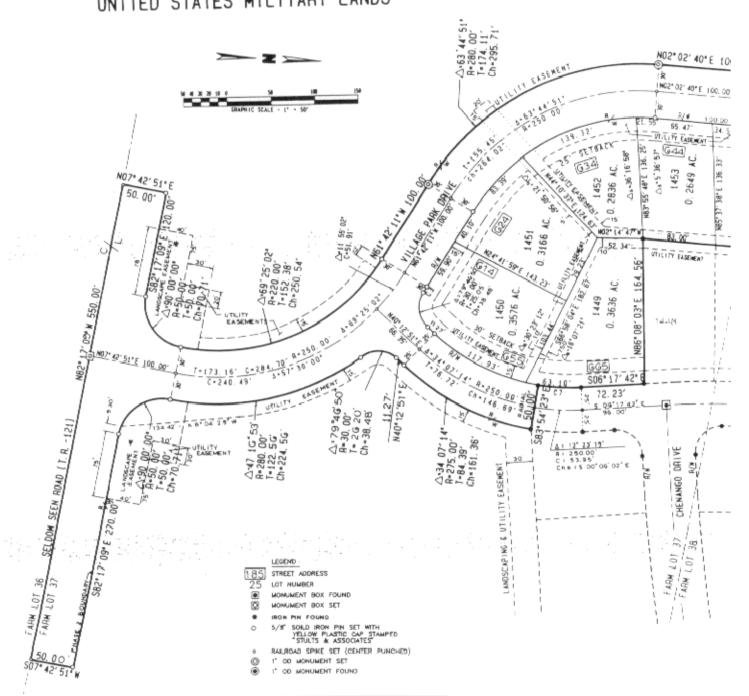


# AMENDED

POWELL PLACE PHASE 2
SITUATED IN THE VILLAGE OF POWELL, OHIO
BEING A PART OF FARM LOTS 37, 38 AND 39
OF SECTION 4, TOWNSHIP 3, RANGE 19,
UNITED STATES MILITARY LANDS

# ACREAGE BREAKDOWN TABL

FARM LOTS	60 RESIDENTIAL LOTS	RIGHT-OF-N
37	1. 7261	2. 058
38	4, 7306	1.645
39	11, 1564	2. 852
TOTALS	17.6131	6, 556



Curve *	Radius 600.00° 400.00°	Delta	Leagth	Tangent	Chord/Brg	
		7" 04" 52" 8" 15" 21"	74. 151 57. 641	37. 12° 28. 87°	74. 10° 57. 59°	H84-01-37.9€ H04-27-33.6€
C3 C4	280, 00° 26, 00°	1'41'52"	8.30	4.15	8.30	M60-51-15 1W
C5	26. 00"	50° 23′ 40° 50° 23′ 40°	22. 87° 22. 87°	12. 23	22. 14° 22. 14°	S57-24-50, 7E S72-11-29, 6W
C6 C7	575, 00° 225, 00°	1"57"03"	19. 58° 48. 65°	9. 79° 24. 42°	19, 58° 48, 56°	M88-32-35.0E S00-06-02.4E

BASIS OF BEARINGS: BEARING SYSTEM BASED ON THE CENTERLIN OF LIBERTY ROAD, NORTH 01 40149" WEST FROM THE PLAT OF QUAIL MEADOWS SUBD RECORDED IN PLAT BOOK 24, PAGE 157-15

THE CHARGES OF THESE LOTS ARE HEREBY CIVEN CONSTRUCTIVE NOTICE THAT DETAIL PLANS FOR THE UTILITIES, LOTS AND ELEVATIONS ARE SHOWN ON THE CONSTRUCTION PLANS ON FILE AT THE VARIOUS VILLAGE OF POWEL OFFICES.

D (1)

20

Y RESERVES TOTALS
---- 3. 7843
---- 6. 3762
0. 0275 14. 0368

HOMES ADJACENT TO ROUTING PATH EASEMENTS SHALL BE PROMISITED FROM NOTALLING BASEMENT WINDOWS ON THE ABUTTING SIDES AND THE SAME SIDES SHALL BE RENDERED WATER-PROOF LOTS 1466, 1467, 1477, 1478, 1485, 1486



OWNEA/DEVELOPER
B. U. S. GENERAL PARTNERSHIP
6563 WORTHINGTON-GALENA ROAD
WORTHINGTON, OHIO 430B5
614-436-0000
ORIGINAL 87.522 ACRES
DEED BOOK 488, PAGE 658
MANAGING PARTNER:
P. RONALD SABATINO

LIST OF AMENDMENTS MODIFIED UTILITY EASEMENTS ON LOTS: 1450, 1451, 1456, 1457, & 1458 STULTS AND ASSOCIATES, INC.

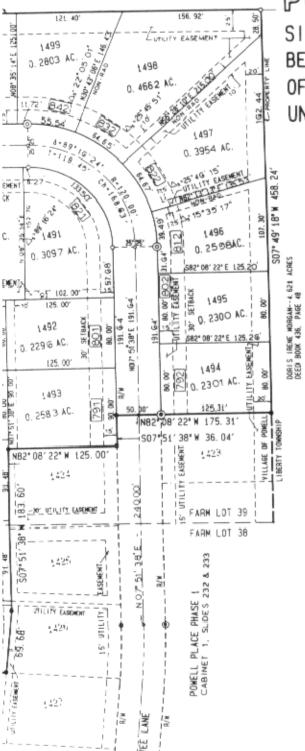
MAH OFFICE 585 SUMBURY RSAD (U.S. 38) OBLAMANE, OHO 43015 (614)343-6792 FAX (614)426-5238 88AACH OFFICE 555 SSUTH MAN STREET MARON, OHIO 45302 (814)367-9150 FAX (814)362-9676

1141546-4707 1141646-4707 1141648-3738

EBURY WAY WELL PLACE

THE OWNERS OF THESE LOTS ARE HEREBY GIVEN CONSTRUCTIVE NOTICE THAT DETAIL PLANS FOR THE UTILITIES, LOTS AND ELEVATIONS ARE SHOWN ON THE CONSTRUCTION PLANS ON FILE AT THE VARIOUS VILLAGE OF POWELL OFFICES.

TH EASEMENT 11 EASEMENT MENTS SHALL SEMENT BIN HE SAME SHALL BS 1486 ( "M SIDE). (, AND 1476



# AMENDED

POWELL PLACE PHASE SITUATED IN THE VILLAGE OF POWELL, OHIO BEING A PART OF FARM LOTS 37, 38 AND 39 OF SECTION 4, TOWNSHIP 3, RANGE 19. UNITED STATES MILITARY LANDS

## ACREAGE BREAKDOWN TABLE

FARM LOTS	60 RESIDENTIAL LOTS	RIGHT-OF-WAY	RESERVES	TOTALS
37	1. 7261	2. 0582		3. 7843
38	4, 7306	1.6456		6. 3762
39	11. 1562	2. 8531	0. 0275	14. 0368
TOTALS	17.6129	6. 5569	0. 0275	24. 1973

OWNER/DEVELOPER B. U. S. GENERAL PARTNERSHIP 6563 WORTHINGTON-GALENA ROAD WORTHINGTON, OHIO 43085 614-436-0000 ORIGINAL 87, 522 ACRES DEED BOOK 488, PAGE 658 MANAGING PARTNER: P. RONALD SABATINO

BASIS OF BEARINGS: BEARING SYSTEM BASED ON THE CENTERLINE OF LIBERTY ROAD, NORTH OL 40'49" WEST, FROM THE PLAT OF QUALL MEADONS SUBD. AS RECORDED IN PLAT BOOK 24, PAGE 157-158.

Curve +	Radlus	Delta	Length	Tangent	Chord/Brg
01	600, 00"	7" 04" 52"	74, 15"	37. 12"	74, 10° H84-01-37, 9E
22	400.00"	8" 15' 21"	57. 64"	28. 87"	57. 59' H04-27-33. 6E
C1 C2 C3	280, 00"	1" 41" 07"	8. 24"	4. 12'	8, 24' H60-51-37, 4M
C4	26, 00"	50" 23' 40"	22, 87"	12, 23'	22, 14' S57-24-50, 7E
C5	26, 00"	50" 23" 40"	22, 87"	12, 23'	22. 14" \$72-11-29. 6%
60	575.00"	1"57"03"	19. 58"	9. 79"	19. 58' M88-32-35. 0€
C5 C6 C7	225, 00"	12" 23' 19"	48. 65"	24. 42"	48. 56' S00-06-02. 4E

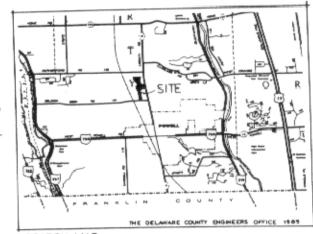


SETBACKS FRONT----60' R/H---25 FT. 50' R/H---30 FT. SIDE------10 FT



LIST OF AMENDMENTS MODIFIED UTILITY EASEMENTS ON LOTS 1461, 1462, 1463, 1464, 1468, STULTS AND ASSOCIATES, INC

LOT 1502 SHALL REMAIN IN PESSENCE FOR YEAR FOR THE POSSIBLE EXTENSION OF M TO ALLOW ACCESS TO THE LANDS NORTH O PHASE 2. RESERVE À
HO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIM
AS VILLAGE PARK DRIVE RIGHT-OF-WAY IS EXTENDED AND
DEDICATED BY PLAT OF DEED. RESERVE A SHALL AUTOMATICALLY BE DEDICATED TO THE VILLAGE OF POWELL AS PART OF VILLAGE PARK DRIVE AT SUCH THE AS VILLAGE PARK DRIVE IS EXTENDED BY PLAT OR DEED. ALL LOTS ADJACENT TO ALL LOTS ADJACES TO UTILITY
BE PROCHIBITED FORM HISTRILIN
DOWS ON THE ABUTTING SIDES A
BE RENDERED WATERPROOF: LOTS
30° EASTMENT AND LOTS:1456
1481 (SOUTH SIDE), 1477 (SP
1985 SIDE) (20° EASEMENTS). HALLEY FAMILY LIMITED PARTMERSHIP AM OMIO LIMITEO PARTMERSHIP 19. 93 ACRES---D. B. 502, Page 003 JAMES C. & DIANNA CAMERON 37, 647 ACRES---O. B. 427, PAGE 264 RESERVE " A" O. 0275 AC. S81° 24' 46' E 1099. 46' LIBERTY TOWNSHIP EASEMENT 7.75 75 80.0 80.00 85, 00" WILLAGE OF POWELL'S UJILLIY\_EASEMENT 1502 1501 1508 1503 1500 1506 1507 ģ 1504 0.2296 AC 0. 2296 AC.5 0. 2296 AC. 30. 2439 AC 8 8 0.2439 AC. 0. 2414 AC. 0. 2296 0.2439 AC. 2 1-30, 00, 8-30, 00, 00, 2 30, 00, 00, 10 E 30′ SE1 Ch-42, 43 862 8 882 3.3 UTILITY EASEMENT 892 912 932 922 30 80. 80, 001 80,001 80.00 85, 001 94, 12 85. 00 85, 001 742.86 BOYEE LANE N81"24" 46" N 802, BG 0 156.72 Ś 476, 14 è 70.45 87. 00 105.00 107, 14 ŝ 38 861 76, UTILITY EASEMENT 921 911 14, 5 3,4 90° 00′ 00′ R=30, 00′ T=30, 00′ 90° 00° 00° 9-30, 00° 328. SETBACK 20° 62° 沒 55 32 T=30, 001 8 14°E ch-42, 43, 1468 8 1 472ch-42. 43 S. Ch-42 43 Ř 78 #99k \*0e 8 1.45 KC. 2 Posts D. 3475 AC. 9 00. 281 1469 0.3104 0. 3211 AC. 1471 gil 8 185 810. 3822 AC. N08\*35' Q. 3695 AC. O. 3695 AC. S81"24" 46"E 137.14" S81\* 24' 46" E 135. 70" 76' 33' 1940'X △5 - 4° 58′ 01° Ŕ 83 ±15′ 25° 8° لڪ 1467 , 90 90 UTILITY 1473 53 11 6 7 ⊝ko 0. 2503 AC. o. 2574 AC. 93. 60' 12 1 S82' 08' 22' E 150, 61 RADIAL [\$82\* T1"19" £"136. 97" ш 꺜 87, 00 90. 00° 22.5 S81" 24" 46" E 185, 21 M 1 00LE BURY MOOF 19 53' E 15 日本版 C. 2669 AC. 日本版 SB2\*08\*22\*€ 140.03 EASEMENTS 6, 42 > 1466 Œ 8: 1474 0. 2550 AC. 0. 2698 AC. 1477 7 THE F S84" 37" 54" E 136, 68" ig I 1487 176 O. 4927 AC. 3 1465 3 2489 1476 B81\*24' 46'E 136. 17' 0. 2476 AC. 0.3547 AC. ILLAGE 5 25 R 1475 A-3 19 35 100 1 40 20 HO7\* 23' 13, 0.332B AC 窓」 1882'08'22" € 129 ·99. 0. 2489 AC. 7.13 7 82 93" 43" 55" 1478 ð A=30.00° T=32.02° 587° 02' 45° E 133. 32' O. 4637 AC. 1486 30' SETBACK Ch-43, 79' 56. ( RAD! M. 3 € 0. 2617 AC. 0154 142] 3 \_\_\_\_UTILITY\_EASEMENT. 132 113.48\* △<sub>4</sub> = 2" 26" 35" 1464 j∆4 - 5, 58, 50, <sup>™</sup> ìg l O. 2429 AC. IS80" 45" 12" E 125 63 CELLER COURT FARM LOT 39 M81"58"42" N 119: 00 SB9" 29" 20" E 127. 09" 1.6, -5"14" 29" - 5 NB2" 36' 41" N 279. 00' - RADIAL --FARM LOT 38 0, 2550 AC 8/¥ JAIGAR TO UTILITY -尉 53. 13' ... 131 LUT. ... UTILITY EASEMENT 107. 44" 03-5, 54, 20, Da-63 A\* A! 1463 30' SETBACK 793" 43' 55" 57. 66 1479 瓷 19/10 O. 2369 AC. R= 30, 00° T= 32, 02° 18 1482 151 S77" 41" 33" € 121 0.3528 AC. NBB\* 05' 50" E 129. κį 3 0. 3159 AC. 20 10° 33° PADIAL 35.56 22. ₹ 1481 A. € 59-28 4 1484 577" 08" 22" E 134, 41" R-2, 030. 00 . 60 OF I 58. 50. Ø įς 0. 2391 AC. T-361.16' Ch-711.15' do 3255 35.5 1462 1480 2 ģ \3 è 0. 2439 AC. 1483 O. 4599 AC. Car 6 58' 42' 485° 37′ 30° € 128. 0. 2656 AC. 2000 000 N77\*41'33"N 130. RADIAL 08. 03. E N72\*17\*17\*W 50.0 D. 2, 32, 13, EASE MENT 75.00 68 .65 1461 (239 ģ S86" 45' 03" W N74°26′43°W 198.45′ 2441 AC. 92.85 1881, 08, 03, E 154 13, 47 POWELL PLACE PHASE 1 CAB 1, SLIDES 232 & 233 SEE SHEET NO.1 of 3



LOCATION MAP

SITUATED IN THE STATE OF OMIO, COUNTY

OF DELAWARE, VILLAGE OF POVELL, AND BEING PART OF FARM

LOTS 37, 38, AND 39 OF SECTION 4, TOWNSHIP 3, RANGE 19,

UNITED STATES MILITARY LANDS, AND BEING 24.1973 ACRES OF LAND.

MORE OR LESS, OUT OF AN ORIGINAL 87.522 ACRE TRACT BEING 3.7843

ACRES IN FARM LOT 37, G.37G2 ACRES IN FARM LOT 38, AND 14.03G8

ACRES IN FARM LOT 39, CONVEYED TO BUS GENERAL PARTMERSHIP

BY DEED OF RECORD IN DEED BOOK 488, PAGE 658, RECORDER'S

OFFICE, DELAWARE COUNTY, OHIO.

UTILITY EASEMENTS: AN EASEMENT IS HERBY GRANTED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND UTILITIES AND APPURTENANT WORKS IN ANY PART OF SAID EASEMENT AREAS DESIGNATED "UTILITY EASEMENT" HEREON, INCLUDING THE RIGHT OF CLEAN, REPAIR, AND CARE FOR SAID SWALES AND UTILITIES, TOGETHER VITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR THE SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS, BR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUN-OFF ARE PERMITTED WITHIN UTILITY EASEMENT AREA AS DELINEATED ON THIS PLAT, EXCEPT AS APPROVED IN THE ORIGINAL PLANS FOR DEVELOPMENT OF THIS PROJECT.

# EASEMENTS FOR UTILITIES AND SERVICES:

- A, THERE ARE HEREBY CREATED UPON, ACROSS, OVER AND UNDER EACH
  LOT, RIGHT-OF-WAY EASEMENTS FOR INGRESS, EGRESS,
  INSTALLATION, REPLACING, REPATRING, AND MAINTAINING ALL
  UTILITIES, INCLUDING, BUT NOT LIMITED TO VATER, STORM WATER,
  SANITARY SEVERS, GAS, TELEPHONE, ELECTRICITY AND CABLE T.Y.
- B. IT SHALL BE EXPRESSLY PERMISSIBLE FOR THE PROVIDING UTILITY COMPANY, THE VILLAGE OF POWELL, AND DELAWARE COUNTY TO COME UPON ANY LOT IN ANY EMERGENCY ENDANGERING LIFE OR PROPERTY, TO HANDLE THE INSTALLATION, REPLACING, REPAIRING, AND MAINTENANCE OF ALL UTILITIES MENTIONED IN PART "A".

ALL LAND ON THE PUBLIC ROAD SHOWN HEREIN AS RIGHT-OF-WAY IN FEET IN WIDTH FROM CENTERLINE, AND NOT PREVIOUSLY DEDICATED, IS MEREBY DEDICATED TO PUBLIC USE AS SUCH.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

NOTE RESERVE "A": RESERVE "A" SHALL AUTOMATICALLY BE DEDICATED TO THE VILLAGE OF POWELL AS PART OF VILLAGE PARK DRIVE AT SUCH TIME AS VILLAGE PARK DRIVE AT SUCH TIME AS VILLAGE PARK DRIVET IS EXTENDED AND DEDICATED BY PLAT OR DEFEN.

# A ME POWELL PL SITUATED IN THE VIL BEING A PART OF FAR OF SECTION 4, TOWNS UNITED STATES MILIT

EASEMENTS ARE SPECIFICALLY
SUCCESSORS OR ASSIGNS, FI
AND APPURTENANCES, MITH
DESIGNATED "UTILITY EASEM
DEL-CO INC. TO INSTALL.
CROCKS AND APPURTENANCES,
DEDICATED REGHT-OF-WAY FOR

THE UNDERSIGNED, P. ROP
GENERAL PARTNERSHIP, OW)
AUTHORIZED IN THE PREM
CORRECTLY REPRESENTS
CONTAINING LOTS NUMBERED
PLAT OF SAME AND DEDICAMERED AND NOT HERETOFORE

IN MITNESS MHEREOF, P.
GENERAL PARTMERSHIP HAS
April 1994.

WITNESSES:

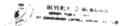
Breeze of The Thinks.

Cheny & Cooper

STATE OF OHJO SS:

BEFORE ME. A NOTARY
PERSONALLY APPEARED P.
GENERAL PARTNERSHIP.
FOREGOING INSTRUMENT TO
AND PURPOSES EXPRESSED FI

IM WITHESS THEREOF I OFFICIAL SEAL THIS <u>Lat</u>



# 1DED

# CE PHASE 2 AGE OF POWELL, OHIO 1 LOTS 37, 38 AND 39 HIP 3, RANGE 19, ARY LANDS

RANTED UNTO DEL-CO WATER, INC., ITS' THE LOCATION OF WATER LINES, VALVES, DEDICATED ROAD RIGHTS-OF-WAY AND S". ALSO GRANTED IS THE RIGHT OF SERVICE, AND MAINTAIN WATER METER OUTSIDE OF AND ADJACENT TO SALD BLIC ROADS OR "UTILLITY EASEMENTS".

I SABATINO, MANAGING PARTNER OF BUS OF THE LANDS PLATTED HEREIN, DULY ; DOES HEREBY CERTIFY THAT THIS PLAT ELL PLACE PHASE 2, A SUBDIVISION 49 TO 1508, DOES HEREBY ACCEPT THIS TO PUBLIC USE, G.55G9 ACRES, SHOWN

ALD SABATING, MANAGING PARTNER OF BUS EREUNTO SET MIS HAND THIS 126 DAY OF

OWNER: BUS GENERAL PARTNERSHIP

Carped Satator

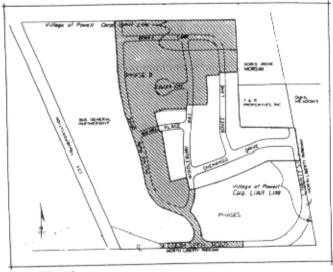
MANAGING PARTNER

IC IN AND FOR THE STATE OF OHIO. ALD SABATINO, MANAGING PARTNER OF BUS ACKNOWLEDGED THE SIGNING OF THE IS OWN FREE ACT AND DEED FOR THE USES

TE HEREUNIO SET MY HAND AND AFFIXED MY 0F Agril 1994.

Burely To The Thahou

MY COMMISSION EXPIRES: 1.11.99



SCHEMATIC MAP

ORDINANCE NO. 93-45

MAYOR, VILLAGE OF POWELL, OHIO

ATTESTED BY Nacey A. Pula DATE: Opil 13, 1994

CLERK, VALAGE OF POWELL

APPROVED THIS 13 BAY OF ANCIL 1994 VILLAGE OF POWELL, OHIO

APPROVED THIS 13TH DAY OF APRIL , 1994

VILLAGE OF POVELL, OHIO

AMENDED PLAT

FEE\_\_\_\_\_, AUDITOR'S PARCEL NO.

TRANSFERED THIS 23 DAY OF Hey 1994 TRANSFERRED THIS 200 DAY OF Joseph , 1994 FEE: 30.00

COUNTY AUDITOR, DELAWARE COUNTY, COUNTY AUDITOR, DELAWARE COUNTY, DHIO

FILED THIS 14 DAY OF again. 1994 FEF: 6000

Kan & Conecco Filing No. 8090
COUNTY RECORDER, DELAWARE COUNTY, OHIO

FILED AT 10:08 AM IN SUBSET SUPE 349 - 349 A - 349 B

AMENDED PLAT

FILED THIS 23 DAY OF TOTAL 1994 FEE 62 75



STULTS AND ASSOCIATES, INC

# BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF LIBERTY ROAD (NORTH 01'40'49" WEST) OBTAINED FROM THE PLAT OF QUAIL MEADOWS SUBDIMISION AS RECORDED IN PLAT BOOK 24, PAGES 157-158.

# OWNER

B.U.S. GENERAL PARTNERSHIP (AN OHIO GENERAL PARTNERSHIP) 22.537 ACRES TOTAL 87.522 AC.(ORIG.) D.B. 488, Pg. 658

# MONUMENT LEGEND

- CONCRETE MONUMENT FOUND
- STONE FOUND
- IRON PIN FOUND
  SPIKE OR P.K. NAIL FOUND
  5/8" SOLID IRON PIN SET \*/
  YELLOW PLASTIC CAP STAMPED
  "STULTS & ASSOC" RAILROAD SPIKE SET 1" SOLID IRON PIN MONUMENT SET
  - 1" SOLID IRON PIN MONUMENT FOUND

# LEGEND

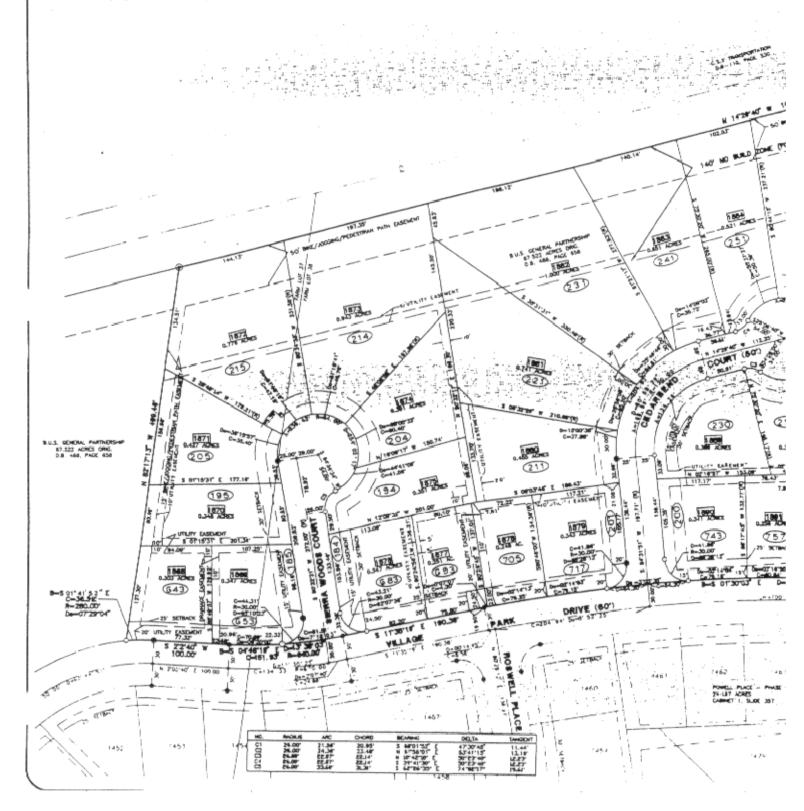
R = RADIUS D = DELTA (ANGLE OF ARC)

D = DELTA (ANGLE OF ARC)
Ds= SUB-DELTA (ANGLE OF ARC)
A = ARC LENGTH
C = CHORD LENGTH
B = CHORD BEARING
T = TANGENT
(R) = RADMAL BEARING (5186) - LOT NUMBERS COD = ADORETS

FRO FRO REA

SET

NOTES: DISTANCE IN FEET AND DECIMAL FEET THERE OF. DIMENSIONS ON CURVE ARE CHORDS.

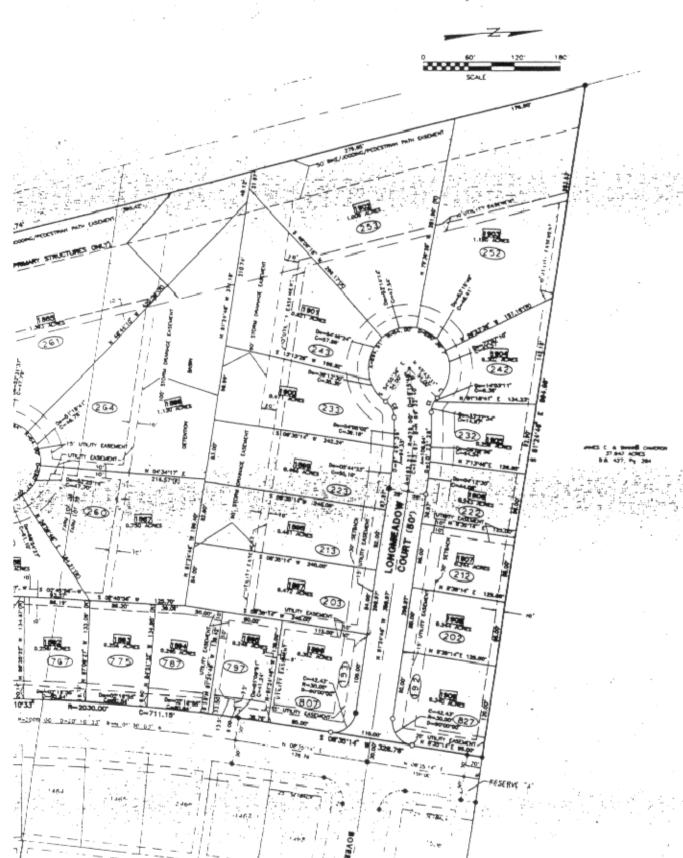


# MCKS

(60' RW)= 25 FEET (50' RW)= 30 FEET = 30 FEET = 10 FEET

POWELL PLACE PHASE 3

Village of Powell, Delaware County, Ohio
Part of Farm Lot 37, 38 & 39
Section 4, Township 3, Range 19
United States Military Lands





PROJECT HUMBER							
DATE							
3-4-84 09-09-09 78 MANNED							
PROJECT WHINGER							
					-		
-	COLT.	X	শ	427	CA.		
7	-	80"	Т	ю			
Agraece popularion							
Berry.							
PIL		1					
SHEET TITLE							
SUBDIVISION							
PLAT							
2 ~ 2							

13 or 13