

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL,
FARM LOT 10, TOWNSHIP 3, SECTION 2, RANGE 19
UNITED STATE MILITARY LANDS

HUNTERS BEND

LIBERTY VILLAGE
P.C. 3, SL. 639

WINDSONG SUBDIVISION
P.C. 3, SL. 574

GOLF VILLAGE
SEC. 7 PH. A
P.C. 3, SL. 3

GREGORY ACKERS
VOL. 38, PG. 2226

TERRY B. & PATI IMAR
VOL. 591, PG. 15

WOLF PATH DR. 60'

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SECTION 1
3807

SECTION 2

COYOTE CROSSING 60'

SECTION 5

TIMOTHY SHELLY
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STEITZ ROAD

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LAWRENCE ALLDRITT
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DOUBLE N SUBDIVISION
P.C. 2, SL. 563

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GLENNA MILLER
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SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, FARM LOT 10, TOWNSHIP 3, SECTION 2, RANGE 19, UNITED STATES MILITARY LANDS, BEING 20.066 ACRES OF LAND ALL OUT OF _____ ACRES CONVEYED TO _____, BY DEED OF RECORD IN _____, BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC., A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, VICE PRESIDENT, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "CARPENTER'S MILL, SECTION 1, PART B", A SUBDIVISION CONTAINING LOTS NUMBERED 3810-3858, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT, OR DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "UTILITY EASEMENT" OR "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 AS "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.

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 RIGHT-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.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID XX.XXX ACRE TRACT OF LAND OWNED BY _____ ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF S 03°25'31" W FOR A PORTION OF THE CENTERLINE OF STEITZ ROAD AS ESTABLISHED BY GPS OBSERVATION AND PROCESSED BY OPUS AT THE TIME OF SURVEY.

SOURCE DATA:
NATIONAL GEODETIC SURVEY & OHIO DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "OHUN". THE SOURCES
OF SURVEY DATA RENEWED IN THIS PLAT WERE OBTAINED FROM THE DELAWARE COUNTY RECORDER'S OFFICE.

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

WHERE INDICATED HEREON, ARE TO BE SOLID IRON PINS, 1" DIAMETER, 30" LONG, SOLID IRON PINS ARE TO BE SET TO MONUMENT POINTS INDICATED AND ARE TO BE SET WITH TO THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM PLUG BEARING THE INITIALS "CEC".

CHAIRMAN PLANNING COMMISSION
CITY OF POWELL, OHIO

STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE CITY OF POWELL, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY CITY OF POWELL.

AUDITOR, DELAWARE COUNTY, OHIO

RECORDED, DELAWARE COUNTY, OHIO

PLAT CABINET _____, SLIDE _____

SUB AREA C:	±9.86 AC
NUMBER OF DWELLING UNITS	5 DWELLING UNITS
GROSS DENSITY	0.51 DWELLING UNITS/AC
MIN. LOT AREA	45,348 SF
MAX. LOT AREA	136,333 SF
AVG. LOT AREA	75,235 SF
RESERVE C	0.67 AC
OPEN SPACE PROVIDED:	0.27 AC (6.8%)

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, VICE PRESIDENT OF PULTE HOMES OF OHIO, LLC. A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PULTE HOMES OF OHIO, LLC.
A MICHIGAN LIMITED LIABILITY COMPANY

MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND ACQUISITION

STATE OF OHIO
COUNTY OF DELAWARE:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, VICE PRESIDENT OF SAID PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

_____ DAY OF _____

MY COMMISSION EXPIRES _____.

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. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK COMPLETED IN

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232

ACREAGE BREAKDOWN
TOTAL ACREAGE: 20.066
ACREAGE IN LOTS 13-48, 51-59, AND 188-191 INCLUSIVE: 16.869
ACREAGE IN RIGHTS-OF-WAY: 3.197

NO	DATE
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Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6608

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

**CARPENTER'S MILL
SECTION 1, PART B**

FEBRUARY 2018	DRAWN BY:	JEC
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018 DRAWN BY:

DATE: _____

DRAWING NO.

PLAT

SHEET 1 OF 1



NORTH

SCALE IN FEET

LEGEND

- IRON PIN SET (SEE SURVEY DATA)
 ⊙ PERMANENT MARKER (SEE SURVEY DATA)
 △ MAG NAIL SET
 ▲ MAG NAIL FOUND
 ● IRON PIN FOUND
 ■ COUNTY MONUMENT FOUND
- \$XXXX ADDRESS NUMBER

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 13°20'27" E	82.43'
L2	N 13°20'27" W	79.40'
L3	N 03°15'06" E	50.43'
L4	S 86°44'54" E	37.09'
L5	S 25°24'36" E	30.94'
L6	N 86°44'54" W	19.48'
L7	S 86°44'54" E	19.48'
L8	N 81°53'28" W	95.34'
L9	N 86°44'54" W	139.31'
L10	N 79°23'18" W	99.32'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 01°01'49" W	99.14'
L12	N 07°09'55" E	115.80'
L13	N 03°12'51" E	141.72'
L14	S 88°25'02" E	31.54'
L15	N 70°45'06" E	50.56'
L16	S 86°44'54" E	67.18'
L17	N 03°15'06" E	25.26'
L18	N 86°44'54" W	20.00'
L19	S 03°15'06" W	5.26'
L20	N 86°44'54" W	43.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	300.0'	90°00'00"	47.12'	S 41°44'54" E	42.43'
C2	330.0'	51°52'57"	30.04'	N 79°13'50" E	30.03'
C3	49.00'	180°00'00"	153.94'	S 03°15'06" W	98.00'
C4	300.0'	28°39'42"	150.07'	S 11°04'45" E	148.51'
C5	300.0'	36°33'02"	191.38'	S 74°58'36" W	188.15'
C6	300.0'	36°33'01"	191.38'	S 74°58'36" W	188.15'
C7	183.50'	43°46'27"	140.19'	N 64°51'40" W	136.81'
C8	79.00'	180°00'00"	248.19'	N 03°15'06" E	158.00'
C9	30.00'	90°00'00"	47.12'	N 48°15'06" E	42.43'
C10	30.00'	37°17'51"	51.43'	S 74°36'11" W	50.52'
C11	79.00'	36°47'44"	50.73'	S 37°33'23" W	49.87'
C12	79.00'	36°47'44"	50.73'	S 00°45'40" W	49.87'
C13	79.00'	36°47'44"	50.73'	S 38°02'04" E	49.87'
C14	79.00'	32°18'58"	44.56'	S 70°35'25" E	43.97'
C15	19.00'	180°00'00"	59.69'	S 03°15'06" W	38.00'
C16	19.00'	180°00'00"	59.69'	N 03°15'06" E	38.00'
C17	30.00'	90°00'00"	47.12'	S 41°44'54" E	42.43'
C18	270.0'	21°57'48"	103.50'	S 07°43'48" E	102.87'
C19	30.00'	99°59'48"	52.36'	S 68°42'35" E	45.96'
C20	330.0'	31°57'36"	184.08'	N 77°16'19" E	181.70'
C21	330.0'	15°19'51"	88.30'	S 68°57'26" W	88.04'
C22	330.0'	11°24'48"	65.74'	S 87°32'42" W	65.63'
C23	330.0'	23°50'53"	137.35'	N 08°40'20" E	136.37'
C24	30.00'	99°21'04"	52.02'	N 29°04'45" E	45.74'
C25	270.0'	14°29'49"	68.32'	N 86°00'12" E	68.13'



NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF POWELL, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE 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 PLAN REQUIRED WITH THE BUILDING PERMIT.

NOTE "B": CITY OF POWELL ZONING CODE FOR "CARPENTER'S MILL, SECTION 1, PART B", IN EFFECT AT TIME OF PLATTING OF "CARPENTER'S MILL, SECTION 1, PART B", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

FRONT YARD:	20 FEET MINIMUM
SIDE YARD:	12 FEET MINIMUM
REAR YARD:	20 FEET MINIMUM
PERIMETER SETBACK	20 FEET MINIMUM

NOTE "C":	ACREAGE BREAKDOWN	
	TOTAL ACREAGE:	20.066
	ACREAGE IN LOTS 3810-3854 INCLUSIVE:	14.281
	ACREAGE IN LOTS 3855-3858 INCLUSIVE (OPEN SPACE)	2.588
	ACREAGE IN RIGHTS-OF-WAY:	3.197

NOTE "D": NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND;

NOTE "E": EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITY EASEMENTS, AND DESIGNATED WATERLINE EASEMENTS TO DEL-CO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKES AND APPURTENANCES.

REVISION RECORD	DESCRIPTION
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[illegible]

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085
614-540-6633 • 888-598-6808

www.cecinc.com

**CITY OF POWELL
DELAWARE COUNTY, OHIO**

**CARPENTER'S MILL
SECTION 1, PART B**

FEBRUARY 2018	JEC
1"=50'	DRAWN BY:
	MJA
	CHECKED BY:
	152-227
	MAS

DRAWING NO.

PLAT

SHEET 2 OF 3

