

# KINTNER CROSSING COMMERCIAL

Situated in the State of Ohio, County of Delaware, City of Sunbury, and in Farm Lot 7, Quarter Township 1, Township 4, Range 17, United States Military Lands, containing 8.858 acres of land, more or less, said 8.858 acres being all of that tract of land conveyed to **ROMANELLI SCHROCK ROAD INVESTMENTS, LLC** by deed of record in Official Record 2036, Page 2717, Recorder's Office, Delaware County, Ohio.

The undersigned, **ROMANELLI SCHROCK ROAD INVESTMENTS, LLC**, an Ohio limited liability company, by **VINCENT ROMANELLI**, Sole Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**KINTNER CROSSING COMMERCIAL**", a subdivision containing Lots numbered 0000 to 0000, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of West Cherry Street, Cheshire Road, East West Road and Old Cheshire Road (2.875 acres of land, more or less), shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of Sunbury Engineer.

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company Inc., its successors and assigns, for the location of water lines, valves and appurtenances within the rights-of-way hereby dedicated and within areas designated hereon as "Utility Easement" or "Drainage Easement" that are located alongside the rights-of-way hereby dedicated. Also granted is the right of Del-Co Water Company Inc., to install, service, and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way. The easement area shall be for the unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.

In Witness Whereof, **VINCENT ROMANELLI**, Sole Member of **ROMANELLI SCHROCK ROAD INVESTMENTS, LLC**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of  
\_\_\_\_\_  
By  
**VINCENT ROMANELLI**  
Sole Member

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT ROMANELLI**, Sole Member of **ROMANELLI SCHROCK ROAD INVESTMENTS, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **ROMANELLI SCHROCK ROAD INVESTMENTS, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, \_\_\_\_\_  
State of Ohio

This plat was approved by the City of Sunbury on the dates as follows:

Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_ Del-Co Water Co., Inc.  
Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_ City of Sunbury Engineer  
Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_ Secretary, Planning and Zoning Commission  
Approved this \_\_\_\_ Day of \_\_\_\_  
20\_\_ City Mayor

Rights-of-way of public streets and roads are herein dedicated to public use and are hereby approved by the City of Sunbury, State of Ohio. Street and utility improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted by the City of Sunbury.

I, the undersigned City Clerk of the City of Sunbury, County of Delaware, Ohio, within my respective jurisdiction, do hereby certify that at the date of this Certificate, all current due and owing taxes and special assessments of any kind assessed against any of the land included in this plat, have been paid.

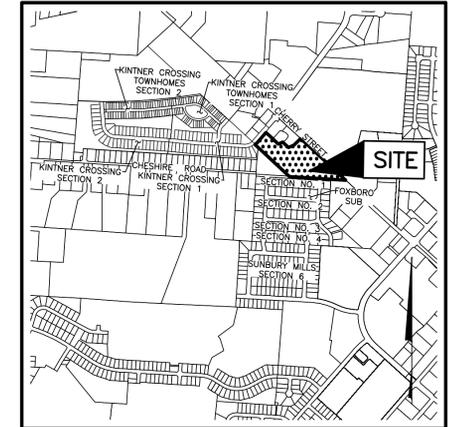
Date Signed \_\_\_\_\_  
City Clerk, City of Sunbury, Ohio

Transferred this \_\_\_\_ day of \_\_\_\_,  
20\_\_ Auditor, Delaware County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_,  
20\_\_ at \_\_\_\_ M. Recorder, Delaware County, Ohio  
Fee \$ \_\_\_\_\_

File No. \_\_\_\_\_

Official Record \_\_\_\_, Pages \_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network and software. The bearing of North 86° 20' 30" West, assigned to the northerly line of Willowick Subdivision, is designated the basis of bearings for this plat.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Delaware County, Ohio, Recorder.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

I:\2024\0484\DWG\CAD\CHECKS\PLAT\20240484-VS-PLAT-01.DWG plotted by MASTON, JOHN on 8/9/2025 11:11:24 AM last saved by MASTON on 8/9/2025 10:48:17 AM. Note: (DSESE - evaluation) (Red)

