

VICINITY MAP - NOT TO SCALE

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND TRAILS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES, SIDEWALKS, BIKE LANE, AND MULTI-USE TRAILS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, SIDEWALKS, BIKE LANE, AND MULTI-USE TRAILS, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, DUKE ENERGY, VECTREN, TIME WARNER CABLE, CITY OF FRANKLIN

ALL MAILBOXES ARE TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS.

AS TO ALL:

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC.

WITNESS _____

BY: _____

WITNESS _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ OF _____, A _____, ON BEHALF OF THE _____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OCCUPATION STATEMENT:

OCCUPATION IN GENERAL MATCHED THE SURVEY.

CERTIFICATE OF SURVEYOR:

THIS RECORD PLAN WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40. I CERTIFY THAT THIS RECORD PLAN WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED ON ACTUAL FIELD SURVEY BY CESO INC. IN NOVEMBER 2021.

SEAN T. BROOKS, P.S. _____ DATE: _____
OHIO P.S. NO. 8828

DEED REFERENCE:

SITUATED IN SECTION 35, TOWN 3, RANGE 4 M.R.S., CITY OF FRANKLIN AND FRANKLIN TOWNSHIP, WARREN COUNTY, STATE OF OHIO, AND BEING 5.9568 ACRES OF A 77.0635-ACRE PARCEL OWNED BY FORESTAR (USA) REAL ESTATE GROUP INC. RECORDED DOCUMENT NUMBER 2025-028295 RECORDER'S OFFICE, WARREN COUNTY OHIO.

BASES OF BEARINGS:

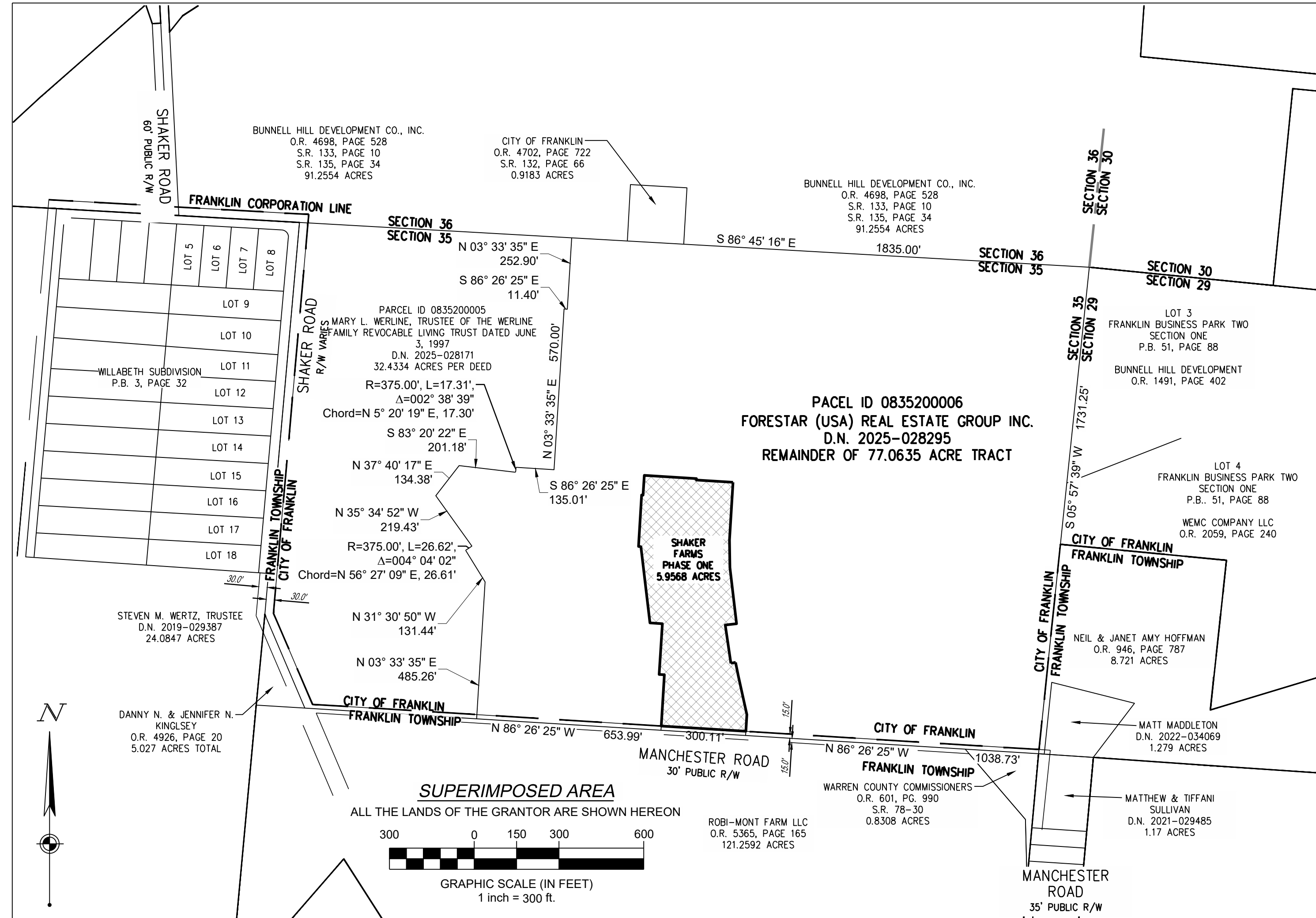
BEARINGS SHOWN HEREON ARE BASED UPON OHIO STATE PLANE SOUTH ZONE AND GPS OBSERVATIONS MADE IN NOVEMBER 2021 USED TO ESTABLISH A BEARING OF NORTH 86°26'25" WEST ALONG THE CENTERLINE OF MANCHESTER ROAD.

ENGINEER/SURVEYOR
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OHIO 45342
PHONE NO.: 937-435-8584

OWNER/DEVELOPER:
FORESTAR
9292 N. MERIDIAN STREET, SITE 211
INDIANAPOLIS, IN 46260
PHONE NO.: 317-754-6951

RECORD PLAN SHAKER FARMS PHASE ONE

SEC. 35, TOWN 3, RANGE 4 M.Rs.
FRANKLIN TOWNSHIP, CITY OF FRANKLIN,
WARREN COUNTY, OHIO
CONTAINING 5.9568 TOTAL ACRES
MAY 2026



COVENANTS AND RESTRICTIONS

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS AND RESTRICTIONS OF THE SHAKER FARMS HOMEOWNERS ASSOCIATION AND SUBJECT TO ALL RECORDED AMENDMENTS AND SUPPLEMENTS TO THE SHAKER FARMS HOMEOWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

NO PRIVATE IMPROVEMENTS OF ANY KIND SHALL BE MADE ON ANY SAID RIGHT-OF-WAY OR EASEMENT WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY, OR OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE, AND THE CITY OF FRANKLIN SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF THE PROPERTY INDICATED ON THIS PLAN FROM ANY DAMAGE DONE ON SAID RIGHT-OF-WAY, OR EASEMENTS TO SOIL, SHRUBBERY, TREES, DRIVEWAYS OR OTHER IMPROVEMENTS WITHIN NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF SAID IMPROVEMENTS.

THE CITY OF FRANKLIN ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE CHANNELS, OR DETENTION BASINS OR EASEMENT AREA OF ANY LOT AND NO STRUCTURES, CULVERTS, PLANTING, FENCING, FILLING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH SAID WATERCOURSE. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO CONTINUOUSLY MAINTAIN THE AREA OF SAID EASEMENT, OR DETENTION BASIN WITHIN ANY LOT.

TO INSURE THE HEALTH, SAFETY AND GENERAL WELFARE OF THE OCCUPANTS OF THIS DEVELOPMENT AND THE CITIZENS OF FRANKLIN, ALL AREAS DESIGNATED AS PUBLIC ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF FRANKLIN, OHIO TO BE HELD FOREVER IN TRUST FOR THE PUBLIC USE AS RIGHTS-OF-WAY FOR VEHICULAR AND PEDESTRIAN TRAFFIC. THE OWNER OF THE UNDERLYING FEE (HEREINAFTER "OWNER") SHALL HAVE THE RIGHT TO INSTALL DRIVES, SIDEWALKS, DRAINAGE

FACILITIES AND OTHER IMPROVEMENTS UPON PUBLIC ACCESS EASEMENTS TO SUCH EXTENT AND IN SUCH MANNER AS APPROVED BY THE CITY. DRIVES AND SIDEWALKS CONSTRUCTED UPON DEDICATED PUBLIC ACCESS EASEMENTS SHALL BE KEPT OPEN AND ACCESSIBLE TO FIRE, POLICE AND OTHER EMERGENCY AND MAINTENANCE VEHICLES AND PERSONNEL BY THE OWNER AT ALL TIMES. PAVING, SIDEWALKS, AND OTHER IMPROVEMENTS WITHIN THESE EASEMENTS SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER IN GOOD REPAIR AND KEPT FREE OF ALL OBSTRUCTIONS WHICH WOULD IMPEDE THE FREE MOVEMENT OF PUBLIC AND PEDESTRIAN TRAFFIC, INCLUDING BUT NOT LIMITED TO ICE, SNOW AND PARKED VEHICLES. WHERE NECESSARY, IN ACCORD WITH A TRAFFIC CONTROL PLAN APPROVED BY THE CITY, TRAFFIC CONTROL DEVICES SHALL BE PROVIDED, INSTALLED AND MAINTAINED BY THE OWNER. TO INSURE COMPLIANCE WITH TRAFFIC CONTROL DEVICES IN PUBLIC ACCESS EASEMENTS, THE CITY OF FRANKLIN SHALL HAVE FULL POWER AND AUTHORITY TO ENFORCE SUCH CONTROLS AND TO PROSECUTE VIOLATIONS IN ACCORDANCE WITH THE LAWS OF THE CITY AND THE STATE OF OHIO, AS IT MAY IN ALL OTHER RIGHTS-OF-WAY DEDICATED OR OTHERWISE CONVEYED TO IT FOR PUBLIC USE. NOTHING IN THE DEDICATION SHALL REQUIRE THE CITY TO INSTALL OR MAINTAIN IMPROVEMENTS IN PUBLIC ACCESS EASEMENT, OR TO ENFORCE TRAFFIC LAWS WHERE A TRAFFIC CONTROL PLAN HAS NOT BEEN APPROVED AND IMPLEMENTED.

IN THE EVENT THAT THE OWNER FAILS TO FULFILL THE OBLIGATION SET FORTH IN THE ABOVE COVENANTS, CONDITIONS AND RESTRICTION, THE CITY OF FRANKLIN IS HEREBY AUTHORIZED, AFTER PROVIDING REASONABLE NOTICE AND OPPORTUNITY FOR A HEARING THE OWNER, TO TAKE SUCH CORRECTIVE ACTION AS IT DEEMS NECESSARY, TO CHARGE THE OWNER THE ENTIRE COST THEREOF, AND IN THE EVENT OF FAILURE OF PROMPT PAYMENT, TO COLLECT SAID COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY AS IN THE ABATEMENT OF A PUBLIC NUISANCE.

CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, THIS PLAT WAS APPROVED BY COUNCIL OF THE MUNICIPALITY OF FRANKLIN, OHIO

MAYOR _____ ATTEST _____

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF FRANKLIN, OHIO

CHAIRPERSON _____

CITY MANAGER

I HEREBY THIS PLAT ON THIS ____ DAY OF _____

CITY MANAGER _____

CITY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS ____ DAY OF _____

CITY ENGINEER _____

WARREN COUNTY AUDITOR:

TRANSFERRED ON THIS ____ DAY OF _____

DEPUTY _____ WARREN COUNTY AUDITOR _____

WARREN COUNTY RECORDER:

FILE NO. _____

RECEIVED ON THIS ____ DAY OF _____ AT ____ M.

RECORDED ON THIS ____ DAY OF _____ AT ____ M.

RECORDED IN PLAT BOOK NO. _____, PAGE _____

FEE _____

DEPUTY _____ WARREN COUNTY RECORDER _____



FORESTAR

SHAKER FARMS

PHASE ONE

SECTION 35, TOWN 3, RANGE 4 M.Rs.
CITY OF FRANKLIN, WARREN COUNTY OHIO

ID	Revisions / Submissions
Description	Date

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Project Number: 763884
 Drawn By: DAS
 Checked By: STB / CTT
 Date: 05/28/2026
 Issue: _____

Drawing Title:
Record Plan

1 of 2

FORESTAR (USA) REAL ESTATE GROUP INC.
D.N. 2025-028295
REMAINDER OF 77.0635 ACRE TRACT

OCCUPATION STATEMENT:
OCCUPATION IN GENERAL MATCHED THE SURVEY.

SURVEY MONUMENT LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Iron Pin Found as Described
- - PK Nail/Mag Nail Set
- P.U.E. - Public Utility Easement
- EL - Easement Line
- B.S. - Building Setback

Line #	Direction	Length
EL21	S86° 58' 44"E	11.72'
L1	S86° 26' 25"E	55.00'
L2	N03° 33' 35"E	41.97'
L3	N03° 33' 35"E	55.00'
L4	N03° 33' 35"E	41.97'
L5	S86° 26' 25"E	40.63'
L6	N86° 26' 25"W	40.63'
L7	N74° 08' 18"E	13.75'

Curve	Delta	Radius	Arc Length	Chord
C1	10° 18' 19"	200.00'	35.97'	N1° 35' 34"W, 35.92'
C2	10° 18' 19"	200.00'	35.97'	N1° 35' 34"W, 35.92'
C3	16° 10' 24"	250.00'	70.57'	S85° 28' 23"W, 70.34'
C4	90° 00' 00"	25.00'	39.27'	N48° 33' 35"E, 35.36'
C5	90° 00' 00"	15.00'	23.56'	N41° 26' 25"W, 21.21'
C6	90° 00' 00"	15.00'	23.56'	N48° 33' 35"E, 21.21'
C7	10° 18' 19"	175.00'	31.48'	N1° 35' 34"W, 31.43'
C8	10° 18' 19"	225.00'	40.47'	N1° 35' 34"W, 40.41'
C9	3° 45' 46"	225.00'	14.78'	N4° 51' 51"W, 14.77'
C10	6° 32' 33"	225.00'	25.69'	N0° 17' 19"E, 25.68'
C11	90° 00' 00"	15.00'	23.56'	N41° 26' 25"W, 21.21'
C12	90° 00' 00"	15.00'	23.56'	S48° 33' 35"W, 21.21'
C13	10° 18' 19"	175.00'	31.48'	N1° 35' 34"W, 31.43'
C14	10° 18' 19"	225.00'	40.47'	N1° 35' 34"W, 40.41'
C15	90° 00' 00"	15.00'	23.56'	N41° 26' 25"W, 21.21'
C16	16° 17' 20"	225.00'	63.97'	N85° 24' 55"E, 63.75'
C17	11° 55' 25"	225.00'	46.82'	N87° 36' 53"E, 46.74'
C18	16° 04' 44"	275.00'	77.17'	S85° 31' 14"W, 76.92'
C19	11° 25' 50"	275.00'	54.86'	N83° 11' 47"E, 54.77'
C20	4° 38' 53"	275.00'	22.31'	S88° 45' 51"E, 22.30'
C21	90° 00' 00"	15.00'	23.56'	S48° 33' 35"W, 21.21'
C22	90° 00' 00"	25.00'	39.27'	S41° 26' 25"E, 35.36'

AREA CALCULATIONS:

LOT 1 =	0.2376 ACRES
LOT 2 =	0.2859 ACRES
LOT 3 =	0.2200 ACRES
LOT 4 =	0.1791 ACRES
LOT 5 =	0.1791 ACRES
LOT 6 =	0.2330 ACRES
LOT 7 =	0.2426 ACRES
LOT 8 =	0.1826 ACRES
LOT 9 =	0.2158 ACRES
LOT 10 =	0.1641 ACRES
LOT 11 =	0.1492 ACRES
LOT 12 =	0.1492 ACRES
LOT 13 =	0.1492 ACRES
LOT 14 =	0.1508 ACRES
LOT 15 =	0.1703 ACRES
LOT 16 =	0.1425 ACRES
LOT 17 =	0.1425 ACRES
LOT 18 =	0.1425 ACRES
LOT 19 =	0.1425 ACRES
LOT 20 =	0.2733 ACRES
LOT 21 =	0.2410 ACRES
LOT 22 =	0.2094 ACRES
OPEN SPACE C =	0.1148 ACRES
OPEN SPACE D =	0.0461 ACRES
RIGHT-OF-WAY =	1.5932 ACRES
TOTAL AREA =	5.9568 ACRES

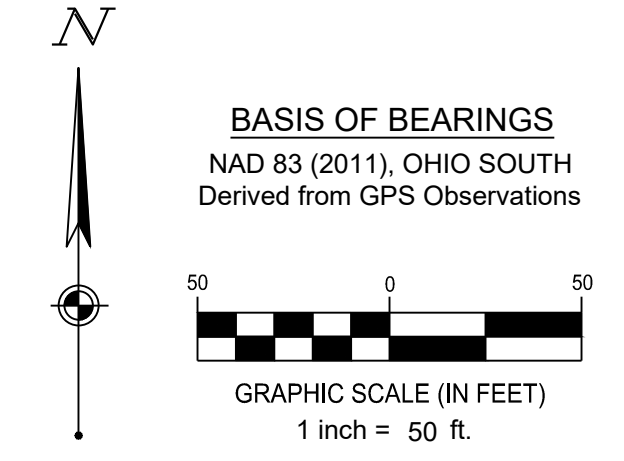
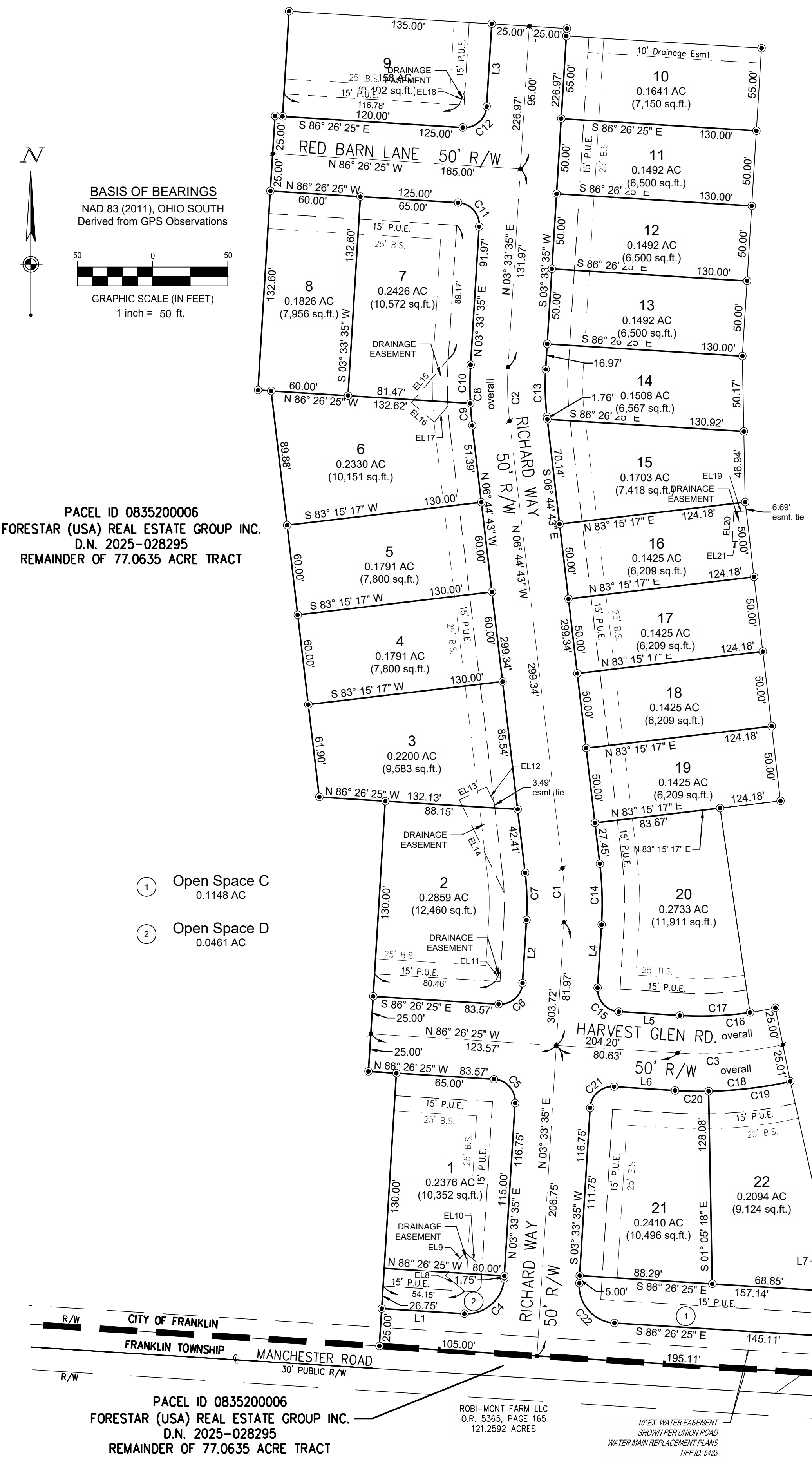
ROADWAY LENGTHS:

RICHARD WAY	886.97 ft.
HARVEST GLEN ROAD	274.76 ft.
RED BARN LANE	165.00 ft.

SIDWELL TABLE

OLD	NEW	
	NEW LOT 1	
	NEW LOT 2	
	NEW LOT 3	
	NEW LOT 4	
	NEW LOT 5	
	NEW LOT 6	
	NEW LOT 7	
	NEW LOT 8	
	NEW LOT 9	
	NEW LOT 10	
	NEW LOT 11	
	NEW LOT 12	
	NEW LOT 13	
	NEW LOT 14	
	NEW LOT 15	
	NEW LOT 16	
	NEW LOT 17	
	NEW LOT 18	
	NEW LOT 19	
	NEW LOT 20	
	NEW LOT 21	
	NEW LOT 22	
	NEW OPEN SPACE C	
	NEW OPEN SPACE D	
	NEW R/W 1.5932 Ac.	
	REMAINDER	

Line #	Direction	Length
EL8	S50° 20' 37"E	16.23'
EL9	S39° 39' 23"W	20.00'
EL10	N50° 20' 37"W	15.08'
EL11	N27° 12' 18"E	7.73'
EL12	N25° 45' 23"W	11.67'
EL13	S64° 14' 37"W	20.00'
EL14	S25° 45' 23"E	68.44'
EL15	S40° 11' 49"W	38.00'
EL16	S49° 48' 11"E	20.00'
EL17	N40° 11' 49"E	13.94'
EL18	N22° 00' 32"E	10.18'
EL19	N86° 58' 44"W	8.28'
EL20	S03° 01' 16"W	20.00'
EL21	S86° 58' 44"E	11.72'



PACEL ID 083520006
FORESTAR (USA) REAL ESTATE GROUP INC.
D.N. 2025-028295
REMAINDER OF 77.0635 ACRE TRACT

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FORESTAR

SHAKER FARMS PHASE ONE

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