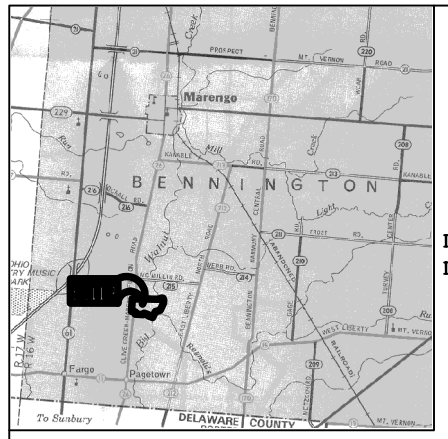
# COUNTRY CROSSING AT BIG WALNUT CREEK PHASE I




VICINITY MAP
(N.T.S.)

FOR SANITARY SEWER EASEMENTS, SEE DEED RECORD ___, PG. ___, MORROW COUNTY RECORDER'S OFFICE.

B.M. #2

FOUND RAILROAD SPIKE
POINT OF COMMENCEMENT

SET RAILROAD SPIKE
POINT OF BEGINNING

1735 L.F. ~ CL GUNTERS CHAIN TO CL TOWNSHIP ROAD 215

LOT 17
LOT 15
LOT 16

S 0°25'05" W 46.62'
N 7°05'50" W 30.12'
S 89°34'55" E 332.93'

S. & D. MILLER
D.V. 289 PG. 773
D.V. 309 PG. 52
1.83 AC.

J. & V. YOUNG
D.V. 398 PG. 225
3.111 AC.

H. & H. INVESTMENTS
& LAND DEVELOPMENT, LLC
D.V. 639 PG. 694
13.647 AC. (PRE-DEV.)

℄ COUNTY ROAD 28

N 0°25'05" E ~ 693.38'
S 0°25'05" W ~ 596.00'
47.38'

℄ DATA

CURVE 'A' DATA
Δ = 17°31'55"
R = 150.00'
L = 45.90'
T = 23.13'
CH= N 9°11'00" E 45.72'

℄ DATA

CURVE 'B' DATA
Δ = 90°00'00"
R = 90.00'
L = 141.37'
T = 90.00'
CH= N 45°25'05" E 127.28'

CURVE R-1 DATA
Δ = 90°00'00"
R = 20.00'
L = 31.42'
T = 20.00'
CH= S 44°34'55" E 28.28'

CURVE R-3 DATA
Δ = 90°00'00"
R = 20.00'
L = 31.42'
T = 20.00'
CH= N 44°34'55" W 28.28'

CURVE R-5 DATA
Δ = 90°00'00"
R = 20.00'
L = 31.42'
T = 20.00'
CH= S 45°25'05" W 28.28'

CURVE R-7 DATA
Δ = 90°00'00"
R = 20.00'
L = 31.42'
T = 20.00'
CH= S 45°25'05" W 28.28'

CURVE 'C' DATA
Δ = 4°00'05"
R = 150.00'
L = 10.47'
T = 5.24'
CH= N 1°35'00" W 10.47'

CURVE R-2 DATA
Δ = 90°00'00"
R = 20.00'
L = 31.42'
T = 20.00'
CH= S 45°25'05" W 28.28'

CURVE R-4 DATA
Δ = 90°00'00"
R = 20.00'
L = 31.42'
T = 20.00'
CH= S 45°25'05" W 28.28'

CURVE R-6 DATA
Δ = 90°00'00"
R = 20.00'
L = 31.42'
T = 20.00'
CH= S 44°34'55" E 28.28'

CURVE '1' DATA
Δ = 17°31'55"
R = 120.00'
L = 36.72'
T = 18.50'
CH= S 9°11'00" W 36.58'

All finished grade building pad elevations shall be set at least 2 feet above the flood plain elevations delineated at left for the respective locations. Encroachments within the flood plain area that would affect flood elevations or reduce stream flow restrictions shall be prohibited. No residence shall be constructed within the 100-year flood zone.
(Reference is hereby made to Sheet 11 of 17 (Grading Plan) of construction plans for Phase I.)

LOT 1 (0.666 AC.)
LOT 2 (0.622 AC.)
LOT 3 (0.861 AC.)
LOT 4 (1.248 AC.)
LOT 5 (0.818 AC.)
LOT 6 (0.758 AC.)
LOT 7 (0.910 AC.)
LOT 8 (6.679 AC.)
LOT 9 (0.895 AC.)
LOT 10 (0.855 AC.)
LOT 11 (0.855 AC.)
LOT 12 (0.991 AC.)
LOT 13 (1.165 AC.)
LOT 14 (0.985 AC.)
LOT 15 (0.771 AC.)
LOT 16 (0.720 AC.)
LOT 17 (0.720 AC.)
LOT 18 (0.720 AC.)
LOT 19 (0.947 AC.)
LOT 20 (0.948 AC.)
LOT 21 (0.797 AC.)
LOT 22 (0.798 AC.)
LOT 23 (0.853 AC.)
LOT 24 (0.853 AC.)

60' WIDE DRAINAGE EASEMENT

50' WIDE BUILDING SETBACK

10' WIDE UTILITY & WATER MAIN EASEMENT

10' WIDE UTILITY EASEMENT

TREESONG

TRACE

QUAKER

100-YR. FLOOD PLAIN

℄ BIG WALNUT CREEK

D.B. 307 PG. 790
20' WIDE GAS LINE EASEMENT

10' WIDE EASEMENT

20' WIDE DRAINAGE EASEMENT

GREEN SPACE
LOT 8
(6.679 AC.)

E. LEO
D.V. 146 PG. 268
46.57 AC.

H. & H. INVESTMENTS
& LAND DEVELOPMENT, LLC
D.V. 398 PG. 663
83.765 AC. (PRE-DEV.)
(30.741 AC.)

J. & F. PORTER
D.V. 357 PG. 66
6.77 AC.

M. STANCO & M. HUSCH
D.V. 375 PG. 614
6.16 AC.

O. & S. DICKERSON
D.V. 318 PG. 876
6.09 AC.

J. LYON
D.V. 382 PG. 319
1.24 AC.

GRANTOR'S EAST LINE

GRANTOR'S SOUTH LINE

GRANTOR'S WEST LINE

GUNTERS CHAIN

60' X 85' TURN-AROUND EASEMENT

℄ BIG WALNUT CREEK
(APPROX. LOCATION)

CURVE '2' DATA
Δ = 30°02'15"
R = 120.00'
L = 62.91'
T = 32.20'
CH= S 15°26'10" W 62.19'

CURVE '3' DATA
Δ = 59°57'45"
R = 120.00'
L = 125.58'
T = 69.23'
CH= S 60°26'10" W 119.93'

CURVE '4' DATA
Δ = 4°00'05"
R = 120.00'
L = 8.38'
T = 4.19'
CH= S 1°35'00" E 8.38'

CURVE '5' DATA
Δ = 90°00'00"
R = 60.00'
L = 94.25'
T = 60.00'
CH= N 45°25'05" E 84.85'

CURVE '6' DATA
Δ = 90°00'00"
R = 60.00'
L = 94.25'
T = 60.00'
CH= N 44°34'55" W 84.85'

CURVE '7' DATA
Δ = 4°00'00"
R = 180.00'
L = 12.57'
T = 6.29'
CH= N 1°35'00" W 12.57'

CURVE '8' DATA
Δ = 17°31'55"
R = 180.00'
L = 55.08'
T = 27.76'
CH= N 9°11'00" E 54.86'

NOTES:

1. BUILDING SETBACKS:
   FRONT SETBACK: 50 FT. FROM RIGHT-OF-WAY LINE (U.N.)
   SIDE SETBACK: 15 FT. FROM LOT LINE
   REAR SETBACK: 15 FT. FROM LOT LINE
2. UTILITY EASEMENTS ARE 10 FT. WIDE.
3. NO DRIVEWAYS SHALL HAVE ACCESS TO COUNTY ROAD 26. DRIVEWAYS ON LOTS 1 - 4 SHALL FRONT ON TREESONG ONLY.
4. FOR BASIS OF BEARING, SEE DEED VOLUME 398, PG. 663, MORROW COUNTY RECORDER'S OFFICE.
5. REFERENCE RECORD: SURVEY VOL. 28 PG. 234 MORROW COUNTY ENGINEER'S OFFICE.
6. ALL 5/8" & 1" DIA. IRON PINS SET HAVE A PLASTIC IDENTITY CAP WITH THE FOLLOWING CAPTION: "TLB & ASSOC."
7. ALL DISTANCES ALONG CURVES ARE ARC DISTANCES.

0 100 200 300
1"=100'

LAND USE DISTRIBUTION

LARGEST LOT SIZE ~ 6.679 ACRES
SMALLEST LOT SIZE ~ 0.622 ACRE
AVERAGE LOT SIZE ~ 1.102 ACRES

ZONED: R-1

AREA IN 24 LOTS ~ 26.436 ACRES
AREA IN STREETS ~ 4.305 ACRES
TOTAL AREA ~ 30.741 ACRES

AREA IN LOT 17 ~ 0.401 ACRE
AREA IN LOT 16 ~ 30.340 ACRES
TOTAL AREA ~ 30.741 ACRES

LEGEND
● - 5/8" DIA. IRON PIN SET (U.N.)
◔ - R.R. SPIKE SET (U.N.)
◉ - SET 1" DIA. IRON PIN

Easements are specifically granted unto Del-Co Water Company, Inc., its successors or assigns for the location of water lines, valves, and appurtenances within dedicated rights-of-way and designated Utility Easements. Also granted is the right of Del-Co Water Company, Inc. to install, service, and maintain water meter crocks and appurtenances outside of and adjacent to said dedicated right-of-way for public roads or Utility Easements.

BENCHMARK #1:
POWER POLE ON WEST SIDE OF C.R. 26, 10 FT. SOUTH OF THE C.L. OF GUNTERS CHAIN
ELEV.: 1121.70

BENCHMARK #2:
POWER POLE ON WEST SIDE OF C.R. 26, 694 FT. NORTH OF THE C.L. OF GUNTERS CHAIN
ELEV.: 1124.85

THESE PLANS WERE PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION AS A REGISTERED PROFESSIONAL ENGINEER/SURVEYOR IN THE STATE OF OHIO. FURTHER, THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, ALL MONUMENTS EXIST AS SHOWN AND ALL DIMENSIONS ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS L. BOBLENZ
REGISTERED ENGINEER #34458
REGISTERED SURVEYOR #5719

FOR A COMPLETE RECORD OF COVENANTS, RESTRICTIONS, AGREEMENTS & HOMEOWNERS' DOCUMENTS, SEE DEED RECORD ___ PG. ___, MORROW COUNTY RECORDER'S OFFICE.

OWNERS & DEVELOPERS:
H. & H. INVESTMENTS
& LAND DEVELOPMENT, LLC.
195 STATE ROUTE 61
MARENGO, OH. 43334
(740) 225-5395

T.L. BOBLENZ & ASSOCIATES, INC.
3597 MARION-BUCYRUS ROAD
MARION, OH. 43302
(740) 387-6315
CIVIL / STRUCTURAL ENGINEERS / LAND SURVEYORS

| FILE # 12541 | DATE 2/25/06 | DRAWN S.B. | CHECKED |
|---|---|---|---|
| DWG. # | SCALE 1"=100' | TRACED | APPROVED |

COUNTRY CROSSING
AT BIG WALNUT CREEK

BEING PART OF LOT 16 & PART OF LOT 17, QUARTER 3, T-6-N, R-16-W, BENNINGTON TOWNSHIP, MORROW COUNTY, STATE OF OHIO