ORDINANCE NO. 25-47

AN ORDINANCE APPROVING A REQUEST BY RIVERBY BERLIN, LLC, FOR APPROVAL OF A ZONING MAP AMENDMENT FROM A (AGRICULTURE DISTRICT) TO R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) ON APPROXIMATELY 83.418 ACRES OF PROPERTY LOCATED BETWEEN POLLOCK ROAD AND BERLIN STATION ROAD AS SHOWN IN "EXHIBIT A"

WHEREAS, the Planning Commission at its meeting on August 6, 2025 recommended approval of a request by RiverBy Berlin, LLC for approval of a zoning map amendment from A (Agriculture District) to R-PUD (Residential Planned Unit Development) on 83.418-acres of property located between Pollock Road and Berlin Station Road as shown in "Exhibit A".

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. A r request by RiverBy Berlin, LLC for approval of a zoning map amendment from A (Agriculture District) to R-PUD (Residential Planned Unit Development) on 83.418-acres of property located between Pollock Road and Berlin Station Road as shown in "Exhibit A", is hereby confirmed, approved, and accepted with the following conditions:

1. The concept plan dated "06/30/25" illustrates the general layout of the development within this Planned Unit Development.
2. Uses permitted in this Residential Planned Unit Development are One-Family Dwelling, Two-Family Dwelling, Public or Private Recreational Facility.
3. Roads and Traffic:
    a. Access points shall generally conform to the access points shown on the concept plan dated "06/30/25". The City Engineer shall determine the final design and location of all access points at the development plan stage.
    b. A Traffic Impact Study (TIS) shall be submitted with the first Development Plan application and accepted prior to the submittal of the first Subdivision Plat relating to this development.
4. Density and Layout:
    a. The net density of the development shall not exceed 4.0 dwelling units per acre.

b. The lots on extended Riverby Lane adjacent to the existing residential dwelling units shall be at least 100-feet wide to match the existing lots.

5. Buffers, Landscaping, and Open Space:

   a. Tree preservation areas shall generally conform to the areas shown on the concept plan dated "06/30/25".

   b. Site coverage shall not exceed 65% of the total acreage of the site.

   c. A minimum 10% of open space provided shall be common open space.

   d. There shall be a minimum 25-foot buffer on the west side of the site adjacent to the existing church.

   e. There shall be a minimum 30-foot buffer north of the existing residential subdivision and west of the existing homes on Berlin Station.

6. Pedestrian Access

   a. A minimum 11-foot asphalt path shall be required along the abandoned railroad right-of-way that bisects the site.

   b. All roads shall have a minimum of 5-foot sidewalks on each side.

7. Signage requirements shall be determined at the Development Plan stage.

SECTION 2. That the Zoning Map referenced in §1110.02 of the Planning and Zoning Code be amended to rezone approximately 83.418 Acres of land described further in Exhibit A, from A (Agriculture District) to R-PUD (Residential Planned Unit Development)

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

~~VOTE ON RULE SUSPENSION: YEAS____ NAYS_____ ABSTAIN_____~~

PASSED: September 8, 2025 YEAS 7 NAYS 0 ABSTAIN Ø

ATTEST: Sarah Dinon
CITY CLERK

Carolyn Kay Rigdon
MAYOR

CITY OF DELAWARE
PLANNING COMMISSION
August 6, 2025

R-PUD 25-10
KINGSBURY FARMS
REZONING

RESOLUTION

WHEREAS, RiverByBerlin, LTD, 6660 N High Street, Suite 1, Worthington, Ohio, 43085, has filed an application requesting to rezone 83.418 acres of land from A-1, Agricultural, to R-PUD (Residential Planned Unit Development). The property is located between Pollock Road and Berlin Station Road, further described in Exhibit "A".

WHEREAS, a public hearing was held on August 6, 2025 by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this PUD rezoning application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for PUD rezoning approval as per §1144.06 of the Planning and Zoning Code; and

WHEREAS, the City of Delaware Planning Commission finds that pursuant to §1144.06 of the Planning and Zoning Code, each and all excluded uses are inappropriate for this specific R-PUD; and

WHEREAS, the City of Delaware Planning Commission finds that the applicant's plans are in compliance with the City of Delaware Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission recommends to the City of Delaware City Council:

SECTION 1. That the Zoning Map referenced in §1131.02 of the Planning and Zoning Code be amended to rezone approximately 83.418 acres of land described in Exhibit "A", from A-1 Agriculture to R-PUD (Residential Planned Unit Development).

SECTION 2.

1. The concept plan dated "06/30/25" illustrates the general layout of the development within this Planned Unit Development.
2. Uses permitted in this Residential Planned Unit Development are One-

Family Dwelling, Two-Family Dwelling, Public or Private Recreational Facility.

3. Roads and Traffic:
    a. Access points shall generally conform to the access points shown on the concept plan dated "06/30/25". The City Engineer shall determine the final design and location of all access points at the development plan stage.
    b. A Traffic Impact Study (TIS) shall be submitted with the first Development Plan application and accepted prior to the submittal of the first Subdivision Plat relating to this development.
4. Density and Layout:
    a. The net density of the development shall not exceed 4.0 dwelling units per acre.
    b. The lots on extended Riverby Lane adjacent to the existing residential dwelling units shall be at least 100-feet wide to match the existing lots.
5. Buffers, Landscaping, and Open Space:
    a. Tree preservation areas shall generally conform to the areas shown on the concept plan dated "06/30/25".
    b. Site coverage shall not exceed 65% of the total acreage of the site.
    c. A minimum 10% of open space provided shall be common open space.
    d. There shall be a minimum 25-foot buffer on the west side of the site adjacent to the existing church.
    e. There shall be a minimum 30-foot buffer north of the existing residential subdivision and west of the existing homes on Berlin Station.
6. Pedestrian Access
    a. A minimum 11-foot asphalt path shall be required along the abandoned railroad right-of-way that bisects the site.
    b. All roads shall have a minimum of 5-foot sidewalks on each side.
7. Signage requirements shall be determined at the Development Plan stage.

SECTION 3. These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

PASSED: August 6, 2025 YEAS 2e NAYS 0
ABSTAIN 0

ATTEST: Sarah Davis
CITY CLERK

CHAIRMAIN (Vides)

EXHIBIT "A"

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008

E-mail: www.surveyohio.com

Phone: 740-323-0644 **Fax: 740-323-0272** **Ohio Phone: 1-800-551-5844**

Proposed Annexation
87.164 Acres
Expedited Type 2 O.R.C. 709.023

Situated in the Township of Delaware, County of Delaware, State of Ohio, and being a part of Farm Lot 3, Farm Lot 4, Farm Lot 9, Farm Lot 10,Farm Lot "O" & part Farm Lot "E" in Section 1, Township 4, Range 19W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a 6 parcels to be Annexed from Delaware Township into the City of Delaware: **All of 46.942 Acres** conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2054, Page 2435 (P.P.N. 419-110-03-007-000: **All of 8.839 Acres** conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2035, Page 2143 (P.P.N. 419-124-01-005-000): **All of 16.799 Acres** conveyed to RiverByBerlin, LLC, as recorded in O.R. Volume 2069, Page 2876, (part P.P.N. 419-124-01-004-000: **All of 10.638 Acres** conveyed to RiverByBerlin, LLC, as recorded in O.R. Volume 2069, Page 2876 (P.P.N. 419-124-01-003-000, **Lot 761 of Rister Subdivision,** as recorded in Plat Book 14, Page 34, in the Delaware County Plat Records, conveyed to RiverByBerlin, LLC, as recorded in O.R. Volume 2054, Page 2435 (P.P.N. 419-110-03-006-000): **1.905 Acres** of a 102.981 conveyed to Preservation Park District of Delaware County, as recorded in O.R. Volume 1309, Page 1225 (P.P.N. 419-124-01-007-000), also being **0.741 Acres** from a 2.452 Acre parcel conveyed to Preservation Park District of Delaware County, as recorded in O.R. Volume 1309, Page 1225 (P.P.N. 419-110-03-004-000) and further described as follows;

Commencing at a ¾" o.d. iron pipe found marking the Southeast corner of Lot 1048 of Riverby Estates Subdivision Phase 4, as recorded in Plat Cabinet 3, Slide 26, in the Delaware County Plat Records, also being the Northeast corner of a 102.981 Acre Parcel conveyed to Preservation Park District of Delaware County, as recorded in O.R. Volume 1309, Page 1225, and being the **PRINCIPLE PLACE OF BEGINNING** of the **87.164 Acre** parcel herein to be described;

Thence, **N 03°10'51" E 262.00 feet** with the East line of said Lot 1048, to a point marking the Northeast corner thereof, and being the Southeast corner of said 8.839 Acre parcel of which this description is a part: said point bears S 03°04'50" W 0.25 feet from a ¾" o.d. iron pipe found;

Thence with the South line of said 8.839 Acre parcel, of which this description is a part, the same being the East line of Riverby Estates Subdivision Phase 4, with the following eight (8) courses and distances:

1) **N 86°53'26" W 335.00 feet** to a ¾" o.d. iron pipe found;
2) **S 88°35'55" W 106.86 feet** to a ¾" o.d. iron pipe found;
3) **N 01°24'50" W 211.18 feet** to a ¾" o.d. iron pipe found;
4) with a non-tangential curve to the Right (Radius = 445.00 feet, Arc Length 8.25 feet, Delta Angle 01°03'43") with a chord bearing **S 88°43'11" W 8.25 feet** to a ¾" o.d. iron pipe found;
5) **N 00°21'11" W 137.30 feet** to a ¾" o.d. iron pipe found;
6) **S 87°33'10" W 51.44 feet** to a ¾" o.d. iron pipe found;
7) **N 72°33'20" W 62.36 feet** to a ¾" o.d. iron pipe found;
8) **N 06°45'47" E 480.45 feet** to a ¾" o.d. iron pipe found on the South line of said 16.799 Acre parcel, of which this description is a part, as recorded in O.R. Volume 2069, Page 2876, and being on the North line of said Lot "9";

Thence, **N 86°39'48" W 1299.15 feet** with the South line of said 16.799 Acre parcel of which this description is a part, the same being the North line of Riverby Estates Phase 3, as recorded in Plat Cabinet 2,Slide 407 and Riverby Estates Phase 4, as recorded in Plat Cabinet 3, Slide 26, to an iron pin set, and passing over a 5/8" o.d. iron pin found at 545.08 feet;;

Thence, **N 03°45'37" E 506.48 feet** with the West line of said 16.799 Acre parcel, of which this description is a part, to an iron pin set on the South line of said 10.638 Acre parcel, of which this description is a part;

Thence, **S 88°50'45" W 932.52 feet** with the South line of said 10.638 Acre parcel of which this description is a part, also being the North line of a residual 10.020 Acre parcel conveyed to Newstart Church of the Nazarene, as recorded in O.R. Volume 1654, Page 2312, to a mag spike set in the centerline of Pollock Road Twp. Road 101)(60' Wide R/W), and passing over an iron pin set at 902.19 feet;

Thence, **N 03°45'37" E 57.96 feet** with the centerline of Pollock Road, to a mag spike set at the Southwest corner of a 5.299 Acre parcel conveyed to Samantha J. & Justin R. Skaggs, as recorded in O.R. Volume 1745, Page 2639;

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Phone: 740-323-0644 **Fax: 740-323-0272** **Ohio Phone: 1-800-551-5844**

Thence leaving Pollock Road with the boundary of said 5.299 Acre parcel conveyed to Skaggs, with the following two (2) courses and distances:

1) **N 88°29-03" E 551.62 feet** to a 5/8" o.d. iron pin found capped "Stults", and passing over an iron pin set at 30.13 feet;
2) **N 03°45'34" E 340.75 feet** to a 5/8" o.d. iron pin found capped "Stults", and being on the South line of a 7.738 Acre parcel conveyed to Larry & Mia Smith, as recorded in O.R. Volume 1745, Page 629;

Thence, **S 86°48'22" E 978.72 feet** with the South line of said parcel conveyed to Smith, to a 5/8" o.d. iron pin found (no cap) on the West line of a 0.762 Acre parcel conveyed to Sherman G. & Sharon L. Carter, as recorded in O.R. Volume 550, Page 222;

Thence, **S 43°04'11" E 186.28 feet** with the West line of said parcel conveyed to Carter, to an iron pin found;

Thence, **N 01°20'25" E 94.68 feet** with the Northwesterly line of said 10.638 Acre parcel, of which this description is a part, also being the East line of said 0.762 Acre parcel conveyed to Carter, to a 5/8" o.d. iron pin found (no cap) on the West line of a 19.311 Acre parcel conveyed to Wesley D. & Dawn K. Polsdorfer, as recorded in O.R. Volume 1476, page 1875;

Thence, **S 43°04'11" E 379.65 feet** with the East line of said 10.638 Acre parcel, of which this description is a part, also being the West line of said 19.311 Acre parcel conveyed to Polsdorfer, to an iron pin set marking the Northeast corner of said 16.799 Acre parcel, of which this description is a part;

Thence, **S 43°04'11" E 849.36 feet** with the East line of said 16.799 Acre parcel, of which this description is a part, the same being the West line of said 19.311 Acre parcel conveyed to Polsdorfer and extending along the West line of a 27.749 Acre parcel conveyed to Wesley D. & Dawn K. Polsdorfer, as recorded in O.R. Volume 1561, Page 194, to an iron pin set on the North line of said 46.942 Acre parcel, of which this description is a part;

Thence, **S 86°28'52" E 1911.32 feet** with the North line of said Farm Lot "E" and Farm Lot 9, the same being the South line of Farm Lot "O" and said parcel conveyed to Polsdorfer, and extending along the South line of a 0.72 Acre parcel conveyed to Deena Keener, as recorded in O.R. Volume 593, Page 145, to a railroad spike found in the centerline of Berlin Station Road (Co. Road 91)(60' Wide Right of Way), and passing over a ¾" o.d. iron pipe found at 1885.92 feet;

Thence, **S 08°24'06" E 315.07 feet** with the centerline of Berlin Station Road, to a railroad spike found marking the Northeast corner of a 5.000 Acre parcel conveyed to Ed R. & Sharon L. Browning, Co-Trustees, as recorded in O.R. Volume 1970, Page 1526;

Thence leaving Berlin Station Road with the boundary of said parcel conveyed to Browning, with the following three (3) courses and distances:

1) **S 81°38'35" W 415.99 feet** to a ¾" o.d. iron pipe found, and passing over an iron pin set at 30.00 feet;
2) **S 08°23'12" E 523.89 feet** to a ¾" o.d. iron pipe found;
3) **N 80°59'16" E 86.30 feet** to a ¾" o.d. iron pipe found at the Northwest corner of Lot 759 of Rister Subdivision, as recorded in Plat Book 14, Page 34;

Thence, **S 08°23'59" E 227.19 feet** with the West line of said Lot 759, to a ¾" o.d. iron pipe found at the Southwest corner thereof;

Thence with the South line of said Lot 759, with the following two (2) courses and distances:

1) With a non-tangential curve to the left (Radius = 557.65 feet, Delta Angle 12°24'23", Arc Length 120.75 feet) with a chord bearing **N 87°46'10" E 120.51 feet** to a ¾" o.d. iron pipe found;
2) **N 81°38'49" E 180.15 feet** to a ¾" o.d. iron pipe found at the Southeast corner thereof, also being on the West Right of Way Line of said Berlin Station Road;

Thence, **S 08°21'11" E 60.00 feet** with the West Right of Way Line of said Berlin Station Road, to a ¾" o.d. iron pipe found marking the Northeast corner of Lot 760 of said Rister Subdivision;

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Thence leaving Berlin Station Road with the boundary of Lot 760 of said Rister Subdivision, with the following two (2) courses and distances:

1) **S 81°38'49" W 180.15 feet** to a ¾" o.d. iron pipe found;
2) With a non-tangential curve to the right (Radius = 617.65 feet, Delta Angle 11°11'51", Arc Length 120.71 feet) with a chord bearing **S 87°11'31" W 120.52 feet** to a ¾" o.d. iron pipe found at the Northwest corner thereof, also being the Northeast corner of Lot 761;

Thence, **S 08°19'50" E 155.57 feet** with the East line of said Lot 761 of which this description is a part, also being the West line of Lot 760, to a ¾" o.d. iron pipe found on the North line of a 2.452 Acre parcel conveyed to Preservation Park District of Delaware County, as recorded in O.R. Volume 1309, Page 1225;

Thence with a line across said 2.452 Acre & 102.981 Acre parcels conveyed to Preservation Park District of Delaware County, of which this description is a part, with the following three (3) courses and distances:

1) **S 03°17'56" W 20.00 feet to a point;**
2) **N 86°42'04" W 1614.18 feet to a point;**
3) **S 02°35'45" W 967.44 feet to** an iron pin set on the South line thereof on the City of Delaware County Corporation Line, as recorded in Plat Cabinet 2, Slide 627 by Ordinance No. 01-129, and being on the North line of a parcel conveyed to Terra Alta, LLC, as recorded in O.R. Volume 1518, Page 1449, and being on the South line of Farm Lot 9;

Thence, **N 86°59'07" W 2941.88 feet** with the South line of Farm Lot 9, also being the North line of Farm Lot 10, the same being the South line of said parcel conveyed to Preservation Park District of Delaware County, also being the North line of said parcel conveyed to Terra Alta, LLC, as recorded in O.R. Volume 1518, Page 1449, and extending along the North line of Terra Alta Section 2 part 1 and part 2, as recorded in Plat Cabinet 6, Slide 39 and Plat Cabinet 5, Slides 589-589-A, to an iron pin set on the East Right of Way Line of Pollock Road (Twp. Road 101)(60' Wide R/W);

Thence, **N 09°26'51" E 20.13 feet** with the East Right of Way Line of Pollock Road, to a point;

Thence with a line across said parcel conveyed to Preservation Park District of Delaware County, with the following two (2) courses and distances:

1) **S 86°59'07" E 2919.48 feet** to a point;
2) **N 02°35'45" E 1208.82 feet** to a point on the North line thereof, also being on the South line of said Lot 1048;

Thence, **S 86°39'23" E 20.00 feet** with the South line of said Lot 1048, also being the North line of said parcel conveyed to Preservation Park District of Delaware County, to the **PRINCIPLE PLACE OF BEGINNING,** and containing **87.164 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

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Subject to the easements and restrictions of Rister Subdivision as recorded in Plat Book 14, Page 34, in the Delaware County Deed Records.

Subject to a Sanitary Sewer line across the above described 198.562 Acre parcel.

The Acreage in the above described 87.164 Acres is broken down as follows:

46.942 Acres (O.R. Volume, Page 2054, Page 2435)
10.638 Acres (O.R. Volume 2069, Page 2876)
16.799 Acres (O.R. Volume 2069, Page 2876)
8.839 Acres (O.R. Volume 2035, Page 2143)
1.905 Acres (O.R. Volume 1309, Page 1225)
0.741 Acres (O.R. Volume 1309, Page 1223)
1.300 Acres ((Lot 761: O.R. Volume 2054, Page 2435)

87.164 Acres total to be Annexed

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System, South Zone. 2011(NAD1983).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2023 and August of 2023, and was prepared using Deeds and Plats of record, and the bearings were all rotated so that the parcels are continuous with each other.

Dated 5/2/24

Job No. 4216-23DE-AnnexationRev6

Scott A. England P.S.
Ohio Registered Surveyor #7452

SITE STATISTICS

Total perimeter of New Annexation: 21,841.35'
Length of existing Corporation line: 2,941.88'
Percent of Contiguity with existing adjacent Corporation line: 13.47%

NOTE: No island of unincorporated area is being created by this annexation.

DELAWARE COUNTY ENGINEER
MAP DEPARTMENT

I hereby certify the within to be a true copy
of the original on file in the Map Department.

By:_____ Dated_____

STATE OF OHIO
SCOTT
A
ENGLAND
S-7452
REGISTERED
PROFESSIONAL SURVEYOR

1/2

The Map of the territory to be annexed to the City of Delaware from Delaware Township, Ohio: 87.164 Acres on Pollock Road & Berlin Station Road

Expedited Type 2 O.R.C. 709.023: Township of Delaware, County of Delaware, State of Ohio, part F.L. 3, F.L. 4, F.L. 9, F.L. 10, F.L. E, F.L. O in Section 1, Township 4N, Range 19W, United States Military Lands.

LINE TABLE

No.	Bearing	Distance
L1	S 88°35'55" W	106.86'
L2	N 01°24'50" W	211.18'
L3	N 00°21'11" W	137.30'
L4	S 87°33'10" W	51.44'
L5	N 72°33'20" W	62.36'
L6	N 03°45'37" E	57.96'
L7	S 43°04'11" E	186.28'
L8	N 01°20'25" E	94.68'
L9	N 80°59'16" E	86.30'
L10	N 81°38'49" E	180.15'
L11	S 08°21'11" E	60.00'
L12	S 81°38'49" W	180.15'
L13	S 08°19'50" E	155.57'
L14	S 03°17'56" W	20.00'
L15	N 09°26'51" E	20.13'
L16	S 86°39'23" E	20.00'

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance	
C1	8.25'	445.00	01°03'43"	S 88°43'11" W	8.25'
C2	120.75'	557.65	12°24'23"	N 87°46'10" E	120.51'
C3	120.71'	617.65	11°11'51"	S 87°11'31" W	120.52'

SITE STATISTICS

TOTAL PERIMETER OF NEW ANNEXATION: 21,841.35'
LENGTH OF EXISTING ADJACENT CORP. LINE: 2,941.88'
PERCENT OF CONTIGUITY WITH EXISTING ADJACENT CORP. LINE: 13.47%

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System North Zone. 2011(NAD83)

Note: No island of un incorporated area is being created by this annexation.

ACREAGE BREAKDOWN

46.942 Acres (O.R. Volume 2054, Page 2435)
16.799 Acres (O.R. Volume 2069, Page 2876)
10.638 Acres (O.R. Volume 2069, Page 2876)
8.839 Acres (O.R. Volume 2035, Page 2143)
1.300 Acres (O.R. Volume 2054, Page 2435)
0.741 Acres (O.R. Volume 1309, Page 1223)
1.905 Acres (O.R. Volume 1309, Page 1225)

87.164 Acres total for proposed annexation

Length of Pollock Road (Twp. Road 101) in this annexation territory: 57.96'
Length of Berlin Station Road (Co. Road 91) in this annexation territory: 315.07'

I.D. CAP NOTES

note A - capped "Stults"
note B - capped "B & L Surveying"
note C - no cap
note D - capped "JAM"

PROPERTY LOCATION:

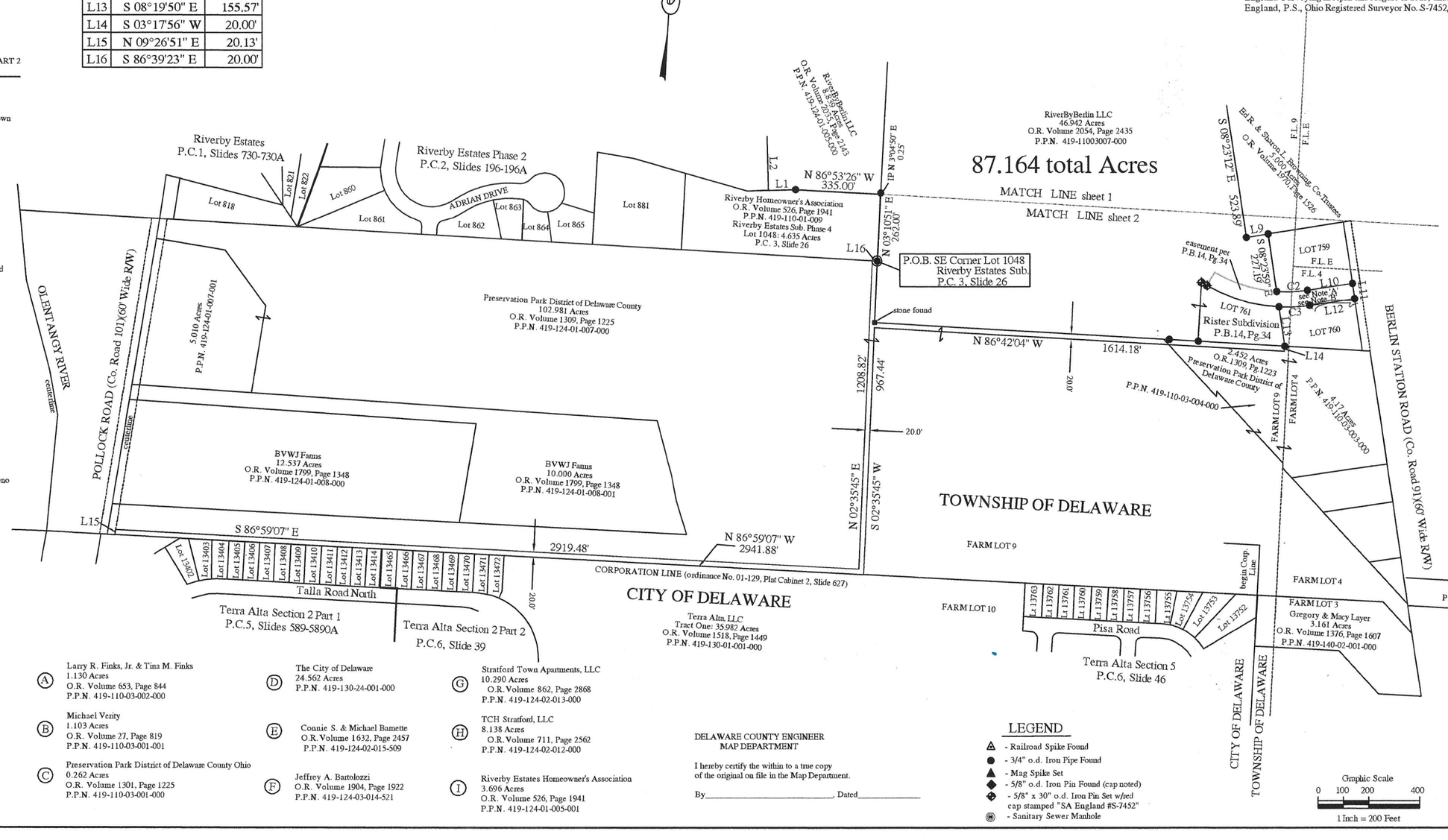
Situated in the Township of Delaware, County of Delaware, State of Ohio, and being a part of F.L. 4, F.L. 9, F.L. E, F.L. O in Section 1, Township 4N, Range 19W, of the United States Military Lands.

Being a Survey of Proposed Annexation Area from Delaware Township to The City of Delaware: all of a 46.942 Acre parcel conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2054, Page 2435 (P.P.N. 419-110-03-007-000), all of an 8.839 Acre parcel conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2035, Page 2143 (P.P.N. 419-124-01-005-000), all of a 16.799 Acre parcel conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2069, Page 2876 (part P.P.N. 419-124-01-004-001), all of a 10.638 Acre parcel conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2069, Page 2876 (P.P.N. 419-124-01-003-000), all of Lot 761 of Rister Subdivision (Plat Book 14, Page 34) conveyed to RiverByBerlin, LLC, as recorded in O.R. Book 2054, Page 2435, part of a 102.981 Acre parcel conveyed to Preservation Park District of Delaware County, as recorded in O.R. Volume 1309, Page 1225 (P.P.N. 419-124-01-007-000) & part of a 2.452 Acre parcel conveyed to Preservation Park District of Delaware County, as recorded in O.R. Volume 1309, Page 1223 (P.P.N. 419-110-03-004-000). All O.R. references are recorded in the Delaware County, Ohio Recorder's Office, and all P.P.N. References are from the Delaware County, Ohio Auditor's Office.

This Annexation Map of 87.164 Acres is based in part by an actual field survey by S.A. England Surveying in April and August of 2023, under the direct supervision of Scott A. England, P.S., Ohio Registered Surveyor No. S-7452, and using Instruments of Record.

TERRA ALTA SECTION 2 PART 1 & PART 2
CONVEYANCES

LOT 13402: NVR, Inc.
O.R. Volume 2027, Page 1027
P.P.N. 419-130-36-023-000
LOT 13403: Edward Walker & Kimberly Brown
O.R. 2040, Page 2595
P.P.N. 419-130-36-024-000
LOT 13404: James D. & Christina M. Perry
O.R. Volume 1994, Page 503
P.P.N. 419-130-36-025-000
LOT 13405: Carla Cannon, Trustee
O.R. Volume 2027, Page 1027
P.P.N. 419-130-36-026-000
LOT 13406: Elena Maritza Ojeda Trevino
O.R. Volume 1988, Page 1928
P.P.N. 419-130-36-027-000
LOT 13407: William Bartelt, III
O.R. Volume 2039, Page 16482
P.P.N. 419-130-36-028-000
LOT 13408: Christopher S. & Martha A. Todd
O.R.Volume 1988, Page 1953
P.P.N. 419-130-36-029-000
LOT 13409: Josh & Madison Feldkamp
O.R. Volume 1983, Page 1546
P.P.N. 419-130-36-030-000
LOT 13410: John P. & Jean F. Zeigler
O.R. Volume 2060, Page 1584
P.P.N. 419-130-36-031-000
LOT 13411: Jeffrey A. & Kim F. Sheerer
O.R. Volume 1969, Page 722
P.P.N. 419-130-36-032-000
LOT 13412: Kami & Thomas Guzy
O.R. Volume 1972, Page 1093
P.P.N. 419-130-36-033-000
LOT 13413: Mary Richardson
O.R. 2024, Page 724
P.P.N. 419-130-36-034-000
LOT 13414: Cheryl M. & Richard J. Schuler
O.R. Volume 2014, Page 1474
P.P.N. 419-130-36-035-000
LOT 13465: Jared Vangnilder & Tricia Poliseno
O.R. Volume 2036, Page 816
P.P.N. 419-130-36-036-000
LOT 13466: Abigail Coogle
O.R. Volume 2037, Page 371
P.P.N. 419-130-36-037-000
LOT 13467: Susan & Randall Bechtel
O.R. Volume 2039, Page 16482
P.P.N. 419-130-36-038-000
LOT 13468: William & Ann Ahem
O.R. Volume 2039, Page 1760
P.P.N. 419-130-36-039-000
LOT 13469: John C. & Cynthia Cumbo
O.R. Volume 2060, Page 1584
P.P.N. 419-130-36-040-000
LOT 13470: Bridget Adelsberger
O.R. Volume 2046, Page 702
P.P.N. 419-130-36-041-000
LOT 13471: Jerry Workman & Lisa Antonas
O.R. Volume 2051, Page 2058
P.P.N. 419-130-36-042-000
LOT 13472: Robert & Andrea Baldwin
O.R. Volume 2048, Page 702
P.P.N. 419-130-36-043-000



Ⓐ Larry R. Finks, Jr. & Tina M. Finks
1.130 Acres
O.R. Volume 653, Page 844
P.P.N. 419-110-03-002-000

Ⓑ Michael Verity
1.103 Acres
O.R. Volume 27, Page 819
P.P.N. 419-110-03-001-001

Ⓒ Preservation Park District of Delaware County Ohio
0.262 Acres
O.R. Volume 1301, Page 1225
P.P.N. 419-110-03-001-000

Ⓓ The City of Delaware
24.562 Acres
P.P.N. 419-130-24-001-000

Ⓔ Connie S. & Michael Barnette
O.R. Volume 1632, Page 2457
P.P.N. 419-124-02-015-509

Ⓕ Jeffrey A. Bartolozzi
O.R. Volume 1904, Page 1922
P.P.N. 419-124-03-014-521

Ⓖ Stratford Town Apartments, LLC
10.290 Acres
O.R. Volume 862, Page 2868
P.P.N. 419-124-02-013-000

Ⓗ TCH Stratford, LLC
8.138 Acres
O.R. Volume 711, Page 2562
P.P.N. 419-124-02-012-000

Ⓘ Riverby Estates Homeowner's Association
3.696 Acres
O.R. Volume 526, Page 1941
P.P.N. 419-124-01-005-001

DELAWARE COUNTY ENGINEER
MAP DEPARTMENT

I hereby certify the within to a true copy of the original on file in the Map Department.

By_____, Dated_____

LEGEND

- Railroad Spike Found
- 3/4" o.d. Iron Pipe Found
- Mag Spike Set
- 5/8" o.d. Iron Pin Found (cap noted)
- 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "SA England #S-7452"
- Sanitary Sewer Manhole

Graphic Scale
0 100 200 400
1 Inch = 200 Feet

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com

2/2 The Map of the territory to be annexed to the City of Delaware from Delaware Township, Ohio: 87.164 Acres on Pollock Road & Berlin Station Road

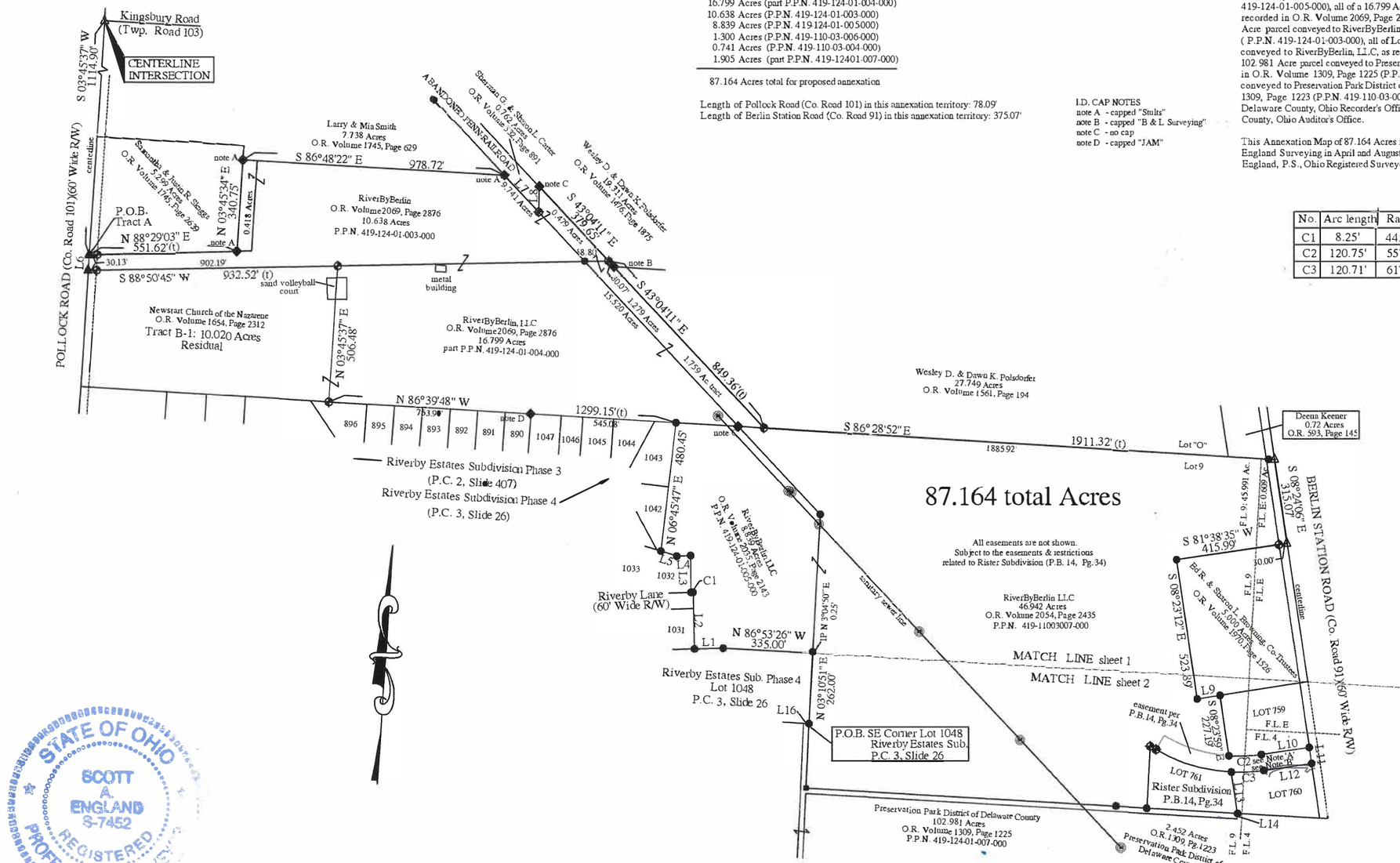
Expedited Type 2 O.R.C. 709.023: Township of Delaware, County of Delaware, State of Ohio, part F.L. 3, F.L. 4, F.L. 9, F.L. 10, F.L. E, F.L. O in Section 1, Township 4N, Range 19W, United States Military Lands.

RIVERBY ESTATES SUBDIVISION
PHASE 3 & PHASE 4 CONVEYANCES

LOT 1031: Jennifer N. Trego
O.R. Volume 1306, Page 298
P.P.N. 419-110-05-008-000
LOT 1032: Paul & Jacqulyn Elder
O.R. Volume 830, Page 1854
P.PN. 419-110-04-021-000
LOT 1033: Mark A. & Jessica Menedez
O.R. Volume 1800, page 2815
P.P.N. 419-110-04-020-000
LOT 1042: Heather A. & Billy C. Brumfield, II
O.R. Volume 1387, Page 1929
P.P.N. 419-110-04-008-000
LOT 1043: Fred & Sundarmy Hall
O.R. Volume 469, Page 36
P P.N. 419-110-08-007-000
LOT 1044: Roger P. & Wenda L. Smith
O.R. Volume 1352, Page 2310
P.P.N. 419-110-04-006-000
LOT 1045: Burt Cannoin
O.R. Volume 526, Page 1941
P.PN. 419-110-04-005-000
LOT 1046: Ray V. & Amy West
O.R. Volume 467, Page 2562
P.P.N. 419-110-04-004-000
LOT 1047: Matt D. & Adrianne Gleason
O.R. Volume 1748, Page 2695
P.P.N. 419-110-04-003-000
LOT 890: Mia Bell & Clay Grube
O.R. Volume 1989, Page 2304
P.P.N. 419-110-04-002-000
LOT 891: Jeremy Joseph Molli
P.P.N. 419-110-04-001-000
O.R. Volume 1827, Page 2732
LOT 892: Anne M. Brandyberry
O.R. Volume 229, Page 2540
P P.N. 419-124-05-016-000
LOT 893: Aimee C. Tebussek
O.R. Volume 839, Page 837
P.PN. 419-124-05-015-000
LOT 894: Matthew & Katherine Catoni
O.R. Volumel 516, Page 292
P.P.N. 419-124-05-014-000
LOT 895: Tricia A. Hopple
O.R. Volume 2042, Page 2129
P.P.N. 419-124-05-013-000
LOT 896: Debra M. & Bradley Scherr
O.R. Volume 2031, Page 2670
P P.N. 419-124-05-012-000

RISTER SUBDIVISION CONVEYANCES

LOT 759: Margaret E. Heintzelman
O.R. Volume 1045, Page 1447
P.P.N. 419-110-03-008-000
LOT 760: Joseph M. & Kathy Hobby
O.R. Volume 481, Page 63
P.P.N. 419-110-03-005-000
LOT 761: Riverbyberlin, LLC
O.R. Volume 2054, Page 2435
P.P.N. 419-110-03-006-000



SITE STATISTICS

TOTAL PERIMETER OF NEW ANNEXATION: 21,841.35'
LENGTH OF EXISTING ADJACENT CORP. LINE: 2,941.88'
PERCENT OF CONTIGUITY WITH EXISTING ADJACENT CORP. LINE: 13.47%

ACREAGE BREAKDOWN

46.942 Acres (P.P.N. 419-110-03-007-000)
16.799 Acres (part P.P.N. 419-124-01-004-000)
10.638 Acres (P.P.N. 419-124-01-003-000)
8.839 Acres (P.P.N. 419-124-01-005000)
1.300 Acres (P.P.N. 419-110-03-006-000)
0.741 Acres (P.P.N. 419-110-03-004-000)
1.905 Acres (part P.P.N. 419-12401-007-000)

87.164 Acres total for proposed annexation

Length of Pollock Road (Co. Road 101) in this annexation territory: 78.09'
Length of Berlin Station Road (Co. Road 91) in this annexation territory: 375.07'

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System; Ohio State Plane Coordinates System North Zone, 2011(NAD83)

Note: No island of unincorporated area is being created by this annexation.

I.D. CAP NOTES
note A - capped "Stults"
note B - capped "B & L Surveying"
note C - no cap
note D - capped "JAM"

PROPERTY LOCATION:

Situated in the Township of Delaware, County of Delaware, State of Ohio, and being a part of F.L. 4, F.L. 9, F.L. E, F.L. O in Section 1, Township 4N, Range 19W, of the United States Military Lands.

Being a Survey of Proposed Annexation Area from Delaware Township to The City of Delaware: all of a 46.942 Acre parcel conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2054, Page 2435 (P.P.N. 419-110-03-007-000), all of an 8.839 Acre parcel conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2035, Page 2143 (P.P.N. 419-124-01-005-000), all of a 16.799 Acre parcel conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2069, Page 2876 (part P.P.N. 419-124-01-004-001), all of a 10.638 Acre parcel conveyed to RiverByBerlin LLC, as recorded in O.R. Volume 2069, Page 2876 (P.P.N. 419-124-01-003-000), all of Lot 761 of Rister Subdivision (Plat Book 14, Page 34) conveyed to RiverByBerlin, LLC, as recorded in O.R. Book 2054, Page 2435, part of a 102.981 Acre parcel conveyed to Preservation Park District of Delaware County, as recorded in O.R. Volume 1309, Page 1225 (P.P.N. 419-124-01-007-000) & part of a 2.452 Acre parcel conveyed to Preservation Park District of Delaware County, as recorded in O.R. Volume 1309, Page 1223 (P.P.N. 419-110-03-004-000). All O.R. references are recorded in the Delaware County, Ohio Recorder's Office, and all P.P.N. References are from the Delaware County, Ohio Auditor's Office.

This Annexation Map of 87.164 Acres is based in part by an actual field survey by S.A. England Surveying in April and August of 2023, under the direct supervision of Scott A. England, P.S., Ohio Registered Surveyor No. S-7452, and using Instruments of Record.

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance	
C1	8.25'	445.00	01°03'43"	S 88°43'11" W	8.25'
C2	120.75'	557.65	12°24'23"	N 87°46'10" E	120.51'
C3	120.71'	617.65	11°11'51"	S 87°11'31" W	120.52'

LINE TABLE

No.	Bearing	Distance
L1	S 88°35'55" W	106.86'
L2	N 01°24'50" W	211.18'
L3	N 00°21'11" W	137.30'
L4	S 87°33'10" W	51.44'
L5	N 72°33'20" W	62.36'
L6	N 03°45'37" E	57.96'
L7	S 43°04'11" E	186.28'
L8	N 01°20'25" E	94.68'
L9	N 80°59'16" E	86.30'
L10	N 81°38'49" E	180.15'
L11	S 08°21'11" E	60.00'
L12	S 81°38'49" W	180.15'
L13	S 08°19'50" E	155.57'
L14	S 03°17'56" W	20.00'
L15	N 09°26'51" E	20.13'
L16	S 86°39'23" E	20.00'

STATE OF OHIO
SCOTT A. ENGLAND
S-7452
REGISTERED PROFESSIONAL SURVEYOR

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.
Dated 5/2/24
Scott A. England, P.S.
Ohio Registered Surveyor #7452

DELAWARE COUNTY ENGINEER
MAP DEPARTMENT

I hereby certify the within to a true copy of the original on file in the Map Department.

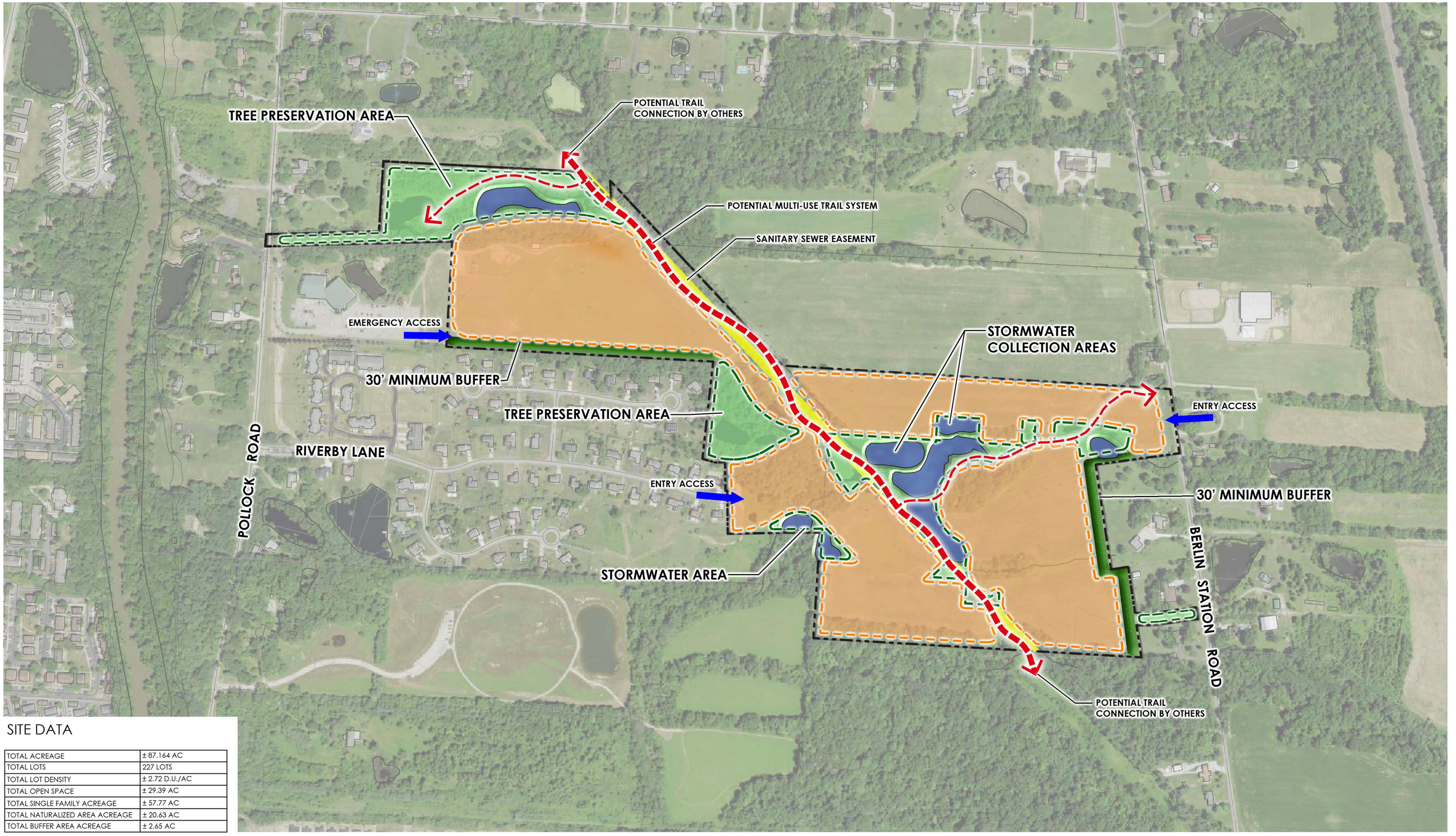
By_____, Dated_____

LEGEND

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- 5/8" x 30" o.d. Iron Pin Set w/red cap stamped "SA England #S-7452"
- Sanitary Sewer Manhole

Graphic Scale
0 100 200 400
1 Inch = 200 Feet

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com



SITE DATA

TOTAL ACREAGE	± 87.164 AC
TOTAL LOTS	227 LOTS
TOTAL LOT DENSITY	± 2.72 D.U./AC
TOTAL OPEN SPACE	± 29.39 AC
TOTAL SINGLE FAMILY ACREAGE	± 57.77 AC
TOTAL NATURALIZED AREA ACREAGE	± 20.63 AC
TOTAL BUFFER AREA ACREAGE	± 2.65 AC

SITE PLAN

KINGSBURY FARMS

PREPARED FOR KIRAN BASIREDDY

DATE: 6.30.25

NORTH
SCALE: 1"=200'
0 100' 200' 400' 600'

Faris Planning & Design
LAND PLANNING ◆ LANDSCAPE ARCHITECTURE
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www.farisplanninganddesign.com