

# THE RESERVE AT SCIOTO GLENN

## PHASE 1

Situated in the State of Ohio, County of Delaware, City of Powell and in Farm Lot 13, (2.379 acres) and Farm Lot 14 (15.859 acres) Quarter Township 2, Township 3, Range 19, United States Military Lands, containing 18.238 acres of land, more or less, said 18.238 being part of that tract of land conveyed to **THE RESERVE AT SCIOTO GLENN LLC** by deed of record in Official Record 1268, Page 518, Recorder's Office, Delaware County, Ohio.


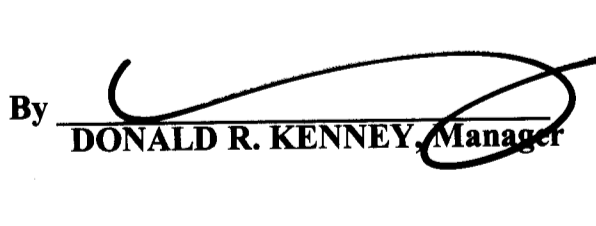
The undersigned, **THE RESERVE AT SCIOTO GLENN LLC** an Ohio limited liability company, by **METRO DEVELOPMENT, LLC**, an Ohio limited liability company, Sole Member, by **DONALD R. KENNEY**, Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THE RESERVE AT SCIOTO GLENN PHASE 1", a subdivision containing Lots numbered 3541 to 3585, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Boulevard, Crossing, Drive and Lane (3.995 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 "Easement", "Drainage Easement" or "Sanitary Sewer Easement." Easements designated as "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. 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 designated as "Easement" or "Drainage Easement" that overlap or cover all or portions of a "Sanitary Sewer Easement" shall be subject to the provisions of the "Sanitary Sewer 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 Sewer 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. Easements designated as "Sanitary Sewer 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 and sanitary sewer service connections.

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 "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.

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 25<sup>th</sup> day of June, 2014.

Signed and Acknowledged **THE RESERVE AT SCIOTO GLENN LLC**  
In the presence of: By: **METRO DEVELOPMENT, LLC**,  
Sole Member

 By:  **DONALD R. KENNEY, Manager**

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

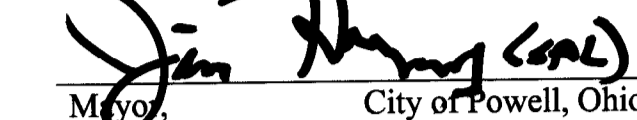
Before me, a Notary Public in and for said State, personally appeared **DONALD R. KENNEY**, Manager of **METRO DEVELOPMENT, LLC**, Sole Member of **THE RESERVE AT SCIOTO GLENN LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **METRO DEVELOPMENT, LLC** and **THE RESERVE AT SCIOTO GLENN LLC**, for the uses and purposes expressed herein.


In Witness Thereof, I have hereunto set my hand and affixed my official seal this 25<sup>th</sup> day of June, 2014.

My commission expires 8/9/15  
 Notary Public, State of Ohio




Kara L. Perry  
Notary Public, State of Ohio  
MY COMMISSION EXPIRES 8/9/15

Approved this 27<sup>th</sup> Day of August  
20 14  
  
Mayor, City of Powell, Ohio

Approved this 27<sup>th</sup> Day of August  
20 14.  
  
Delaware County Sanitary Engineer


Approved this 14<sup>th</sup> Day of July  
20 14  
  
Deputy General Manager, Del-Co Water Co. INC.

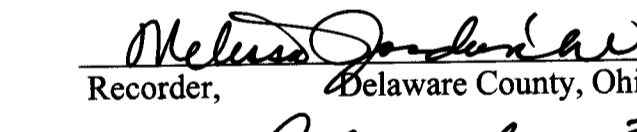
Approved this 27<sup>th</sup> Day of August  
20 14.  
  
City Engineer, City of Powell, Ohio

Approved this 27<sup>th</sup> Day of August  
20 14  
  
Director of Development, City of Powell, Ohio

Approved and accepted this 15<sup>th</sup> day of APRIL, 2014, by Ordinance No. 2014-18 wherein all of the Boulevard, Crossing, Drive, and Lane (3.995 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.

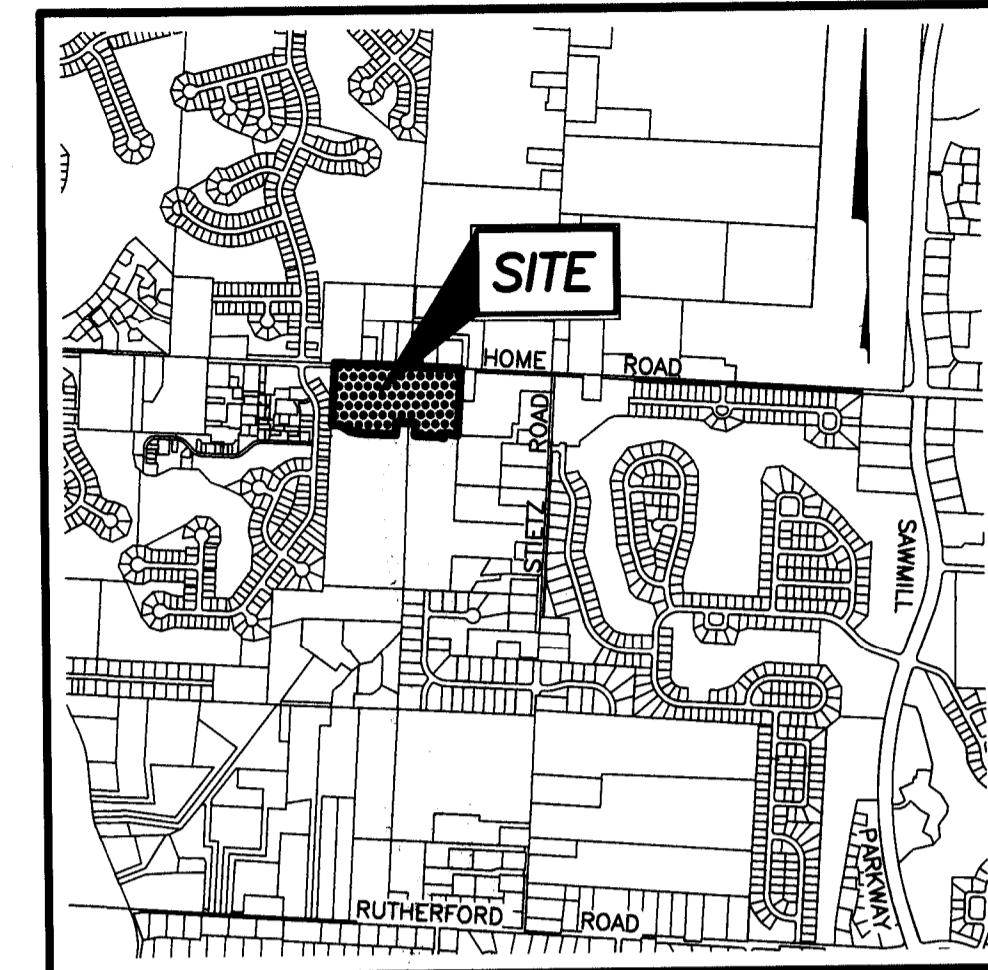
In Witness Thereof I have Hereunto set my hand and affixed my seal this 27<sup>th</sup> day of AUGUST, 20 14.  
  
Clerk, City of Powell, Ohio

Transferred this 28 day of August  
20 14.  
  
Auditor, Delaware County, Ohio

Filed for record this 28 day of Aug  
20 14 at 2:55 PM.  
Fee \$ 160.00  
  
Recorder, Delaware County, Ohio  
Call 4237-37C

File No. 2014 6001751

Official Record 1305, Pages 196 - 199



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 2000'

### 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 GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the southerly right-of-way line of Home Road, having a bearing of South 86° 54' 09" East and monumented as shown hereon, is designated the "basis of bearing" 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.

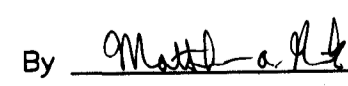
SURVEYED & PLATTED  
BY



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)

By  Professional Surveyor No. 7865 Date 23 JUNE 14



# THE RESERVE AT SCIOTO GLENN

## PHASE 1

**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: as shown hereon.  
Side: 8 feet per side.  
Rear: 30 feet from property line.

**NOTE "C" - ACREAGE BREAKDOWN:**

Total acreage:	18.238 Ac.
Acreage in rights-of-way:	3.995 Ac.
Acreage in Lots 3583, 3584 and 3585	3.756 Ac.
Acreage in remaining lots:	10.487 Ac.

**NOTE "D" - LOTS 3583, 3584 AND 3585:** Lots 3583, 3584 and 3585, as designated and delineated hereon, will be owned and maintained by The Reserve at Scioto Glenn home owners association for the purpose of open space and any other uses allowed by the then current zoning. The bike path located within said lots will be for public use and maintained by the City of Powell.

**NOTE "E":** 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 "F" - SANITARY SEWER EASEMENTS:** No other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are permitted within any sanitary sewer 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 sewer easement are not restricted, except that all utility crossings under the sanitary sewer 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 sewer 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 a sanitary sewer causes the removal of any trees, plantings, landscaping, fence, 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. The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer 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.

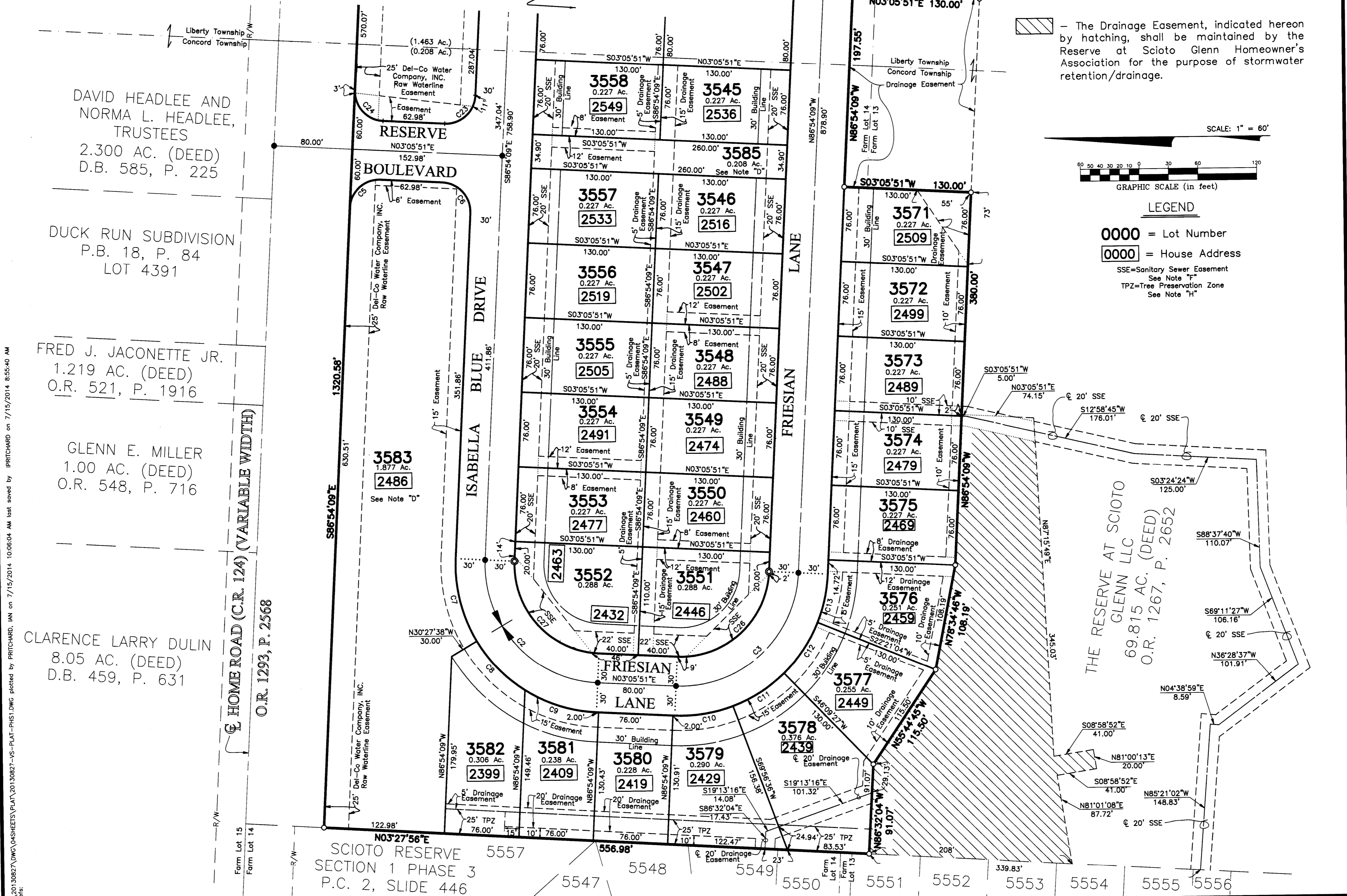
**NOTE "G":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Reserve at Scioto Glenn Phase 1 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.

**NOTE "H" - TREE PRESERVATION ZONE:** 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 owners lot.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	120.00'	188.50'	N 41°54'09" W	169.71'
C2	90°00'00"	120.00'	188.50'	S 48°05'51" W	169.71'
C3	90°00'00"	120.00'	188.50'	S 41°54'09" E	169.71'
C4	13°56'38"	445.00'	108.30'	N 10°04'10" E	108.03'
C5	90°00'00"	30.00'	47.12'	S 41°54'09" E	42.43'
C6	90°00'00"	30.00'	47.12'	S 48°05'51" W	42.43'
C7	33°33'29"	150.00'	87.85'	S 76°19'06" W	86.60'
C8	26°52'56"	150.00'	70.38'	S 46°05'54" W	69.73'
C9	29°33'36"	150.00'	77.39'	S 17°52'39" W	76.53'
C10	23°09'15"	150.00'	60.62'	S 08°28'47" E	60.21'
C11	23°47'09"	150.00'	62.27'	S 31°56'59" E	61.83'
C12	23°48'23"	150.00'	62.32'	S 55°44'45" E	61.88'
C13	19°15'13"	150.00'	50.41'	S 77°16'33" E	50.17'
C14	90°00'00"	30.00'	47.12'	S 41°54'09" E	42.43'
C15	13°56'36"	415.00'	100.99'	S 10°04'10" W	100.74'
C16	7°28'39"	475.00'	61.99'	N 06°50'11" E	61.95'
C17	90°00'00"	30.00'	47.12'	N 48°05'51" E	42.43'
C18	90°00'00"	30.00'	47.12'	N 41°54'09" W	42.43'
C19	1°31'41"	150.00'	4.00'	N 02°19'57" E	4.00'
C20	30°42'10"	150.00'	80.38'	N 13°46'56" W	79.42'
C21	27°50'33"	150.00'	72.89'	N 43°03'17" W	72.18'
C22	29°55'35"	150.00'	78.35'	N 71°56'22" W	77.46'
C23	90°00'00"	30.00'	47.12'	N 41°54'09" W	42.43'
C24	90°00'00"	30.00'	47.12'	N 48°05'51" E	42.43'
C25	90°00'00"	30.00'	47.12'	S 48°05'51" W	42.43'
C26	90°00'00"	90.00'	141.37'	N 41°54'09" W	127.28'
C27	90°00'00"	90.00'	141.37'	N 48°05'51" E	127.28'
C28	90°00'00"	90.00'	141.37'	S 41°54'09" E	127.28'

# THE RESERVE AT SCIOTO GLENN

## PHASE 1



J:\20130827\DWG\04SHEETS\PLAT\_20130827-VS-PLAT-PHS1.DWG plotted by PRITCHARD, IN on 7/15/2014 10:06:04 AM last saved by PRITCHARD on 7/15/2014 8:55:40 AM  
 Xrefs:

# THE RESERVE AT SCIOTO GLENN

## PHASE 1

PAOLO G.I. ROSI AND  
CYNTHIA A. ROSI  
5.011 AC. (DEED)  
O.R. 316, P. 58

TRACIE A. JENKINS  
1.136 AC. (DEED)  
O.R. 843, P. 508

THE CALVARY CONNECTION  
CHURCH  
10.006 AC. (DEED)  
D.B. 614, P. 357

FAY B. BAYNTON  
6.357 AC. (DEED)  
D.B. 592, P. 41

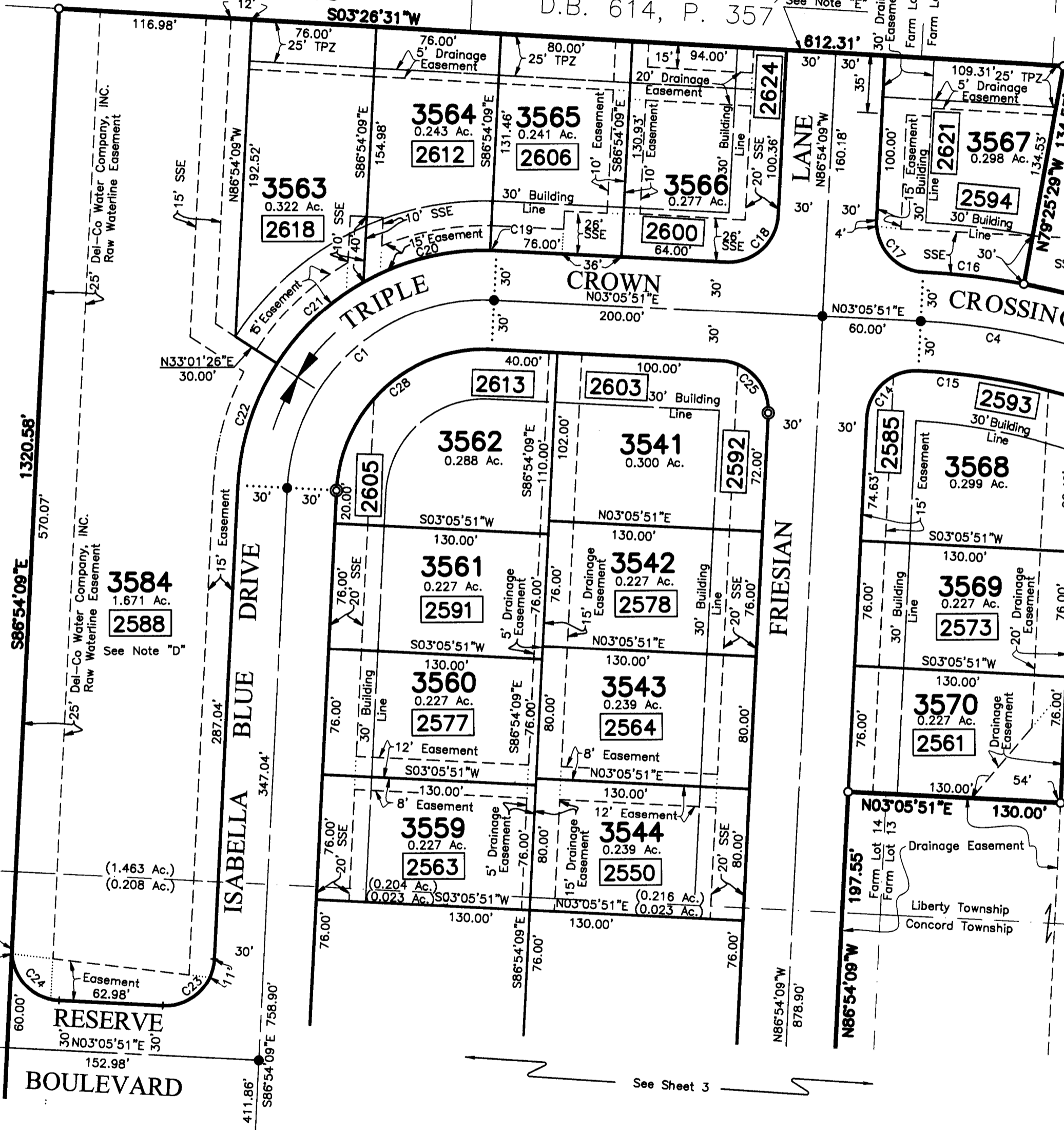
JASON BROWN  
1.720 AC. (DEED)  
O.R. 1184, P. 1687

GEORGE A. DESHETLER  
AND  
PATRICE K. DESHETLER  
1.004 AC. (DEED)  
O.R. 202, P. 421

GREGORY L. RHINEHART  
AND  
DEBORAH ANN RHINEHART  
5.438 AC. (DEED)  
O.R. 108, P. 757

DAVID HEADLEE AND  
NORMA L. HEADLEE,  
TRUSTEES  
2.300 AC. (DEED)  
D.B. 585, P. 225

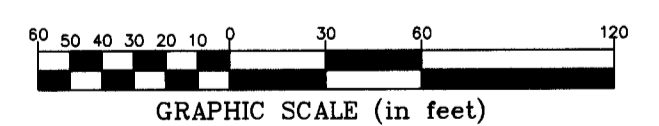
HOME ROAD (C.R. 124) (VARIABLE WIDTH)  
O.R. 1293, P. 2568



$\Delta=6^{\circ}27'58''$   $R=475.00'$   
 $Arc=53.81'$   
 $ChBrg=S13^{\circ}48'30''W$   
 $Ch=53.58'$   
See Note "E"  
 $N72^{\circ}57'31''W$   
60.00'

THE RESERVE AT SCIOTO GLENN LLC  
69.815 AC. (DEED)  
O.R. 1267, P. 2652

SCALE: 1" = 60'



### LEGEND

- 0000** = Lot Number
- 0000** = House Address
- SSE=Sanitary Sewer Easement  
See Note "F"
- TPZ=Tree Preservation Zone  
See Note "H"

See Sheet 3

See Sheet 3

J:\20130827\DWG\04SHEETS\PLAT\20130827-VS-PLAT-PH1.DWG plotted by PRITCHARD, IN on 7/15/2014 10:05:47 AM last saved by PRITCHARD on 7/15/2014 8:55:40 AM Xrefs: