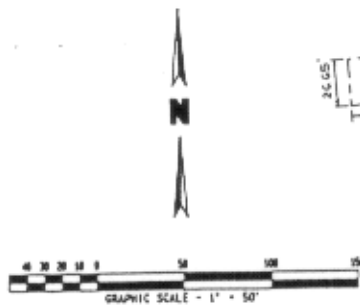


POWELL PLACE PHASE 1

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



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.

LEGEND

- 123 STREET ADDRESS
- 437 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.

87 NORTH LAMAR STREET
COLUMBUS, OHIO 43201



CHARGE OFFICE
300 NORTH MAIN STREET
COLUMBUS, OHIO 43201

TELEPHONE: (614) 262-0700
FAX: (614) 426-0230
TOLL FREE RELAY LINE (800) 540-0700
TOLL FREE RELAY LINE (800) 440-0700

TELEPHONE: (614) 267-0100
FAX: (614) 262-0275

Engineering - Surveying



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

PARTNERSHIP
638

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.

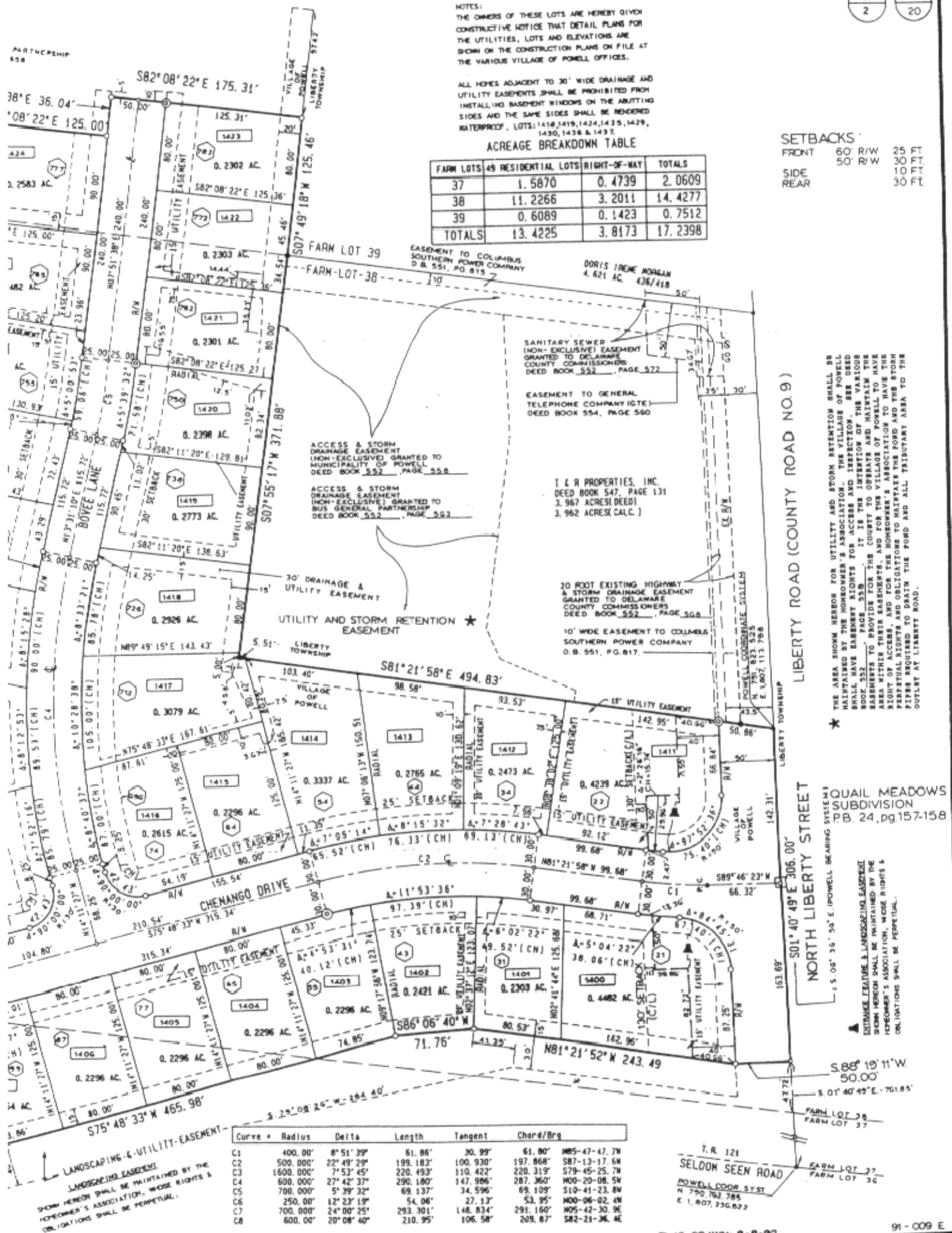
ALL HOMES ADJACENT TO 30' WIDE DRAINAGE AND UTILITY EASEMENTS SHALL BE PROHIBITED FROM INSTALLING BASEMENT WINDOWS ON THE ADJUTING SIDES AND THE SAME SIDES SHALL BE RENDERED WATERPROOF. LOTS: 1410, 1419, 1424, 1425, 1429, 1430, 1436 & 1437

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 NO. 98-067-0000, PAGE 55B. IT IS THE INTENTION OF THE VARIOUS ASSOCIATIONS TO PROVIDE FOR THE COUNTY TO OPERATE AND MAINTAIN THE POND AND ALL TRIBUTARY ARMS TO THE POND AND ALL TRIBUTARY ARMS TO THE POND AND ALL TRIBUTARY ARMS TO THE POND.

QUAIL MEADOWS
SUBDIVISION
PB. 24, pg.157-158

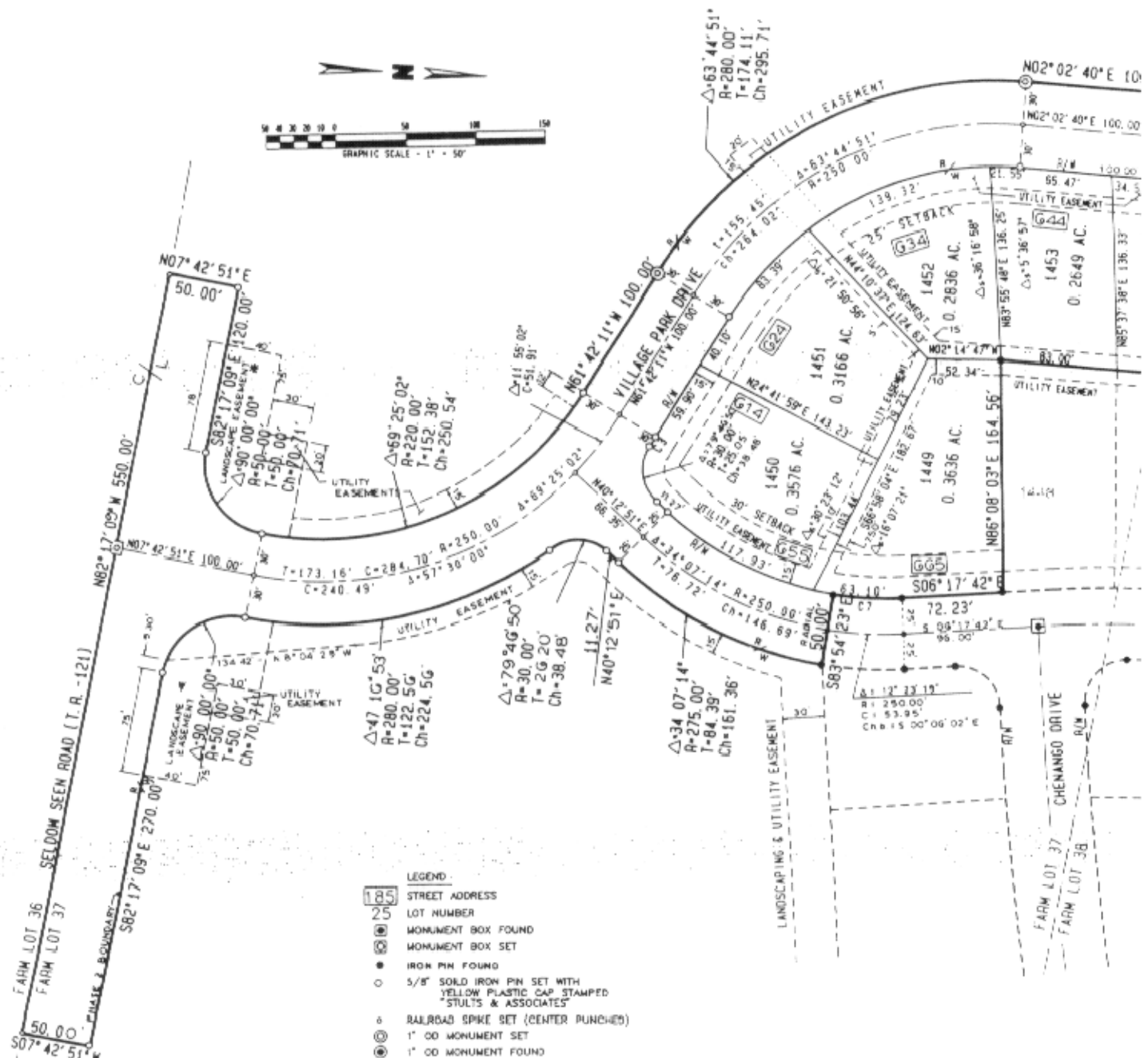
ENTRANCE FEE **FEATURE & LANDSCAPING** **EASMENT**
 FROM HEREON SHALL BE MAINTAINED BY THE
 CHOECHER'S ASSOCIATION, WHOSE RIGHTS &
 INTERESTS SHALL BE PERPETUAL.

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	400.00'	8° 51' 39"	61.86'	30.99'	61.80'
C2	500.00'	22° 49' 29"	199.183'	100.930'	197.868'
C3	1600.00'	7° 53' 45"	296.453'	110.422'	220.319'
C4	700.00'	27° 42' 37"	226.180'	147.966'	287.360'
C5	600.00'	5° 39' 32"	69.137'	34.596'	69.109'
C6	250.00'	12° 23' 12"	54.06'	27.13'	53.95'
C7	700.00'	20° 04' 25"	293.301'	148.834'	291.160'
C8	600.00'	20° 08' 40"	210.95'	106.58'	209.87'

PLAT DRAWN: 8-8-92

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

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	6.555



Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	600.00'	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' N60-51-15.1E
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' N88-32-36.5E
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 43027
(614) 387-8180
FAX (614) 387-8978

COLUMBUS LINES
761-41548-4707
814-1418-7234

1/2" = 100' OF ONE
 EASY WAY
 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. EASEMENT
 HENTS SHALL
 SERMENT R/W
 HE SAME SHALL
 85' 1488'
 14' 1488'
 14' 1488'

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
 WARREN, OHIO 43082
 (614)387-8180
 FAX: (614)387-1878

ALL LOTS ADJACENT TO A 30' U
AND TO SELECTED 20' UTILITY
BE PROHIBITED FROM INSTALLING
DOWNS ON THE ABUTTING SIDES A
BE RENDERED WATERPROOF; LOTS
30' EASEMENT; AND LOTS 1456
1461 (SOUTH SIDE), 1477 (SW
LINE SIDE) (20' EASEMENTS).

RESERVE "A"
0.0275 AC.

JAMES C. & DIANNA CAMERON
37.647 ACRES---D.B. 427. PAGE 264

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

S81° 24' 46" E 1099.46'

PROPERTY L



BUYER'S TO BE MAILED
REPLY MAIL 358
BY CONTRIBUTOR (NAME, ADDRESS, CITY, STATE)

VIDED

CE PHASE 2

AGE OF POWELL, OHIO
 1 LOTS 37, 38 AND 39
 TIP 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
 ALLIC 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
 ITCATED.

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

OWNER: BUS GENERAL PARTNERSHIP

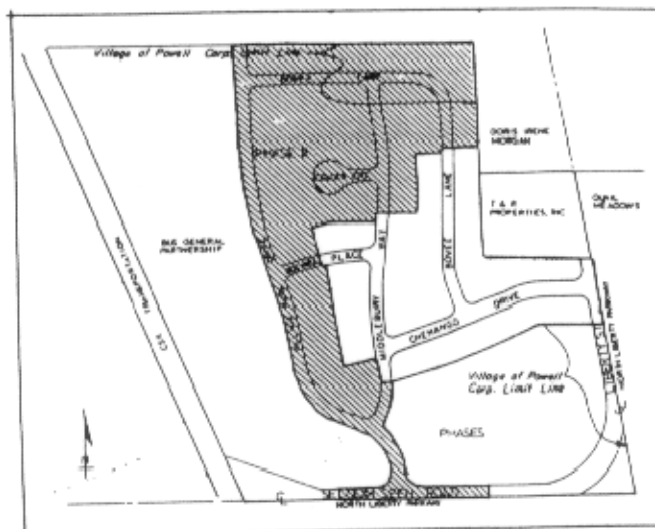
P. RONALD SABATINO
 MANAGING PARTNER

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
 IN.

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

Beverly Jo McThraen
 NOTARY PUBLIC STATE OF OHIO

MY COMMISSION EXPIRES: 1-18-99



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

AMENDED PLAT

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

Greg M. Peterson aw
 COUNTY AUDITOR, DELAWARE COUNTY,
 OHIO

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

Greg M. Peterson aw
 AUDITOR'S PARCEL NO. ---
 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

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 10611 of the
 Powell subdivision and development regulations
William R. Winter
 Registered Surveyor No. 6767 Date 3-30-97



STULTS AND ASSOCIATES, INC.

MAIN OFFICE
 380 SUNSHINE ROAD, U.S. 301
 DELAWARE, OHIO 43015
 (614) 343-4792
 FAX (614) 343-3738

BRANCH OFFICE
 351 SOUTH MAIN STREET
 JAMISON, OHIO 43031
 (614) 347-4780
 FAX (614) 347-4774

COLUMBUS LINES
 (614) 548-4707
 FAX (614) 548-4707

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

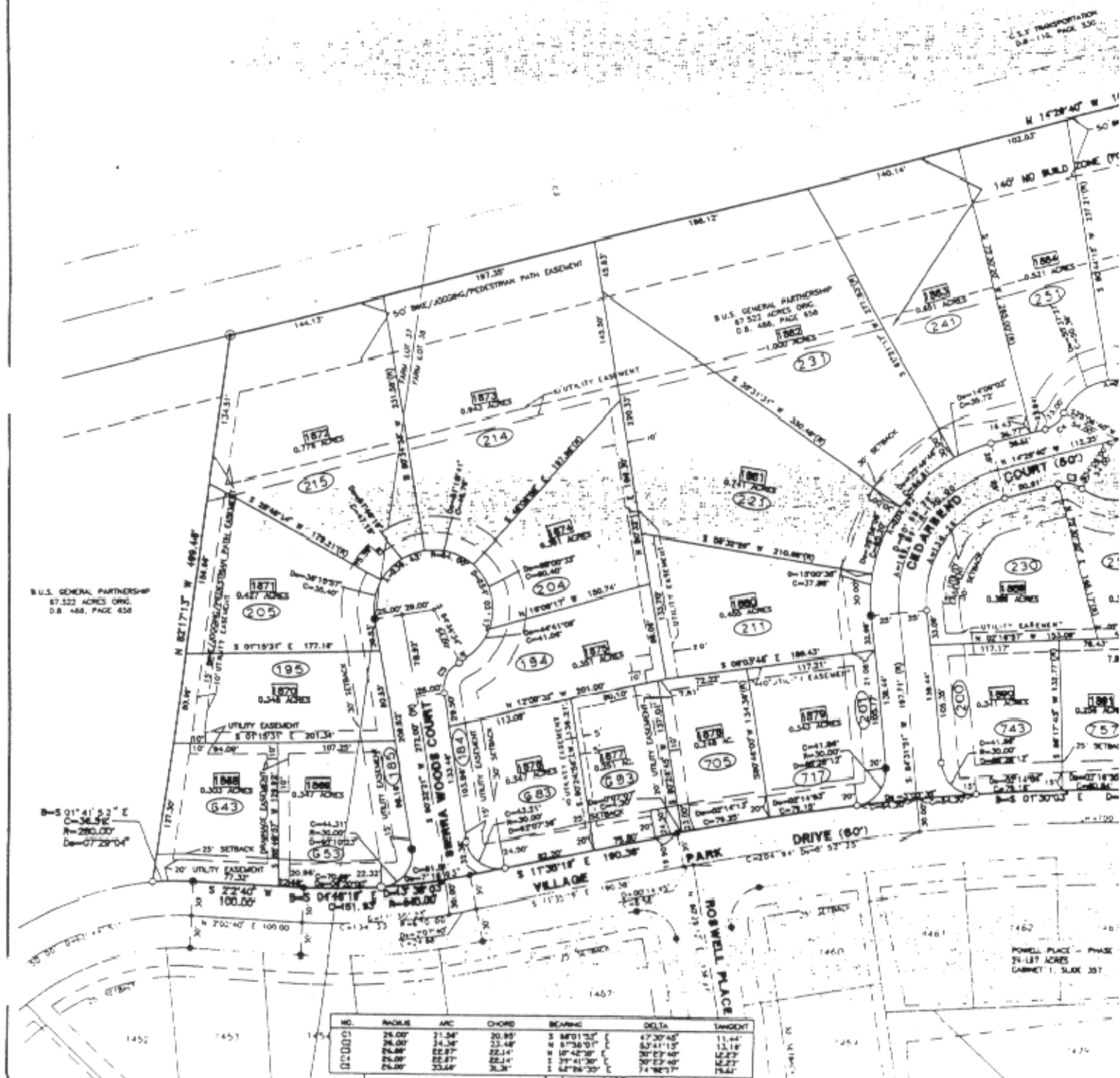
B.U.S. GENERAL PARTNERSHIP
(AN OHIO GENERAL PARTNERSHIP)
22.537 ACRES TOTAL
7.522 AC.(ORIG.) D.B. 488, Pg. 658

- - 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

R = RADIUS
D = DELTA (ANGLE OF ARC)
D_S = SUB-DELTA (ANGLE OF ARC)
A = ARC LENGTH
C = CHORD LENGTH
B = CHORD BEARING
T = TANGENT
(R) = RADIAL BEARING
[5786] = LOT NUMBERS
[0000] = ADDRESSES

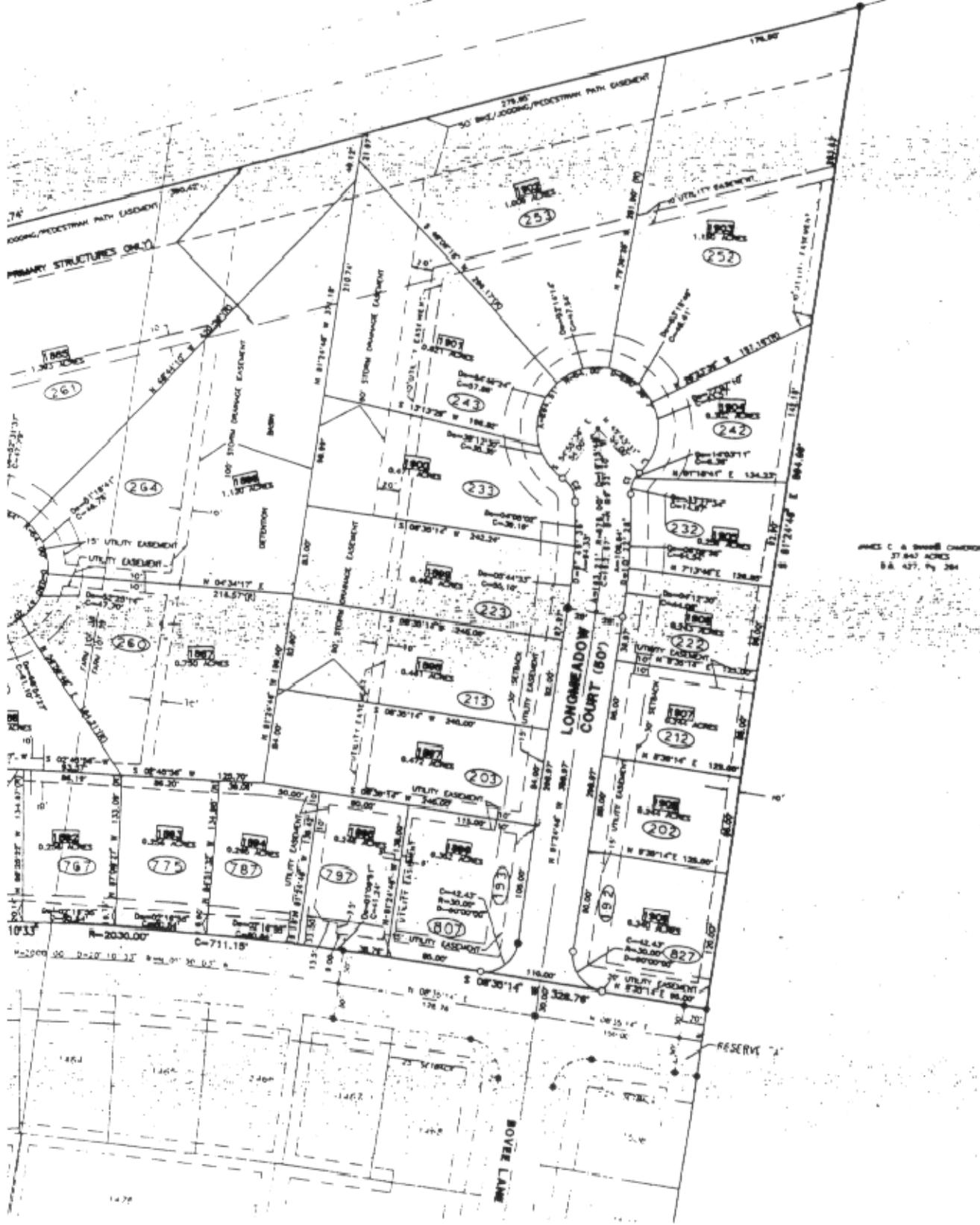
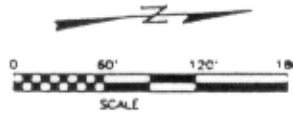
FRO
FRO
REA
SIDE

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

$$\begin{aligned} (60' \text{ RW}) &= 25 \text{ FEET} \\ (50' \text{ RW}) &= 30 \text{ FEET} \\ &= 30 \text{ FEET} \\ &= 10 \text{ FEET} \end{aligned}$$


JAMES C. & SHARON CAMERON
37.842 ACRES
B.B. 427, Pg. 284

POWELL PLACE PHASE 3

VILLAGE OF POWELL, VERNITY TOWNSHIP, DELAWARE COUNTY, OHIO

B. U.S. General Partnership
6562 Washington Square
Washington, D.C. 20006

**STULTS and
ASSOCIATES, INC.**
ENGINEERS • PLANNERS • SURVEYORS



PROJECT NUMBER S-6048	
DATE 3-6-64	
DRAWN BY	CHECKED BY
PROJECT SPRINGER	
SCALE	
HORIZONTAL	VERTICAL
1" = 60'	NONE
SECTION IDENTIFICATION	
SHEET TITLE	
SUBDIVISION	
PLAT	
2 of 2	
SHEET	
13 of 13	