

SUNBURY MEADOWS SECTION 16

NOTE "A": 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 planning 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 then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note 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" - ACREAGE BREAKDOWN:

Total acreage	8.869 Ac.
Acreage in Lots	7.583 Ac.
Acreage in rights-of-way	1.286 Ac.

NOTE "C": All of Sunbury Meadows Section 16 is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39041C0276K, for Delaware County, Ohio and incorporated areas, with an effective date of April 16, 2009.

NOTE "D" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Front:	as shown hereon
Side:	7 feet
Rear:	40 feet minimum (decks and patios may encroach, but no less than 20 feet from lot line)

NOTE "E" - LOT 2132: Lot 2132, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Sunbury Meadows subdivisions for the purpose of open space and stormwater facilities.

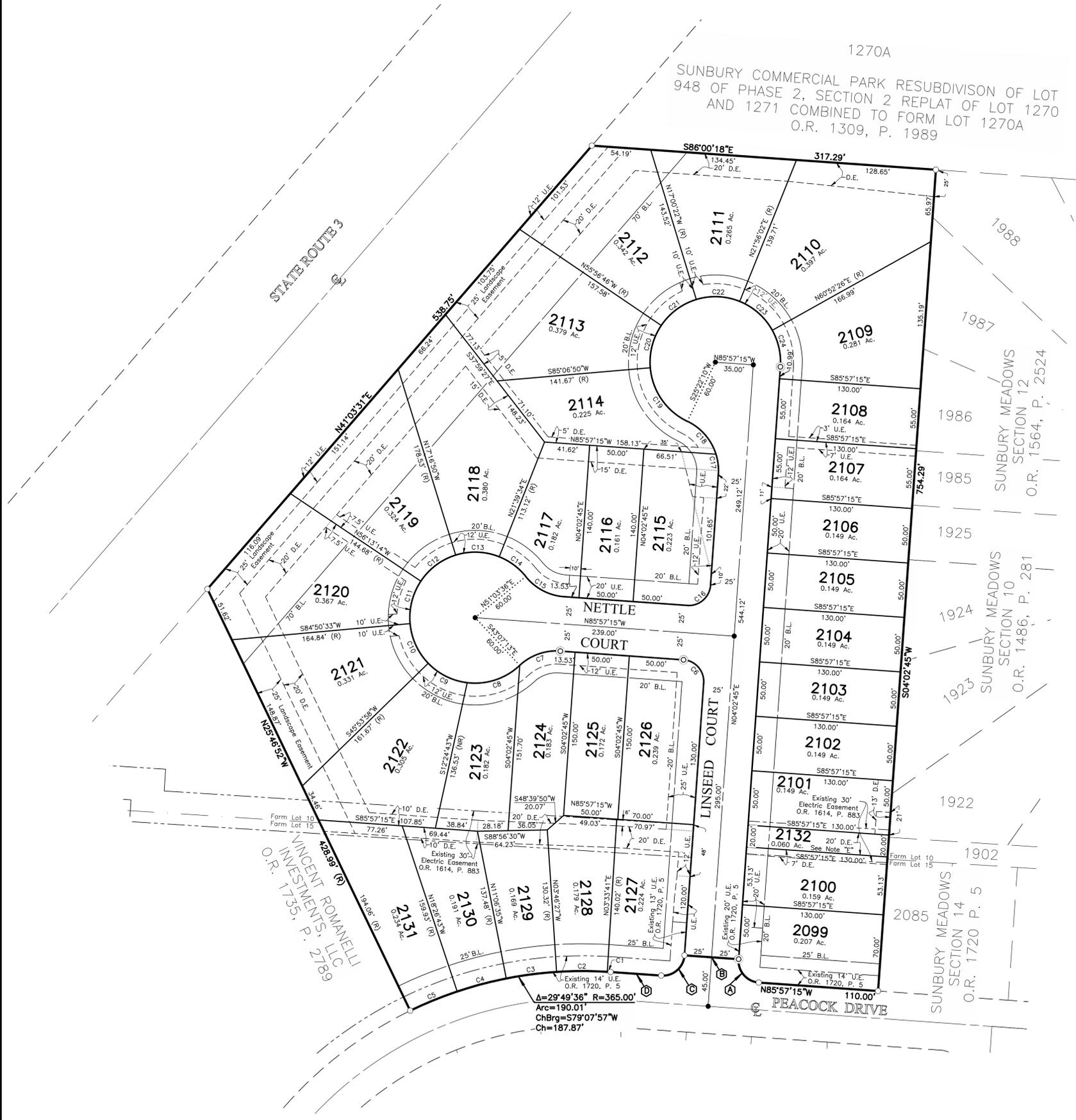
- (A) $\Delta=90^{\circ}00'00''$ R=20.00'
Arc=31.42'
ChBrg=N40°57'15"W
Ch=28.28'
- (B) N85°57'15"W
50.00'
- (C) $\Delta=90^{\circ}00'00''$ R=20.00'
Arc=31.42'
ChBrg=S49°02'45"W
Ch=28.28'
- (D) N85°57'15"W
46.70'



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	0°29'04"	365.00'	3.09'	N 86°11'47" W	3.09'
C2	7°20'08"	365.00'	46.73'	S 89°53'37" W	46.70'
C3	7°20'08"	365.00'	46.73'	S 82°33'29" W	46.70'
C4	7°20'08"	365.00'	46.73'	S 75°13'21" W	46.70'
C5	7°20'08"	365.00'	46.73'	S 67°53'13" W	46.70'
C6	90°00'00"	20.00'	31.42'	S 40°57'15" E	28.28'
C7	46°49'54"	50.00'	40.87'	N 70°37'48" E	39.74'
C8	50°04'47"	60.00'	52.44'	S 71°55'12" W	50.79'
C9	38°56'24"	60.00'	40.78'	N 63°34'14" W	40.00'
C10	38°56'24"	60.00'	40.78'	N 24°37'50" W	40.00'
C11	38°56'24"	60.00'	40.78'	N 14°18'34" E	40.00'
C12	38°56'24"	60.00'	40.78'	S 53°14'58" E	40.00'
C13	38°56'24"	60.00'	40.78'	N 87°48'38" W	40.00'
C14	29°24'02"	60.00'	30.79'	S 53°38'25" W	30.45'
C15	47°00'51"	50.00'	41.03'	N 62°26'50" W	39.89'
C16	90°00'00"	20.00'	31.42'	S 49°02'45" W	28.28'
C17	21°32'03"	50.00'	18.79'	S 06°43'17" E	18.68'
C18	47°08'32"	50.00'	41.14'	S 41°03'34" E	39.99'
C19	59°44'40"	60.00'	62.56'	S 34°45'30" E	59.77'
C20	38°56'24"	60.00'	40.78'	S 14°35'02" W	40.00'
C21	38°56'24"	60.00'	40.78'	S 53°31'26" W	40.00'
C22	38°56'24"	60.00'	40.78'	N 87°32'10" W	40.00'
C23	38°56'24"	60.00'	40.78'	N 48°35'46" W	40.00'
C24	33°10'19"	60.00'	34.74'	N 12°32'25" W	34.25'

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- · - Existing R/W Centerline
- · - Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- - - Proposed Easement Line



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 Xrefs: 2020-07-15 EASEMENTS.DWG & 20190559-CS-REF-NDWG