TOWNHOMES AT BOWTOWN GRAND

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING LOCATED IN FARM LOTS 15 AND 16, QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19, UNITED STATES MILITARY LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING LOCATED IN FARM LOTS 15 AND 16, QUARTER TOWNSHIP 4, TOWNSHIP 5, RANGE 19, UNITED STATES MILITARY LANDS AND BEING ALL OF THAT 9.521 ACRES TRACT OF LAND (PARCEL ONE) AND ALL OF THAT 7.267 ACRE TRACT OF LAND (PARCEL TWO) AS CONVEYED TO FINCON BOWTOWN LTD BY DEED OF RECORD IN OFFICIAL RECORD 1981, PAGE, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, FINCON BOWTOWN LTD., AN OHIO LIMITED LIABILITY COMPANY, BY_____, PRESIDENT, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "TOWNHOMES AT BOWTOWN GRAND", A SUBDIVISION OF LOT NUMBERS 0000–0000 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 1.174 ACRES FOR PUBLIC ROAD RIGHT OF WAY AS SHOWN HEREON AND NOT HERETOFOR DEDICATED.

EASEMENT DESIGNATED AS "SANITARY EASEMENT" SHALL REMAIN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON AND ACROSS THE AREA DESCRIBED ON THE PLAT, TO GATHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACT THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THE EASEMENT EXCLUSIVELY 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 AS EXPRESSED HEREIN.

IN WITNESS WHEREOF, _____, PRESIDENT OF FINCON BOWTOWN LTD AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____ 20___

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

FINCON BOWTOWN LTD
AN OHIO LIMITED LIABILITY COMPANY

BY: _____ _____
PRESIDENT

BY: _____

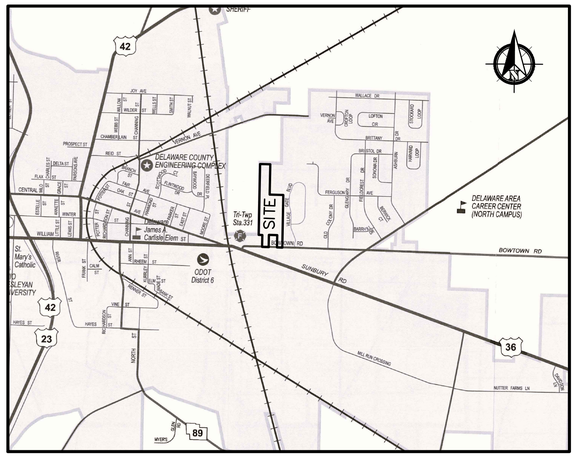
STATE OF OHIO
COUNTY OF DELAWARE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ PRESIDENT PRESIDENT OF FINCON BOWTOWN LTD AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF FINCON BOWTOWN LTD, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

_____ DAY OF _____ 20_____

MY COMMISSION EXPIRES _____ _____



LOCATION MAP

CITY CLERK

APPROVED THIS _____ DAY OF _____ 20___ _____
CITY CLERK

CITY MANAGER

APPROVED THIS _____ DAY OF _____ 20___ _____
CITY MANAGER

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS _____ DAY OF _____ 20___ _____
COMMUNITY DEVELOPMENT DIRECOE

PUBLIC WORKS DIRECTOR/CITY ENGINEER

APPROVED THIS _____ DAY OF _____ 20___ _____
PUBLIC WORKS DIRECTOR CITY ENGINEER

UTILITIES DIRECTOR

APPROVED THIS _____ DAY OF _____ 20___ _____
UTILITIES DIRECTOR

TRANSFERRED THIS _____ DAY OF _____, 20___ _____
AUDITOR DELAWARE COUNTY, OHIO

TRANSFERRED THIS _____ DAY OF _____, 20____

FILE No. _____

Stored in PC: _____SL: _____

_____
RECORDER DELAWARE COUNTY, OHIO

BASIS OF BEARINGS

BEARINGS HERON ARE BASED ON SOUTH 86° 07' 49" EAST FOR THE CENTERLINE OF BOTOWN ROAD AS ESTABLISHED FROM GPS OBSERVATIONS AN IS BASED ON NAD83 (2011), OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE.

SOURCE OF DATA

THE SOURCE OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THE PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "ARCADIS U.S. INC. S–7740. MONUMENTS TO BE SET AFTER COMPLETION OD CONSTRUCTION.

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THE LAND. FIELD WORK WAS COMPLETED IN FEBRUARY 2026.

ARCADIS SURVEY GROUP

PRELIMINARY 04/14/26
DAVID L. CHIESA P.S. No. 7740

ACREAGE IN ROADWAY RESERVE "A"

GARFIELD ROAD	1.117 ACRES
LAFAYETTE ROAD	0.259 ACRE
COOL IDGE ROAD	0.326 ACRE
GRANT ROAD	0.944 ACRE
	2.646 ACRES TOTAL

DEDICATED RIGHT OF WAY

STEUBEN STREET	0.747 ACRE
DEDICATED RIGHT OF WAY	0.331 ACRE
BOWTOWN ROAD RIGHT OF WAY	0.096 ACRE
	1.174 ACRES TOTAL

ACREAGE IN OPEN SPACE AREAS

OPEN SPACE "A"	3.552 ACRES
OPEN SPACE "B"	2.669 ACRE
OPEN SPACE "C"	1.358 ACRES
OPEN SPACE "D"	0.348 ACRE
	7.927 ACRES TOTAL

ACREAGE IN LOTS (000–000) 5.037 ACRES

16.784 ACRES TOTAL ACRES

BUILDING SETBACKS

REAR PERIMETER	25'
DEDICATED ROW	25'

PARKING SETBACKS

DEDICATED ROW	25
PRIVATE DRIVES	0

INTERIOR PROPERTY LINES AS APPROVED ON FINAL DEVELOPMENT PLAN

EXITING ZONING:
R–MF MULTI–FAMILY RESIDENTIAL DISTRICT

SURVEYED & PLATTED BY:

ARCADIS
7575 Huntington Park Dr., Suite 130
Columbus OH 43235 USA
tel 614 818 4900
arcadis.com

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GRAPHIC SCALE

40 20 0 40

(IN FEET)
1 inch = 40 ft.

TOWNHOMES AT BOWTOWN GRAND

LEGEND

- ◎ IRON PIN FOUND AS NOTED
- ◉ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. INC. S-7740")
- ○ MAG NAIL SET
- B/L BUILDING SETBACK LINE
- S/E SANITARY EASEMENT

NOTES

NOTE "A: Open Space areas "A" "B" "C" & D as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to those lots in the Townhomes at Bowtown Grand subdivision for the purpose of open space, passive recreation and stormwater retention facilities. The areas are open to the public.

NOTE "B": At the time of platting, electric, cable and telephone service providers hove not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers far the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Townhomes at Bowtown Grand, or any part thereof can be acquired by a competent examination at the then current public records, including those in the Delaware County Recorder's Office.

NOTE "C": Notice is hereby given to any buyer of the lot delineated upon this plat, that on file with the Building Department of the City Of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and or lot grading plans, These plans as approved by the governmental agencies, are considered part of the approval of the subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "D": All utilities within Townhomes at Bowtown Grand shall be installed underground Electric, telephone and cable TV lines and their above ground pedestal shall be located in rear yard areas except where a service feed must cross the street or enter the subdivision.

NOTE "E": All waterlines and storm sewer shall be private unless otherwise noted as "Public". The waterline will have a master meter.

NOTE "F": No Vehicular Access to be in effect until such time as the private street is extended by plat or access easement.

NOTE "G": All Open Spaces delineated on this plan shall be accessible to the City of Delaware for the construction and maintenance of all public utilities and drainage maintenance.

NOTE "H": Reserve "A" All pavement, parking spaces and sidewalks are in a Reserve and will be owned and maintained by the Townhomes at Bowtown Grand H.O.A. Reserve "A" also to be used as an Access Easement to Village Gate property.

NOTE "J": All roadways within this development are Private and will be privately maintained.

NOTE "K": 5' sidewalks shall be provided parallel to roadways.

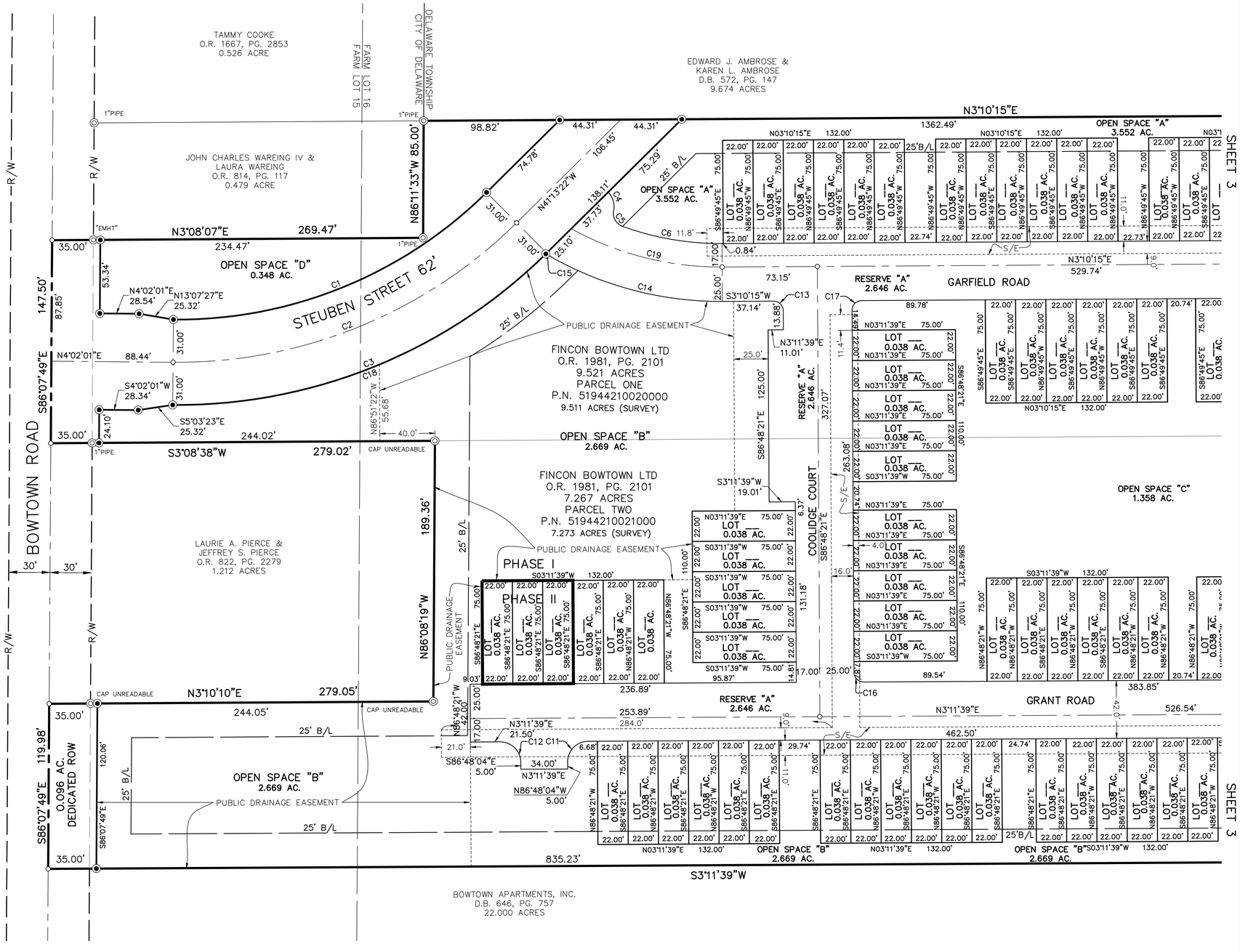
NOTE "L": All roadways will have mountable curbs.

NOTE "M": All roof drains to outlet into the street curb or into storm system.

NOTE "N" This section of Townhomes at Bowtown Grand has a $200 per dwelling unit to fee be paid at the time of building permit application to achieve compliance with Chapter 1168 Tree Preservation Regulations. In addition, all units require two trees to be placed within the Townhome development area.

NOTE "O": The builder shall be required to plan and install twa (2) Replacement Trees for each dwelling unit of each building.

NOTE "P": Post and decking at the rear of the Townhome dwelling units may be placed within the 25 foot building setback shown hereon.

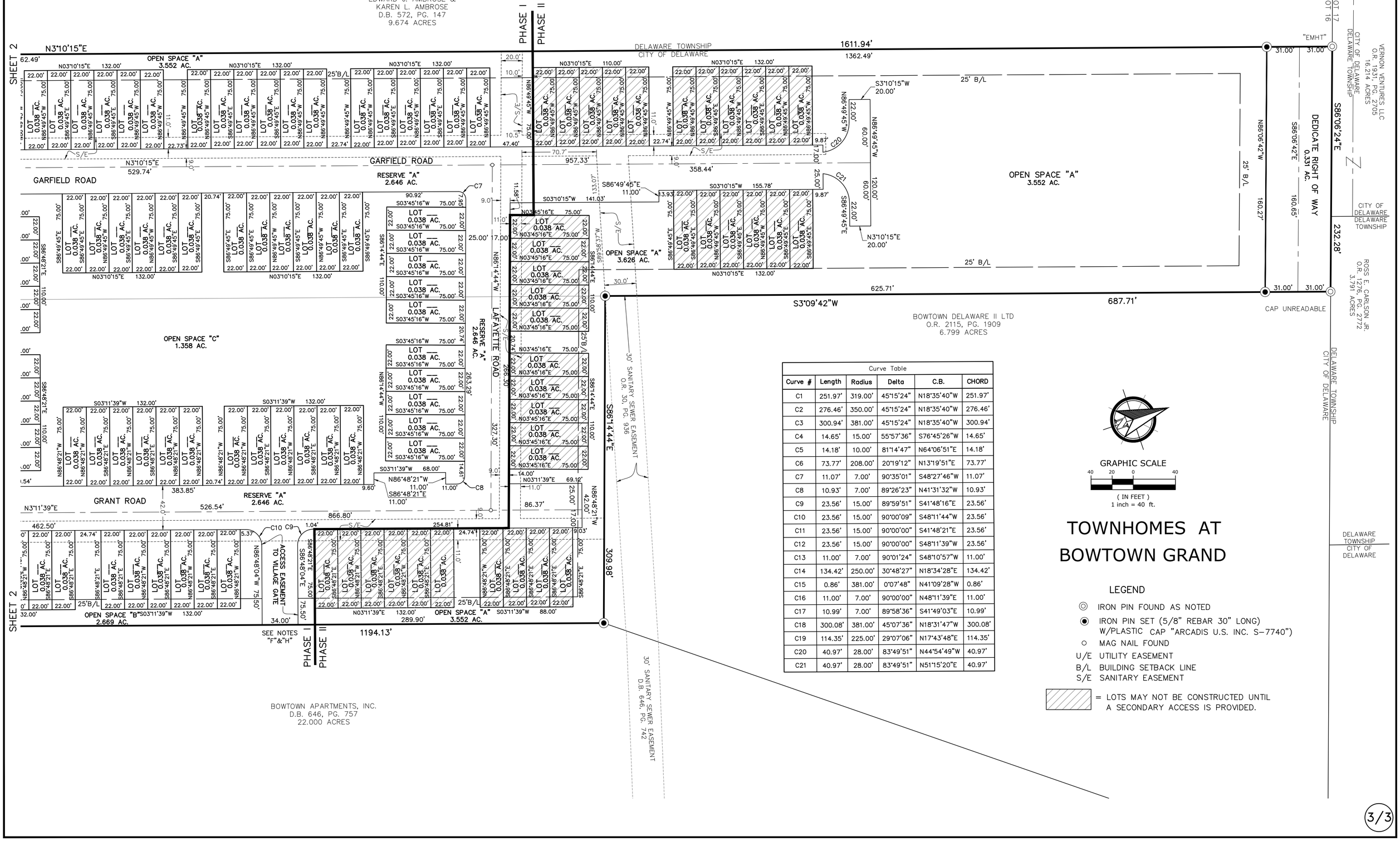


SHEET 3

SHEET 3

2/3

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Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	251.97'	319.00'	45°15'24"	N18°35'40"W	251.97'
C2	276.46'	350.00'	45°15'24"	N18°35'40"W	276.46'
C3	300.94'	381.00'	45°15'24"	N18°35'40"W	300.94'
C4	14.65'	15.00'	55°57'36"	S76°45'26"W	14.65'
C5	14.18'	10.00'	81°14'47"	N64°06'51"E	14.18'
C6	73.77'	208.00'	20°19'12"	N13°19'51"E	73.77'
C7	11.07'	7.00'	90°35'01"	S48°27'46"W	11.07'
C8	10.93'	7.00'	89°26'23"	N41°31'32"W	10.93'
C9	23.56'	15.00'	89°59'51"	S41°48'16"E	23.56'
C10	23.56'	15.00'	90°00'09"	S48°11'44"W	23.56'
C11	23.56'	15.00'	90°00'00"	S41°48'21"E	23.56'
C12	23.56'	15.00'	90°00'00"	S48°11'39"W	23.56'
C13	11.00'	7.00'	90°01'24"	S48°10'57"W	11.00'
C14	134.42'	250.00'	30°48'27"	N18°34'28"E	134.42'
C15	0.86'	381.00'	0°07'48"	N41°09'28"W	0.86'
C16	11.00'	7.00'	90°00'00"	N48°11'39"E	11.00'
C17	10.99'	7.00'	89°58'36"	S41°49'03"E	10.99'
C18	300.08'	381.00'	45°07'36"	N18°31'47"W	300.08'
C19	114.35'	225.00'	29°07'06"	N17°43'48"E	114.35'
C20	40.97'	28.00'	83°49'51"	N44°54'49"W	40.97'
C21	40.97'	28.00'	83°49'51"	N51°15'20"E	40.97'

GRAPHIC SCALE

40 20 0 40

(IN FEET)
1 inch = 40 ft.

TOWNHOMES AT BOWTOWN GRAND

LEGEND

- ◎ IRON PIN FOUND AS NOTED
- ◉ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. INC. S-7740")
- ○ MAG NAIL FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE
- S/E SANITARY EASEMENT
- = LOTS MAY NOT BE CONSTRUCTED UNTIL A SECONDARY ACCESS IS PROVIDED.

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