



ORDINANCE 2024-44

AN ORDINANCE AUTHORIZING THE FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS OF THE RESERVE AT SCIOTO GLENN, PHASE 3 AS THE SAME IS NUMBERED AND DELINEATED UPON THE PLAT THEREOF RECORDED IN OFFICIAL RECORD 1474, PAGES 1443-1444, DELAWARE COUNTY, OHIO RECORDER'S OFFICE AND DECLARING AN EMERGENCY.

WHEREAS, the City of Powell has previously approved the plat for The Reserve at Scioto Glenn as the same is numbered and delineated upon the plat thereof recorded in official record 1474, pages 1443-1444, Delaware County, Ohio Recorder's Office, which have been duly recorded; and

WHEREAS, all major components of the public construction of the development are completed, satisfactorily maintained, all defects or deficiencies have been corrected, and all expenses incurred by the City pursuant to the development have been paid in full; and


NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO AS FOLLOWS:

Section 1: That, pursuant to Section 1115.07 of the Codified Ordinances, all major components of the public improvements noted upon the plat of The Reserve at Scioto Glenn, Phase 3, which have been duly recorded in official record 1474, pages 1443-1444, Delaware County, Ohio, Recorder's Office are hereby granted final acceptance by the City of Powell.

Section 2: That Council approves the transfer of Reserve "C" to the City of Powell as indicated on the plat for the purposes of providing a public park site.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of Council and any of the decision-making bodies of the City of Powell which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 4: That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the City and its inhabitants for the reason to allow staff to expedite the return of inspection fees that have been on deposit with the City for an extended period of time; wherefore, this Ordinance shall take effect and be in force from and after its passage

  
\_\_\_\_\_  
Tom Counts  
Mayor  
Date 11/19/24

  
\_\_\_\_\_  
Elaine McCloskey  
City Clerk  
Date 11/19/24

EFFECTIVE DATE: November 19, 2024

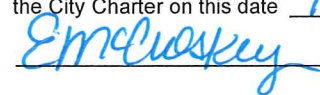
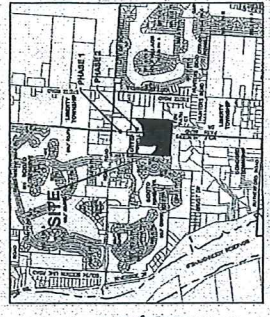
This legislation has been posted in accordance with the City Charter on this date 11/20/24.  
  
\_\_\_\_\_  
Elaine McCloskey  
City Clerk

EXHIBIT "A"

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



OWNER: METRO DEVELOPMENT, LLC
METRO DEVELOPMENT, LLC
14150 AVENUE
WESTERVILLE, OHIO 43081
PRIMA CONTACT:
PHONE: 614-891-3400
EMAIL: JTHOMAS@METRODEVELOPMENT.COM

SETBACKS:
FRONT: 37 FEET FROM RIGHT-OF-WAY LINE
SIDE: 5 FEET EACH, TOTAL 10'
REAR: 37'

PHASES:
TOTAL AREA: 31.43 ACRES
TOTAL LOT AREA: 27.810 ACRES
TOTAL LOT AREA: 14.818 ACRES
TOTAL LOT AREA: 13.002 ACRES

PLAT DESIGNATION:
STATE PLAT COORDINATE SYSTEM NAD 83, NAD 2011 HORIZON.
BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLAT COORDINATE SYSTEM NAD 83, NAD 2011 HORIZON.

SOURCE OF DATA: THE SOURCE OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.
IRON: THE IRON INDICATED ARE TO BE SET AND ARE IRON PILES. THE IRON PILES SHALL BE MADE OF STEEL AND SHALL BE SET TO THE SURFACE OF THE GROUND. THE IRON PILES SHALL BE SET TO THE SURFACE OF THE GROUND. THE IRON PILES SHALL BE SET TO THE SURFACE OF THE GROUND.

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

Surveyor: Melissa Jordan, M.S.
DATE: 12/16/2016

ADVANCED CIVIL ENGINEERING logo and contact information.

LEGEND:
IRON PILE SET AND IRON PILES
CONCRETE PILE
CONCRETE PILE
CONCRETE PILE

APPROVED BY: [Signatures]
DATE: 12/16/2016



George Kaitisa, TB
MAYOR, CITY OF POWELL, OHIO

Melissa Jordan, M.S.
RECORDING ENGINEER

Doc ID: 0113260002
Type: OFF
Recorded: 12/16/2016 at 12:37:58 PM
File # 1443-1444
Plat Cabinet 4
Slide 47

NOTARY PUBLIC STATE OF OHIO
I, [Name], a Notary Public in and for the State of Ohio, do hereby certify that the foregoing instrument is the true and correct copy of the original instrument as presented to me for recording.

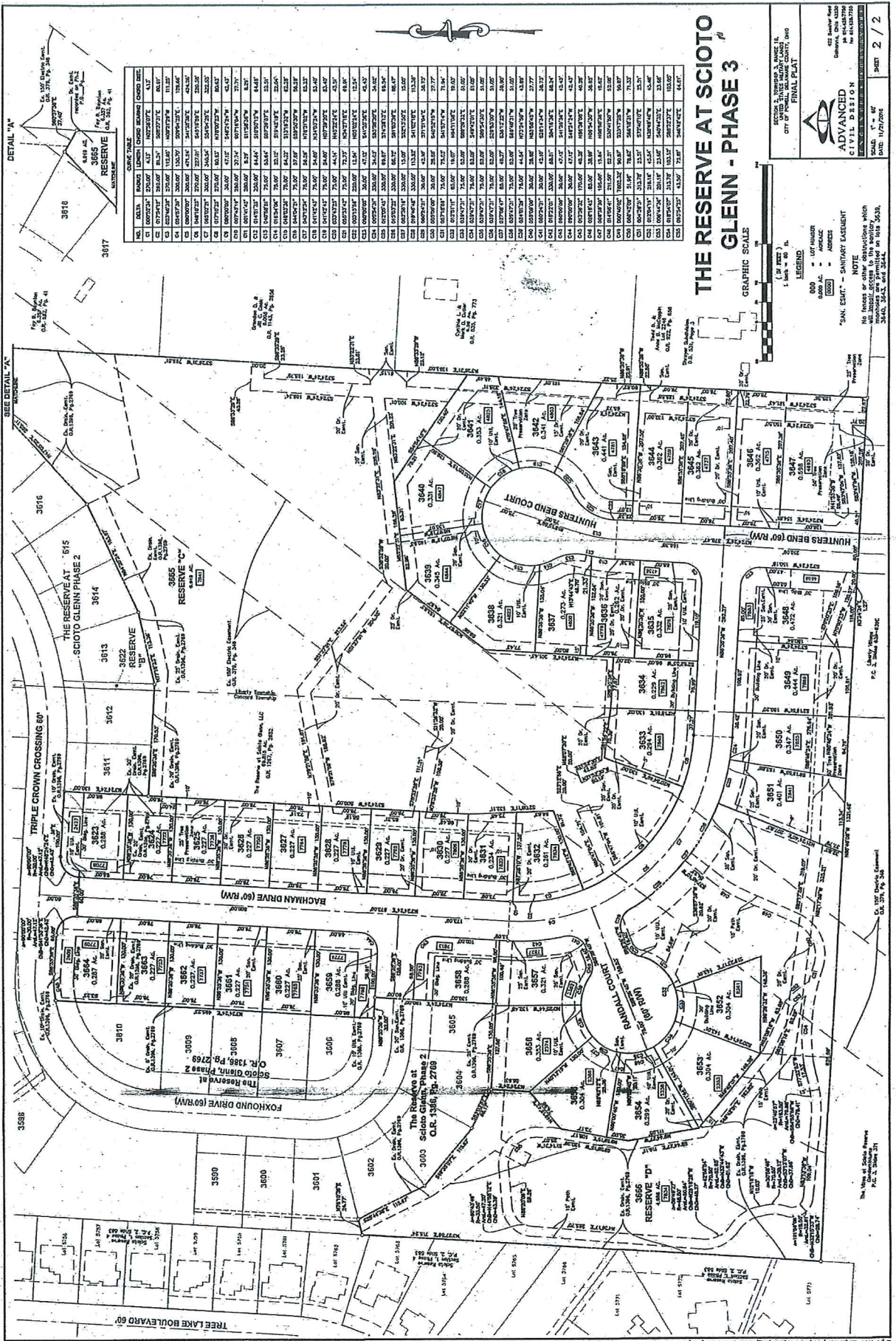
[Signatures and Notary Seal]

THE UNDERSIGNED, THE RESERVE AT SCIOTO GLENN, LLC, AN OHIO LIMITED LIABILITY COMPANY BY METRO DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, DO hereby certify that the information herein is true and correct to the best of my knowledge and belief.

THE RESERVE AT SCIOTO GLENN, LLC
BY METRO DEVELOPMENT, LLC, SOLE MEMBER
[Signatures]

NOTES

- 1. Easements are hereby reserved to the City of Powell, Ohio, for the purpose of maintaining, operating, and repairing any utility lines, conduits, poles, wires, cables, conduits, manholes, vaults, or other structures or appurtenances owned or controlled by the City of Powell, Ohio, within the boundaries of the plat.
2. Easements are hereby reserved to the City of Powell, Ohio, for the purpose of maintaining, operating, and repairing any utility lines, conduits, poles, wires, cables, conduits, manholes, vaults, or other structures or appurtenances owned or controlled by the City of Powell, Ohio, within the boundaries of the plat.



NO.	DATA	CHORD BEARING	CHORD DIST.	CHORD AREA
C1	025°00'00"	11.33'	11.33'	0.0000
C2	025°00'00"	11.33'	11.33'	0.0000
C3	025°00'00"	11.33'	11.33'	0.0000
C4	025°00'00"	11.33'	11.33'	0.0000
C5	025°00'00"	11.33'	11.33'	0.0000
C6	025°00'00"	11.33'	11.33'	0.0000
C7	025°00'00"	11.33'	11.33'	0.0000
C8	025°00'00"	11.33'	11.33'	0.0000
C9	025°00'00"	11.33'	11.33'	0.0000
C10	025°00'00"	11.33'	11.33'	0.0000
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C99	025°00'00"	11.33'	11.33'	0.0000
C100	025°00'00"	11.33'	11.33'	0.0000

# THE RESERVE AT SCIOTO GLENN - PHASE 3

GRAPHIC SCALE  
1" = 40'

LEGEND  
 (---) LOT NUMBER  
 (---) ADDRESS  
 (---) SAN. EXH. - SANITARY EXH. ENT.

NOTE  
 No fences or other obstructions which would interfere with the proposed subdivision shall be placed on this site.

3640, 3643, and 3644

SCALE 1" = 40'  
SHEET 2 / 2



ADVANCED  
CIVIL DESIGN

322 Barber Ave  
Cincinnati, OH 45202  
Tel: 513.251.1111  
Fax: 513.251.1112

DETAIL "A"

SEE DETAIL "A"

3688

3689

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3691

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