

Scioto Land Surveying Service, Inc.

173 NORTH SANDUSKY STREET

DELAWARE, OHIO 43015

369-7577

FARM LOT 6
FARM LOT 7

PLAT OF SURVEY FOR

DALE & EVELYN WALTERS

PART OF FARM LOT 7, QUARTER-TOWNSHIP 2,

TOWNSHIP 5, RANGE 19, U.S.M.L.

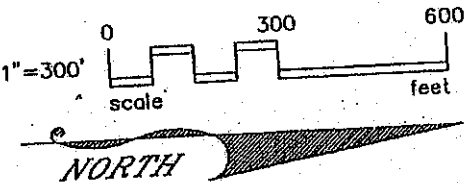
TROY TOWNSHIP, DELAWARE COUNTY, OHIO

ORIGINAL 49.359 ACRES
DEED BOOK 578, PAGE 307

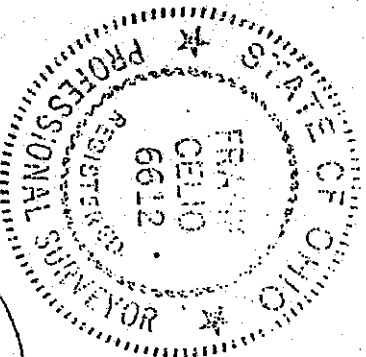
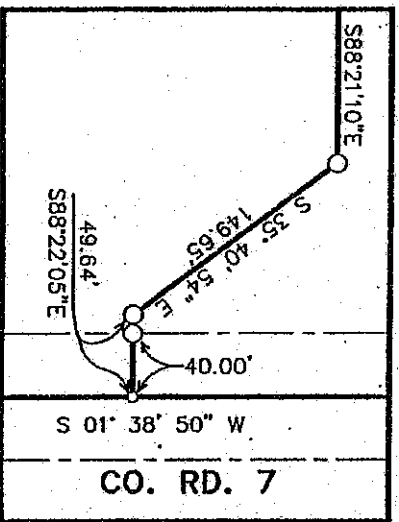
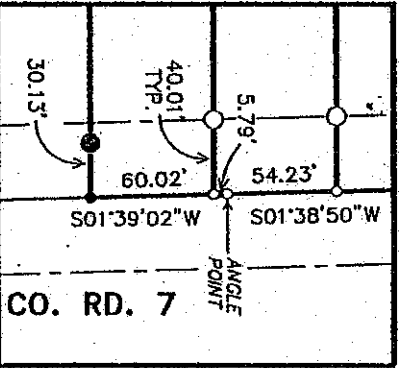
Harry A. Hines
8.45 Ac.
435 / 568

Walter W. & Gladys M. Pool
72.08 Ac.
519 / 670

Gary L. & Diane L. Hedges,
5.836 Ac.
555 / 368

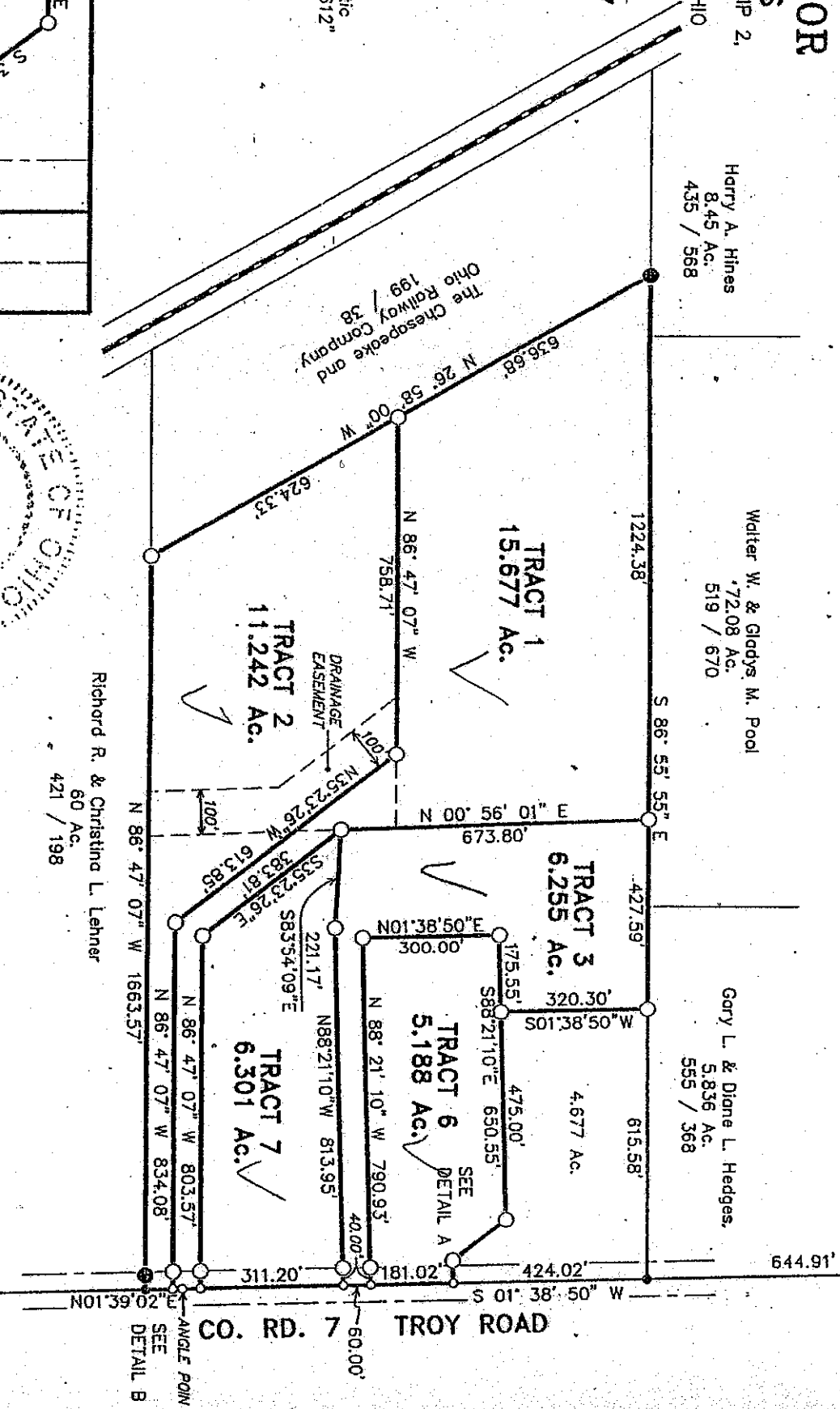


- LEGEND**
- Railroad Spike Found
 - ⊙ P.K. Nail Found
 - Iron Pipe Found
 - Mag Nail Set
 - Iron Bar Set with a plastic cap marked "SLSS RS 6612"
- RECORDS USED**
Deeds as shown.
- BASIS OF BEARINGS**
Assumed.



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, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY ANY, NOT LOCATED UNLESS NOTED.

Richard R. & Christina L. Lehner
60 Ac.
421 / 198





173 NORTH SANDUSKY STREET

DELAWARE, OHIO 43015

369-7577

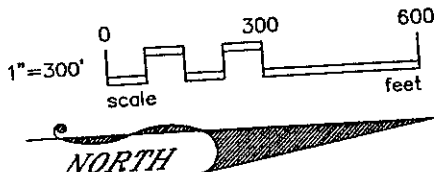
Scioto Land Surveying Service, Inc.

PLAT OF SURVEY FOR

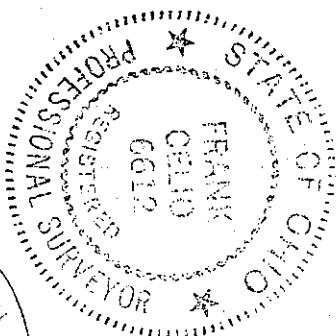
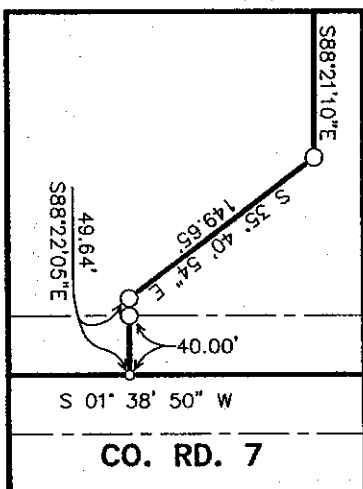
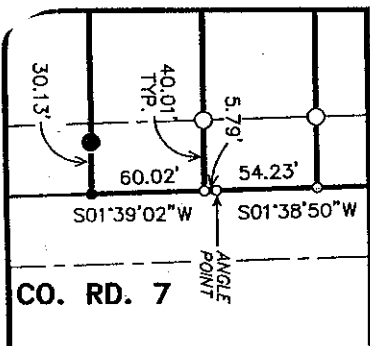
DALE & EVELYN WALTERS

PART OF FARM LOT 7, QUARTER-TOWNSHIP 2,
TOWNSHIP 5, RANGE 19, U.S.M.L.
TROY TOWNSHIP, DELAWARE COUNTY, OHIO

ORIGINAL 49.359 ACRES
DEED BOOK 578, PAGE 307



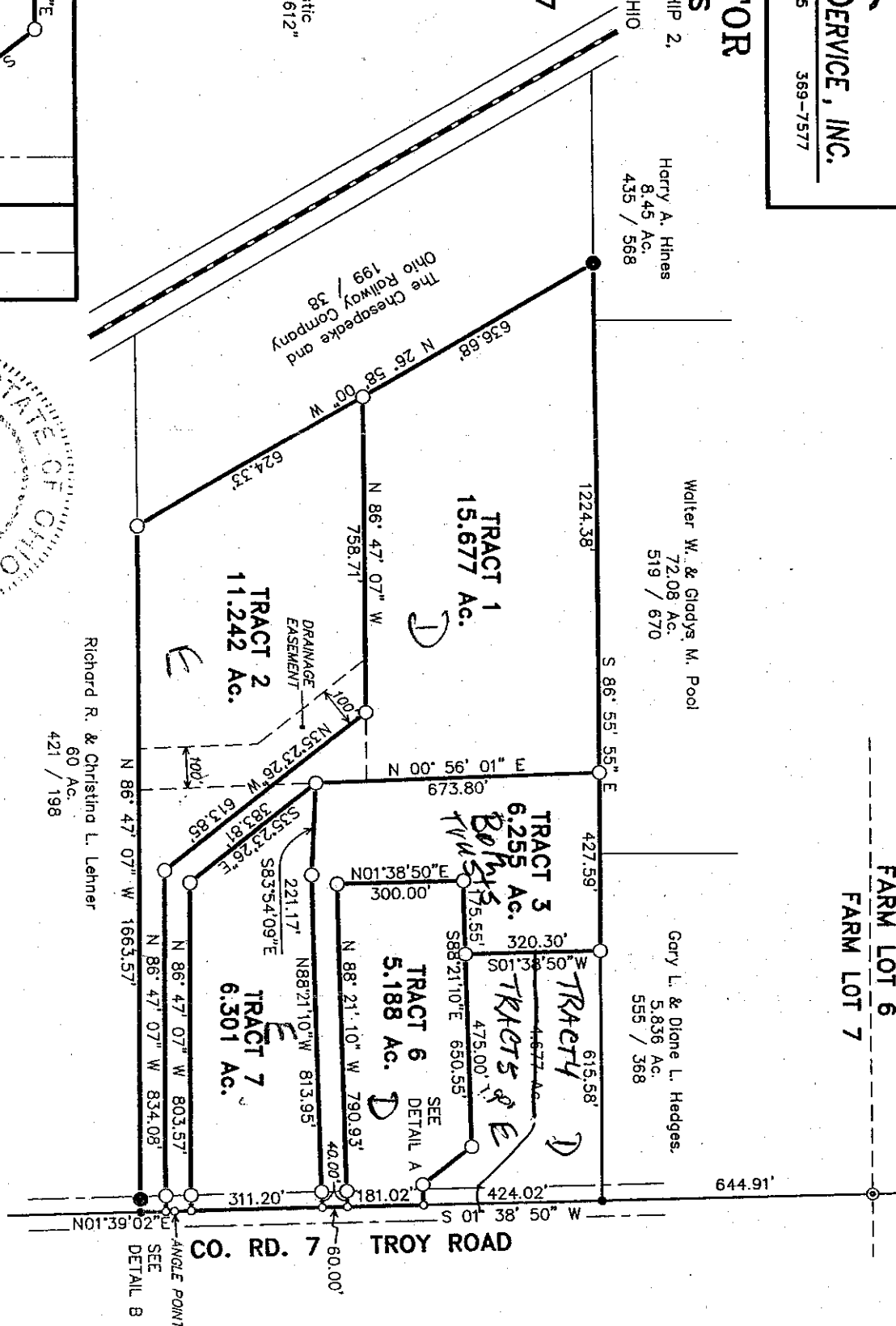
- LEGEND**
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 - Iron Pipe Found
 - Mag Nail Set
 - Iron Bar Set with a plastic cap marked "SLS RS 6612"
- RECORDS USED**
Deeds as shown.
- BASIS OF BEARINGS**
Assumed.

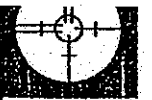


FRANK CELIO, SURVEYOR
Registration No. 6612

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, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

Date MAY 20, 1999





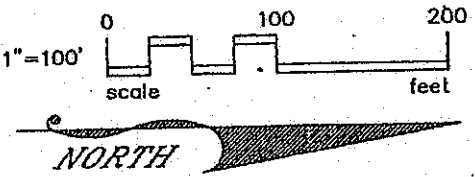
Scioto Land Surveying Service, Inc.

73 NORTH SANDUSKY STREET DELAWARE, OHIO 43015 369-7577

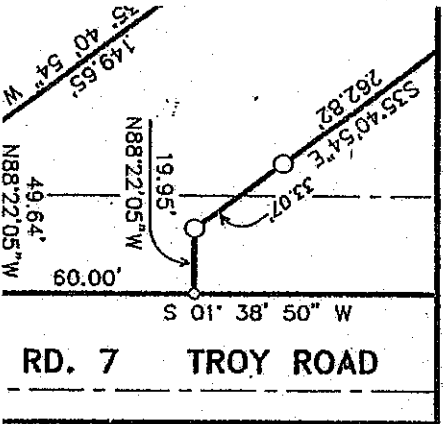
PLAT OF SURVEY FOR DALE & EVELYN WALTERS

PART OF FARM LOT 7, QUARTER-TOWNSHIP 2, TOWNSHIP 5, RANGE 19, U.S.M.L. TROY TOWNSHIP, DELAWARE COUNTY, OHIO

REGIONAL PLANNING



- LEGEND**
- Railroad Spike Found
 - Iron Pipe Found
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Deeds as shown.
- BASIS OF BEARINGS**
Assumed.



APPROVED
Troy Township
Zoning Inspector

Inspector _____
Date _____

SETBACKS
FRONT - 130' FROM CENTERLINE
SIDE - 25'
REAR - 50' (15' ACCESSORY BLDG.)

All lots delineated on this plat are located in Flood Zone "X", per Community Panel No. 390146 0105 J, dated April 21, 1999.

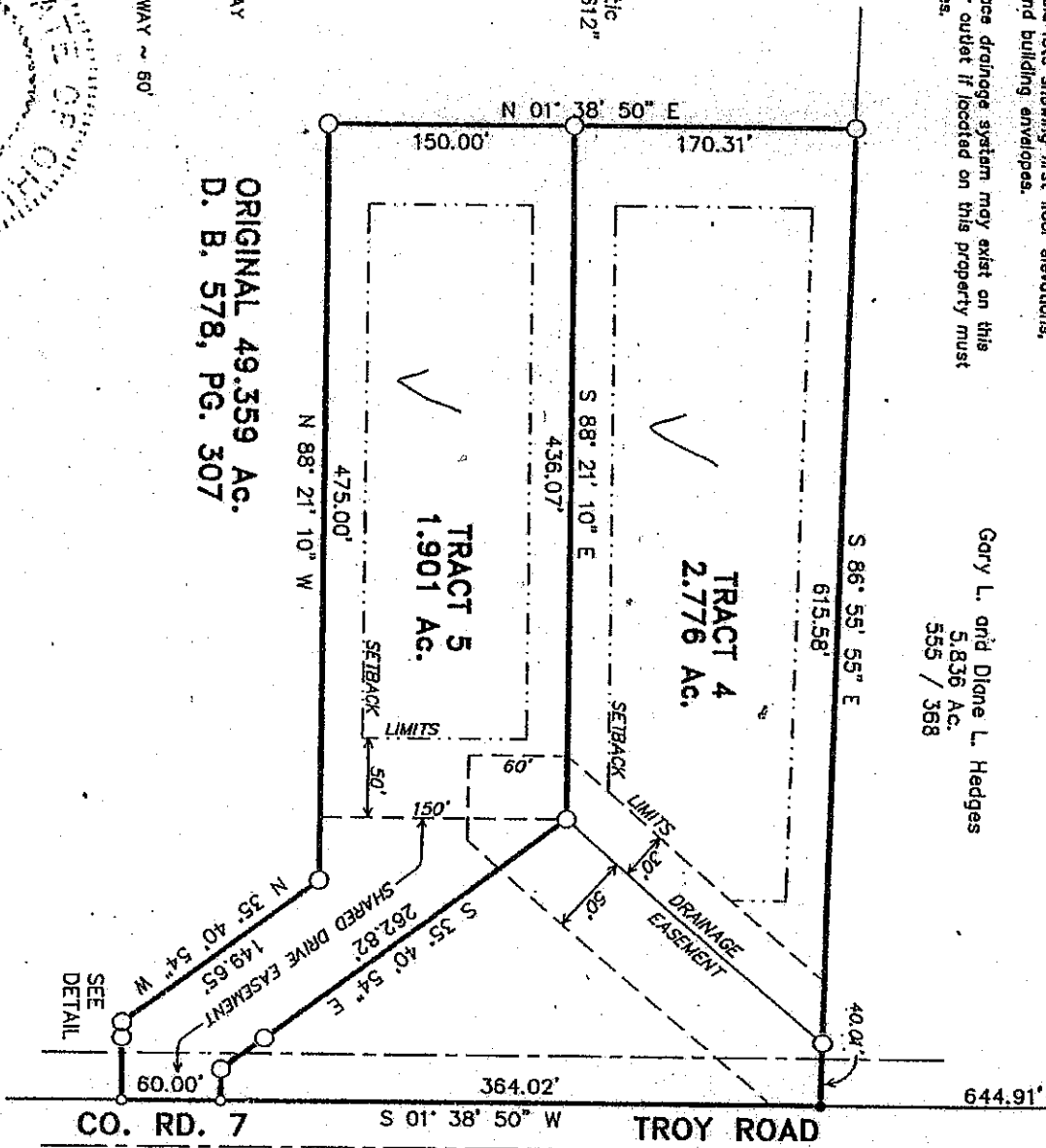
Prior to preparation of building plans and/or detailed site plan, each lot owner must coordinate with the Delaware County Health Department to determine that the approved on-site sanitary system location is consistent with or compatible with the owner's desired site plan.

Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Delaware County Regional Planning Commission, and Health Department are SITE IMPROVEMENT PLANS for the development of said lots showing first floor elevations, leaching field locations, and building envelopes.

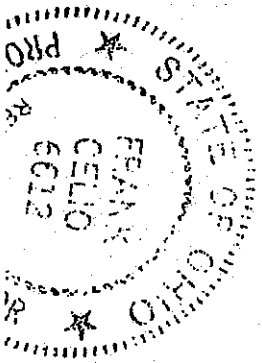
BE ADVISED: A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

Gary L. and Diane L. Hedges
5,836 Ac.
555 / 368

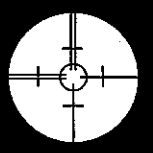
FARM LOT 6
FARM LOT 7



ORIGINAL 49.359 Ac.
D. B. 578, PG. 307



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, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.



Scio to Land Surveying Service, Inc.

Surveyors

173 North Sandusky Street
Delaware, Ohio 43015
740.369.7577

Karen S. Coffman, P.S. 7845
Istvan Galary, P.S. 8183
Retired, Frank Cello, P.S. 6612

PLAT OF SURVEY FOR

SUGAR VALLEY PROPERTIES LLC

PART OF FARM LOT 7, QUARTER-TOWNSHIP 2,

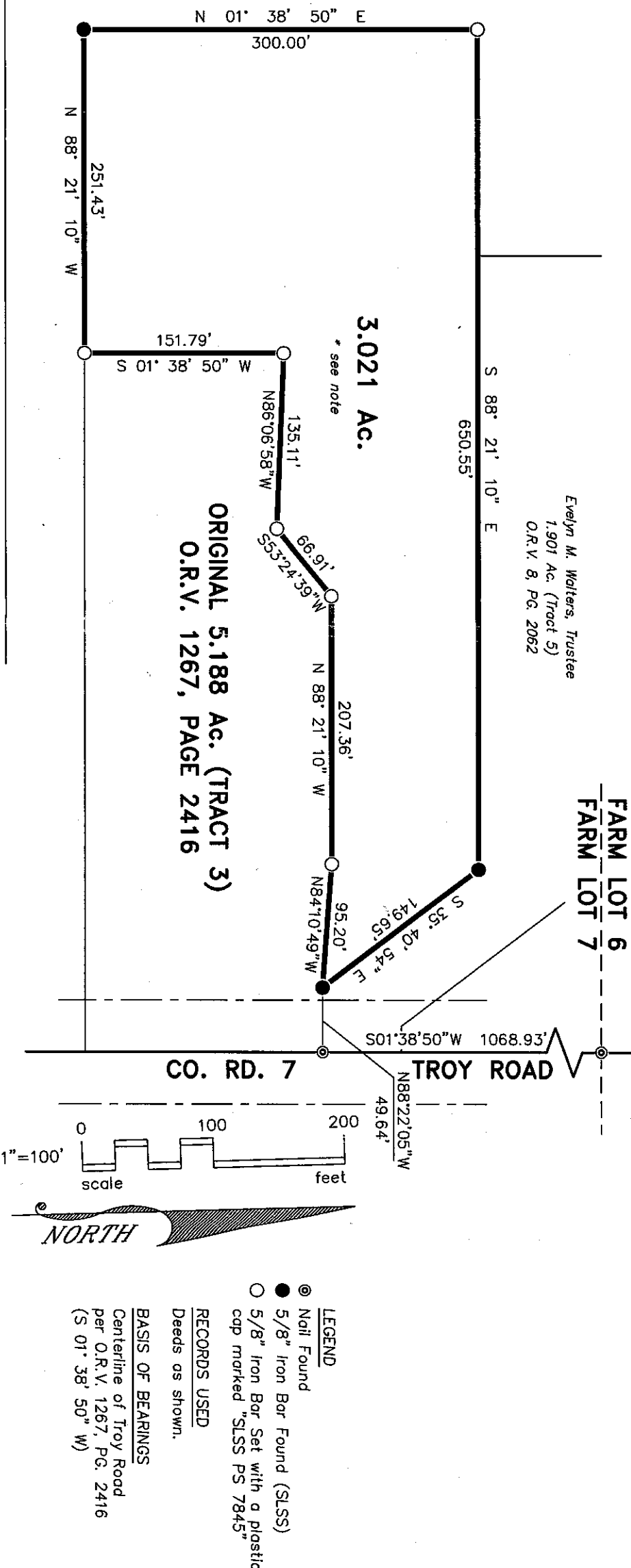
TOWNSHIP 5, RANGE 19, U.S.M.L.

TROY TOWNSHIP, DELAWARE COUNTY, OHIO

ORIGINAL 5.188 Ac. (TRACT 3)

O.R.V. 1267, PAGE 2416

Evelyn M. Walters, Trustee
6.255 Ac., O.R.V. 8, PG. 2062 &
Sugar Valley Properties LLC
6.255 Ac., O.R.V. 1267, PG. 2416

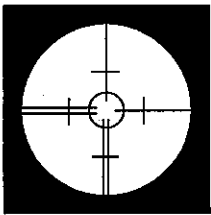


* NOTE
THE HEREIN DESCRIBED 3.021 ACRES SHALL
NOT CONSTITUTE AN INDEPENDENT BUILDING SITE
SEPARATE FROM THE GRANTEE'S ADJACENT PARCEL
UNLESS APPROVED AS SUCH IN ACCORDANCE WITH
APPLICABLE SUBDIVISION REGULATIONS.

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. ROAD RIGHT-OF-WAY IS ASSUMED AND SHOWN FOR
ILLUSTRATIVE PURPOSES ONLY UNLESS OTHERWISE NOTED. EASEMENTS, RESTRICTIONS AND
RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

NOVEMBER 20, 2014
DATE OF SURVEY



Scioto Land Surveying Service, Inc.

173 North Sandusky Street

Delaware, Ohio 43015

740.369.7577

karen@sciotolandsurveying.com

PLAT OF EASEMENT FOR SUGAR VALLEY PROPERTIES LLC

PART OF FARM LOT 7, QUARTER-TOWNSHIP 2,
TOWNSHIP 5, RANGE 19, U.S.M.L.
TROY TOWNSHIP, DELAWARE COUNTY, OHIO

Evelyn M. Walters, Trustee
1.901 Ac. (Tract 5)
O.R.V. 8, PG. 2062

RECORDS USED

Deeds as shown.

BASIS OF BEARINGS

Centerline of Troy Road
per O.R.V. 1267, PG. 2416
(S 01° 38' 50" W)

ORIGINAL 5.188 Ac. (TRACT 3)
O.R.V. 1267, PAGE 2416

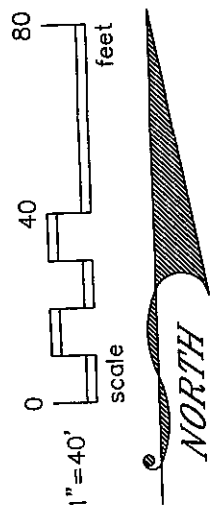
S35°40'54"E
17.09'
S88°22'05"E
9.63'

N 01° 38' 50" E 194.60'
20' SANITARY EASEMENT
S 01° 38' 50" W 181.01'
40' RIGHT-OF-WAY EASEMENT

CO. RD. 7 TROY ROAD

20.00' 40.00'
N88°21'10"W

Evelyn M. Walters, Trustee
6.255 Ac., O.R.V. 8, PG. 2062 &
Sugar Valley Properties LLC
6.255 Ac., O.R.V. 1267, PG. 2416



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APRIL 15, 2015

DATE OF SURVEY

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845