

# MURPHY PARKWAY DEDICATION AND EASEMENTS

In Witness Whereof, STEPHEN A. LUTZ, City Manager, of THE CITY OF POWELL has hereunto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged In the presence of: THE CITY OF POWELL

By STEPHEN A. LUTZ, City Manager

Situated in the State of Ohio, County of Delaware, City of Powell and in Farm Lot 25, (1.071 acres) and Farm Lot 26 (0.643 acre) Quarter Township 4, Township 3, Range 19, United States Military Lands, containing 1.714 acres of land, more or less, said 1.714 acres being comprised of a part of each of those tracts of land conveyed to THE CITY OF POWELL by deeds of record in Official Record 165, Page 2663, Official Record 160, Page 1365, and Official Record 457, Page 1991, part of that tract of land conveyed to CITY OF POWELL by deed of record in Official record 317, Page 145, and a resubdivision of Lot 2602 of the subdivision entitled "The Lakes of Powell Section 6 Part 2", of record in Cabinet 2, Slides 682 and 682A, Recorder's Office, Delaware County, Ohio.

The undersigned, THE CITY OF POWELL, an Ohio municipal corporation, by STEPHEN A. LUTZ, City Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "MURPHY PARKWAY DEDICATION AND EASEMENTS", a subdivision containing only right-of-way, does hereby accept this plat of same and dedicates to public use, as such, all of Murphy Parkway (1.714 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 Sanitary Easement. 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. 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 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 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 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 Del-Co Water Easement, 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.

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared STEPHEN A. LUTZ, City Manager of THE CITY OF POWELL, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of THE CITY OF POWELL, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_ day of \_\_\_, 20\_\_.

My commission expires \_\_\_ Notary Public, State of Ohio

Approved this \_\_\_ Day of \_\_\_, 20\_\_ Mayor, City of Powell, Ohio

Approved this \_\_\_ Day of \_\_\_, 20\_\_ Delaware County Sanitary Engineer

Approved this \_\_\_ Day of \_\_\_, 20\_\_ General Manager, Del-Co Water Co. INC.

Approved this \_\_\_ Day of \_\_\_, 20\_\_ City Engineer, City of Powell, Ohio

Approved this \_\_\_ Day of \_\_\_, 20\_\_ Director of Development, City of Powell, Ohio

Approved and accepted this \_\_\_ day of \_\_\_, 20\_\_ by Ordinance No. \_\_\_ wherein all of Murphy Parkway (1.714 acres 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 right-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 \_\_\_ day of \_\_\_, 20\_\_ Clerk, City of Powell, Ohio

Transferred this \_\_\_ day of \_\_\_, 20\_\_ Auditor, Delaware County, Ohio

Filed for record this \_\_\_ day of \_\_\_, 20\_\_ at \_\_\_ M. Recorder, Delaware County, Ohio  
Fee \$ \_\_\_\_\_

File No. \_\_\_\_\_

Official Record \_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (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 at traverse control points. The portion of the centerline of Murphy Parkway having a bearing of North 83° 18' 21" 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 INTERNATIONAL CORPORATION  
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS  
13500 New Albany Road Columbus, OH 43244  
Phone: 614-775-6200 Fax: 614-775-3448  
emht.com

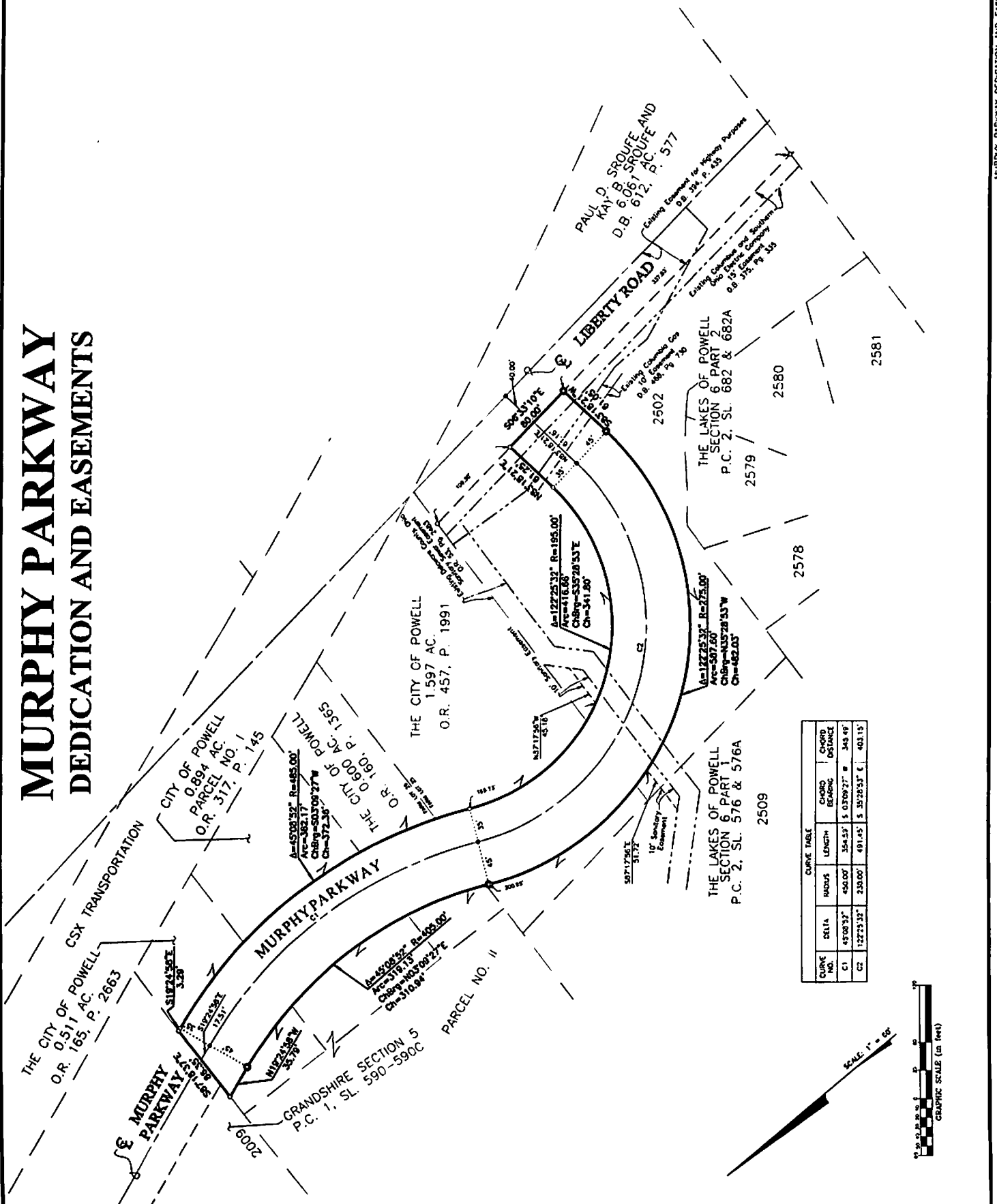
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Professional Surveyor No. 7855 Date \_\_\_\_\_

21.70111000.DWG:G:\DWGFILES\20141000-05-PLAT.DWG PLOTTED BY: JASTON, POWELL ON: 5/17/2015 9:11:13 AM PLOT DATE: 5/17/2015 9:14:05 AM PLOT NO: 20141000-05-0004-01.DWG

# MURPHY PARKWAY DEDICATION AND EASEMENTS



2/25/15 09:00 AM 10:00 AM 11:00 AM 12:00 PM 1:00 PM 2:00 PM 3:00 PM 4:00 PM 5:00 PM 6:00 PM 7:00 PM 8:00 PM 9:00 PM 10:00 PM 11:00 PM 12:00 AM