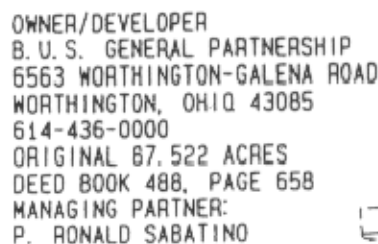


BUS GENE
48



BASIS OF BEARINGS:
BEARING SYSTEM BASED ON THE CENTERLINE
OF LIBERTY ROAD, NORTH 01 40' 49" WEST,
FROM THE PLAT OF QUAIL MEADOWS SUBD. AS
RECORDED IN PLAT BOOK 24, PAGE 157-158.

123 STREET ADDRESS

4377 LOT NUMBER

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- * SPIKE OR P.K. NAIL FOUND
- ▲ STONE FOUND
- 2" SOLID IRON PIN SET WITH
YELLOW PLASTIC CAP
STAMPED "STULTS & ASSOC."
- RAILROAD SPIKE SET (CENTER PUNCHED)
- ⊗ PERMANENT MONUMENT - 1" SOLID
IRON PIN SET
- ⓐ PERMANENT MONUMENT - IRON PIN
SET IN MONUMENT BOX

STULTS and ASSOCIATES, INC.

200 JEFFERSON AVENUE
ST. LOUIS, MISSOURI 63102

REGISTRATION: (01-9) 342-8100
FAX: (01-9) 342-8878

Engineering - Surveying



SUBJECT TO EASEMENTS TO
COLUMBUS SOUTHERN POWER
COMPANY ALSO SHOWN ON THIS
PLAT-D.B. 551, PG. 754

PARTNERSHIP
438

NOTES:
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.

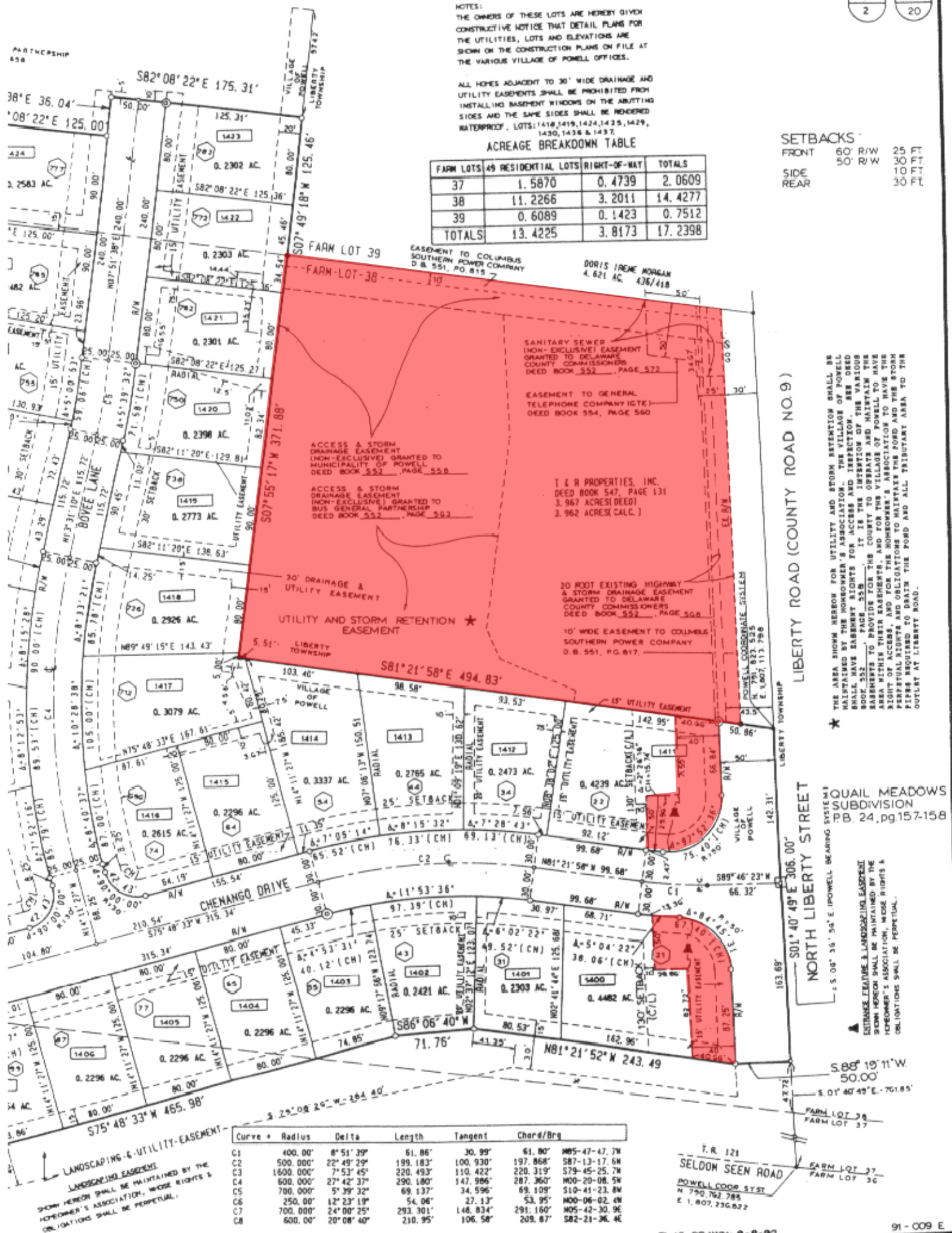
ALL HOMES ADJACENT TO 30' WIDE DRAINAGE AND
UTILITY EASEMENTS SHALL BE PROHIBITED FROM
INSTALLING BASEMENT WINDOWS ON THE ADJUTING
SIDES AND THE SAME SIDES SHALL BE RENDERED
WATERPROOF. LOTS: 1418, 1419, 1424, 1425, 1429,
1430, 1435 & 1437.

ACREAGE BREAKDOWN TABLE

FARM LOTS	49 RESIDENTIAL LOTS	RIGHT-OF-WAY	TOTALS
37	1.5870	0.4739	2.0609
38	11.2266	3.2011	14.4277
39	0.6089	0.1423	0.7512
TOTALS	13.4225	3.8173	17.2398

SETBACKS

FRONT	60' R/W	25 FT
	50' R/W	30 FT
SIDE		10 FT
REAR		30 FT



THE AREA SHOWN HEREON FOR UTILITY AND STORM RETENTION SHALL BE
MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE VILLAGE OF POWELL
SHALL HAVE EASEMENT RIGHTS FOR ACCESS AND INSPECTION. SEE DEED
BOOK 552, PAGE 558. IT IS THE INTENTION OF THE VARIOUS
PARCELS TO PROVIDE FOR THE COUNTY TO OPERATE AND MAINTAIN THE
AREA WITHIN THEIR EASEMENTS, AND FOR THE VILLAGE OF POWELL TO HAVE
PERPETUAL RIGHTS AND OBLIGATIONS TO MAINTAIN THE POND AND THE
PIPES REQUIRED TO DRAIN THE POND AND ALL TRIBUTARY AREA TO THE
OUTLET AT LIBERTY ROAD.

QUAIL MEADOWS
SUBDIVISION
P.B. 24, pg.157-158

ESTIMATE FEATURE LANDSCAPING EASEMENT
SHOWN HEREON SHALL BE MAINTAINED BY THE
HOMEOWNER'S ASSOCIATION. WIDE RIGHTS &
OBLIGATIONS SHALL BE PERPETUAL.

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	400.00'	8° 51' 39"	61.86'	30.99'	185-47-47.7N
C2	500.00'	22° 49' 29"	199.183'	100.930'	197-13-17.6N
C3	1600.00'	7° 53' 45"	220.493'	110.422'	179-45-25.7N
C4	600.00'	27° 42' 37"	290.180'	147.966'	100-20-08.5W
C5	700.00'	5° 39' 32"	69.137'	34.596'	510-41-23.8W
C6	250.00'	12° 23' 19"	54.06'	27.13'	100-06-02.4N
C7	700.00'	24° 00' 25"	293.301'	148.834'	105-42-30.9E
C8	600.00'	20° 08' 40"	210.95'	106.58'	582-21-36.4E

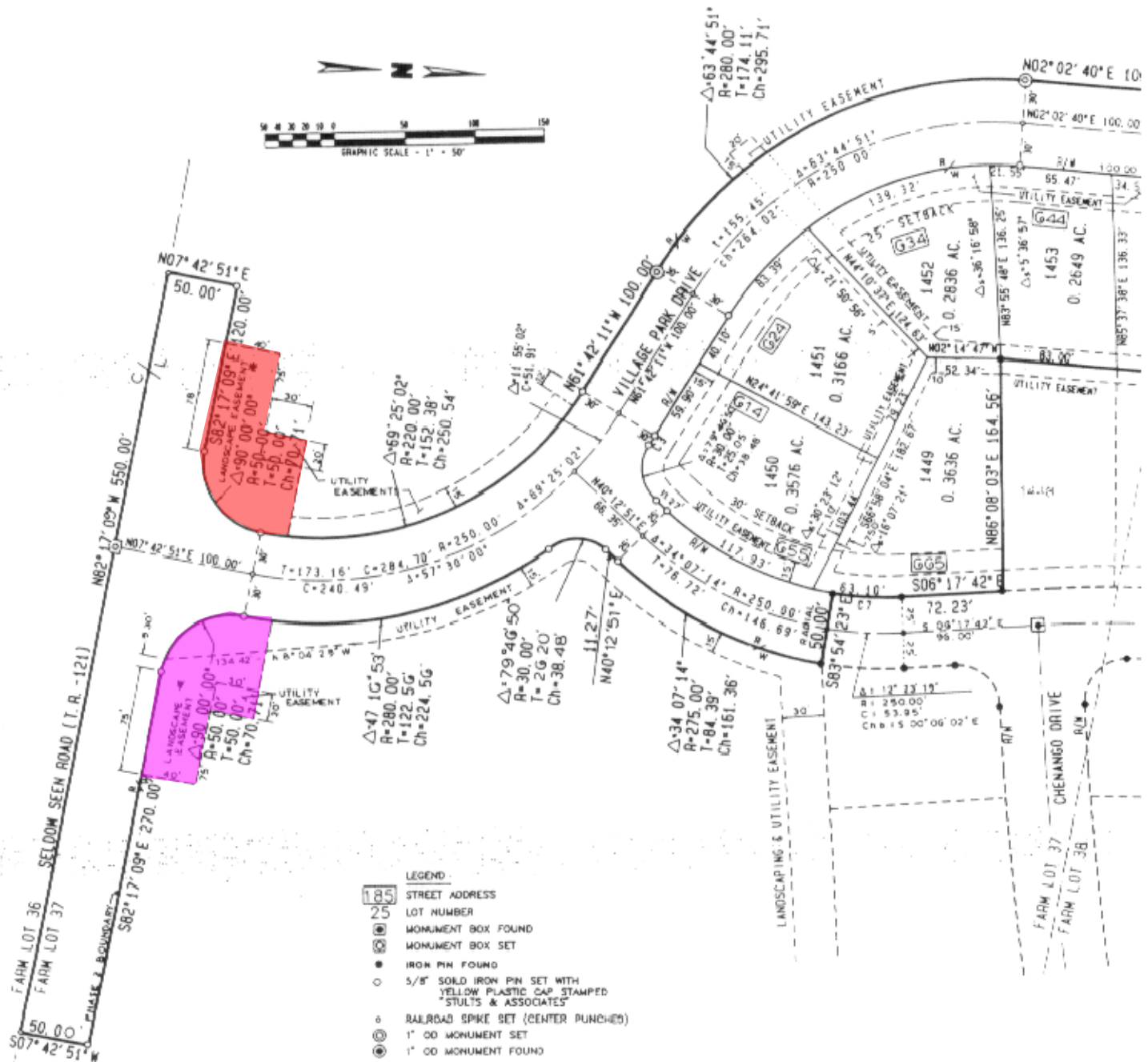
PLAT DRAWN: 8-8-92

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-WAY
37	1.7261	2.058
38	4.7306	1.645
39	11.1564	2.852
TOTALS	17.6131	6.556



Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	500.00'	7°04'52"	74.15'	37.12'	74.10' N84-01-37.9E
C2	400.00'	8°15'21"	57.64'	28.87'	57.59' N04-27-33.6E
C3	280.00'	1°41'52"	8.30'	4.15'	8.30' N60-51-15.1W
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' S72-11-29.6W
C6	575.00'	1°57'03"	19.58'	9.79'	19.58' N66-32-35.0E
C7	225.00'	12°23'19"	48.65'	24.42'	48.56' S00-06-02.4E

BASIS OF BEARINGS:
BEARING SYSTEM BASED ON THE CENTERLINE
OF LIBERTY ROAD, NORTH 01°40'49" WEST
FROM THE PLAT OF QUAIL MEADOWS SUBD
RECORDED IN PLAT BOOK 24, PAGE 157-15

NOTES:
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.

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

RESERVES	TOTALS
-----	3.7843
-----	6.3762
0.0275	14.0368
1.0275	24.1973



SEE SHEET NO. 2 OF 3

SETBACKS
FRONT-----60' R/W-----25 FT
SIDE-----10 FT
REAR-----30 FT

* ENTRANCE FEATURE & LANDSCAPING EASEMENT
SHOWN HEREON SHALL BE MAINTAINED BY THE
HOMEOWNER'S ASSOCIATION, WHOSE RIGHTS &
OBLIGATIONS SHALL BE PERPETUAL

LIST OF AMENDMENTS
MODIFIED UTILITY EASEMENTS ON
LOTS: 1450, 1451, 1456, 1457, & 1458

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

STULTS AND ASSOCIATES, INC.

MAIN OFFICE
585 SUNDARY ROAD (U.S. 38)
DELAWARE, OHIO 43015
(614) 383-6792
FAX (614) 436-5338

BRANCH OFFICE
355 SOUTH MAIN STREET
MARIETTA, OHIO 43202
(614) 387-8180
FAX (614) 387-8978

COLUMBUS LINES
761-4154-4707
814-1418-7234

1/2" DO OF ONE
EQUARY MAY
WELL PLACE

NOTES
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.

1/2" EASEMENT
MENTS SHALL
SERMENT R/W
HE SAME SHALL
85' 1488'
1/2" SIDE
1/2" AND 1478'

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 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 01° 40' 49" WEST,
FROM THE PLAT OF QUAIL MEADOWS SUBD. AS
RECORDED IN PLAT BOOK 24, PAGE 157-158.

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	600.00'	7° 04' 52"	74.15'	37.12'	74.10' NB4-01-37.9E
C2	400.00'	8° 15' 21"	57.64'	28.87'	57.59' NB4-27-33.6E
C3	280.00'	1° 41' 07"	8.24'	4.12'	8.24' NB6-51-37.4N
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' S72-11-29.6N
C6	575.00'	1° 57' 03"	19.58'	9.79'	19.58' NB8-32-35.0E
C7	225.00'	12° 23' 19"	48.65'	24.42'	48.56' S00-06-02.4E

SETBACKS

FRONT---60' R/W---25 FT.
50' R/W---30 FT.
SIDE-----10 FT
REAR-----30 FT.



LIST OF AMENDMENTS

MODIFIED UTILITY EASEMENTS ON
LOTS 14G1, 14G2, 14G3, 14G4, 14G8,
14G9, 14G10, 14G11, 14G12 & 14G13.

STULTS AND ASSOCIATES, INC.

MAIN OFFICE
585 SUNBURY ROAD (U.S. 36)
DELAWARE, OHIO 43015
(614)383-6792
FAX: (614)383-7131

BRANCH OFFICE
355 SOUTH MAIN STREET
MARIETTA, OHIO 43202
(614)387-8180
FAX: (614)387-1878

LOT 1502 SHALL REMAIN IN RESERVE FOR
YEAR FOR THE POSSIBLE EXTENSION OR
TO ALLOW ACCESS TO THE LANDS NORTH O
PHASE 2.

HALLEY FAMILY LIMITED PARTNERSHIP
AN OHIO LIMITED PARTNERSHIP
19.93 ACRES---D.B. 502, Page 003

ALL LOTS ADJACENT TO A 30' U
AND TO SELECTED 20' UTILITY
BE PROHIBITED FROM INSTALLING
DOWNS ON THE BUTTING SIDES A
BE RENDERED WATERPROOF; LOTS
30' EASEMENT; AND LOTS 1456
1467 (SOUTH SIDE), 1477 (SW
LINE SIDE) (20' EASEMENTS).

JAMES C. & DIANNA CAMERON
37,647 ACRES---D.B. 427. PAGE 264

S81° 24' 46" E 1099.46'



BUYER'S GUIDE
 SPECIAL ADVERTISING SECTION
 OF CONSTRUCTION WEEKLY

VIDED

CE PHASE 2

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

3 22
3 23

WANTED UNTO DEL-CO WATER, INC., ITS
THE LOCATION OF WATER LINES, VALVES,
DEDICATED ROAD RIGHTS-OF-WAY AND
5". ALSO GRANTED IS THE RIGHT OF
SERVICE, AND MAINTAIN WATER METER
OUTSIDE OF AND ADJACENT TO SAID
BLIC ROADS OR "UTILITY EASEMENTS".

I SABATINO, MANAGING PARTNER OF BUS
OF THE LANDS PLATTED HEREIN, DULY
I, DOES HEREBY CERTIFY THAT THIS PLAT
ELL PLACE PHASE 2, A SUBDIVISION
49 TO 1508, DOES HEREBY ACCEPT THIS
I TO PUBLIC USE, 6.5669 ACRES, SHOWN
ITICATED.

ALD SABATINO, MANAGING PARTNER OF BUS
EREUNTO SET HIS HAND THIS 1st DAY OF

OWNER: BUS GENERAL PARTNERSHIP

P. Ronald Sabatino
P. RONALD SABATINO
MANAGING PARTNER

AMENDED PLAT

TRANSFERED THIS 23 DAY OF May 1994
FEE ---, AUDITOR'S PARCEL NO. ---

Sp. Th. Peterson aw
COUNTY AUDITOR, DELAWARE COUNTY,
OHIO

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
IN.

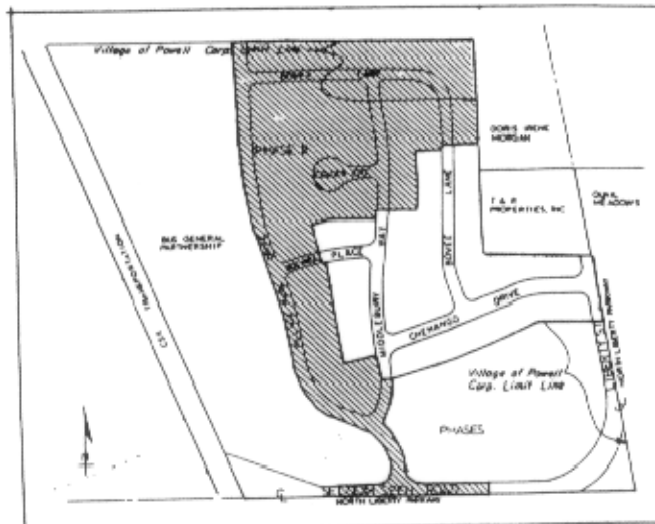
HE HEREUNTO SET MY HAND AND AFFIXED MY
OF April, 1994.

Beverly Jo McThrahan
NOTARY PUBLIC STATE OF OHIO

MY COMMISSION EXPIRES: 1-18-99



We hereby certify that the above plat was prepared from an actual survey
and to the best of our knowledge is correct and as monuments shown
will be set in accordance with chapter 6, section 106.11 of the
Powell subdivision and development regulations
William A. Winter
Registered Surveyor No. 6767 Date 3-30-97



SCHEMATIC MAP
SCALE 1" = 400'

ORDINANCE NO. 95-45

EXECUTED BY: E. John Van Gosen
MAYOR, VILLAGE OF POWELL, OHIO

DATE: 4-13-94

ATTESTED BY: Harvey A. Pyle
CLERK, VILLAGE OF POWELL

DATE: April 13, 1994

APPROVED THIS 13 DAY OF April, 1994
PLANNING AND ZONING COMMISSION
VILLAGE OF POWELL, OHIO

APPROVED THIS 13th DAY OF APRIL, 1994
Robert J. Delaney
VILLAGE ENGINEER
VILLAGE OF POWELL, OHIO

TRANSFERRED THIS 14th DAY OF April, 1994 FEE: 30.00

Sp. Th. Peterson aw
COUNTY AUDITOR, DELAWARE COUNTY, OHIO

FILED THIS 14 DAY OF April, 1994 FEE: 60.00

Kay L. Corbett FILING NO. 8090
COUNTY RECORDER, DELAWARE COUNTY, OHIO

Filed At 10:08 AM IN CABINET
Slide 349-349A-349B

FILED THIS 23 DAY OF May, 1994 FEE 62.00
Kay L. Corbett FILING NO. 11195
COUNTY RECORDER, DELAWARE COUNTY, OHIO

AMENDED PLAT

Robert J. Delaney 358, 359A, 359B

STULTS AND ASSOCIATES, INC.

MAIN OFFICE
380 SUNSHINE ROAD, U.S. 301
DELAWARE, OHIO 43015
(614) 363-4792
FAX (614) 363-3738

BRANCH OFFICE
351 SOUTH MAIN STREET
MADISON, OHIO 43051
(614) 367-4780
FAX (614) 367-4774

COLUMBUS LINES
(614) 568-4707
FAX (614) 568-4707

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF LIBERTY ROAD (NORTH 01°40'49" WEST) OBTAINED FROM THE PLAT OF QUAL MEADOWS SUBDIVISION 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 w/ YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC"
- = RAILROAD SPIKE SET
- ⊙ = 1" SOLID IRON PIN MONUMENT SET
- ⊙ = 1" SOLID IRON PIN MONUMENT FOUND

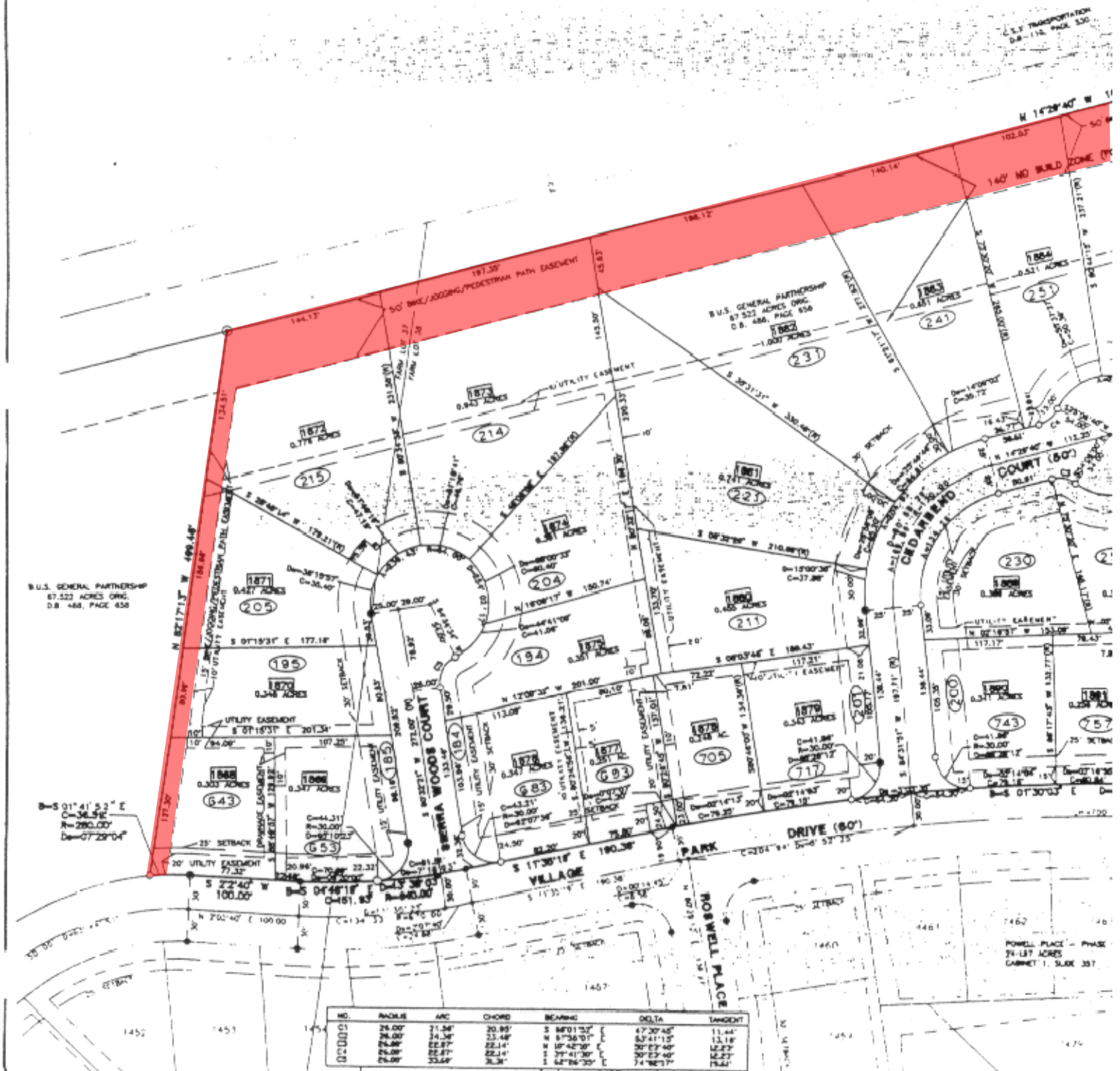
LEGEND

- R = RADIUS
- Δ = DELTA (ANGLE OF ARC)
- D = SUB-DELTA (ANGLE OF ARC)
- A = ARC LENGTH
- C = CHORD LENGTH
- B = CHORD BEARING
- T = TANGENT
- (R) = RADIAL BEARING
- (S.B.B.) = LOT BEARINGS
- (201) = ADDRESS

SET

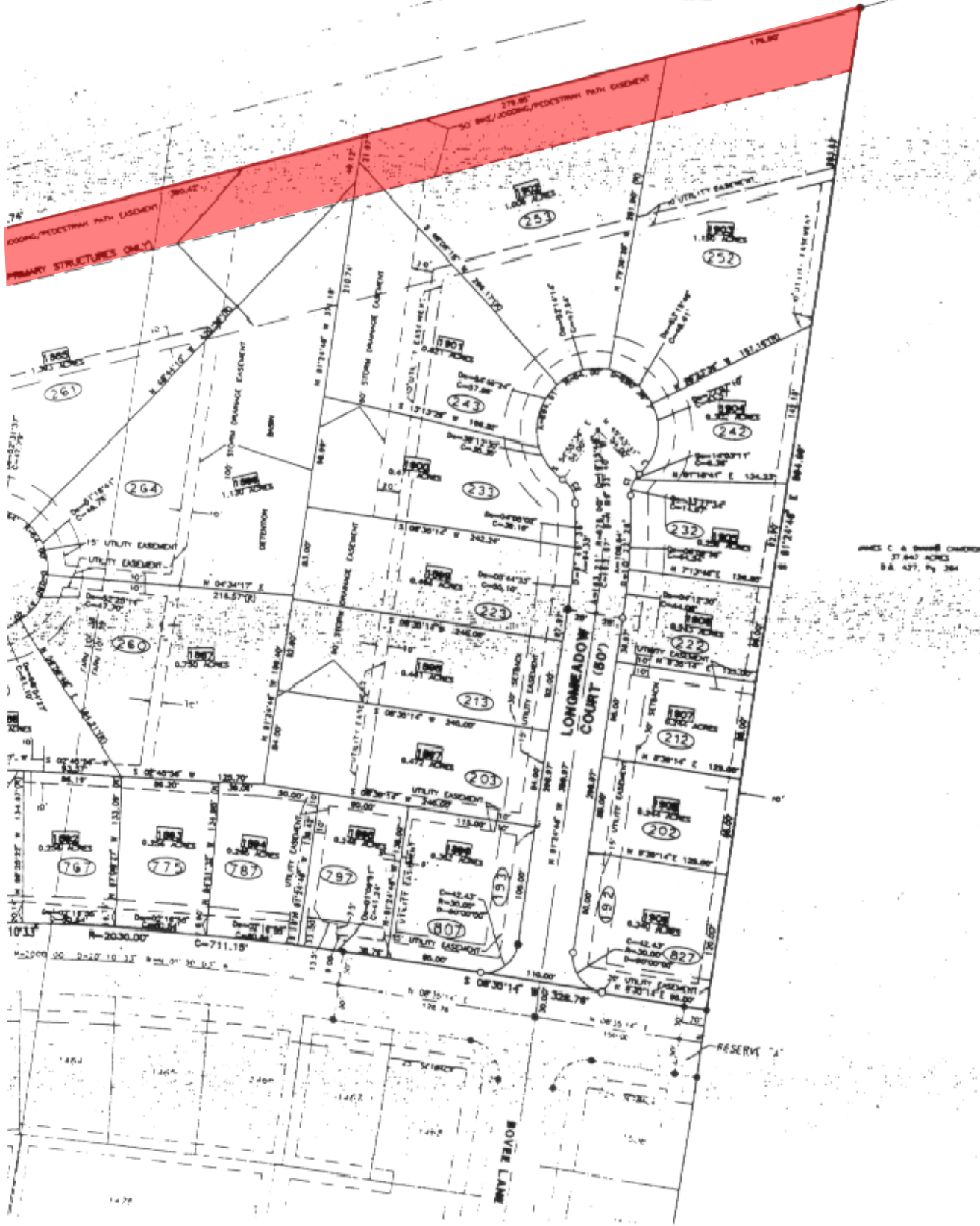
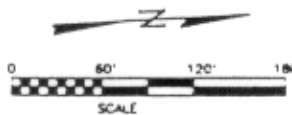
FRO
FRO
REA
SIDE

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



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



POWELL PLACE PHASE 3

VILLAGE OF POWELL, LANEITY TOWNSHIP, DELAWARE COUNTY, OHIO

U.S. General Partnership
55-02 Worthington Square Road
Worthington, Ohio 43086

**STULTS and
ASSOCIATES, INC.**

ENGINEERING • PLANNERS • SURVEYORS

1. *Chlorophyll a* (mg/g)
 2. *Chlorophyll b* (mg/g)
 3. *Chlorophyll a + b* (mg/g)
 4. *Carotenoids* (mg/g)
 5. *Protein* (mg/g)
 6. *Starch* (mg/g)
 7. *Cellulose* (mg/g)
 8. *Hemicellulose* (mg/g)
 9. *Lignin* (mg/g)
 10. *Phenolics* (mg/g)
 11. *Flavonoids* (mg/g)
 12. *Anthracenes* (mg/g)
 13. *Terpenes* (mg/g)
 14. *Alkaloids* (mg/g)
 15. *Saponins* (mg/g)
 16. *Glycosides* (mg/g)
 17. *Enzymes* (mg/g)
 18. *Acids* (mg/g)
 19. *Alcohols* (mg/g)
 20. *Ethers* (mg/g)
 21. *Esters* (mg/g)
 22. *Amides* (mg/g)
 23. *Salts* (mg/g)
 24. *Other* (mg/g)



PROJECT NUMBER 34-0048	
DATE 2-4-84	
DRAWN BY	CHECKED BY
PROJECT MANAGER TMM	
SCALE	
HORIZONTAL 1" = 60'	VERTICAL NONE
PROPERTY DESCRIPTION	
SOUTH	
EAST	
SHEET TITLE SUBDIVISION PLAT 2 of 2 SHEET 13 of 13	