

March 23, 2015

Mr. David Betz, AICP  
Director of Development  
City of Powell  
Development Department  
47 Hall Street  
Powell, OH 43065

RE: The Reserve at Scioto Glenn, Phases 2 & 3  
Final Plat Submittal

Dear David,

With this letter we are submitting the final plats for The Reserve at Scioto Glenn, Phases 2 & 3. Enclosed for your review are the following items:

- 15 – 2 Phase 2 Final Plat
- 15 – 2 Phase 3 Final Plat

The check is being forwarded by the client. Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,  
ADVANCED CIVIL DESIGN



David D. Denniston, PE

Cc: Joe Thomas, Metro Development

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, CONTAINING 17.697 ACRES, SAID 17.697 ACRES 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 2, A SUBDIVISION CONTAINING LOTS 3586-3622, BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE CROSSING (2.466 ACRES, MORE OR LESS) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT", AND "SANITARY EASEMENT" FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH 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. WITHIN THOSE AREAS DESIGNATED AS "UTILITY EASEMENT" AND "DRAINAGE AND UTILITY EASEMENT", AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER FACILITIES. ANY ABOVE GRADE STRUCTURES WITHIN "DRAINAGE & UTILITY EASEMENTS" SHALL BE DESIGNED TO MAINTAIN THE FLOW OF RUNOFF IN SAID EASEMENTS.

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 \_\_\_\_\_, 2015.

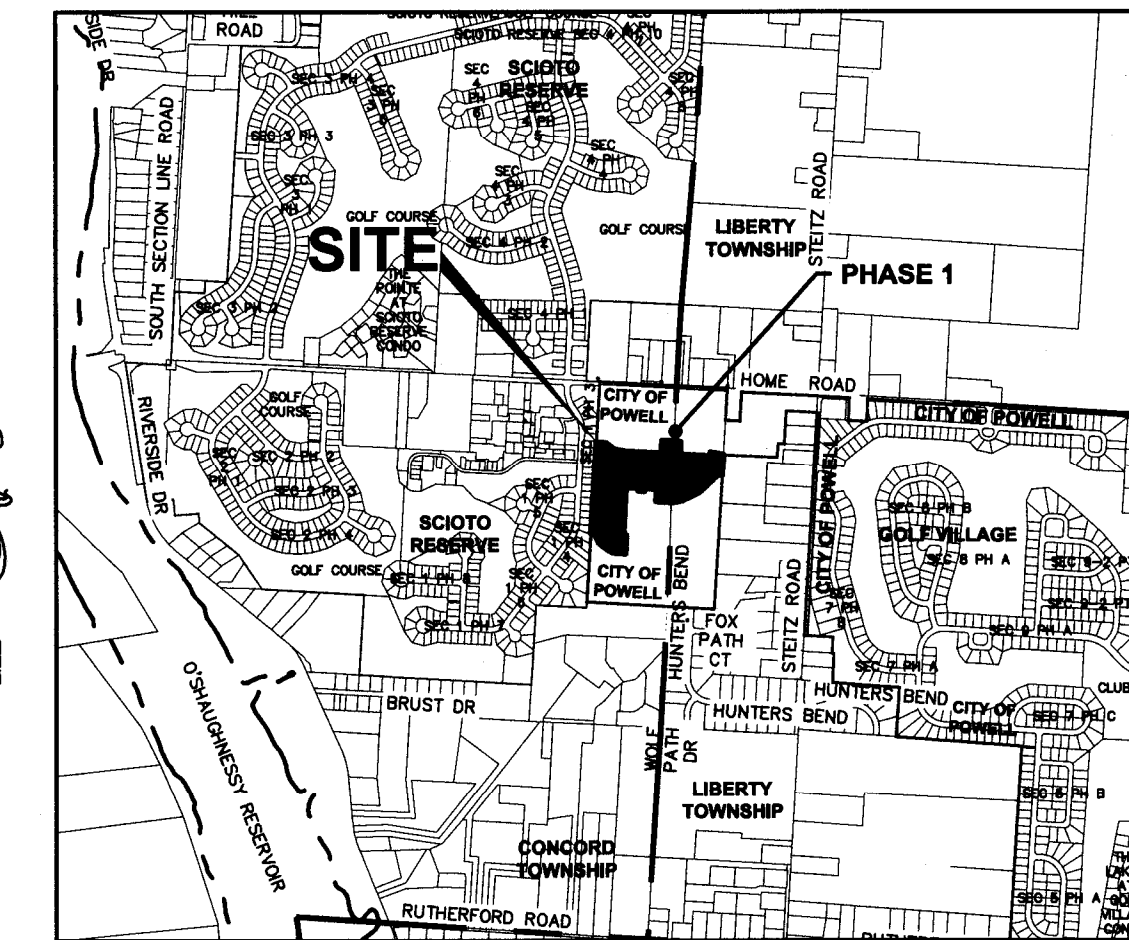
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: THE RESERVE AT SCIOTO GLENN, LLC BY: METRO DEVELOPMENT, LLC, SOLE MEMBER

SIGNATURE \_\_\_\_\_  
 PRINTED \_\_\_\_\_ DONALD R. KENNEY MANAGER  
 SIGNATURE \_\_\_\_\_  
 PRINTED \_\_\_\_\_

**DEL-CO WATER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015. Deputy General Manager

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



**LOCATION MAP**  
 SCALE: 1" = 2000'

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

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_ MAYOR, CITY OF POWELL, OHIO  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_ DELAWARE COUNTY SANITARY ENGINEER  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_ CITY ENGINEER, CITY OF POWELL, OHIO  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 \_\_\_\_\_ DIRECTOR OF DEVELOPMENT, CITY OF POWELL, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 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 \_\_\_\_\_, 2015 \_\_\_\_\_ Auditor, Delaware County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ M. \_\_\_\_\_ Recorder, Delaware County, Ohio

Fee \$ \_\_\_\_\_ File No. \_\_\_\_\_

Official Record \_\_\_\_\_, Page(s) \_\_\_\_\_

**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 \_\_\_\_\_, 2015.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF OHIO

**NOTES**

- Easements are hereby reserved, in, over, and under areas designated on this plat as Drainage and Utility easements. Easements designated as Drainage and Utility easements, but do not include sanitary easements here 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 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 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, 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 sewer 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 sewer 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 sewer 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 crating 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 II 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.

**SETBACKS**

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

**PHASE 2**

TOTAL AREA: 17.729 ACRES  
 TOTAL R/W AREA: 2.466 ACRES  
 NET PHASE 1 AREA LESS R/W: 15.263 ACRES  
 OPEN SPACE: 6.178 ACRES  
 BUILDABLE LOTS (35) AREA: 9.087 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.

JONATHAN E. PHELPS, P.S. \_\_\_\_\_ DATE  
 REGISTRATION NUMBER 8241

- 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".

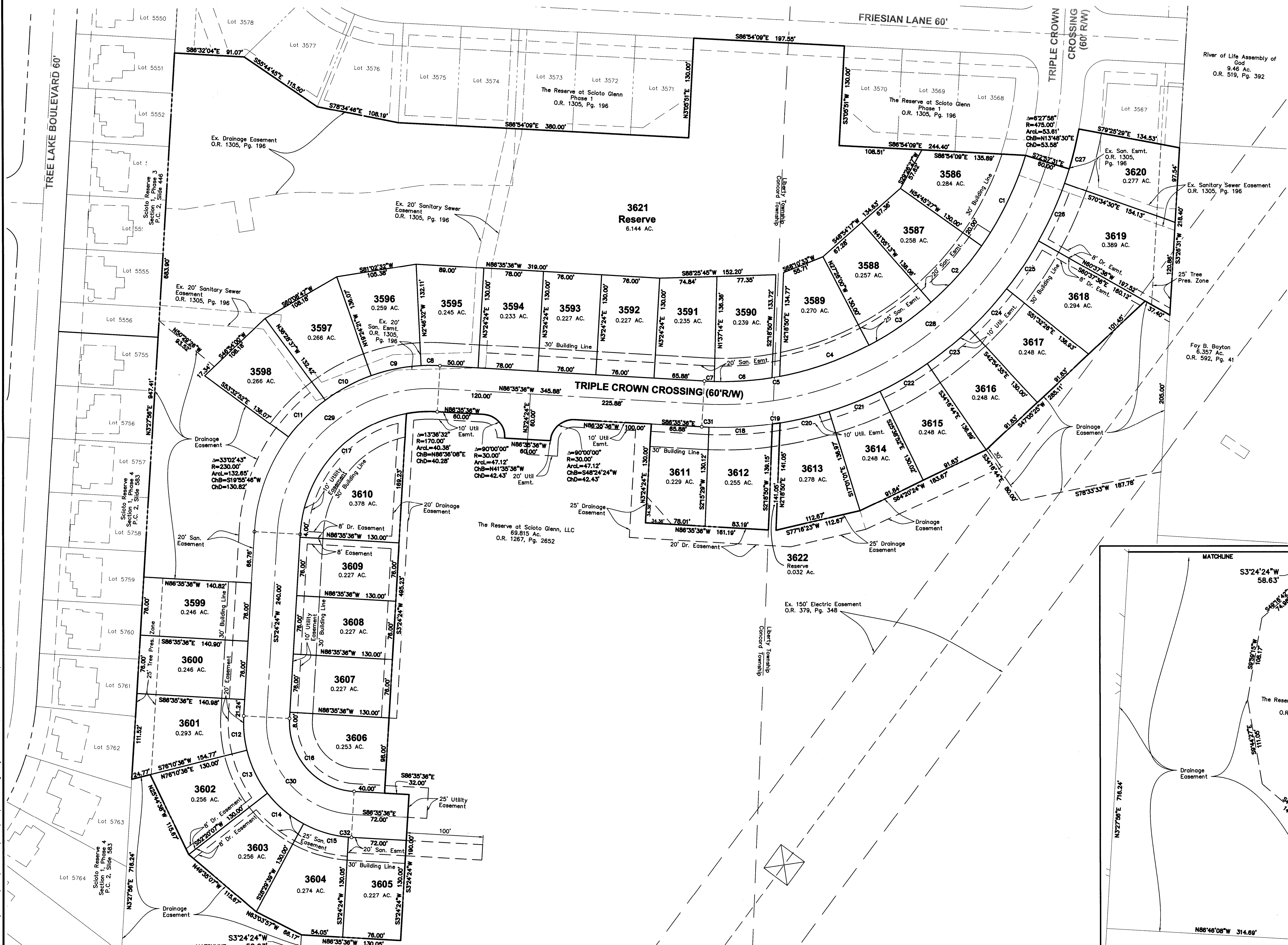
SECTION 2, TOWNSHIP 3, RANGE 19,  
 UNITED STATES MILITARY LANDS  
 CITY OF POWELL, DELAWARE COUNTY, OHIO  
**FINAL PLAT**

422 Beacher Road  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

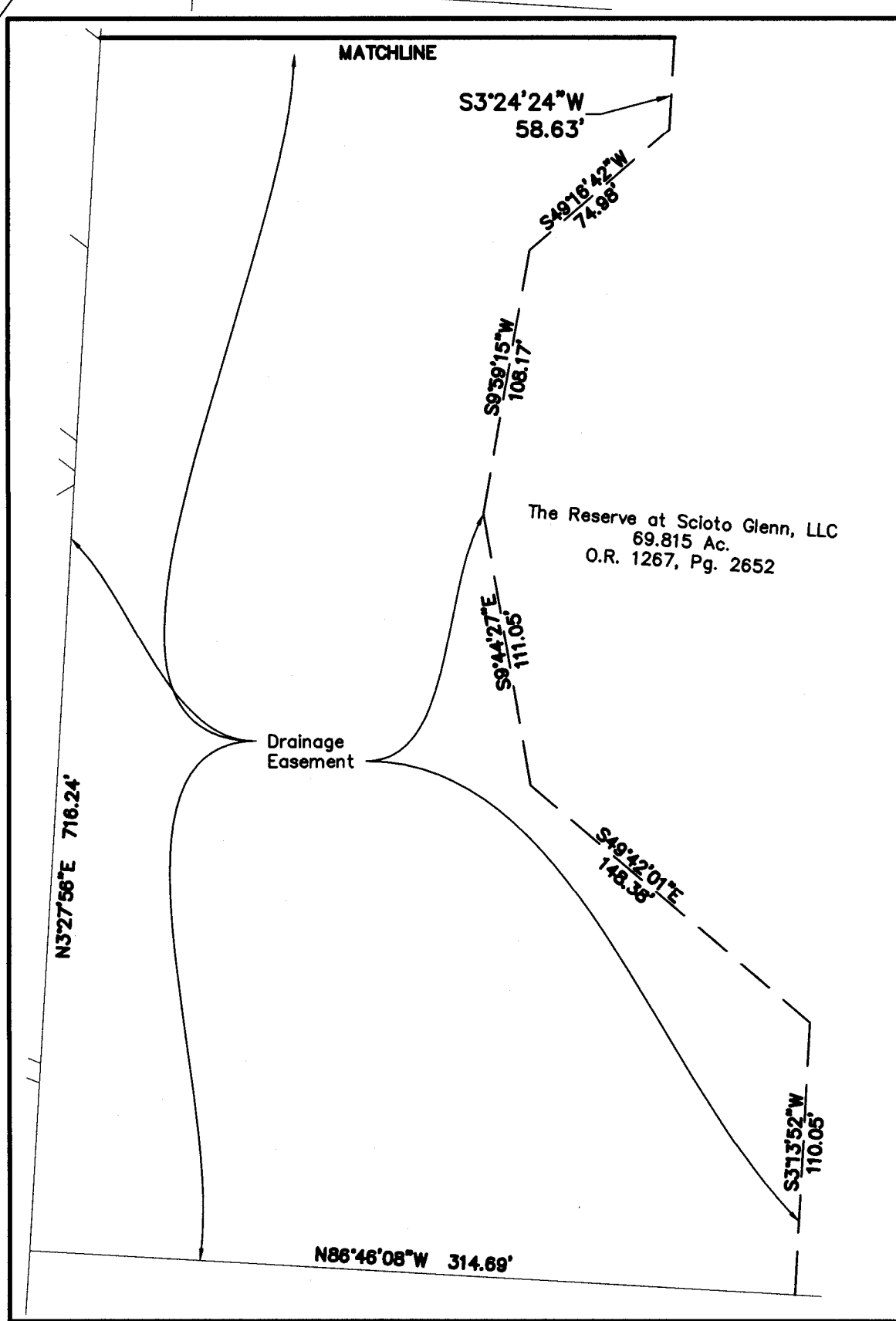
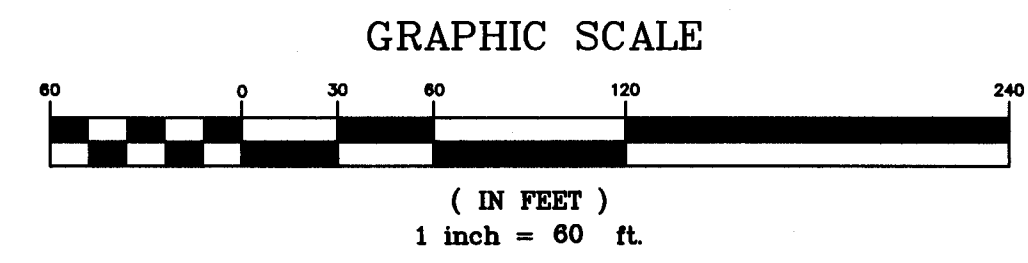
DATE: 3/19/2015 SHEET 1 / 2



# THE RESERVE AT SCIOTO GLENN PHASE 2



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	018°12'04"	415.00'	131.83'	S26°08'31"W	131.28'
C2	013°40'14"	415.00'	99.02'	N42°04'40"E	98.78'
C3	013°39'13"	415.00'	98.90'	N55°44'24"E	98.66'
C4	017°08'30"	415.00'	124.16'	N71°08'15"E	123.70'
C5	001°24'40"	415.00'	10.22'	N80°24'50"E	10.22'
C6	010°30'04"	415.00'	76.06'	N86°22'12"E	75.95'
C7	001°47'10"	415.00'	12.94'	N87°29'11"W	12.94'
C8	006°10'56"	230.00'	24.82'	S89°41'04"E	24.81'
C9	016°37'49"	230.00'	66.76'	N78°54'34"E	66.52'
C10	017°04'16"	230.00'	68.53'	N62°03'31"E	68.27'
C11	017°04'16"	230.00'	68.53'	N44°59'16"E	68.27'
C12	017°13'48"	150.00'	45.11'	S05°12'30"E	44.94'
C13	023°50'29"	150.00'	62.42'	N25°44'38"W	61.97'
C14	023°50'29"	150.00'	62.42'	N49°35'07"W	61.97'
C15	023°33'33"	150.00'	61.68'	N73°17'08"W	61.24'
C16	090°00'00"	90.00'	141.37'	S41°35'36"E	127.28'
C17	076°23'28"	170.00'	226.66'	S41°36'08"W	210.24'
C18	010°06'03"	475.00'	83.74'	N87°12'27"E	83.63'
C19	001°13'40"	475.00'	10.18'	N81°32'36"E	10.18'
C20	007°56'47"	475.00'	65.88'	N76°57'22"E	65.82'
C21	008°37'51"	475.00'	71.55'	N68°40'03"E	71.49'
C22	008°37'51"	475.00'	71.55'	N60°02'12"E	71.49'
C23	008°37'51"	475.00'	71.55'	N51°24'21"E	71.49'
C24	008°37'51"	475.00'	71.55'	N42°46'30"E	71.49'
C25	009°05'10"	475.00'	75.33'	N33°54'59"E	75.25'
C26	009°56'54"	475.00'	82.48'	N24°23'57"E	82.37'
C27	006°27'58"	475.00'	53.61'	N13°48'30"E	53.58'
C28	076°21'56"	445.00'	593.11'	N55°13'26"E	550.17'
C29	090°00'00"	200.00'	314.16'	S48°24'24"W	282.84'
C30	090°00'00"	120.00'	188.50'	S41°35'36"E	169.71'
C31	001°08'55"	475.00'	9.52'	S87°10'03"E	9.52'
C32	001°31'41"	150.00'	4.00'	N85°49'45"W	4.00'



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

SCALE: 1" = 60'  
DATE: 3/19/2015

SHEET 2 / 2

Z:\14-0084-128\SURVEY\mies\Final Plot\phase 2\phase 2.dwg Layout2 Mar 23, 2015 - 3:39:45pm dblichom



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;

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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 \_\_\_\_\_, 2015.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

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

SIGNATURE \_\_\_\_\_

PRINTED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINTED \_\_\_\_\_

DONALD R. KENNEY MANAGER

**DEL-CO WATER**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

DEPUTY GENERAL MANAGER

# 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

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

MAYOR, CITY OF POWELL, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

CITY ENGINEER, CITY OF POWELL, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

DIRECTOR OF DEVELOPMENT, CITY OF POWELL, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
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 \_\_\_\_\_,  
2015

Auditor, Delaware County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_\_,  
2015 at \_\_\_\_\_ M.

Recorder, Delaware County, Ohio

Fee \$ \_\_\_\_\_ File No. \_\_\_\_\_

Official Record \_\_\_\_\_ Page(s) \_\_\_\_\_

**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.

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THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, STATE OF OHIO

**NOTES**

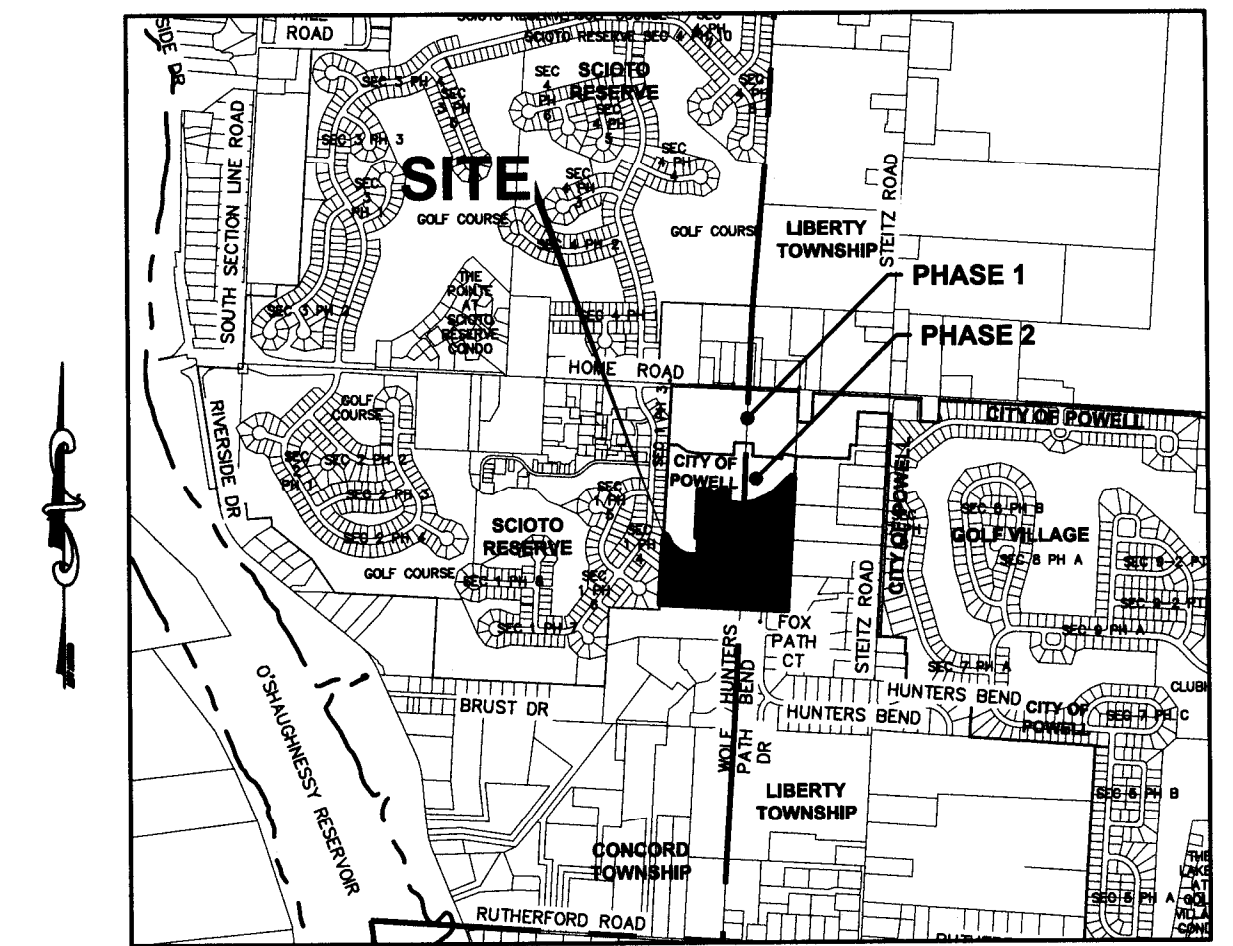
- Easements are hereby reserved, in, over, and under areas designated on this plat as Drainage and Utility easements. Easements designated as Drainage and Utility easements, but do not include sanitary easements here permit the construction, operation, and maintenance of all public and quasi-public utilities 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 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 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, 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 of 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 sewer 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 sewer 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 sewer 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 on this plat. This note should not be construed as crating 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" hereon 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.



**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 RAW AREA:	3.610 ACRES
NET PHASE 1 AREA LESS RAW:	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

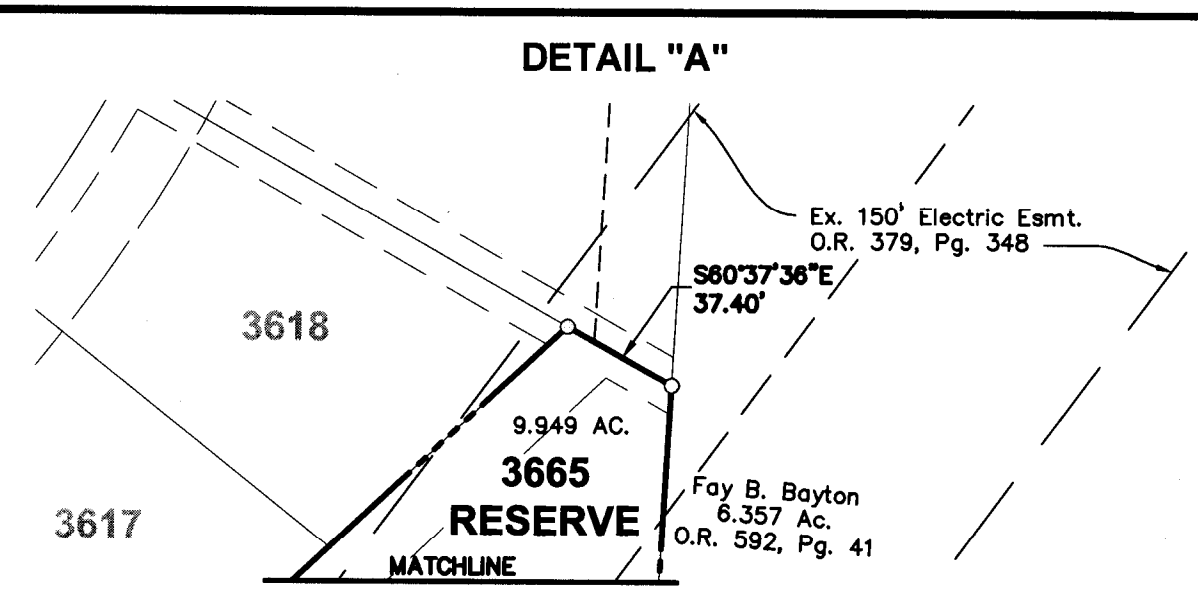
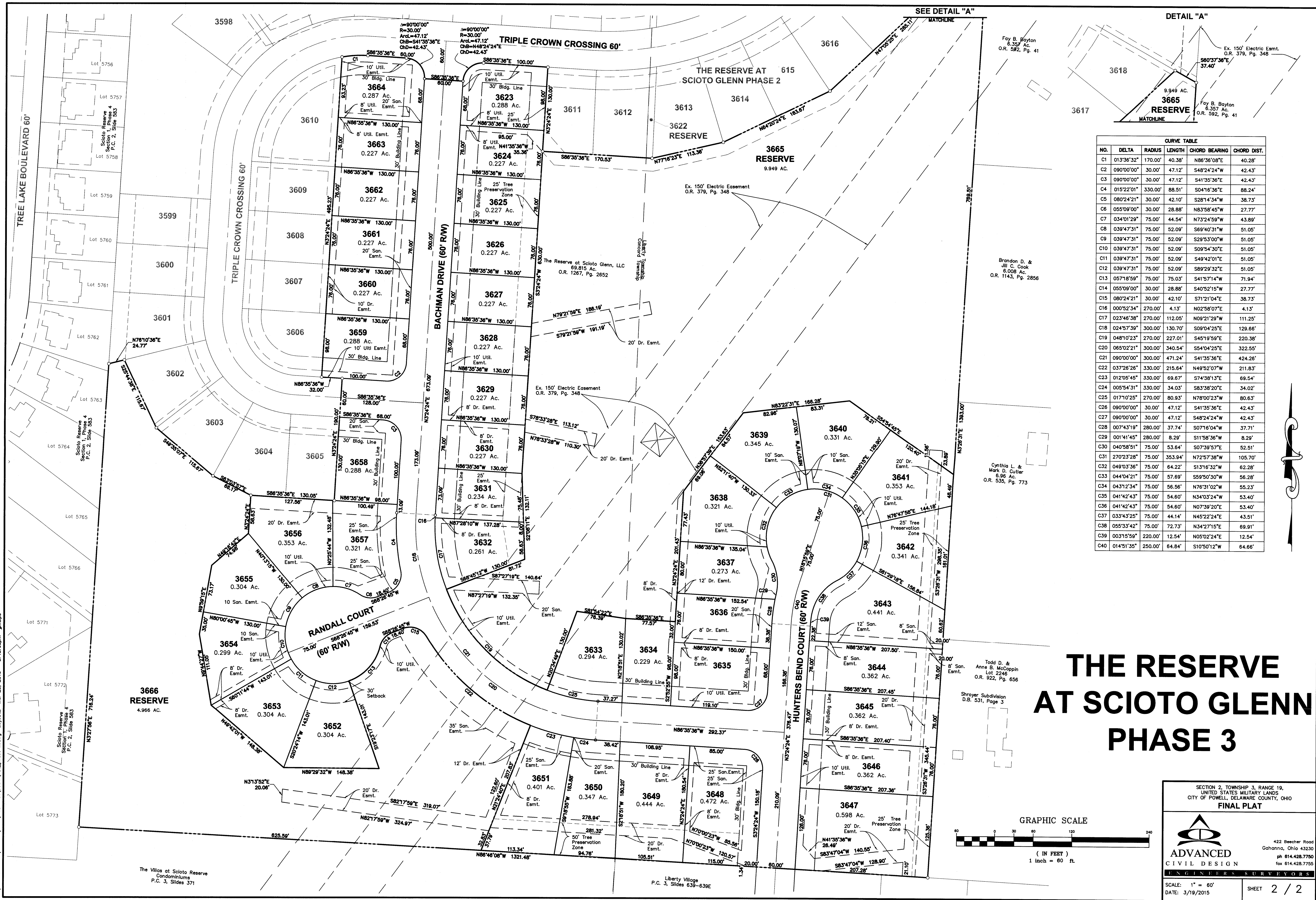
**FINAL PLAT**

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

DATE: 3/19/2015 SHEET 1 / 2

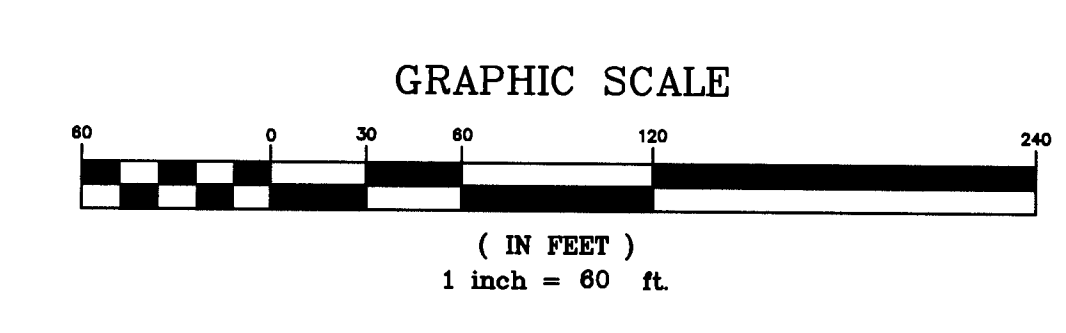
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NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	013°36'32"	170.00'	40.38'	N86°36'08"E	40.28'
C2	090°00'00"	30.00'	47.12'	S48°24'24"W	42.43'
C3	090°00'00"	30.00'	47.12'	S41°35'36"E	42.43'
C4	015°22'01"	330.00'	88.51'	S0416°36"E	88.24'
C5	080°24'21"	30.00'	42.10'	S28°14'34"W	38.73'
C6	055°09'00"	30.00'	28.88'	N83°58'45"W	27.77'
C7	034°01'29"	75.00'	44.54'	N73°24'59"W	43.89'
C8	039°47'31"	75.00'	52.09'	S69°40'31"W	51.05'
C9	039°47'31"	75.00'	52.09'	S29°53'00"W	51.05'
C10	039°47'31"	75.00'	52.09'	S09°54'30"E	51.05'
C11	039°47'31"	75.00'	52.09'	S49°42'01"E	51.05'
C12	039°47'31"	75.00'	52.09'	S89°29'32"E	51.05'
C13	057°18'59"	75.00'	75.03'	S41°57'14"W	71.94'
C14	055°09'00"	30.00'	28.88'	S40°52'15"W	27.77'
C15	080°24'21"	30.00'	42.10'	S71°21'04"E	38.73'
C16	000°52'34"	270.00'	4.13'	N02°58'07"E	4.13'
C17	023°46'38"	270.00'	112.05'	N09°21'29"W	111.25'
C18	024°57'39"	300.00'	130.70'	S09°04'25"E	129.66'
C19	048°10'23"	270.00'	227.01'	S45°19'59"E	220.38'
C20	065°02'21"	300.00'	340.54'	S54°04'25"E	322.55'
C21	090°00'00"	300.00'	471.24'	S41°35'36"E	424.26'
C22	037°26'26"	330.00'	215.64'	N49°52'07"W	211.83'
C23	012°05'45"	330.00'	69.67'	S74°38'13"E	69.54'
C24	005°54'31"	330.00'	34.03'	S83°38'20"E	34.02'
C25	017°10'25"	270.00'	80.93'	N78°00'23"W	80.63'
C26	090°00'00"	30.00'	47.12'	S41°35'36"E	42.43'
C27	090°00'00"	30.00'	47.12'	S48°24'24"W	42.43'
C28	007°43'19"	280.00'	37.74'	S07°16'04"W	37.71'
C29	001°41'45"	280.00'	8.29'	S11°58'36"W	8.29'
C30	040°58'51"	75.00'	53.64'	S07°38'57"E	52.51'
C31	270°23'28"	75.00'	353.94'	N72°57'38"E	105.70'
C32	049°03'36"	75.00'	64.22'	S13°16'32"W	62.28'
C33	044°04'21"	75.00'	57.69'	S59°50'30"W	56.28'
C34	043°12'34"	75.00'	56.56'	N76°31'02"W	55.23'
C35	041°42'43"	75.00'	54.60'	N34°03'24"W	53.40'
C36	041°42'43"	75.00'	54.60'	N07°39'20"E	53.40'
C37	033°43'25"	75.00'	44.14'	N45°22'24"E	43.51'
C38	055°33'42"	75.00'	72.73'	N34°27'15"E	69.91'
C39	003°15'59"	220.00'	12.54'	N05°02'24"E	12.54'
C40	014°51'35"	250.00'	64.84'	S10°50'12"W	64.66'

# THE RESERVE AT SCIOTO GLENN PHASE 3



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

SCALE: 1" = 60'  
DATE: 3/19/2015

SHEET 2 / 2

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