

LOCATION MAP
Scale: 1=2000

OWNER / DEVELOPER
THE RESERVE AT SCIOTO GLENN, LLC
METRO DEVELOPMENT
470 OLDE WORTHINGTON ROAD
WESTERVILLE, OHIO 43082

PRIMARY CONTACT:
JOE THOMAS, JR.
PH: (614) 540-2400
JTHOMASJR@VILLAGECOMMUNITIES.COM

SETBACKS
FRONT: 30' FROM RIGHT-OF-WAY LINE
SIDE: 8' (PER SIDE), TOTAL 16'
REAR: 30'

PHASE 3
TOTAL AREA: 31.423 ACRES
TOTAL R/W AREA: 3.610 ACRES
NET PHASE 1 AREA LESS RW: 27.813 ACRES
OPEN SPACE: 14.915 ACRES
BUILDABLE LOTS (42) AREA: 12.898 ACRES

BASIS OF BEARINGS
BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED THE OHIO STATE PLANE COORDINATE SYSTEM NAD83, NSRS 2007, NORTH ZONE.

FLOOD DESIGNATION
BY GRAPHIC PLOTTING ONLY: THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39041C0230K (NOT PRINTED), WITH AN EFFECTIVE DATE OF APRIL 16, 2009, PER FLOOD INSURANCE RATE INDEX MAP, COMMUNITY PANEL NO. 39041CIND0A, IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

LEGEND
○=IRON PIN SET
⊗=PERMANENT MARKER
⊠=PK NAIL SET
●=IRON PIN FOUND
■=PK NAIL FOUND

IRON PINS SET ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661".

SECTION 2, TOWNSHIP 3, RANGE 19,
UNITED STATES MILITARY LANDS
CITY OF POWELL, DELAWARE COUNTY, OHIO

FINAL PLAT

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: 9/22/2016 SHEET 1 / 2

THE RESERVE AT SCIOTO GLENN PHASE 3 FARM LOTS 12, 13, & 14 SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, CITY OF POWELL, DELAWARE COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, BEING A PART OF FARM LOTS 12, 13 AND 14, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, AND BEING PART OF THE REMAINDER OF AN ORIGINAL 69.815 ACRE TRACT CONVEYED TO THE RESERVE AT SCIOTO GLENN, LLC, OF RECORD IN OFFICIAL RECORD 1287, PAGE 2652, DELAWARE COUNTY RECORDER'S OFFICE;

THE UNDERSIGNED, THE RESERVE AT SCIOTO GLENN, LLC, AN OHIO LIMITED LIABILITY COMPANY BY METRO DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, SOLE MEMBER, BY DONALD R. KENNEY, MANAGER, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESERVE AT SCIOTO GLENN, PHASE 3, A SUBDIVISION CONTAINING LOTS 3623-3666, BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE CROSSING, DRIVE, BEND, AND COURTS (3.601 ACRES, MORE OR LESS) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID THE RESERVE AT SCIOTO GLENN, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF THE RESERVE AT SCIOTO GLENN, LLC, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, DONALD R. KENNEY, MANAGER OF METRO DEVELOPMENT, LLC, SOLE MEMBER OF THE RESERVE AT SCIOTO GLENN, LLC, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2016.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

THE RESERVE AT SCIOTO GLENN, LLC
BY: METRO DEVELOPMENT, LLC, SOLE MEMBER

SIGNATURE _____

PRINTED _____

SIGNATURE _____

PRINTED _____

Notary for Owner
STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD R. KENNEY, MANAGER OF METRO DEVELOPMENT, LLC, SOLE MEMBER OF THE RESERVE AT SCIOTO GLENN, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

NOTES

- Easements are hereby reserved, in, over, and under areas designated on this plat as Drainage Easement or Utility Easement. Easements designated as Drainage and Utility easements permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage.
- Easements designated as "Sanitary Easement" (san. esmt.) shall mean an exclusive sanitary sewer easement over, through, under, within, upon, and across the area described on the plat, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, exclusively for construction, operation and maintenance of public and or private sanitary sewers, service connections, manholes, force mains, valves, and other sanitary appurtenances. Sanitary easements may be crossed by other utilities as expressed herein.
- Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams, or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved for the uses and purposes expressed herein.
- All easements and reserves that overlap or cover all or portions of a "Sanitary Easement" shall be subject to the provisions of the "Sanitary Easement" within the overlap or cover areas. Work to facilitate surface water drainage within the overlap or cover areas is not restricted; however, any proposed new storm sewer pipes, inlets, catch basins, structures, or other storm water appurtenances or infrastructure features subsequent to those which were permitted with the original sanitary sewer improvements shall only be permitted if approved by the governing stormwater authority and the Delaware County Sanitary Engineer.
- For any easement shown on this plat that contains a storm sewer, culvert, over land open ditch, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement, except for overlap areas with a "Sanitary Easement". Any costs associated with the damage, repair, replacement or relocation of any buried or above ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance, repair or replacement of a storm sewer causes the removal of any trees, plantings, landscaping, fencing, or any other feature located within the easement, with the exception of driveways and pedestrian pathways, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.
- Any landscape features, such as trees, fences, retaining walls, etc. in drainage easements shall be reviewed by the City of Powell. The City will review the proposed improvements to assure that the improvements will not interfere with the storm water control facilities.
- No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of any drainage easements unless said structure is approved in writing by the City of Powell.
- No other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are permitted within any Sanitary Easement unless they are approved on the signed sanitary sewer plans, or otherwise approved in writing by the Delaware County Sanitary Engineer, except that the rights granted to Delco Water Company, its successors, and assigns to install, service and maintain residential water services, meter crocks and appurtenances as designated on this plat are not restricted.
- Other utility crossings within the Sanitary Easement are only permitted as described herein, unless they are approved on the signed sanitary sewer plans or otherwise approved in writing by the Delaware County Sanitary Engineer. Right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under a sanitary sewer or force main and over, across, under, or through the Sanitary Easement are not hereby restricted, except that all utility crossings under a sanitary sewer or force main shall be subject to the review and approval of the Delaware County Sanitary Engineer.
- No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of the Sanitary Easement unless said structure is approved in writing by the Delaware County Sanitary Engineer.
- Any landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the Sanitary Easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.
- When maintenance, repair or replacement of public sanitary sewers, manholes, force mains, valves, and other public sanitary appurtenances causes the removal of any trees, plantings, landscaping, fence, or any other feature located within the Sanitary Easement, with the exception of driveways and pedestrian pathways, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.
- The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer or force main and/or within the Sanitary Easement shall be subject to approval of the Delaware County Sanitary Engineer.
- The Delaware County Sanitary Engineer reserves the right to require that all earthwork within the Sanitary Easement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of, infringe upon, or limit the County's reasonable access to the sanitary sewer or force main.
- The purpose of this plat is to show certain property, right of way, easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.
- At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main lines facilities, could conveniently be shown on this plat. Existing recorded easement information about The Reserve at Scioto Glenn Phase III or any part thereof can be acquired by a competent examination of the then current public road records, including those in the Delaware County Recorder's Office.
- No structure or building shall be placed upon, in or under the area designated as "Tree Preservation Zone" heron except for storm water drainage facilities and underground utility systems. The natural state of said area, to include trees, existing ground and water drainage therein, shall not be disturbed. The owner of the fee simple title to each lot that has within it a portion of said "Tree Preservation Zone" shall care for and maintain said portion of the "Tree Preservation Zone" that falls within the limits of said owner's lot.
- A non-exclusive easement is hereby specifically granted unto Del-Co Water Company Inc., its successors and assigns, for the location of water lines, valves and appurtenances within the rights-of-way hereby dedicated and within areas designated hereon as "Utility Easement" or "Drainage Easement" that are located alongside the rights-of-way hereby dedicated. Also granted is the right of Del-Co Water Company Inc., to install service and maintain appurtenances in said easement areas alongside said rights-of-way.
- Reserve 'C' (Lot 3665) as shown hereon will be owned and maintained by the City of Powell for purposes of providing a public park site. All facilities located within and through said Reserve 'C' will be maintained by the City of Powell, with the exception of the retention facilities and appurtenant inlet and outlet piping and structures (adjacent to Lots 3616-3618), which will be maintained by The Reserve at Scioto Glenn Homeowners Association.
- Reserve 'D' (Lot 3666) as shown hereon will be owned and maintained by The Reserve at Scioto Glenn Homeowners Association for the purposes of open space, stormwater management facilities and other uses allowed by the then current zoning. The asphalt path located within and through said Reserve 'D' will be for public use and will be maintained by the City of Powell.
- Delaware Soil and Water District and their assigns are granted permission to access drainage easements surrounding storm water basins and drainage easements abutting properties located within Concord and Liberty Townships.
- No fences or other obstructions which will impair access to the sanitary manholes are permitted on lots 3639, 3640, 3643, and 3644.

APPROVED THIS _____ DAY OF _____, 2016

MAYOR, CITY OF POWELL, OHIO

APPROVED THIS _____ DAY OF _____, 2016

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____, 2016

CITY ENGINEER, CITY OF POWELL, OHIO

APPROVED THIS _____ DAY OF _____, 2016

DIRECTOR OF DEVELOPMENT, CITY OF POWELL, OHIO

DEL-CO WATER

APPROVED THIS _____ DAY OF _____, 2016

DEPUTY GENERAL MANAGER

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2016
BY ORDINANCE NO. _____, WHEREIN THE PLAT
SHOWN HEREON IS ACCEPTED AS SUCH BY THE CITY OF
POWELL, OHIO.

CLERK OF COUNCIL, CITY OF POWELL, OHIO

TRANSFERRED THIS _____ DAY OF _____, 2016

AUDITOR, DELAWARE COUNTY, OHIO

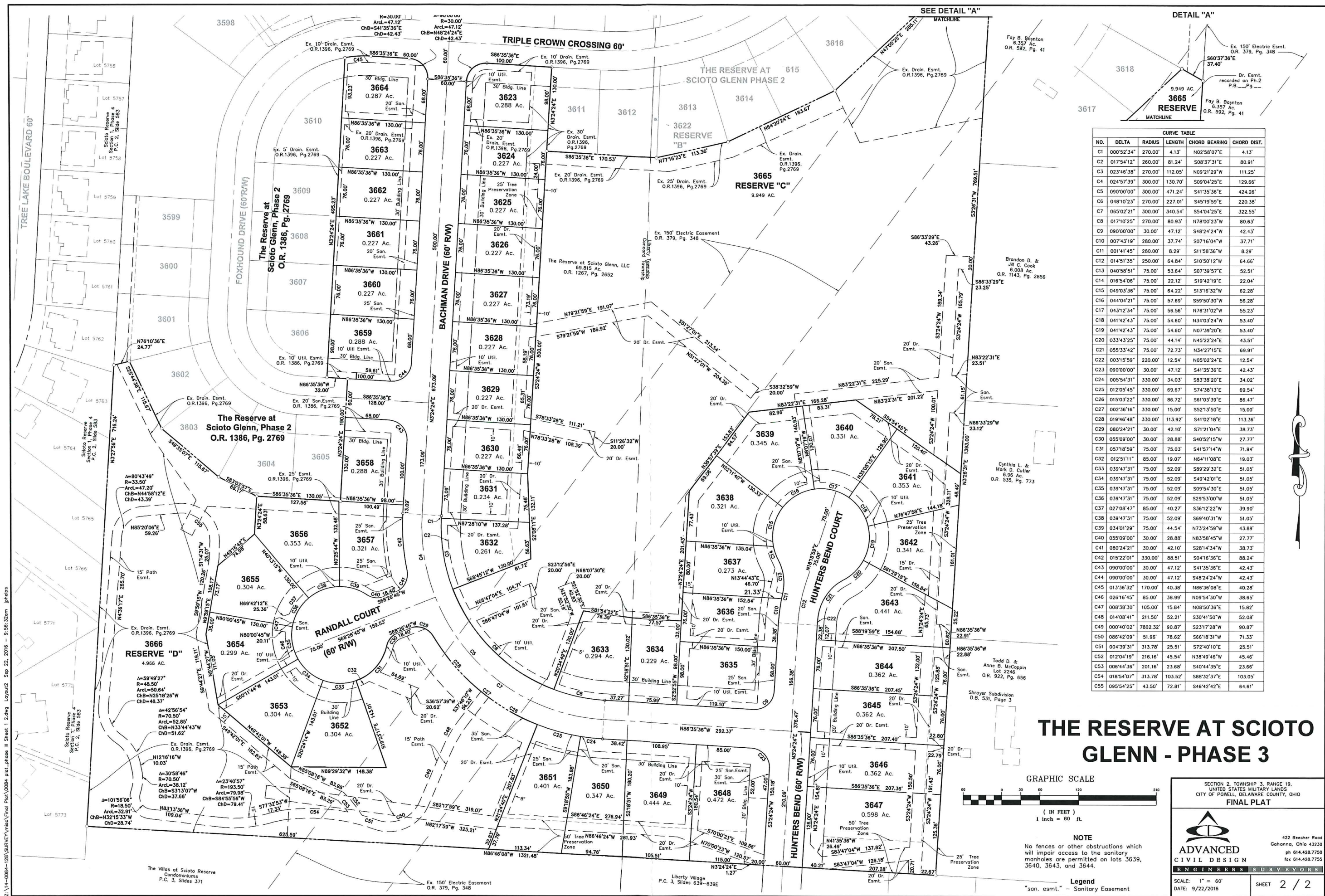
FILED FOR RECORD THIS _____ DAY OF _____, 2016 AT _____ M.

RECORDER, DELAWARE COUNTY, OHIO

FEE \$ _____ FILE NO. _____

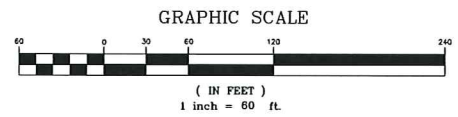
OFFICIAL RECORD _____, PAGE(S) _____

Z:\14-0084-128\SURVEY\misc\Final Plat\0084 plat_phase III Sheet 1 2.dwg Layout2 Sep 22, 2016 - 9:56:32am jphelp



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	000°52'34"	270.00'	4.13'	N02°58'07"E
C2	017°54'12"	260.00'	81.24'	S08°37'31"E
C3	023°46'38"	270.00'	112.05'	N09°21'29"W
C4	024°57'39"	300.00'	130.70'	S09°04'25"E
C5	090°00'00"	300.00'	471.24'	S41°35'36"E
C6	048°10'23"	270.00'	227.01'	S45°19'59"E
C7	065°02'21"	300.00'	340.54'	S54°04'25"E
C8	017°10'25"	270.00'	80.93'	N78°00'23"W
C9	090°00'00"	30.00'	47.12'	S48°24'24"W
C10	007°43'19"	280.00'	37.74'	S07°16'04"W
C11	001°41'45"	280.00'	8.29'	S11°58'36"W
C12	014°51'35"	250.00'	64.84'	S10°50'12"W
C13	040°58'51"	75.00'	53.64'	S07°39'57"E
C14	016°54'06"	75.00'	22.12'	S19°42'19"E
C15	049°03'36"	75.00'	64.22'	S13°16'32"W
C16	044°04'21"	75.00'	57.69'	S59°50'30"W
C17	043°12'34"	75.00'	56.56'	N76°31'02"W
C18	041°42'43"	75.00'	54.60'	N34°03'24"W
C19	041°42'43"	75.00'	54.60'	N07°39'20"E
C20	033°43'25"	75.00'	44.14'	N45°22'44"E
C21	055°33'42"	75.00'	72.73'	N34°27'15"E
C22	003°15'59"	220.00'	12.54'	N05°02'24"E
C23	090°00'00"	30.00'	47.12'	S41°35'36"E
C24	005°54'31"	330.00'	34.03'	S83°38'20"E
C25	012°05'45"	330.00'	69.67'	S74°38'13"E
C26	015°03'22"	330.00'	86.72'	S61°03'39"E
C27	002°36'16"	330.00'	15.00'	S52°13'50"E
C28	019°46'48"	330.00'	113.92'	S41°02'18"E
C29	080°24'21"	30.00'	42.10'	S71°21'04"E
C30	055°09'00"	30.00'	28.88'	S40°52'15"W
C31	057°18'59"	75.00'	75.03'	S41°57'11"W
C32	012°51'11"	85.00'	19.07'	N64°11'08"E
C33	039°47'31"	75.00'	52.09'	S89°29'32"E
C34	039°47'31"	75.00'	52.09'	S49°42'01"E
C35	039°47'31"	75.00'	52.09'	S09°54'30"E
C36	039°47'31"	75.00'	52.09'	S29°53'00"W
C37	027°08'47"	85.00'	40.27'	S36°12'22"W
C38	039°47'31"	75.00'	52.09'	S69°40'31"W
C39	034°01'29"	75.00'	44.54'	N73°24'59"W
C40	055°09'00"	30.00'	28.88'	N83°58'45"W
C41	080°24'21"	30.00'	42.10'	S28°14'34"W
C42	015°22'01"	330.00'	88.51'	S04°16'36"E
C43	090°00'00"	30.00'	47.12'	S41°35'36"E
C44	090°00'00"	30.00'	47.12'	S48°24'24"W
C45	013°36'32"	170.00'	40.38'	N86°36'08"E
C46	026°16'45"	85.00'	38.99'	N09°54'30"W
C47	008°38'30"	105.00'	15.84'	N08°50'36"E
C48	014°08'41"	211.50'	52.21'	S30°41'50"W
C49	000°40'02"	7802.32'	90.87'	S23°17'28"W
C50	086°42'09"	51.96'	78.62'	S66°18'31"W
C51	004°39'31"	313.78'	25.51'	S72°40'10"E
C52	012°04'19"	216.16'	45.54'	N38°49'46"W
C53	006°44'38"	201.16'	23.66'	S40°44'35"E
C54	018°54'07"	313.78'	103.52'	S88°32'37"E
C55	095°54'25"	43.50'	72.81'	S46°42'42"E

THE RESERVE AT SCIOTO GLENN - PHASE 3



NOTE
No fences or other obstructions which will impair access to the sanitary manholes are permitted on lots 3639, 3640, 3643, and 3644.

Legend
"san. esmt." - Sanitary Easement

SECTION 2, TOWNSHIP 3, RANGE 19,
UNITED STATES MILITARY LANDS
CITY OF POWELL, DELAWARE COUNTY, OHIO

**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: 9/22/2016

SHEET 2 / 2