

LAND USE

230 Attachment 12

Township of Delaware

Appendix III

Wording for Resolutions and Deeds Involving Easements

1. For minor drainage ditches, culverts, etc., that are usually dry except for rainwater runoff and do not usually have continuing water flow:

“Subject to an easement to the Township of Delaware being _____ feet in width from each side of the centerline of the watercourse on the subdivision plat No. _____ dated _____ by _____ (surveyor), to allow Delaware Township through its agents to enter upon the easement for the purpose of clearing and maintaining the watercourse.”

2. For small steady streams that generally run heavy with rainwater:

“Subject to a Conservation Easement to the Township of Delaware and as set forth in specific terms outlined in Appendix II of the Land Use Ordinance of the Township of Delaware, such easement shown on the subdivision plat No. _____ dated _____ by _____ (surveyor), being _____ feet wide on each side of the centerline thereof.”

3. For subdivisions involving creeks, rivers and other environmentally sensitive areas, and certain drainage structures:

“Subject to a conservation and drainage easement to the Township of Delaware and as set forth in specific terms outlined in Appendix I of the Land Use Ordinance of the Township of Delaware, such easement shown on the subdivision plat No. _____ dated _____ by _____ (surveyor), being _____ feet wide on each side of the centerline thereof. This conservation and drainage easement is also contained in a separate document which is recorded prior to the recording of this deed.”

4. For subdivisions with slopes exceeding 25%:

“Subject to a conservation easement to the Township of Delaware and as set forth in specific terms outlined in Appendix II of the Land Use Ordinance of the Township of Delaware, such easement shown on the subdivision plat No. _____ dated _____ by _____ (surveyor), and located in those areas where the slope is greater than 25%. This conservation easement is also contained in a separate document which is recorded prior to the recording of the deed.”

5. For conservation easements only:

“Subject to a conservation easement to the Township of Delaware and as set forth in specific terms outlined in Appendix II of the Land Use Ordinance of the Township of Delaware, such easement shown on the subdivision plat No. _____ dated _____ by _____ (surveyor), being _____ feet wide on each side of the centerline thereof.”