

LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, SECTION 25, TOWNSHIP 16, RANGE 20, REFUGEE LANDS AND BEING A 28.729 ACRE SUBDIVISION, OUT OF THAT ORIGINAL 100.74 ACRE TRACT AS CONVEYED TO ROCKFORD HOMES, INC. OF RECORD IN INSTRUMENT NUMBER 202100010503, ALL DEED REFERENCES REFER TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY OHIO.

UTILITY EASEMENTS: UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

UTILITY AND SANITARY SEWER EASEMENTS: UTILITY AND SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY AND SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, FENCING OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SANITARY SEWER EASEMENTS: EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, FENCING OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

DRAINAGE EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE SWALES, DITCHES AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS, FENCING OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT, EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

DRAINAGE AND SANITARY SEWER EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE SWALES AND SANITARY SEWERS, DITCHES AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE AND SANITARY SEWER EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS, FENCING OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE AND SANITARY SEWER EASEMENT AREAS AS DELINEATED ON THIS PLAT, EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, UNLESS APPROVED BY THE FAIRFIELD COUNTY ENGINEER AND THE FAIRFIELD COUNTY SANITARY ENGINEER.

WATER LINE EASEMENTS: EASEMENTS DESIGNATED AS WATER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID WATER LINES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED WATER EASEMENTS.

PEDESTRIAN ACCESS ROUTES: WE THE UNDERSIGNED, ROCKFORD HOMES, INC, BEING THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. THE UNDERSIGNED FURTHER REQUIRE THE OWNERS OF THE LOT OR LOTS WITHIN SAID SUBDIVISION TO CONSTRUCT, MAINTAIN, REPAIR, RECONSTRUCT SAID PEDESTRIAN ACCESS ROUTES ALONG THE LANDS ABUTTING AND WITHIN COUNTY OWNED RIGHT-OF-WAY OR HIGHWAY EASEMENT IN PERPETUITY. THE DUTIES SET FORTH IN THIS NOTATION SHALL BE BINDING ON THE OWNER' SUCCESSORS AND ASSIGNS.

DRAINAGE MAINTENANCE DISTRICT: A MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES IS A PART OF THE IMPROVEMENT PLANS OF THE SYCAMORE GROVE PHASE 1B AND THE OBLIGATION TO PAY THE MAINTENANCE FEES SHALL PASS WITH THE TITLE TO THE PROPERTY. THERE SHALL BE INSERTED IN EACH DEED PASSING TITLE TO ANY OF THE LAND HEREIN BY THE OWNER OR DEVELOPER THE WORDS:

"TITLE TO THE FEE INCLUDES THE OBLIGATION TO PAY THE DRAINAGE MAINTENANCE FEE ASSESSED, OR TO BE ASSESSED, BY THE COUNTY, PURSUANT TO THE OHIO REVISED CODE 6137 AND FOLLOWING SECTIONS. THIS INCLUDES THE OBLIGATION TO PAY SUCH PORTION OF THE DRAINAGE MAINTENANCE FEE ASSESSMENT, OR TO BE ASSESSED, TO THE PUBLIC CORPORATION(S) AS ESTABLISHED IN THE ORIGINAL SCHEDULE, AS AMENDED FROM TIME TO TIME."

"ALL LOTS IN THE SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR OF THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM."

THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS SHOWN HEREON THAT HAS WITHIN IT A PORTION OF THE AREA DESIGNATED HEREON AS "DRAINAGE EASEMENT" OR "DRAINAGE AND SANITARY SEWER EASEMENT" SHALL CARE FOR, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALE WITHIN SAID PORTION OF THE DRAINAGE EASEMENT OR DRAINAGE AND SANITARY SEWER EASEMENT AREA.

THE EASEMENT FOR STORM SEWER, STORM DRAINAGE SWALES, AND WHERE APPLICABLE SANITARY SEWER, AND APPURTENANT WORKS IS HEREBY GRANTED TO THE BOARD OF FAIRFIELD COUNTY COMMISSIONERS AND ITS ASSIGNS, FOR USE AT SUCH TIME AS IT IS DETERMINED THAT FOR REASONS OF PUBLIC HEALTH, SAFETY, AND WELFARE IT IS NECESSARY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID "DRAINAGE EASEMENT AREA" OR "DRAINAGE AND SANITARY SEWER EASEMENT AREA", AND THAT THE COSTS THEREOF, BOTH DIRECT AND INCIDENTAL THERETO, SHALL BE PAID FOR BY THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS AND LAND UPON WHICH SUCH MAINTENANCE IS PERFORMED, UNLESS PAID BY A DRAINAGE MAINTENANCE DISTRICT ESTABLISHED FOR THE SUBDIVISION.

MONUMENTS SHOWN ON THE PLAT AS NOT IN PLACE AT THE TIME OF RECORDING SHALL BE PLACED PRIOR TO ACCEPTANCE OF THE STREETS.

A PROPERTY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF THIS PLAT. ALL PROPERTY OWNERS SHALL BE MEMBERS OF SAID ASSOCIATION, AND SHALL BE RESPONSIBLE FOR (DRAINAGE, WASTEWATER TREATMENT PLANT, RETENTION POND, RECREATIONAL OPEN SPACE, ETC.).

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA AND WITHIN SAID 100.74 ACRE TRACT OF LAND OWNED BY ROCKFORD HOMES, INC. ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

NOTARIZED OWNER'S DEDICATION AND ACKNOWLEDGEMENT:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS HEREON, COMPRISING A TOTAL OF 3.039 ACRES, TO THE PUBLIC USE FOREVER.

SIGNED AND ACKNOWLEDGED _____ ROCKFORD HOMES, INC
IN THE PRESENCE OF:

BY: _____ COREY THEUERKAUF
VICE PRESIDENT OF LAND

STATE OF OHIO
FAIRFIELD COUNTY:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, PERSONALLY CAME COREY THEUERKAUF, VICE PRESIDENT OF LAND FOR ROCKFORD HOMES, INC. TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____, _____
NOTARY PUBLIC IN AND FOR
FAIRFIELD COUNTY, OHIO

APPROVAL BY COUNTY COMMISSIONERS.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____. THE STREETS, ROADS, ETC., HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

STEVE DAVIS
FAIRFIELD COUNTY COMMISSIONERS

DAVID L. LEVACY
FAIRFIELD COUNTY COMMISSIONERS

JEFF FIX
FAIRFIELD COUNTY COMMISSIONERS

APPROVAL BY COUNTY ENGINEER.

THIS PLAT IS HEREBY APPROVED AS OF ____, 20_____, HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

JEREMIAH D. UPP
FAIRFIELD COUNTY ENGINEER

APPROVAL BY COUNTY SANITARY ENGINEER.

THIS PLAT IS HEREBY APPROVED AS OF _____, 20_____, HOWEVER, SANITARY SEWERS AND WATERLINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

TONY J. VOGEL
FAIRFIELD COUNTY SANITARY ENGINEER

APPROVAL BY REGIONAL PLANNING COMMISSION.

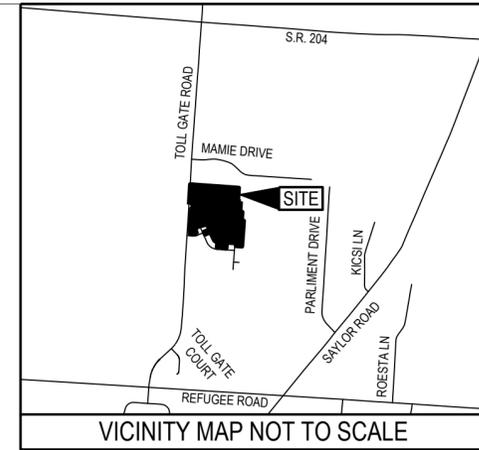
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON _____, 20_____. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED AND EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

HOLLY R. MATTEI
DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

ZONING INSPECTOR.

THIS PLAT IS CONSISTENT WITH THE CURRENT VIOLET TOWNSHIP ZONING RESOLUTION.

KELLY SARKO
TOWNSHIP ZONING INSPECTOR



SYCAMORE GROVE PHASE 1B
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, SECTION 25, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

Revisions / Submissions

ID	Description	Date

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Project Number: **761723**

Scale: **N/A**

Drawn By: **OPG**

Checked By: **ALB**

Date: **2/27/2026**

Issue: **N/A**

Drawing Title:
PLAT

1

COUNTY AUDITOR.

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON ____, 20____.

CARRI L. BROWN
FAIRFIELD COUNTY AUDITOR

COUNTY RECORDER.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON ____, 20____, AT _____AM-PM AND THAT IT WAS RECORDED ON ____, 20____, PLAT CABINET _____, SLOT _____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO. FEE \$ _____.

LISA MCKENZIE
FAIRFIELD COUNTY RECORDER

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), FOR THE BEARING OF NORTH 03° 35' 07" EAST FOR A PORTION OF THE EASTERN RIGHT OF WAY OF TOLLGATE ROAD, AS ESTABLISHED BY GPS OBSERVATIONS.

SOURCE OF DATA

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

CERTIFICATION OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN JUNE, 2023, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

MATTHEW J. ACKROYD, P.S. DATE:
OHIO P.S. NO. 8897

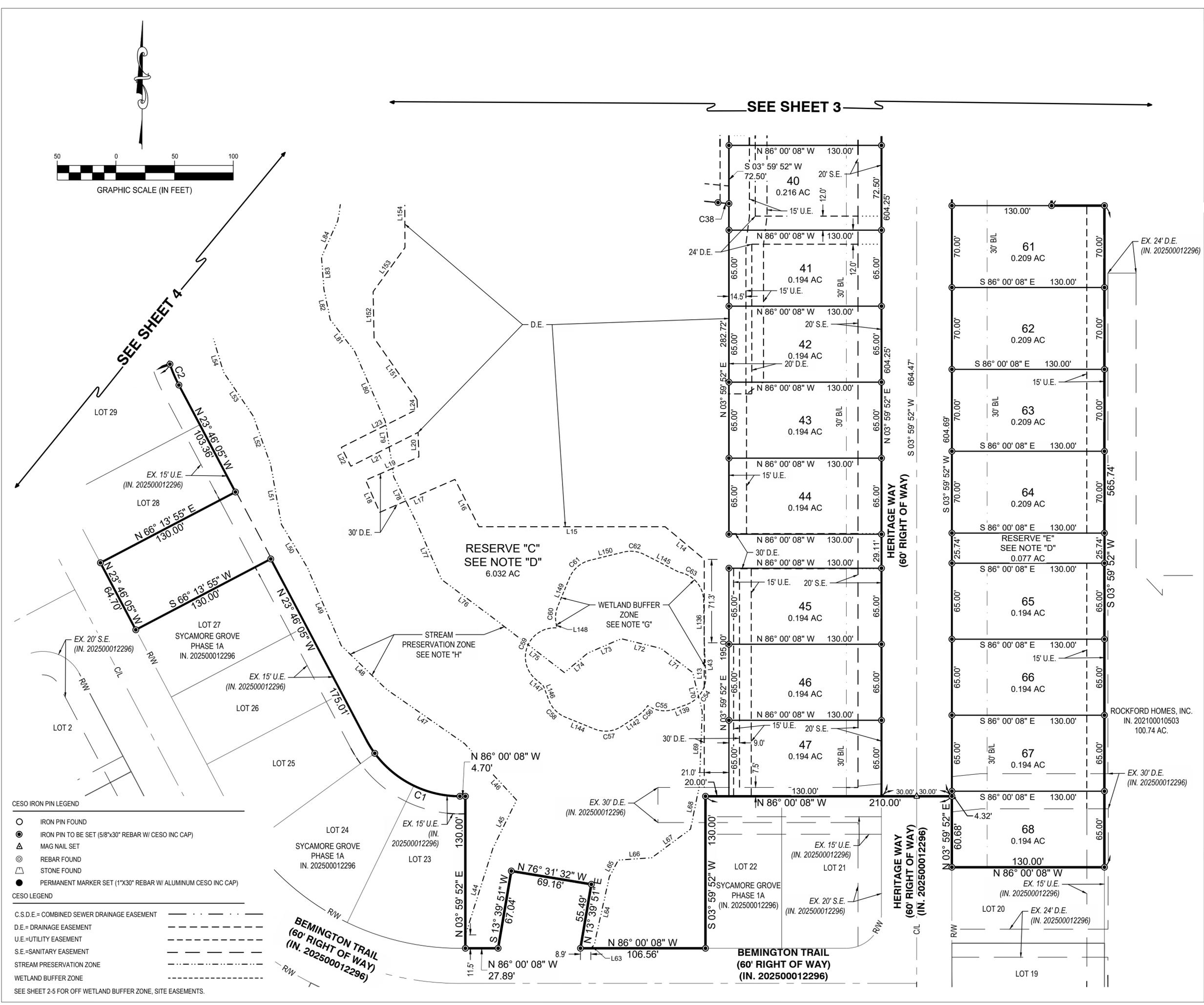
OWNER/DEVELOPER:
ROCKFORD HOMES, INC,
999 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: (614) 785-0015
CONTACT: COREY THEUERKAUF

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080



SEE SHEET 4

SEE SHEET 3



- CESO IRON PIN LEGEND**
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - ◎ REBAR FOUND
 - △ STONE FOUND
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- CESO LEGEND**
- C.S.D.E. = COMBINED SEWER DRAINAGE EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - S.E. = SANITARY EASEMENT
 - STREAM PRESERVATION ZONE
 - WETLAND BUFFER ZONE
- SEE SHEET 2-5 FOR OFF WETLAND BUFFER ZONE, SITE EASEMENTS.

SYCAMORE GROVE PHASE 1B

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET,
SECTION 25, TOWNSHIP 16, RANGE 20,
REFUGEE LANDS

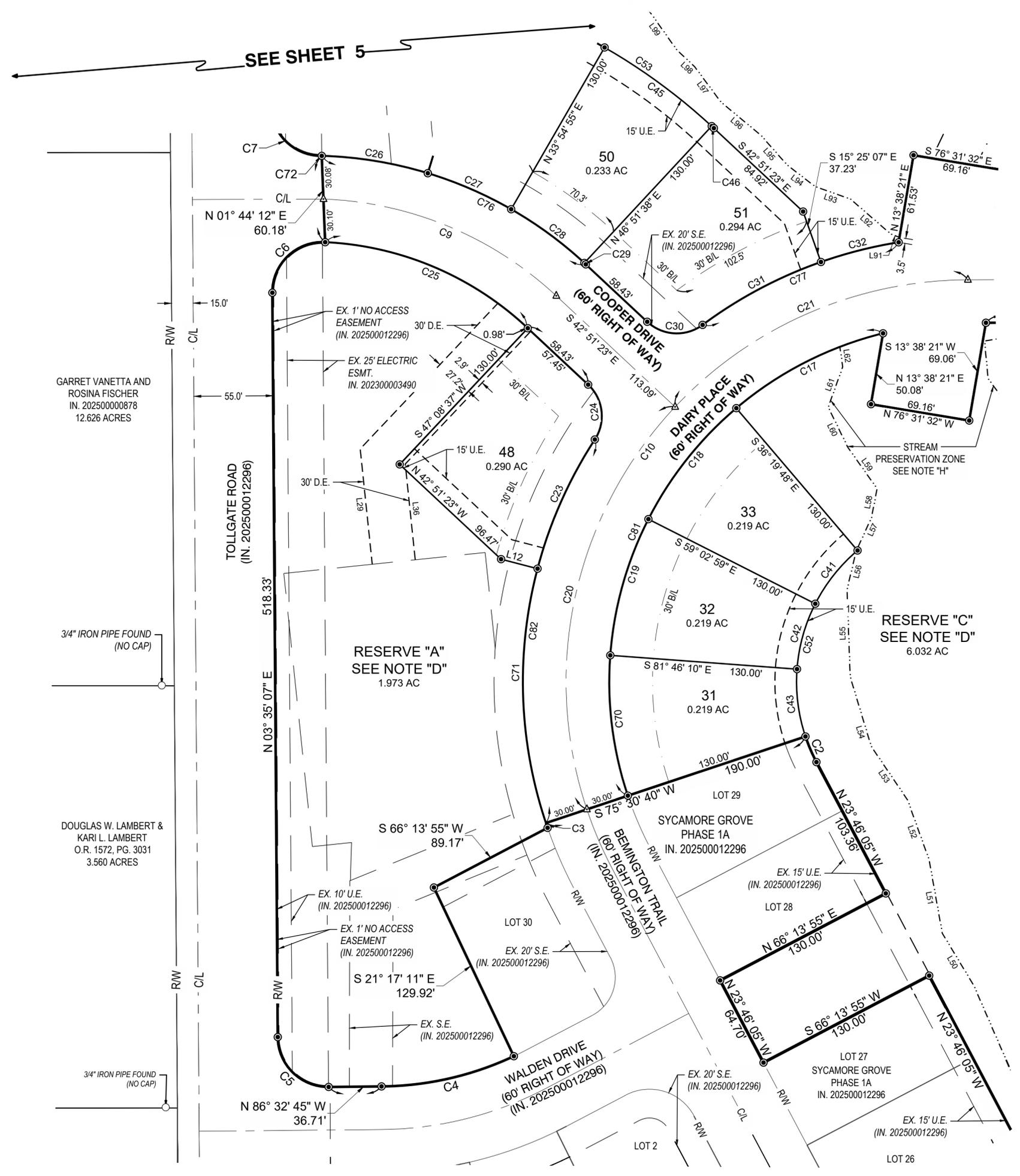
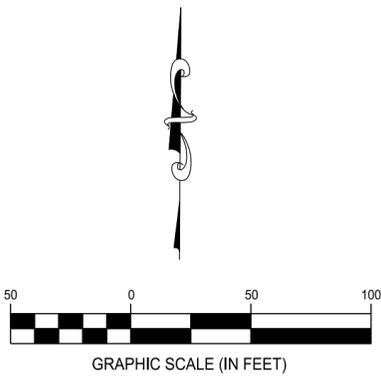
Revisions / Submissions		
ID	Description	Date

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Project Number: 761723
 Scale: 1"=50'
 Drawn By: OPG
 Checked By: ALB
 Date: 2/27/2026
 Issue: N/A

Drawing Title:
PLAT

2



- CESO IRON PIN LEGEND**
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - ⊙ REBAR FOUND
 - △ STONE FOUND
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- CESO LEGEND**
- C.S.D.E.= COMBINED SEWER DRAINAGE EASEMENT
 - D.E.= DRAINAGE EASEMENT
 - U.E.= UTILITY EASEMENT
 - S.E.= SANITARY EASEMENT
 - STREAM PRESERVATION ZONE
 - WETLAND BUFFER ZONE
- SEE SHEET 2-5 FOR OFF WETLAND BUFFER ZONE, SITE EASEMENTS.

SYCAMORE GROVE PHASE 1B

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET,
SECTION 25, TOWNSHIP 16, RANGE 20,
REFUGEE LANDS

Revisions / Submissions

ID	Description	Date

© 2026 CESO, INC.

Project Number: 1"=50'

Scale: N/A

Drawn By: OPG

Checked By: ALB

Date: 2/27/2026

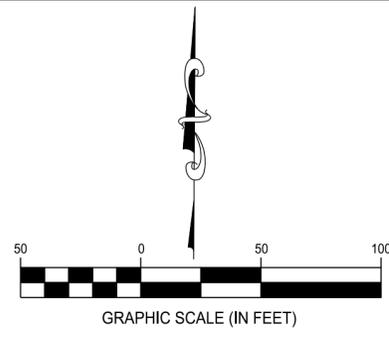
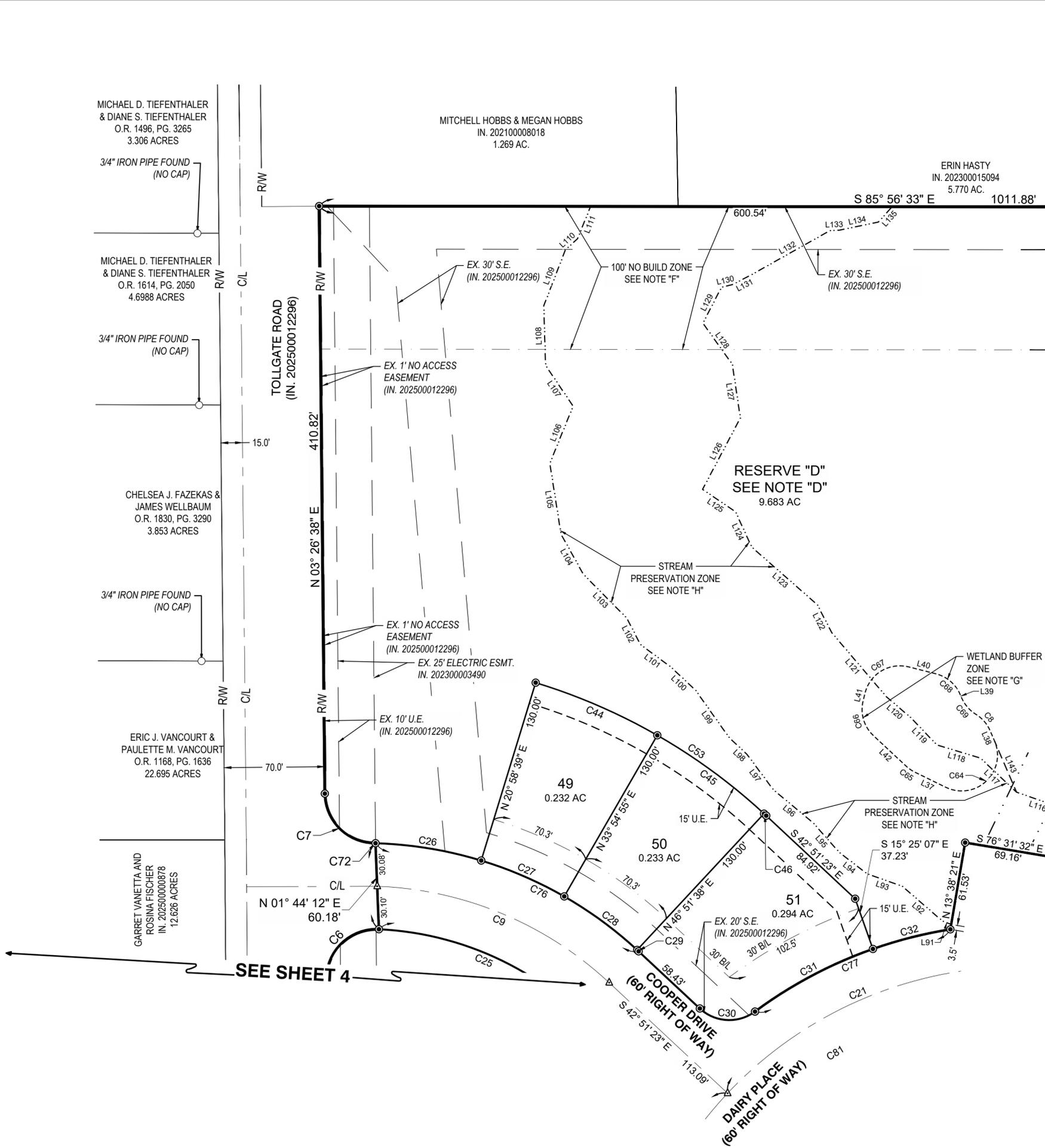
Issue: N/A

Drawing Title:
PLAT

4

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SYCAMORE GROVE PHASE 1B

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET,
SECTION 25, TOWNSHIP 16, RANGE 20,
REFUGEE LANDS

Revisions / Submissions		
ID	Description	Date

© 2026 CESO, INC.

Project Number:	761723
Scale:	1"=50'
Drawn By:	OPG
Checked By:	ALB
Date:	2/27/2026
Issue:	N/A

Drawing Title:
PLAT

5

- CESO IRON PIN LEGEND**
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - ⊙ REBAR FOUND
 - △ STONE FOUND
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- CESO LEGEND**
- C.S.D.E. = COMBINED SEWER DRAINAGE EASEMENT
 - D.E. = DRAINAGE EASEMENT
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 - S.E. = SANITARY EASEMENT
 - STREAM PRESERVATION ZONE
 - WETLAND BUFFER ZONE
- SEE SHEET 2-5 FOR OFF WETLAND BUFFER ZONE, SITE EASEMENTS.

SEE SHEET 3

SEE SHEET 4

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CURVE TABLE with columns: Curve, Delta, Radius, Arc Length, Chord. Rows C1 to C30.

CURVE TABLE with columns: Curve, Delta, Radius, Arc Length, Chord. Rows C31 to C60.

CURVE TABLE with columns: Curve, Delta, Radius, Arc Length, Chord. Rows C61 to C82.

LINE TABLE with columns: Line #, Direction, Length. Rows L1 to L44.

LINE TABLE with columns: Line #, Direction, Length. Rows L45 to L81.

LINE TABLE with columns: Line #, Direction, Length. Rows L82 to L118.

LINE TABLE with columns: Line #, Direction, Length. Rows L119 to L155.



SYCAMORE GROVE PHASE 1B. STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, SECTION 25, TOWNSHIP 16, RANGE 20, REFUGEE LANDS. Revisions / Submissions table. Project Number: 761723. Scale: N/A. Drawing Title: PLAT. 6

NOTE "A": THE 28.729 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FAIRFIELD, OHIO COMMUNITY PANEL No. 39045C0040J, EFFECTIVE 4/25/2024.

NOTE "B": ACREAGE BREAKDOWN:

SYCAMORE GROVE PHASE 1B IS OUT OF FAIRFIELD COUNTY AUDITOR'S PARCEL NUMBER: 0360088700

Table with 2 columns: Description, Acres. Rows: TOTAL ACREAGE: 28.729 ACRES, ACREAGE IN RW: 3.039 ACRES, ACREAGE IN RESERVES: 17.765 ACRES, ACREAGE IN REMAINING LOTS: 7.925 ACRES, ACREAGE IN DAIRY PLACE: 1.780 ACRES, ACREAGE IN HERITAGE WAY: 0.883 ACRES, ACREAGE IN COOPER DRIVE: 0.376 ACRES

NOTE "C": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "D": RESERVE "A", RESERVE "C", RESERVE "D", AND RESERVE "E" SHALL BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY THE SYCAMORE GROVE HOMEOWNER'S ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS AS DELINEATED IN "SYCAMORE GROVE" AND SHALL BE USED AS OPEN SPACE AND FOR THE PURPOSE OF STORM WATER MANAGEMENT. ALL AMENITIES LOCATED ON AND WITHIN OPEN SPACE INCLUDING TREES, LANDSCAPING, LANDSCAPE STRUCTURES, MULTI-USE PATHS, FENCING, SIGNAGE, ETC. SHALL BE OWNED AND MAINTAINED BY THE SYCAMORE GROVE HOMEOWNER'S ASSOCIATION.

NOTE "E": 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 CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS PLAT SHOULD 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 "F": AREAS DESIGNATED AS "100' NO BUILD ZONE" AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE SYCAMORE GROVE HOMEOWNERS' ASSOCIATION (HOA). SAID PERIMETER NO BUILD ZONE SHALL BE LEFT IN ITS NATURAL STATE. NO TREE CUTTING (OTHER THAN DEAD OR DISEASED) MOWING OR STRUCTURE, OTHER THAN WHERE CROSSED BY A MULTI-USE PATH OR SIDEWALK SHALL BE LOCATED WITHIN THE PERIMETER NO BUILD ZONE AREA. NOTHING HEREON SHALL PROHIBIT OVER LOT GRADING, DRAINAGE FACILITIES, UTILITY LINES AND/OR UTILITY STRUCTURES WITHIN SAID PERIMETER NO BUILD ZONE AS AUTHORIZED BY THE COUNTY OR ITS ASSIGNS. ALL AREA WITHIN THE "100' NO BUILD ZONE" SHALL BE INCLUDED AS PART OF THE OPEN SPACE ACREAGE THAT THEY ARE WITHIN.

NOTE "G": WETLAND BUFFER ZONE: THE AREA DESIGNATED AS WETLAND BUFFER ZONE SHALL BE MAINTAINED IN THEIR NATURAL STATE AND ARE DEEMED TO BE NO-BUILD ZONES, AND AS SUCH, SUCH ZONES SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT OF IMPROVEMENTS OR RELATED USES OF ANY KIND, EXCEPT THOSE IMPROVEMENTS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THERE SHALL BE NO DUMPING WITHIN THE WETLAND OR WETLAND BUFFER ZONE. ANY ACTIVITY OR USE WHICH WOULD, AS A NATURAL CONSEQUENCE, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OR INTENT OF PRESERVING THE EXISTING WETLAND AREAS IS EXPRESSLY PROHIBITED.

NOTE "H": STREAM PRESERVATION ZONE: THE STREAM PRESERVATION ZONE SHALL BE MAINTAINED BY THE SYCAMORE GROVE HOMEOWNERS ASSOCIATION AND SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS AND STRUCTURES AND THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM PRESERVATION ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED. ADDITIONAL RESTRICTIONS INCLUDE:

- 1. NO DUMPING OR BURNING OF REFUSE.
2. NO HUNTING OR TRAPPING.
3. NATURAL RESOURCES OF THE ZONES SHALL REMAIN UNDISTURBED AND NO TOPSOIL, SAND, GRAVEL, OR ROCK SHALL BE EXCAVATED, REMOVED OR GRADED.
4. NOTHING SHALL BE PERMITTED TO OCCUR WITHIN THE STREAM PRESERVATION ZONE WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND AND NO TREES SHALL BE CUT OR REMOVED, EXCEPT FOR THE REMOVAL OF SUCH DEAD DISEASED, NOXIOUS, OR DECAYED TREES OR VEGETATION WHICH MAY BE REQUIRED FOR CONSERVATION OR SCENIC PURPOSES, OR FOR REASONS OF PUBLIC SAFETY. NOTWITHSTANDING THE FOREGOING, THE FOLLOWING IMPROVEMENTS AND ACTIVITIES SHALL BE PERMITTED WITHIN THE PARKS AND EASEMENTS MAY BE RESERVED IN FAVOR OF THE DEVELOPER AND FUTURE PROPERTY OWNERS FOR THE FOLLOWING:

- A) STORM WATER DETENTION OR RETENTION PONDS AND RELATED UNDERGROUND STORM WATER MANAGEMENT INFRASTRUCTURE;
B) UNDERGROUND UTILITY LINES AND UNDERGROUND STORM WATER MANAGEMENT INFRASTRUCTURE;
C) ONE OR MORE PAVED LEISURE TRAILS IN LOCATIONS WHICH ARE APPROVED AS PART OF A FINAL DEVELOPMENT PLAN FOR THIS SUBAREA;
D) PLANTING AND MAINTENANCE OF TREES, BUSHES, AND OTHER LANDSCAPING.
E) BENCHES, PEDESTRIAN TRASH RECEPTACLES, AND WAYFINDING SIGNAGE; AND
F) PRESERVATION AND MAINTENANCE OF WOODED AND FORESTED AREAS IN KEEPING WITH GOOD FORESTRY MANAGEMENT PRACTICES, INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE REMOVAL OF DEAD, DISEASED, OR DECAYING TREES AND THE TREATMENT OR REMOVAL OF NOXIOUS OR INVASIVE PLANT SPECIES.

ANY AND ALL ALTERATIONS TO THE STREAM PRESERVATION ZONE REQUIRE THE APPROVAL OF THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION, THE OHIO EPA, AND THE US ARMY CORPS OF ENGINEERS, AS APPLICABLE.

SEE US ARMY CORPS OF ENGINEERS PERMIT FILE NUMBERLRH-2022-399-SCR-UNNAMED TRIBUTARY (UNT) ALUM CREEK TO SYCAMORE CREEK FOR APPROVAL IMPACTS TO THE STREAM MADE DURING CONSTRUCTION OF SYCAMORE GROVE.

DETERMINED BY THE FAIRFIELD COUNTY ENGINEER THAT FOR REASONS OF PUBLIC HEALTH, SAFETY, AND WELFARE IT IS NECESSARY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE DRAINAGE WAY WITHIN THE PRESERVATION ZONE. WITHIN SAID PRESERVATION ZONE THE COSTS THEREOF, BOTH DIRECT AND INCIDENTAL THERETO, SHALL BE PAID FOR BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS OF SYCAMORE GROVE.

NOTE "I": TEMPORARY TURNAROUND/ ACCESS EASEMENTS SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "J" C.S.D.E.: THE DEVELOPER WILL INSTALL, AND THE SYCAMORE GROVE HOA WILL OWN AND MAINTAIN THE 18" STORM SEWER TO COLLECT DRAINAGE FROM THE EXISTING 18" FIELD TILE TO THE NORTH. THIS STORM SEWER IS FOR THE BENEFIT OF THE TOLLGATE ESTATES AND THE PROPERTY OWNERS TO THE NORTH OF THE TOLLGATE ESTATES WHO BOTH SHALL HAVE THE RIGHT TO DISCHARGE TO THIS STORM SEWER. TOLLGATE ESTATES, THE PROPERTY OWNERS NORTH OF TOLLGATE ESTATES, THE COUNTY AND THE HEALTH DEPARTMENT ARE ALSO GRANTED ACCESS TO THE STORM SEWER FOR INSPECTION AND TESTING. TOLLGATE ESTATES, THE PROPERTY OWNERS NORTH OF TOLLGATE ESTATES, THE COUNTY OR THE HEALTH DEPARTMENT HAVE NO OBLIGATION FOR MAINTAINING THE STORM SEWER.



SYCAMORE GROVE PHASE 1B

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET,
SECTION 25, TOWNSHIP 16, RANGE 20,
REFUGEE LANDS

Revisions / Submissions

ID	Description	Date

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Project Number: 761723

Scale: 1"=100'

Drawn By: OPG

Checked By: ALB

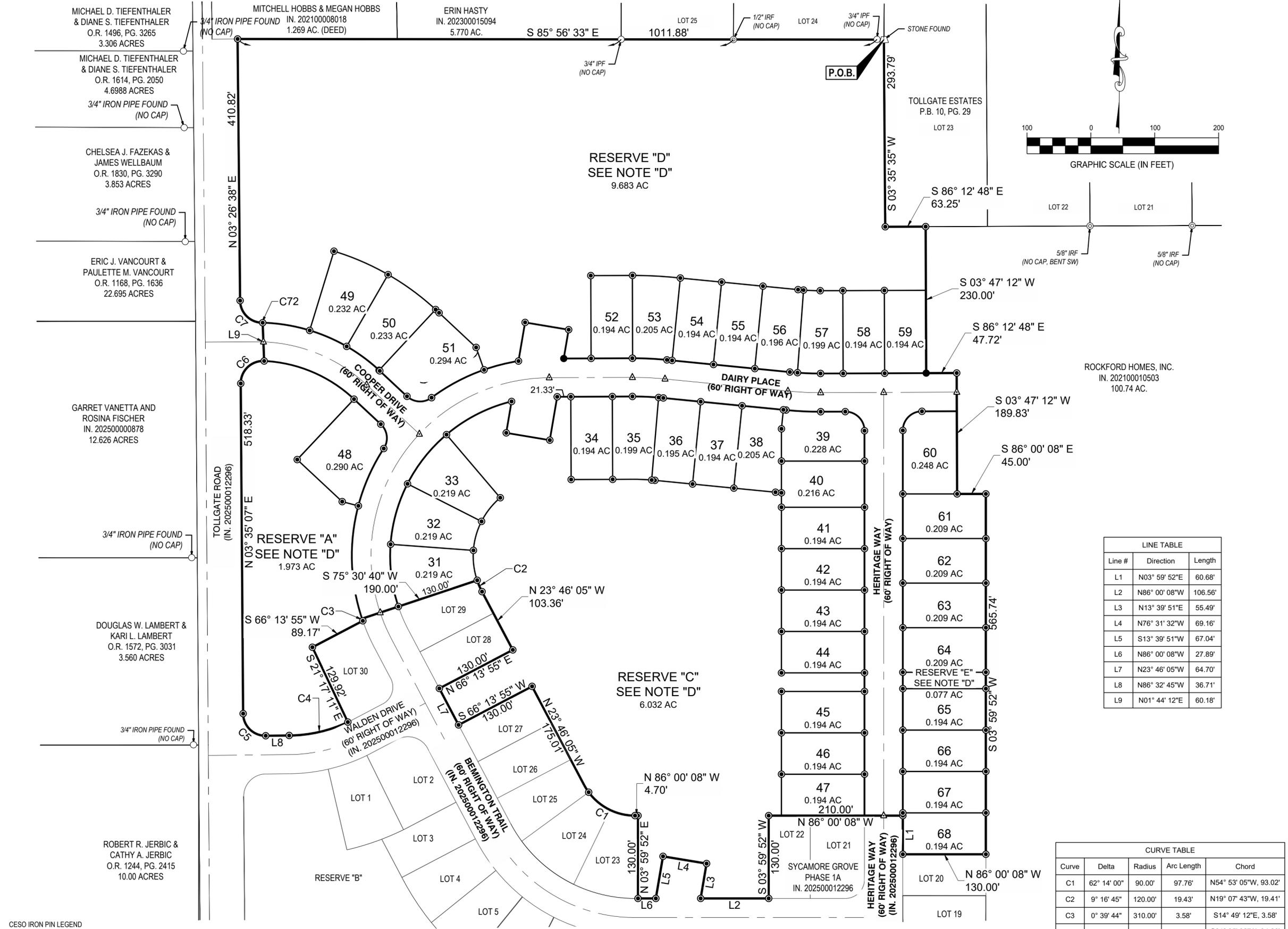
Date: 2/27/2026

Issue: N/A

Drawing Title:

PLAT

C:\DC\AC\DC\Projects\CESO\04-SURVEY\DWG\761723-KH-SYCAMORE GROVE-PLAT-PH1B.dwg - 2/27/2026 - Coleman Dodds



Line #	Direction	Length
L1	N03° 59' 52"E	60.68'
L2	N86° 00' 08"W	106.56'
L3	N13° 39' 51"E	55.49'
L4	N76° 31' 32"W	69.16'
L5	S13° 39' 51"W	67.04'
L6	N86° 00' 08"W	27.89'
L7	N23° 46' 05"W	64.70'
L8	N86° 32' 45"W	36.71'
L9	N01° 44' 12"E	60.18'

Curve	Delta	Radius	Arc Length	Chord
C1	62° 14' 00"	90.00'	97.76'	N54° 53' 05"W, 93.02'
C2	9° 16' 45"	120.00'	19.43'	N19° 07' 43"W, 19.41'
C3	0° 39' 44"	310.00'	3.58'	S14° 49' 12"E, 3.58'
C4	24° 44' 27"	220.00'	95.00'	S81° 05' 02"W, 94.26'
C5	90° 07' 51"	35.00'	55.06'	N41° 28' 49"W, 49.55'
C6	93° 09' 19"	35.00'	56.91'	N50° 09' 46"E, 50.84'
C7	87° 59' 04"	35.01'	53.76'	N40° 33' 59"W, 48.64'
C72	0° 14' 34"	280.00'	1.19'	N84° 27' 18"W, 1.19'

- CESO IRON PIN LEGEND**
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - ◎ REBAR FOUND
 - △ STONE FOUND
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)

NOTE: THE INFORMATION PROVIDED ON THIS SHEET 7 OF 8 HAS BEEN PROVIDED TO COMPLY WITH THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF PLATTING (REQUIRING A DRAWING AT A SCALE OF 1"=100') AND IS NOT INTENDED TO BE USED FOR ANY PURPOSE. PLEASE SEE SHEETS 3, 4 AND 5 OF THIS DOCUMENT FOR LOT CONFIGURATIONS, DIMENSIONS, EASEMENTS, RESTRICTIONS AND MONUMENTATION.

**BOUNDARY DESCRIPTION
SYCAMORE GROVE, PHASE 1B
CONTAINING 28.729 TOTAL ACRES**

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, SECTION 25, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND OUT OF THAT ORIGINAL 100.74-ACRE TRACT OF LAND CONVEYED TO ROCKFORD HOMES, INC. BY DEED OF RECORD IN INSTRUMENT NUMBER 202100010503, ALL DEED REFERENCES REFER TO THE RECORDS OF THE RECORDER'S OFFICE OF FAIRFIELD COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE SOUTHEAST CORNER OF LOT 24 AND IN THE WEST LINE OF LOT 23 OF TOLLGATE ESTATES OF RECORD IN PLAT BOOK 10, PAGE 29;

THENCE SOUTH 03°35'35" WEST, WITH THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 293.79 FEET TO AN IRON PIN SET AT A CORNER THEREOF;

THENCE SOUTH 86°12'48" EAST, WITH THE SOUTHERLY LINE OF SAID LOT 23, A DISTANCE OF 63.25 FEET TO AN IRON PIN SET;

THENCE WITH NEW DIVISION LINES THROUGH SAID 100.74-ACRE TRACT, THE FOLLOWING COURSES:

SOUTH 03°47'12" WEST, A DISTANCE OF 230.00 FEET TO A 1" IRON PIN SET WITH AN ALUMINUM CAP STAMPED "CESO";

SOUTH 86°12'48" EAST, A DISTANCE OF 47.72 FEET TO AN IRON PIN SET;

SOUTH 03°47'12" WEST, A DISTANCE OF 189.83 FEET TO AN IRON PIN SET;

SOUTH 86°00'08" EAST, A DISTANCE OF 45.00 FEET TO AN IRON PIN SET;

SOUTH 03°59'52" WEST, A DISTANCE OF 565.74 FEET TO AN IRON PIN SET IN THE NORTHEASTERLY CORNER OF LOT 20 OF A PLAT ENTITLED "SYCAMORE GROVE PHASE 1A), OF RECORD IN INSTRUMENT NUMBER 202500012296;

THENCE WITH THE PERIMETER OF SAID "SYCAMORE GROVE PHASE 1A" THE FOLLOWING COURSES:

NORTH 86°00'08" WEST, A DISTANCE OF 130.00 FEET TO AN IRON PIN SET;

NORTH 03°59'52" EAST, A DISTANCE OF 60.68 FEET TO AN IRON PIN SET;

NORTH 86°00'08" WEST, A DISTANCE OF 210.00 FEET TO AN IRON PIN SET;

SOUTH 03°59'52" WEST, A DISTANCE OF 130.00 FEET TO AN IRON PIN SET;

NORTH 86°00'08" WEST, A DISTANCE OF 106.56 FEET TO AN IRON PIN SET;

NORTH 13°39'51" EAST, A DISTANCE OF 55.49 FEET TO AN IRON PIN SET;

NORTH 76°31'32" WEST, A DISTANCE OF 69.16 FEET TO AN IRON PIN SET;

SOUTH 13°39'51" WEST, A DISTANCE OF 67.04 FEET TO AN IRON PIN SET;

NORTH 86°00'08" WEST, A DISTANCE OF 27.89 FEET TO AN IRON PIN SET;

NORTH 03°59'52" EAST, A DISTANCE OF 130.00 FEET TO AN IRON PIN SET;

NORTH 86°00'08" WEST, A DISTANCE OF 4.70 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;

WITH AN ARC DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 97.76 FEET, AN INTERIOR ANGLE OF 62°14'00", A CHORD BEARING OF NORTH 54°53'05" WEST, A CHORD DISTANCE OF 93.02 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY;

NORTH 23°46'05" WEST, A DISTANCE OF 175.01 FEET TO AN IRON PIN SET;

SOUTH 66°13'55" WEST, A DISTANCE OF 130.00 FEET TO AN IRON PIN SET;

NORTH 23°46'05" WEST, A DISTANCE OF 64.70 FEET TO AN IRON PIN SET;

NORTH 66°13'55" EAST, A DISTANCE OF 130.00 FEET TO AN IRON PIN SET;

NORTH 23°46'05" WEST, A DISTANCE OF 103.36 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;

WITH AN ARC DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 19.43 FEET, AN INTERIOR ANGLE OF 9°16'45", A CHORD BEARING OF NORTH 19°07'43" WEST, A CHORD DISTANCE OF 19.41 FEET TO AN IRON PIN SET;

SOUTH 75°30'40" WEST, A DISTANCE OF 190.00 FEET TO AN IRON PIN SET;

WITH AN ARC DEFLECTING TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 3.58 FEET, AN INTERIOR ANGLE OF 0°39'44", A CHORD BEARING OF SOUTH 14°49'12" EAST, A CHORD DISTANCE OF 3.58 FEET TO AN IRON PIN SET;

SOUTH 66°13'55" WEST, A DISTANCE OF 89.17 FEET TO AN IRON PIN SET;

SOUTH 21°17'11" EAST, A DISTANCE OF 129.92 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;

WITH AN ARC DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 95.00 FEET, AN INTERIOR ANGLE OF 24°44'27", A CHORD BEARING OF SOUTH 81°05'02" WEST, A CHORD DISTANCE OF 94.26 TO AN IRON PIN SET AT A POINT OF TANGENCY;

NORTH 86°32'45" WEST, A DISTANCE OF 36.71 FEET OF CURVATURE;

WITH AN ARC DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.06 FEET, AN INTERIOR ANGLE OF 90°07'51", A CHORD BEARING OF NORTH 41°28'49" WEST, A CHORD DISTANCE OF 49.55 FEET TO AN IRON PIN SET;

NORTH 03°35'07" EAST, A DISTANCE OF 518.33 FEET TO AN IN PIN SET AT A POINT OF CURVATURE IN THE EASTERLY RIGHT OF WAY LINE OF TOLLGATE ROAD AS DEDICATED IS SAID "SYCAMORE GROVE PHASE 1A";

THENCE WITH SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES:

WITH AN ARC DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 56.91 FEET, AN INTERIOR ANGLE OF 93°09'19", THE CHORD OF SAID BEARS NORTH 50°09'46" EAST, A CHORD DISTANCE OF 50.84 FEET TO AN IRON PIN SET;

NORTH 01°44'12" EAST, A DISTANCE OF 60.18 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;

WITH AN ARC DEFLECTING TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 1.19 FEET, AN INTERIOR ANGLE OF 0°14'34", A CHORD BEARING OF NORTH 84°27'18" WEST, A CHORD DISTANCE OF 1.19 FEET TO AN IRON PIN SET AT A POINT OF REVERSE CURVATURE;

WITH AN ARC DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 53.77 FEET, AN INTERIOR ANGLE OF 88°01'13", A CHORD BEARING OF NORTH 40°33'59" WEST, A CHORD DISTANCE OF 48.64 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY;

NORTH 03°26'38" EAST, 410.82 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF A 1.269-ACRE TRACT OF LAND CONVEYED TO MITCHELL AND MEGAN HOBBS BY DEED OF RECORD IN INSTRUMENT NUMBER 202100008018;

THENCE SOUTH 85°56'33" EAST WITH THE SOUTH LINE OF SAID 1.269-ACRE TRACT OF LAND, THE SOUTH LINE OF A 5.770-ACRE TRACT OF LAND CONVEYED TO ERIN HASTY BY DEED OF RECORD IN INSTRUMENT NUMBER 202300015094, THE SOUTH LINE OF AFORESAID LOT 24 AND THE SOUTH LINE OF LOT 25 OF SAID TOLLGATE ESTATES, PASSING A 3/4" IRON PIN FOUND AT 600.54 FEET, PASSING A 1/2" IRON PIN FOUND AT 776.25 FEET AND PASSING A 3/2" IRON PIN FOUND AT 1001.02 FEET, A TOTAL DISTANCE OF 1011.88 FEET TO THE **POINT OF BEGINNING** CONTAINING 28.729 ACRES, MORE OR LESS.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

ALL IRON PINS CALLED AS SET ARE 5/8" X 30" REBAR WITH YELLOW CAP STAMPED "CESO".

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011), THE CENTERLINE OF TOLLGATE ROAD BEARING NORTH 03°35'07" EAST, AS ESTABLISHED BY GPS OBSERVATIONS.



**SYCAMORE GROVE
PHASE 1B**

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET,
SECTION 25, TOWNSHIP 16, RANGE 20,
REFUGEE LANDS

Revisions / Submissions

ID	Description	Date

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Project Number: 761723
Scale: N/A
Drawn By: OPG
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Date: 2/27/2026
Issue: N/A

Drawing Title:

PLAT