

Ordinance 2017-02

Exhibit A

SITUATE:

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LYING IN FARM LOTS 9 AND 12, QUARTER TOWNSHIP 3, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 15.302 ACRES, MORE OR LESS, INCLUDING 1.241 ACRES OF RIGHT-OF-WAY AREA, BEING OUT OF THE ORIGINAL 104.0077 ACRE TRACT AS CONVEYED TO VERONA LLC, AN OHIO LIMITED LIABILITY COMPANY BY DEED OF RECORD IN OFFICIAL RECORD 1341, PAGE 2579, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

OWNER/SUBDIVIDER CERTIFICATION:

VERONA LLC, AN OHIO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "VERONA PHASE 2", A SUBDIVISION OF LOTS NUMBERED 3754 THROUGH 3781, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH THE DRIVE SHOWN HEREON, NOT HERETOFORE DEDICATED.

WITNESSES:

IN WITNESS WHEREOF, VERONA LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

VERONA LLC, AN OHIO LIMITED LIABILITY COMPANY

PRINTED: \_\_\_\_\_

BY: \_\_\_\_\_

PRINTED: \_\_\_\_\_

VINCENT ROMANELLI  
MANAGING MEMBER

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 BY VINCENT ROMANELLI MANAGING MEMBER OF VERONA LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY  
APPROVED BY:

SANITARY ENGINEER, DELAWARE COUNTY

GENERAL MANAGER, DELCO WATER COMPANY

CITY OF POWELL  
APPROVED BY:

MAYOR, CITY OF POWELL, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER, CITY OF POWELL, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION  
CITY OF POWELL, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, ALL RIGHTS-OF-WAY SHOWN HEREIN AND DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE CITY OF POWELL, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND THE STREETS ARE FORMALLY ACCEPTED AS SUCH BY THE CITY OF POWELL.

ORDINANCE NO. \_\_\_\_\_

CLERK, CITY OF POWELL, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

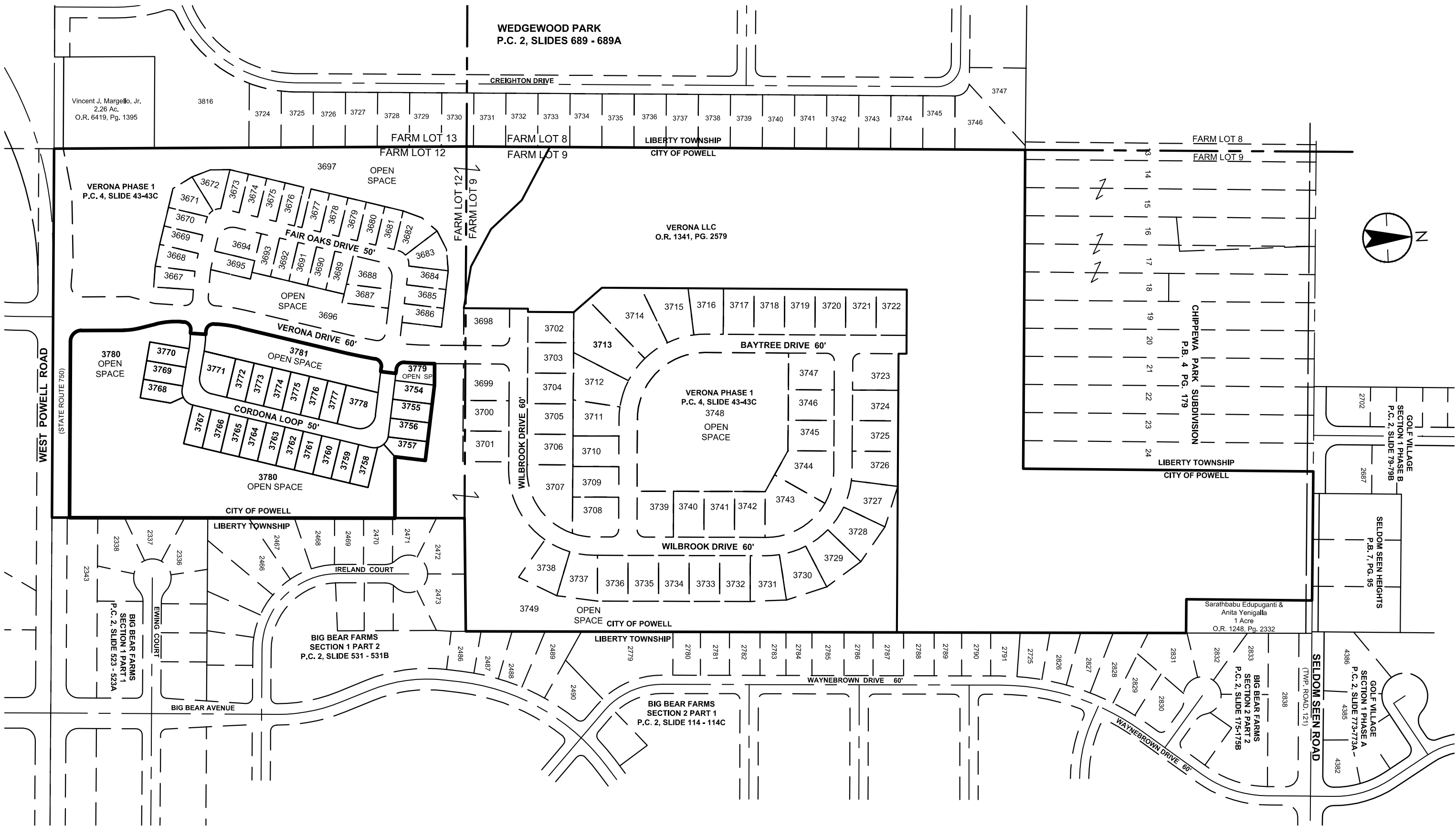
TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017  
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_ :\_\_ M

FEE \_\_\_\_ FILE NO. \_\_\_\_  
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017 PLAT CABINET \_\_\_\_ SLIDES \_\_\_\_  
OFFICIAL RECORD \_\_\_\_ PAGES \_\_\_\_

VERONA  
PHASE 2



LOCATION MAP  
SCALE 1" = 300'

NOTES CONTINUED:

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT" OR "SANITARY EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT" AND "DRAINAGE EASEMENT" 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" SHALL MEAN AN EXCLUSIVE SANITARY 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 FLOOD ROUTE, 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, FENCE, DRIVEWAY OR ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, 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.

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.

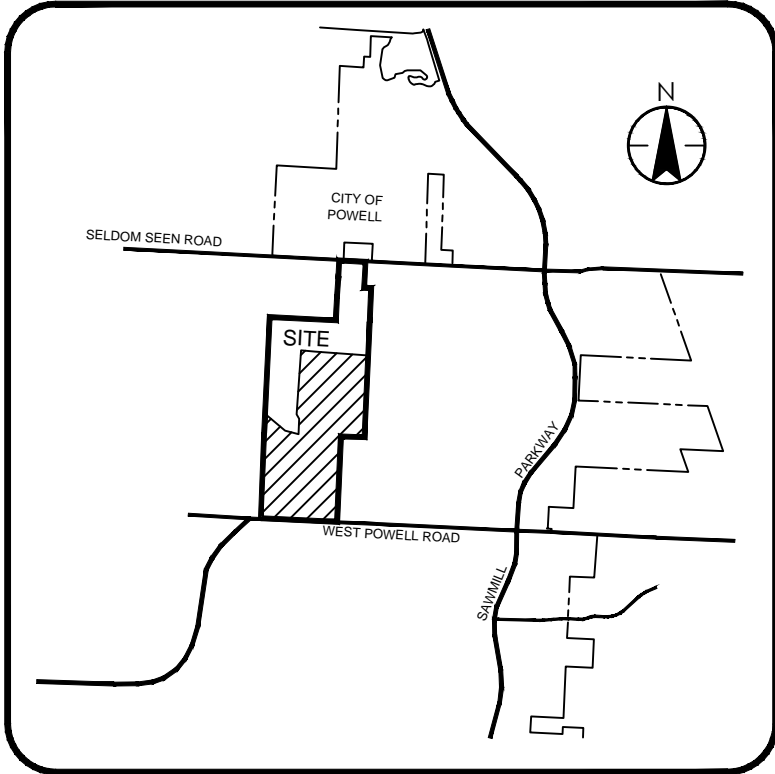
ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.

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.

LOTS 3779, 3780 AND 3781 AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE VERONA HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF OPEN SPACE, STORM WATER MANAGEMENT FACILITIES AND OTHER USES ALLOWED BY THE CURRENT ZONING. THE ASPHALT PATH LOCATED WITHIN AND THROUGH SAID LOTS WILL BE FOR PUBLIC USE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



VICINITY MAP  
(NOT TO SCALE)

NOTES:

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF CITY OF POWELL, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMENDED FINISH FLOOR ELEVATIONS AND/ OR LOT GRADING PLANS. SAID PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLANS REQUIRED WITH THE BUILDING PERMIT.

ROOF DOWN SPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEM ARE PROHIBITED.

BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT POWELL BUILDING AND ENGINEERING DEPARTMENT APPROVAL.

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 38041-00236 K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

POTENTIAL HEALTH AND ENVIRONMENTAL IMPACTS ASSOCIATED WITH HIGH VOLTAGE POWER LINE ELECTROMAGNETIC FIELDS ARE NOT KNOWN AT THIS TIME.

SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF CURB AND GUTTER STREETS UNLESS OTHERWISE APPROVED BY THE CITY.

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 WATER METER CROCKS AND APPURTENANCES IN SAID EASEMENT AREAS ALONGSIDE SAID RIGHTS-OF-WAY. THE EASEMENT AREA SHALL BE FOR THE UNOBSTRUCTED USE OF DEL-CO WATER COMPANY, INC. PLACEMENT OF FENCES, WALLS, PILLARS, TREES, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

ZONING AND AREA CALCULATION:

YARD SETBACKS: 100 FT. LOTS  
FRONT YARD SETBACK = 30 FT. MIN.  
REAR YARD SETBACK = 30 FT. MIN.  
PRIMARY STRUCTURE  
SIDE YARD SETBACK = 10 FT. MIN.

CURRENT ZONING = SFPRD  
AREA SECTION 2 = 15.302 AC.  
LOT AREA = 4.880 AC.  
R.O.W. AREA = 1.241 AC.  
OPEN SPACE AREA = 9.181 AC.  
NUMBER OF LOTS = 25  
GROSS DENSITY = 1.63

YARD SETBACKS: 62 FT. LOTS  
FRONT YARD SETBACK = 25 FT. MIN.  
REAR YARD SETBACK = 30 FT. MIN.  
PRIMARY STRUCTURE  
SIDE YARD SETBACK = 6 FT. MIN.

DRIVEWAY SETBACK 2' FROM SIDE YARD

ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JULY 2014, BETWEEN DELAWARE COUNTY MONUMENTS 97\_038 AND 97\_144, STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1983).

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- = IRON PIN FOUND
- x— = MAG NAIL SET

STANTEC CONSULTING SERVICES INC.

BY:

ROBERT J. SANDS DATE  
PROFESSIONAL SURVEYOR NO. S-8053

PREPARED BY:

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-340-2743  
FAX (614) 486-4387



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## BOUNDARY CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°17'48"	36.00'	56.11'	N 42°41'36" W	50.60'
C2	13°27'38"	216.50'	50.86'	N 04°46'30" W	50.75'
C3	17°44'47"	270.00'	83.63'	N 02°37'58" W	83.29'
C4	90°00'00"	25.00'	39.27'	N 51°14'28" E	35.36'
C5	90°00'00"	25.00'	39.27'	N 38°45'32" W	35.36'
C6	9°30'36"	470.00'	78.01'	N 10°59'46" E	77.92'
C7	4°15'05"	1230.00'	91.27'	N 13°37'32" E	91.25'
C8	87°44'12"	25.00'	38.28'	N 55°22'05" E	34.65'
C9	87°46'07"	25.00'	38.30'	N 36°57'05" W	34.66'
C10	4°12'16"	1230.00'	90.26'	N 04°49'51" E	90.24'

## BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 06°14'28" E	7.15'
L2	S 83°45'32" E	9.99'
L3	N 06°14'28" E	50.00'
L4	N 83°45'32" W	9.99'
L5	N 06°14'28" E	8.23'
L6	S 80°45'49" E	14.27'
L7	N 09°13'57" E	50.00'
L8	N 80°46'03" W	14.27'
L9	N 02°43'43" E	8.06'

## CENTERLINE CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	5°49'53"	500.00'	50.89'	S 80°50'35" E	50.87'
C12	86°19'17"	75.00'	112.99'	N 58°54'43" E	102.61'
C13	96°30'53"	75.00'	126.34'	N 32°30'22" W	111.92'

## LOT LINE DATA

LINE	BEARING	DISTANCE
L10	S 22°16'10" E	46.25'
L11	N 62°51'57" E	38.87'

## LOT CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	4°25'56"	475.00'	36.75'	S 81°32'34" E	36.74'
C18	1°23'57"	475.00'	11.60'	S 78°37'37" E	11.60'
C19	34°31'09"	46.50'	28.01'	N 84°48'47" E	27.59'
C20	51°48'08"	46.50'	42.04'	N 41°39'08" E	40.62'
C21	26°38'21"	46.50'	21.62'	N 02°25'54" E	21.43'
C22	19°17'56"	46.50'	15.66'	N 20°32'15" W	15.59'
C23	34°57'02"	46.50'	28.37'	N 56°51'13" W	27.93'
C24	6°26'05"	46.50'	5.22'	N 77°32'46" W	5.22'
C25	96°30'53"	50.00'	84.23'	S 32°30'22" E	74.61'
C26	86°19'17"	50.00'	75.33'	S 58°54'43" W	68.40'
C27	1°15'57"	525.00'	11.60'	N 78°33'37" W	11.60'
C28	4°33'56"	525.00'	41.83'	N 81°28'34" W	41.82'
C29	86°19'17"	46.50'	70.06'	S 58°54'43" E	63.62'
C30	96°30'53"	46.50'	78.33'	S 32°30'22" E	69.39'

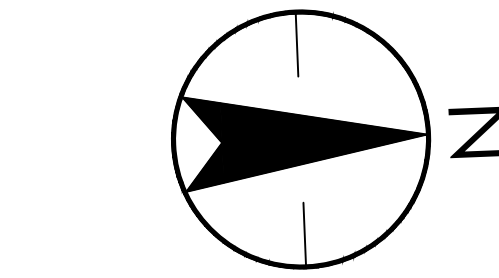
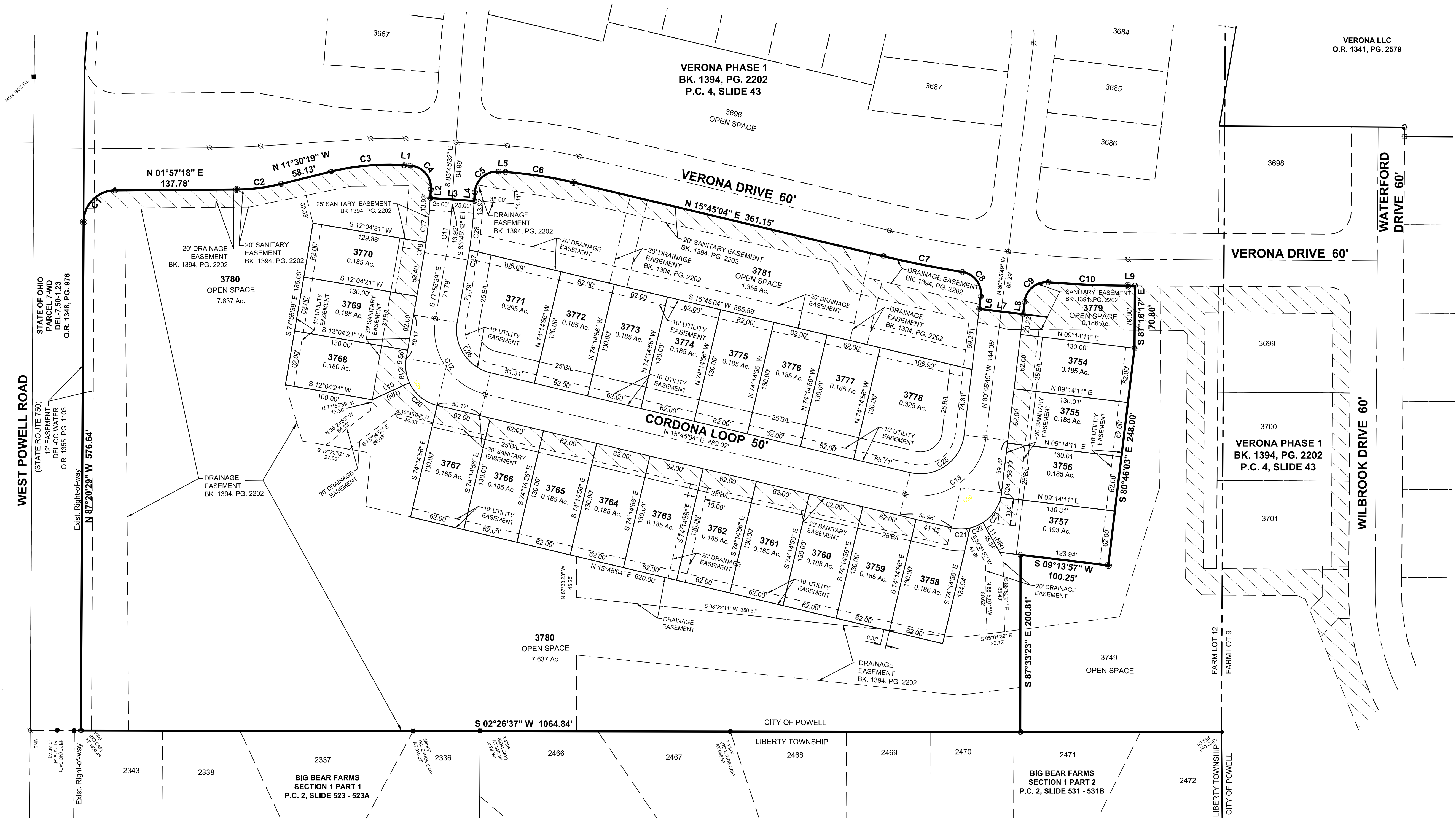
## LEGEND

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN  
(RUNNING THROUGH CONCRETE AT LEAST FOUR  
INCHES IN DIAMETER AND THIRTY INCHES LONG)
- = IRON PIPES SET (3/4 IRON PIPE, 30 INCHES  
IN LENGTH WITH STANTEC CAP)
- = IRON PIPE FOUND (3/4 INCH)
- = MAG NAIL SET
- D/U = DRAINAGE / UTILITY
- (R) = LOT LINE IS RADIAL
- (NR) = LOT LINE IS NON-RADIAL

1234 = LOT NUMBERS

9600 = ADDRESSES

SANITARY EASEMENT

60 0 60 120  
SCALE IN FEET  
SCALE: 1" = 60'

PREPARED BY:

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
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VERONA  
PHASE 2  
SHEET 2 OF 2