Powell
OHIO

ORDINANCE 2024-05

AN ORDINANCE TO GRANT FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS OF THE SMITH FARM AT CARPENTER'S MILL, SECTION 3, PART A AND PART B, AS THE SAME NUMBERED AND DELINEATED UPON THE PLATS, THEREOF RECORDED IN OFFICIAL RECORD 1866, PAGES 771-772, AND OFFICIAL RECORD 1866, PAGES 775-776, DELAWARE COUNTY, RECORDER'S OFFICE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Powell has previously approved the plats for the Smith Farm at Carpenter's Mill, Section 3, Part A and Part B which have been duly recorded in official record 1866, pages 771-772, and official record 1866, pages 775-776, Delaware County, Ohio, Recorder's Office; 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.

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 Shelly's Retreat at the Smith Farm at Carpenter's Mill, Section 2, Part A and Part B which have been duly recorded in official record 1644, pages 317-318, and official record 1644, pages 319-320, Delaware County, Ohio, Recorder's Office are hereby granted final acceptance by the City of Powell.

Section 2**:** 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 the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 3**:** That this Ordinance shall take effect on the earliest period allowed by law.

Tom Counts Mayor	1/16/24 Date	Elaine McCloskey City Clerk	1/16/24 Date

EFFECTIVE DATE: January 16, 2024

This legislation has been posted in accordance with the City Charter on this date 1/17/2024.
City Clerk

City Council
Tom Counts, Mayor
Leif Carlson David Lester Christina Drummond Heather Karr Ferzan Ahmed Tyler Herrmann

THE SMITH FARM AT CARPENTER'S MILL

SECTION 3 PHASE A

EXHIBIT A

Situated in the State of Ohio, County of Delaware, City of Powell, and in Farm Lot 8, Quarter Township 2, Township 3, Range 19, United States Military Lands, containing 12.300 acres of land, more or less, said 12.300 being part of those tracts of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Official Record 1627, Page 233, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE SMITH FARM AT CARPENTER'S MILL SECTION 3 PHASE A"**, a subdivision containing Lots numbered 4053 to 4072, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Harold Drive, Jerry Drive, and Scotts Way (2.731 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved, in, over, and under areas designated on this plat as Utility Easement, Drainage Easement and Sanitary Easement. Easements designated as Utility 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.

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 the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary 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 is 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.

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.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this 30 day of April, 2021.

Signed and Acknowledged In the presence of:

PULTE HOMES OF OHIO LLC

By [signature]
MATTHEW J. CALLAHAN,
Division Vice President of Land Acquisition

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC** 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**, for the uses and purposes expressed herein.

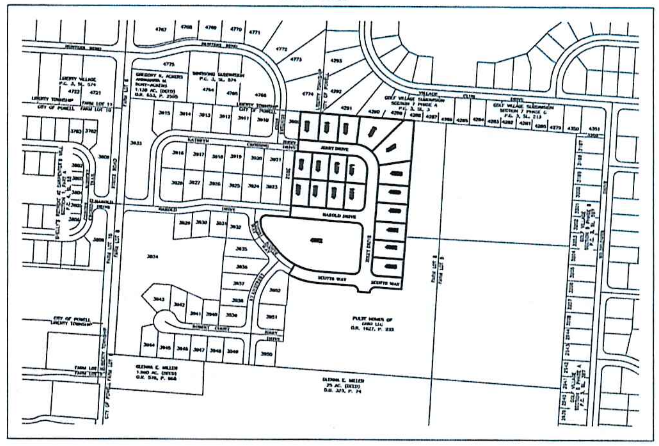
In Witness Thereof, I have hereunto set my hand and affixed my official seal this 30 day of April, 2021.

My commission expires 11/25/2023 Heidi Moore
Notary Public, State of Ohio

NOTARIAL SEAL — STATE OF OHIO
HEIDI MOORE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Delaware County
My Comm. Exp. 11/25/2023

SUBDIVISION INDEX MAP

NOT TO SCALE



Approved this 3 Day of May 2021. — Mayor, City of Powell, Ohio

Approved this 25 Day of May 2021. — Delaware County Sanitary Engineer

Approved this 14 Day of May 2021. — Deputy General Manager, Del-Co Water Co. INC.

Approved this 30 Day of [redacted] April 2021. — City Engineer, City of Powell, Ohio

Approved this 3 Day of May 2021. — Zoning Administrator, City of Powell, Ohio

Approved and accepted this 6 day of April, 2021, by Res. No. 2021-06 wherein all of Harold Drive, Jerry Drive, and Scotts Way (2.731 acres of land, more or less), shown dedicated hereon are accepted as such by the Council for the City of Powell, Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and or maintained unless and until construction is complete and streets are formally accepted as such by the City of Powell.

In Witness Thereof I have Hereunto set my hand and affixed my seal this 4 day of May, 2021. — Clerk, City of Powell, Ohio

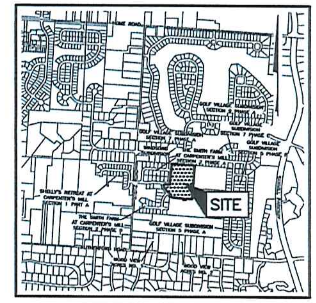
Transferred this 3 day of June 2021. — George Kaitsa TB, Auditor, Delaware County, Ohio

Filed for record this 3 day of June, 2021 at 4:20 P.M. Fee $ 80.00 — Melissa Jordan (LV), Recorder, Delaware County, Ohio

File No. 2021-25634

Official Record 1866, Pages 771
Stored Cab-5 sl. 631

Doc ID: 014003140002 Type: OFF
Kind: PLAT
Recorded: 06/03/2021 at 04:20:48 PM
Fee Amt: $80.00 Page 1 of 2
Workflow# 0000259182-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2021-00025634
BK 1866 PG 771-772



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The bearing of North 03° 25' 36" East, assigned to a portion of the easterly right-of-way line of Steitz Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Delaware County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

O = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)

STATE OF OHIO — MATTHEW A. KIRK S-7865 — REGISTERED PROFESSIONAL SURVEYOR

By Matthew A. Kirk — Professional Surveyor No. 7865 — 30 April 21 Date

THE SMITH FARM AT CARPENTER'S MILL

SECTION 3 PHASE A

NOTE "A": The purpose of this plat is to show certain property, rights of way, and 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.

NOTE "B" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Front:	25 feet
Side:	8 feet per side
Rear:	25 feet

Side yard setback may be reduced to 5 feet when a side load garage entry is included on homes in these sub-areas, provided that the minimum distance between buildings shall not be less than as established herein.

Decks and patios may encroach the rear yard setback, provided that no such structures shall be permitted to be located closer to the rear lot line than fifteen feet.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	12.300 Ac.
Acreage in rights-of-way:	2.731 Ac.
Acreage in Lots 4063 and 4072	3.059 Ac.
Acreage in remaining lots:	6.510 Ac.

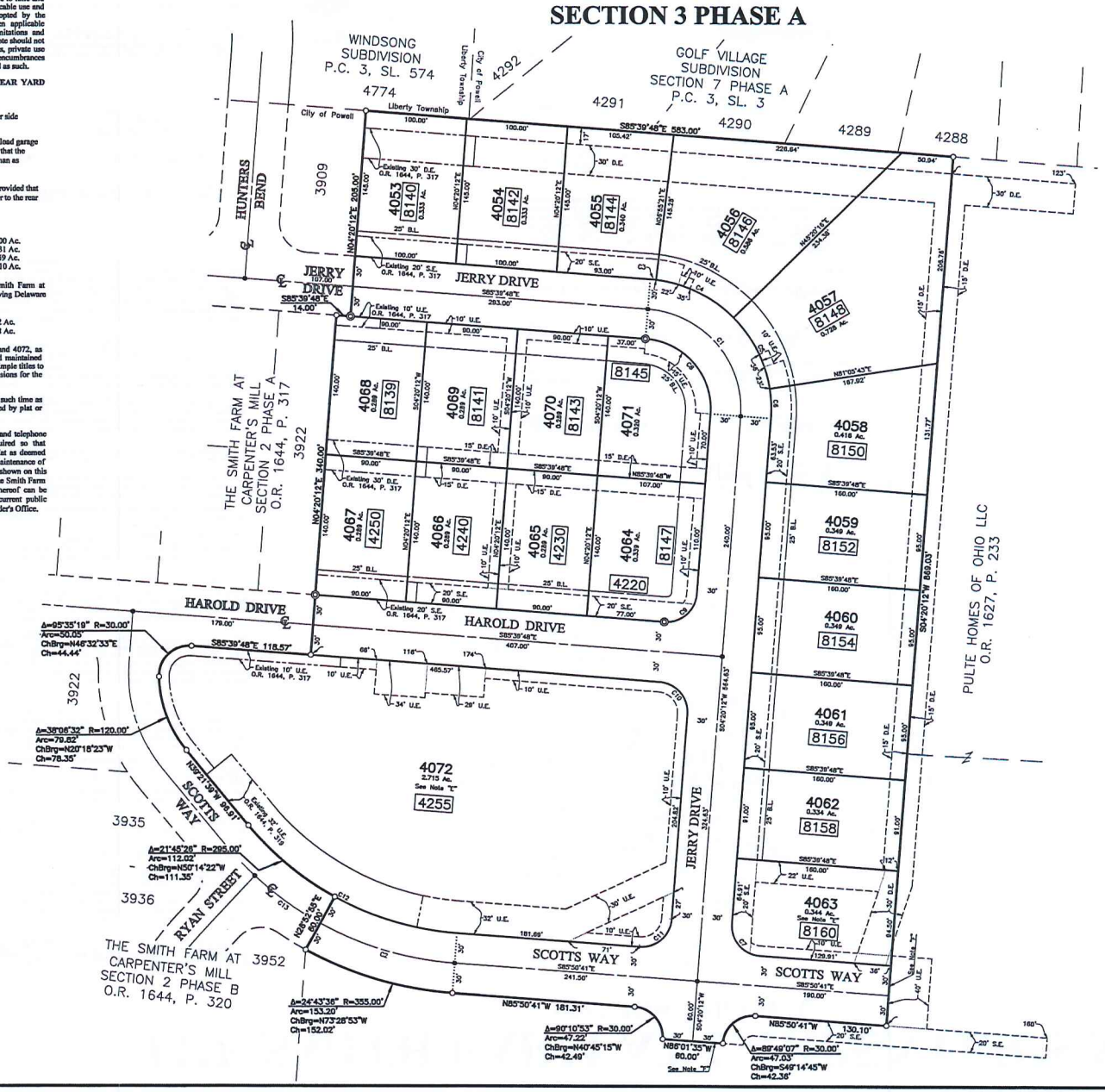
NOTE "D" - ACREAGE BREAKDOWN: The Smith Farm at Carpenter's Mill Section 3 Phase A is out of the following Delaware County Parcel Numbers:

3192400104600 0	8.452 Ac.
3192400104800 0	3.848 Ac.

NOTE "E" - LOTS 4063 AND 4072: Lots 4063 and 4072, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in The Smith Farm at Carpenter's Mill subdivisions for the purpose of open space and stormwater facilities.

NOTE "F": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or right-of-way deed or right-of-way easement.

NOTE "G": 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 line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Smith Farm at Carpenter's Mill Section 3 Phase A or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	100.00'	157.08'	S 40°39'48" E	141.42'
C2	24°43'36"	325.00'	140.26'	S 73°28'53" E	139.17'
C3	2°35'09"	130.00'	5.87'	N 84°22'14" W	5.87'
C4	38°24'55"	130.00'	87.16'	N 63°52'11" W	85.54'
C5	35°45'27"	130.00'	81.13'	N 26°47'01" W	79.82'
C6	13°14'29"	130.00'	30.04'	N 02°17'03" W	29.98'
C7	90°10'53"	30.00'	47.22'	N 40°45'15" W	42.49'
C8	90°00'00"	70.00'	109.96'	S 40°39'48" E	98.99'
C9	90°00'00"	30.00'	47.12'	S 49°20'12" W	42.43'
C10	90°00'00"	30.00'	47.12'	S 40°39'48" E	42.43'
C11	89°49'07"	30.00'	47.03'	S 49°14'45" W	42.36'
C12	46°29'02"	295.00'	239.33'	N 62°36'11" W	232.82'
C13	14°10'28"	325.00'	80.40'	S 54°01'51" E	80.20'

SCALE 1" = 50'

GRAPHIC SCALE (in feet)

B.L. = Building Line
D.E. = Drainage Easement
S.E. = Sanitary Easement
U.E. = Utility Easement

0000 = Address

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

THE SMITH FARM AT CARPENTER'S MILL

SECTION 3 PHASE B

Situated in the State of Ohio, County of Delaware, City of Powell, and in Farm Lot 8, Quarter Township 2, Township 3, Range 19, United States Military Lands, containing 6.106 acres of land, more or less, said 6.106 being part of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Official Record 1627, Page 233, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE SMITH FARM AT CARPENTER'S MILL SECTION 3 PHASE B", a subdivision containing Lots numbered 4073 to 4089, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Jerry Drive (0.842 acre of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved, in, over, and under areas designated on this plat as Utility Easement, Drainage Easement and Sanitary Easement. Easements designated as Utility 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.

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 the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary 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 is 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.

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.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this 30 day of April, 2021.

Signed and Acknowledged In the presence of:

PULTE HOMES OF OHIO LLC

By _____
MATTHEW J. CALLAHAN,
Division Vice President of Land Acquisition

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC** 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**, for the uses and purposes expressed herein.

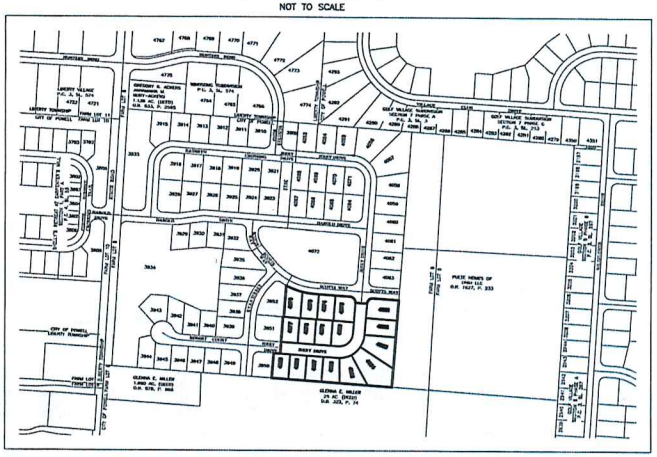
In Witness Thereof, I have hereunto set my hand and affixed my official seal this 30 day of April, 2021.

My commission expires 11/25/2023 _____ Notary Public, State of Ohio

HEIDI MOORE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Delaware County
My Comm. Exp. 11/25/2023

SUBDIVISION INDEX MAP

NOT TO SCALE



Approved this 3 Day of May 2021. _____ Mayor, City of Powell, Ohio

Approved this 25 Day of May 2021. _____ Delaware County Sanitary Engineer

Approved this 14 Day of May 2021. _____ Deputy General Manager, Del-Co Water Co. INC.

Approved this 30 Day of April 2021. _____ City Engineer, City of Powell, Ohio

Approved this 3 Day of May 2021. _____ Zoning Administrator, City of Powell, Ohio

Approved and accepted this 6 day of April, 2021, by Res. Ordinance No. 2021-07, wherein all of Jerry Drive (0.842 acre of land, more or less), shown dedicated hereon is accepted as such by the Council for the City of Powell, Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and or maintained unless and until construction is complete and streets are formally accepted as such by the City of Powell.

In Witness Thereof I have Hereunto set my hand and affixed my seal this 3 day of May, 2021. _____ Clerk, City of Powell, Ohio

Transferred this 3 day of June, 2021. _____ Auditor, Delaware County, Ohio

Filed for record this 3 day of June, 2021 at 4:31 P.M. Fee $ 80.00 _____ Recorder, Delaware County, Ohio

File No. 2021-25636

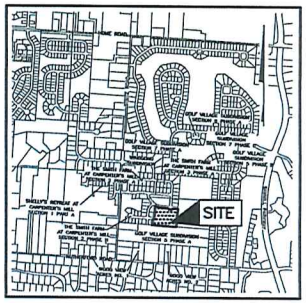
Official Record 1866 Pages 775-776

Doc ID: 014002160002 Type: OFF
Kind: PLAT
Recorded: 06/03/2021 at 04:31:34 PM
Fee Amt: $80.00 Page 1 of 2
Workflow# 0000089196-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2021-00025636
BK 1866 PG 775-776

Stored Cab 5 Sl 632

LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE



SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The bearing of North 03° 25' 36" East, assigned to a portion of the easterly right-of-way line of Steitz Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Delaware County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)

STATE OF OHIO
MATTHEW A. KIRK
7865
REGISTERED
PROFESSIONAL SURVEYOR

By _____ Professional Surveyor No. 7865 — 30 APRIL 21 Date

THE SMITH FARM AT CARPENTER'S MILL

SECTION 3 PHASE B

NOTE "A": The purpose of this plat is to show certain property, rights of way, and 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 on 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.

NOTE "B" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Front:	As show hereon
Side:	8 feet per side
Rear:	25 feet

Side yard setback may be reduced to 5 feet when a side load garage entry is included on homes in these sub-areas, provided that the minimum distance between buildings shall not be less than as established herein.

Decks and patios may encroach the rear yard setback, provided that no such structures shall be permitted to be located closer to the rear lot line than fifteen feet.

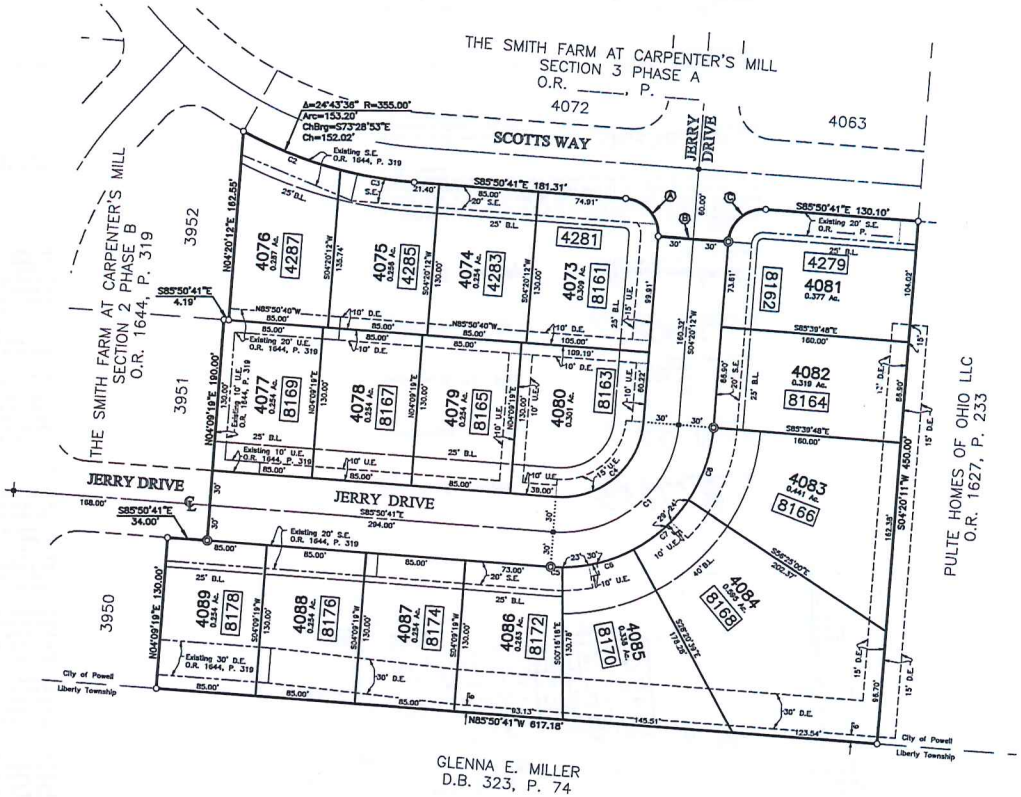
NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	6.106 Ac.
Acreage in rights-of-way:	0.842 Ac.
Acreage in lots:	5.264 Ac.

NOTE "D" - ACREAGE BREAKDOWN: The Smith Farm at Carpenter's Mill Section 3 Phase B is out of the following Delaware County Parcel Number:

319240010048000	6.106 Ac.

NOTE "E": 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 line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Smith Farm at Carpenter's Mill Section 3 Phase B or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.



Ⓐ Δ=90°10'53" R=30.00'
Arc=47.22'
ChBrg=S40°45'15"E
Ch=42.49'

Ⓑ S86°01'35"E
60.00'

Ⓒ Δ=89°49'07" R=30.00'
Arc=47.03'
ChBrg=N49°14'45"E
Ch=42.36'

SCALE: 1" = 60'

GRAPHIC SCALE (in feet)

B.L. = Building Line
D.E. = Drainage Easement
S.E. = Sanitary Easement
U.E. = Utility Easement

0000 = Address

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	89°49'07"	100.00'	156.76'	N 49°14'45" E	141.20'
C2	14°24'35"	355.00'	89.26'	S 68°19'23" E	89.05'
C3	10°19'01"	355.00'	63.92'	S 80°41'11" E	63.84'
C4	89°49'07"	70.00'	109.73'	S 49°14'45" W	98.84'
C5	4°25'37"	130.00'	10.04'	S 88°03'30" E	10.04'
C6	28°04'21"	130.00'	63.69'	N 75°41'31" E	63.06'
C7	28°04'21"	130.00'	63.69'	N 47°37'10" E	63.06'
C8	29°14'48"	130.00'	66.36'	N 18°57'36" E	65.64'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line