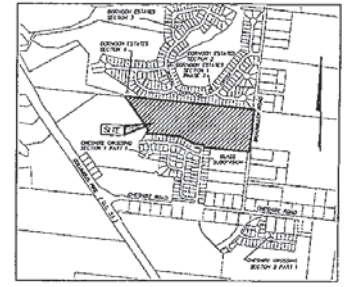
NOTE "B" - LOT 9637: Lot 9637, as numbered and delineated hereon, shall be owned by the City of Delaware and maintained by an association comprised of the owners of the fee simple titles to the lots in the Cheshire Crossing subdivision for the purpose of open space and storm water runoff control facilities. A much gate will be constructed within Lot 9637 for the purpose of public access, and shall be used located after construction. All of Lot 9637 shall be maintained as a "Conservation Easement" and shall be kept in its natural state. As herein used, "natural state" is intended to mean that no structure or building shall be erected or permitted to extend into the area of land designated as "Conservation Easement" within Lot 9637 hereon, nor shall any work be performed thereon, however, that these shall be permitted playground equipment to be erected within an area of approximately one half (0.500) acre as surveyed by an association comprised of the owners of the fee simple titles to the lots in the Cheshire Crossing subdivisions.

NOTE "C": As per City of Delaware Zoning Code, all lots within Cheshire Crossing Section 1 Part 2 are subject to the rules, covenants, restrictions (including zoning and house size) and special assessment districts as outlined in the preliminary plat entitled "Cheshire Crossing", and preliminary plat being approved on October 22, 2001 by Ordinance No. 01-102, on file at the City of Delaware Department of Planning and Community Development as PG 20-00.

NOTE "D": As per City of Delaware Zoning Code, all bike paths and sidewalks in reserve areas and traffic control pavement to the development of Cheshire Crossing Section 1 Part 2 shall be installed before building permits can be issued unless approved by the Delaware City Engineer.

NOTE "E": Any notice is hereby given to any buyer of the lots contained upon this plat, that on file with the Building Department of the City of Delaware, Ohio, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground subdivision of lots for platting plans. These plans, if approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plat plan required for the building permit.

NOTE "F": A subdivision Variance was obtained by the developer to permit parking on both sides of the streets within Cheshire Crossing Section 1 Part 2 with the exception of those areas as determined by the Delaware City of Delaware.



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1"=100'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based the same meridian as the bearings shown on the State of Ohio, Department of Transportation Right-of-Way plans DE-237-53, in which a portion of the creation of U.S. Route 23 has a bearing of N32°06'00"W.

SOURCE OF DATA: The sources of recorded survey data are the records of the Delaware County, Ohio, Recorder referenced in the plan and text of this plat.

IRON PINS: Where indicated hereon, unless otherwise noted, are to be set and are iron pins, fifteen sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top and bearing the unique EMMT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, sold from pins, are to be set to monument the points indicated and are to be set with the top and flush with the surface of the ground and then capped with an aluminum cap stamped EMMT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- * = UAG NOT to be set
- ⊙ = Permanent Marker (See Survey Data)
- Metric Conversion 1 ft. = 0.304800m



Matthew J. Brennan
Professional Surveyor No. 7211

12-23-04
Date

CHESHIRE CROSSING SECTION 1 PART 2

The final subdivision plan of Cheshire Crossing Section 1 Part 2 is a three-sided document. Certain parts of the east portion of this plan which front upon the first street, are for the convenience of the reader, repeated below.

Boundaries are hereby established, and all other lines designated on this plan as "Easement" or "Change Easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground, and are hereby established, for the construction, operation and maintenance of service conduits to all adjacent lots and lots, and for all other utility lines. These lines are hereby established "Change Easement" on this plan, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage pipes and/or other storm water drainage facilities. No above grade structures, signs or other structures in the form of signs, or any other are permitted within Change Easement areas as delineated on this plan unless approved by the Delaware City Engineer.

NOTE "A" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Cheshire Crossing Section 1 Part 2 to effect at the time of platting of Cheshire Crossing Section 1 Part 2 specifies the following setback requirements:

Average lot size: 65 feet by 125 feet
Front yard: 32 feet
Side yard: 6 feet minimum, total 15 feet
Rear yard: 6 feet
Zoning classification: R-3

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and platting authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The applicant is responsible for determining conflicting limitations and requirements that may be shown on this plat. This plat should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or other encumbrances of any nature, except to the extent specifically identified as such.

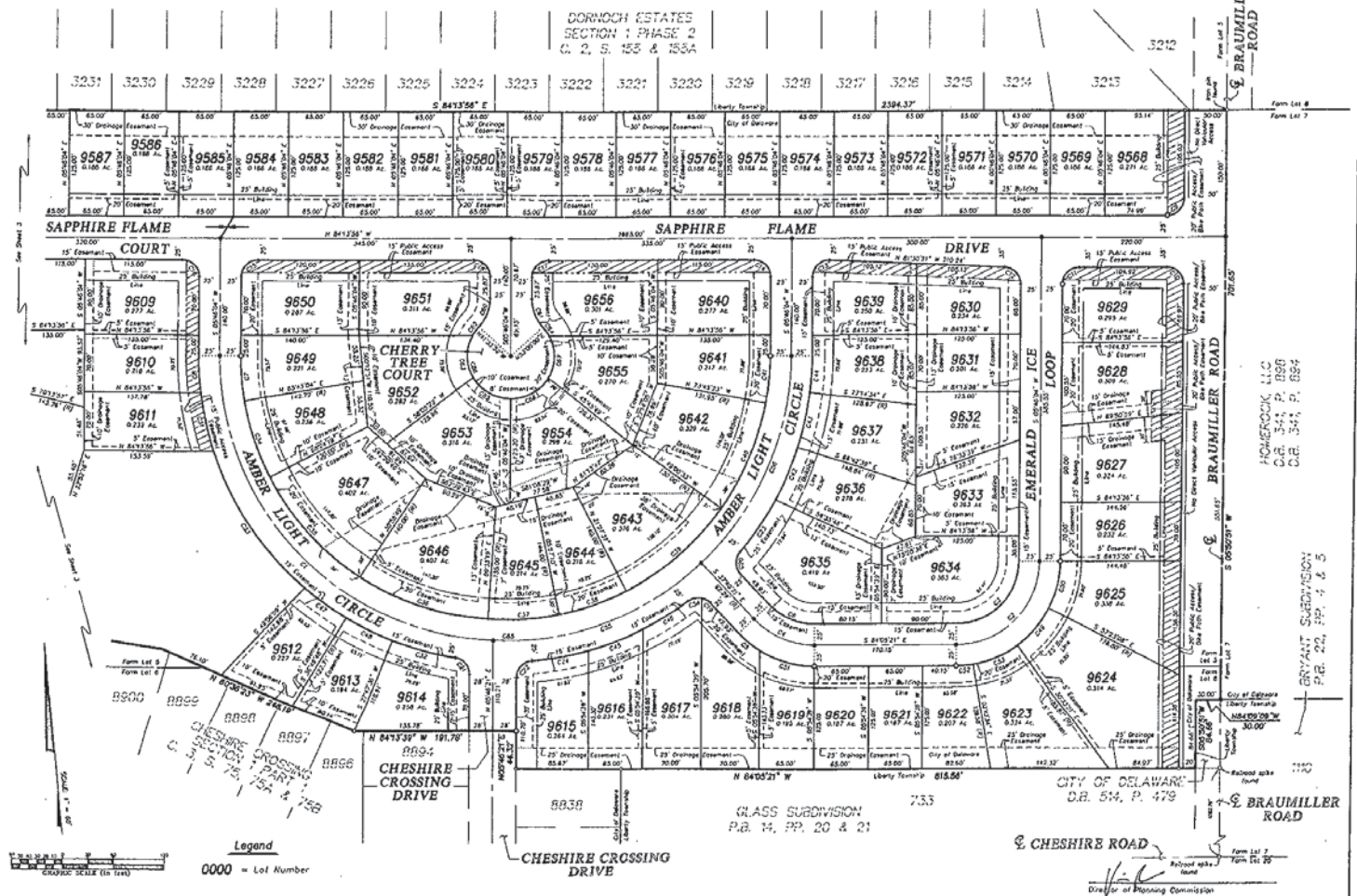
NOTE "B" - LOT 9657: Lot 9657, as numbered and delineated herein, shall be owned and maintained by an association comprised of the owners of the fee simple (lots to the lots in the Cheshire Crossing subdivision) for the purpose of open space/storm water detention. A much path will be provided to determine the current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The applicant is responsible for determining conflicting limitations and requirements that may be shown on this plat. This plat should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or other encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within Cheshire Crossing Section 1 Part 2 are subject to the terms, conditions, restrictions (including lighting and noise) and special assessment districts as outlined in the preliminary plat entitled "Cheshire Crossing", said preliminary plat being approved on October 22, 2011 by Ordinance No. 01-103, on file at the City of Delaware Department of Planning and Community Development as DC 00-00.

NOTE "D": As per City of Delaware Zoning Code, all bike paths, sidewalks in reserve areas and traffic control pertinent to the development of Cheshire Crossing Section 1 Part 2 shall be installed before building permits can be issued unless approved by the Delaware City Engineer.

NOTE "E": Notice is hereby given to any buyer of the lots delineated upon this plat, that on the day with the Building Department of the City of Delaware, Ohio, site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation of house and/or all grading plans. These plans as approved by the government authority, and are to be incorporated into the final plat plan required for the building permit.

NOTE "F": A subdivision variance was obtained by the developer to permit parking on both sides of the streets within Cheshire Crossing Section 1 Part 2 with the exception of those areas as determined by the Delaware City of Delaware.



Legend
0000 = Lot Number

GLASS SUBDIVISION
P.B. 14, 19, 20 & 21

CITY OF DELAWARE
D.B. 514, P. 479

CHESHIRE CROSSING SECTION 1 PART 2

CORPORATE ESTATES
SECTION 1 PART 2
C. S. W. 754 & 758 A. 1534
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CORPORATE ESTATES
SECTION 1 PART 2
C. S. W. 754 & 758 A. 1534

Lot No.	Area (Ac.)	Owner	Remarks
9584	0.12	...	...
9585	0.12	...	...
9586	0.12	...	...
9587	0.12	...	...
9588	0.12	...	...
9589	0.12	...	...
9590	0.12	...	...
9591	0.12	...	...
9592	0.12	...	...
9593	0.12	...	...
9594	0.12	...	...
9595	0.12	...	...
9596	0.12	...	...
9597	0.12	...	...
9598	0.12	...	...
9599	0.12	...	...
9600	0.12	...	...
9601	0.12	...	...
9602	0.12	...	...
9603	0.12	...	...
9604	0.12	...	...
9605	0.12	...	...
9606	0.12	...	...
9607	0.12	...	...
9608	0.12	...	...
9609	0.12	...	...
9610	0.12	...	...
9611	0.12	...	...
9612	0.12	...	...
9613	0.12	...	...
9614	0.12	...	...
9615	0.12	...	...
9616	0.12	...	...
9617	0.12	...	...
9618	0.12	...	...
9619	0.12	...	...
9620	0.12	...	...
9621	0.12	...	...
9622	0.12	...	...
9623	0.12	...	...
9624	0.12	...	...
9625	0.12	...	...
9626	0.12	...	...
9627	0.12	...	...
9628	0.12	...	...
9629	0.12	...	...
9630	0.12	...	...
9631	0.12	...	...
9632	0.12	...	...
9633	0.12	...	...
9634	0.12	...	...
9635	0.12	...	...
9636	0.12	...	...
9637	0.12	...	...
9638	0.12	...	...
9639	0.12	...	...
9640	0.12	...	...
9641	0.12	...	...
9642	0.12	...	...
9643	0.12	...	...
9644	0.12	...	...
9645	0.12	...	...
9646	0.12	...	...
9647	0.12	...	...
9648	0.12	...	...
9649	0.12	...	...
9650	0.12	...	...
9651	0.12	...	...
9652	0.12	...	...
9653	0.12	...	...
9654	0.12	...	...
9655	0.12	...	...
9656	0.12	...	...
9657	0.12	...	...
9658	0.12	...	...
9659	0.12	...	...
9660	0.12	...	...
9661	0.12	...	...
9662	0.12	...	...
9663	0.12	...	...
9664	0.12	...	...
9665	0.12	...	...
9666	0.12	...	...
9667	0.12	...	...
9668	0.12	...	...
9669	0.12	...	...
9670	0.12	...	...
9671	0.12	...	...
9672	0.12	...	...
9673	0.12	...	...
9674	0.12	...	...
9675	0.12	...	...
9676	0.12	...	...
9677	0.12	...	...
9678	0.12	...	...
9679	0.12	...	...
9680	0.12	...	...
9681	0.12	...	...
9682	0.12	...	...
9683	0.12	...	...
9684	0.12	...	...
9685	0.12	...	...
9686	0.12	...	...
9687	0.12	...	...
9688	0.12	...	...
9689	0.12	...	...
9690	0.12	...	...
9691	0.12	...	...
9692	0.12	...	...
9693	0.12	...	...
9694	0.12	...	...
9695	0.12	...	...
9696	0.12	...	...
9697	0.12	...	...
9698	0.12	...	...
9699	0.12	...	...
9700	0.12	...	...

NOTE 1 - MINIMUM SETBACKS: City of Oklahoma zoning regulations for Cheshire Crossing Section 1 Part 2 require the following setbacks:

- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet

NOTE 2 - The purpose of this map is to show certain property lines and easements for the Cheshire Crossing Section 1 Part 2. The map is based on a survey conducted by the City of Oklahoma and is subject to change without notice. The map is not to be used as a legal document and should not be relied upon for legal purposes. The map is provided for informational purposes only.

NOTE 3 - The map is based on a survey conducted by the City of Oklahoma and is subject to change without notice. The map is not to be used as a legal document and should not be relied upon for legal purposes. The map is provided for informational purposes only.

NOTE 4 - The map is based on a survey conducted by the City of Oklahoma and is subject to change without notice. The map is not to be used as a legal document and should not be relied upon for legal purposes. The map is provided for informational purposes only.

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