



# Delaware County Drainage Improvement Petition

R.C. 6131.04; R.C. 6133.02

Single County

Joint County

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DELAWARE COUNTY  
COMMISSIONERS

The Homeowners Association for Big Bear Farms

11/21/23

Petitioner(s)

Date

To the Board of County Commissioners of Delaware County, Ohio:

The undersigned hereby petition your honorable body to order the drainage improvement described herein (the "Improvement") and states as follows:

1. The Improvement consists of the following nature of work, as set forth in R.C. 6131.04(B)(1):  
To generally improve the drainage, both surface and subsurface, to a good and sufficient outlet, by replacing, repairing, or altering the existing improvements as required and/or creating new surface and subsurface drainage mains or laterals, as requested, by this petition, and to maintain these improvements.
  
2. The course and termini of the Improvement, including the branches, spurs, or laterals, if any, are as follows:  
In Delaware County, Liberty Township, within Section 2 Part 2 of the Big Bear Farms subdivision and generally following, but not limited to, the course and termini of the existing improvements. This specifically includes, but is not limited to, the retention ponds located within Big Bear Farms subdivision, immediately south of Seldom Seen Road.
  
3. The construction of the Improvement is necessary and will benefit the petitioner(s).
  
4. All costs of engineering, construction, and future maintenance will be assessed to the benefiting parcels of land, except as ordered under an appeal filed in accordance with R.C. 6131.31.



Big Bear Farms 2-2 & Golf Village 1A - Parcel List - 10/12/2023

PARCEL_NO	OWNER1	ADDR1	ADDR2
31931402001000	BIG BEAR FARMS RESIDENTS ASSOCIATION	SELDOM SEEN RD	POWELL, OH 43065
31931402002000	THANH LE TU & TRUC THI	9028 WAYNE BROWN DR	POWELL, OH 43065
31931402003000	SIEGEL DAVID S & KATHRYN H	9046 WAYNE BROWN DR	POWELL, OH 43065
31931402004000	VAN LOON EDWARD F & TRACY TRUSTEES	9062 WAYNE BROWN DR	POWELL, OH 43065
31931402005000	COOPER BRIAN & KRISTI	4014 BRAHMA CT	POWELL, OH 43065
31931402006000	MOORE BROOKE LIKENS & STEPHEN	4024 BRAHMA CT	POWELL, OH 43065
31931402007000	ATKINSON GEORGE W	4023 BRAHMA CT	POWELL, OH 43065
31931402008000	TALLURI JAWAHAR & SUBHALAKSHMI CHUNDRU	4015 BRAHMA CT	POWELL, OH 43065
31931402009000	VAN METER JOSHUA S & LAUREN C	3993 BRAHMA CT	POWELL, OH 43065
31931402010000	SMITH CORWIN A & JAMIE A	9100 WAYNE BROWN DR	POWELL, OH 43065
31931402011000	ANTHONY TRAVIS E & VALERIE J	9116 WAYNE BROWN DR	POWELL, OH 43065
31931402012000	CROSSIN TIMOTHY J & GINA M	9128 WAYNE BROWN DR	POWELL, OH 43065
31931402013000	JOHNSON AMANDA KRISTEN & METCALF BENJAMIN PAUL	9142 WAYNE BROWN DR	POWELL, OH 43065
31931402014000	BARBOZA BRAD A & CAROLYN MURLEY	9154 WAYNE BROWN DR	POWELL, OH 43065
31931402015000	FICKLE JOSHUA & ANNA	4015 RYLELAND CT	POWELL, OH 43065
31931402016000	CHRISTIAN WILLIAM IV & PARSONS CHRISTIAN ERIN ELIZABETH	3993 RYLELAND CT	POWELL, OH 43065
31931402017000	VOGEL JEFFRY G & ANNE M	3971 RYLELAND CT	POWELL, OH 43065
31931402018000	BLANKENSHIP DONALD T & CATHY L	3959 RYLELAND CT	POWELL, OH 43065
31931402019000	FOGG EDMUND J III & KATHERINE L	3949 RYLELAND CT	POWELL, OH 43065
31931402020000	POPHAM KEVIN W & JENNIFER L	3950 RYLELAND CT	POWELL, OH 43065
31931402021000	KADLIC JOHN R & CHRISTINE	3958 RYLELAND CT	POWELL, OH 43065
31931402022000	BERKES BENJAMIN L	3978 RYLELAND CT	POWELL, OH 43065
31931402023000	KLEMMANN CARA W TRUSTEE	4008 RYLELAND CT	POWELL, OH 43065
31931402024000	GIARDINA MICHAEL V & KARLA M	9071 WAYNE BROWN DR	POWELL, OH 43065
31931402025000	LEE LIN Z & SUZANNA C	9057 WAYNE BROWN DR	POWELL, OH 43065
31931402026000	NARASIMHAN BHUVARAHURTHY & PATTISAPU VINATHA	9045 WAYNE BROWN DR	POWELL, OH 43065
31931402027000	MAVES RICHARD A JR & LINDSAY S	9033 WAYNE BROWN DR	POWELL, OH 43065
31931402028000	CODLIN KAREN	9023 WAYNE BROWN DR	POWELL, OH 43065
31931402029000	BIG BEAR FARMS RESIDENTS ASSOCIATION	SELDOM SEEN RD	POWELL, OH 43065
31931403001000	GOLF VILLAGE PROPERTY OWNERS ASSOCIATION INC	3942 SELDOM SEEN RD	POWELL, OH 43065
99999925000000	LIBERTY TOWNSHIP	TOWNSHIP ROAD ROW	



# Delaware County Drainage Improvement Petition Bond

KNOW ALL PERSONS BY THESE PRESENTS, That we, JAMES M. DEMSKY, as principal, and BBF HOA / CHECK, as surety, are held and firmly bound unto Delaware County, Ohio, in the sum of <sup>1</sup> 1500.00 Dollars, to the payment of which sum, well and truly to be made, we do hereby jointly and severally bind ourselves, our heirs, executors and administrators.

Signed by us and dated at Delaware, Ohio, this 21<sup>ST</sup> day of November, 2023.

THIS CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, Whereas, on the 21<sup>ST</sup> Day of November, 2023, a petition was filed with the Clerk of the County Commissioners of Delaware County, Ohio, by JAMES DEMSKY & BBF-HOA, and others, making application to the County Commissioners for a drainage improvement generally described as follows:

In Delaware County, Liberty Township, within Section 2 Part 2 of the Big Bear Farms subdivision and generally following, but not limited to, the course and termini of the existing improvements. This specifically includes, but is not limited to, the retention ponds located within Big Bear Farms subdivision, immediately south of Seldom Seen Road.

Now, if the said principal will pay all costs associated in preparing for the view and first hearing if the petition is not granted or if the petition is for any cause dismissed, then this obligation shall be void; otherwise it shall be and remain in full force and virtue in law.

The above bond is approved this 21<sup>ST</sup>, day of November, 2023

John Warkaw  
Clerk to the Commissioners

<sup>1</sup> One Thousand Five Hundred Dollars (\$1,500.00), plus the sum of Five Dollars (\$5.00) for each parcel of land in excess of two hundred parcels that are listed in the petition as lands that will benefit from the improvement