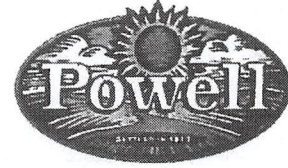


**CITY OF POWELL**  
**PLANNING AND ZONING COMMISSION (P&Z)**  
**PLAT REVIEW APPLICATION**



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00 + \$100 per sheet (2 sheets)  
 Per Fee Ordinance 2017-54 = \$950.00

**Applicant:** ELITE REAL ESTATE HOLDINGS  
**Address/City/State/Zip:** P.O. BOX 830, DUBLIN, OHIO 43017  
**Email Address:** MURTHY PUCHHA (murthy.puchha@rollsrealty.com)  
**Phone No:** 614-286-4875 **Cell Phone No:** N/A **Fax No:** N/A  
**Property Owner:** SAME AS ABOVE  
**Address/City/State/Zip:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_  
**Phone No:** \_\_\_\_\_ **Cell Phone No:** \_\_\_\_\_ **Fax No:** \_\_\_\_\_  
**Property Address:** \_\_\_\_\_  
**Lot Number/Subdivision:** \_\_\_\_\_

**Checklist:**

- ☐ Plat plan requirements set forth in Section 1109.10.
  - ☐ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
  - ☐ Attach **5 plat plans** containing all drawings, text, any other items, and application.
  - ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
  - ☐ Attach the required fee - \$750 + \$100 per sheet.
  - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found here.

(SEE OVER)

grant the City Staff, the Commission, Board or Council considering this application access to the that is the subject of this application for the purposes of reviewing this application and posting public for this application.

Signature of Applicant: \_\_\_\_\_

Date: 10-Oct-2018

Office Use
Received

Office Use
Type/Date: <u>11/9/18</u>
Base Fee: <u>\$750.00</u>
Per Sheet: <u>\$100.00X (2) = 200</u>
Total: <u>\$950.00</u>
Prepared by: _____
Reviewed by: _____
PAYOR: <u>Elite Holdings</u>
RECEIPT # <u>7864</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · [www.cityofpowell.us](http://www.cityofpowell.us)

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, AND IN THE TOWNSHIP OF LIBERTY:

BEING PART OF FARM LOT No. 25, SECTION 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, AND BEING 1.5490 ACRES OFF THE WEST END OF THE SAN-RICH INVESTMENT CO. 10.0069 ACRE PARCEL (REF. DEED BOOK 380, PAGE 560), AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE LOCATED IN THE CENTERLINE OF SAWMILL ROAD (50') ALSO KNOWN AS COUNTY ROAD 119, SAID RAILROAD SPIKE MARKS THE SOUTHWEST CORNER OF SAID LOT No. 25;

THENCE NORTH 02°32'38" EAST, ALONG SAID CENTERLINE OF SAWMILL ROAD, 149.94 FEET TO A RAILROAD SPIKE;

THENCE SOUTH 89°17'02" EAST, 450.50 FEET TO AN IRON PIN, PASSING AN IRON PIN AT 25.00 FEET;

THENCE SOUTH 02°29'05" WEST, 149.57 FEET TO AN IRON PIN;

THENCE NORTH 87°19'55" WEST, 450.65 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5490 ACRES.

OWNER'S ACKNOWLEDGMENT

THE UNDERSIGNED, MURTHY PUCHHA, PRESIDENT OF ELITE REAL ESTATE HOLDINGS LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "MEWS AT ZION SUBDIVISION", A SUBDIVISION OF 8 LOTS NUMBER \_\_\_\_\_ THRU \_\_\_\_\_, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE TO PUBLIC USE, AS APPLICABLE, ALL EASEMENTS AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: ELITE REAL ESTATE HOLDINGS LLC

(WITNESS) BY: MURTHY PUCHHA, PRESIDENT

PRINTED

(WITNESS)

PRINTED

STATE OF OHIO )  
COUNTY OF DELAWARE ) ss:

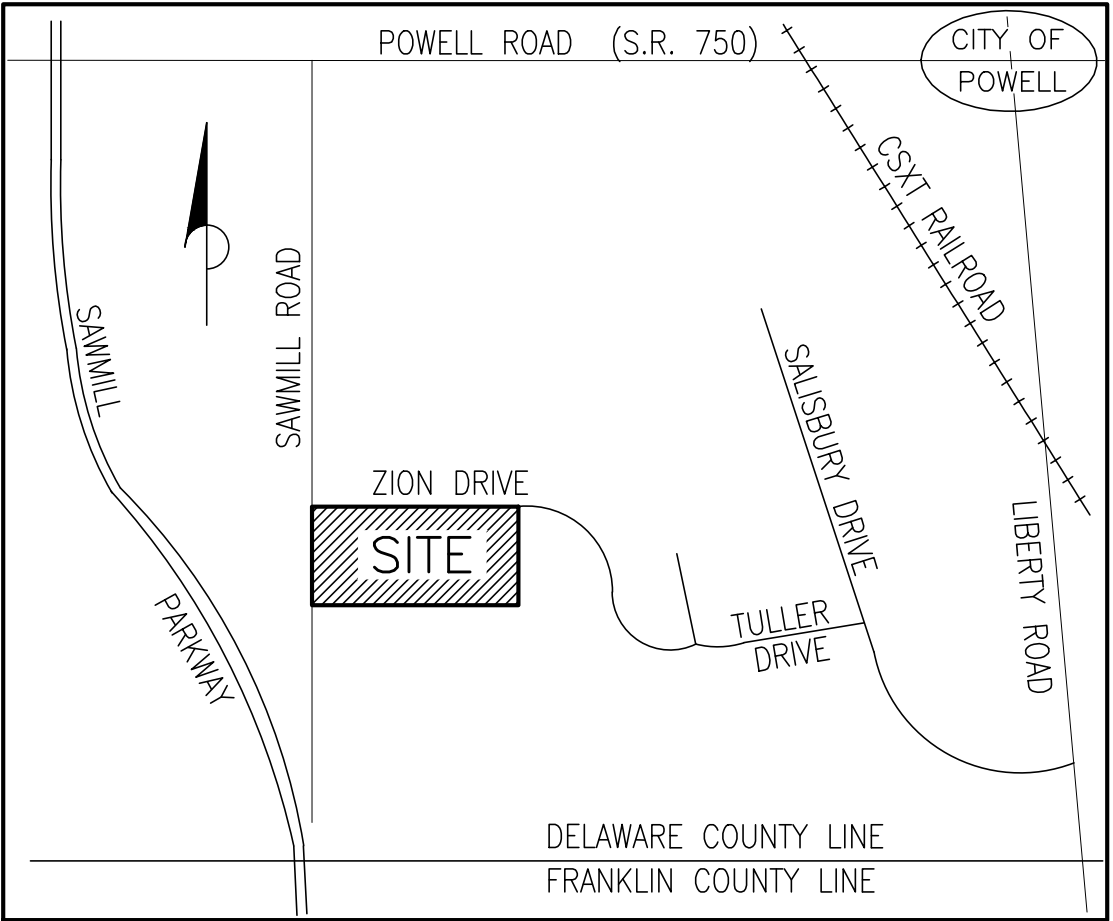
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MURTHY PUCHHA, PRESIDENT OF SAID ELITE REAL ESTATE HOLDINGS LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID ELITE REAL ESTATES HOLDINGS LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC, STATE OF OHIO

MEWS AT ZION SUBDIVISION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, AND CITY OF POWELL,  
BEING PART OF FARM LOT No. 25, SECTION 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS,



VICINITY MAP

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED AS "UTILITY 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 FOR STORM WATER DRAINAGE FACILITIES.

EASEMENTS DESIGNATED AS "SANITARY SEWER EASEMENT" SHALL MEAN AN NON-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 PURPOSE 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.

A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE THE LOCATION OF WATER LINES, VALVES, AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS "WATER LINE EASEMENT". 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 RIGHT-OF-WAY. THE EASEMENT 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.

EASEMENTS DESIGNATED AS "COMMON AREA EASEMENT" SHALL MEAN AN NON-EXCLUSIVE INGRESS/EGRESS RIGHTS, BOTH VEHICULAR AND PEDESTRIAN, OVER, THROUGH, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT.

FLOOD\_ZONE

BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND SHOWN ON THE FLOOD INSURANCE RATE MAP, 39041C0239K, EFFECTIVE DATE: APRIL 16, 2009.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 00°05'00" WEST FOR THE CENTERLINE OF SAWMILL ROAD (C.H. 119) AS DENOTED BY A DEED FOR THE SUBJECT PREMISES, CONVEYING THE LANDS TO ELITE REAL ESTATE HOLDINGS LLC, AS RECORDED IN DEED BOOK 1382, PAGES 1951 - 1952 OF THE RECORDER'S RECORDS, DELAWARE COUNTY, OHIO.

IRON PINS

WERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" REBAR, THIRTY (30) INCHES LONG WITH A YELLOW PLASTIC IDENTIFICATION CAP BEARING "ROLLING~HOCEVAR".

ACREAGE SUMMARY

BUILDABLE LOTS (8) = 1.4457 ACRES  
STREET DEDICATION = 0.1033 ACRES  
SUBDIVISION TOTAL = 1.5490 ACRES

ACCEPTANCES:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. MAYOR, CITY OF POWELL, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. DIRECTOR OF DEVELOPMENT, CITY OF POWELL, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. DEPUTY GENERAL MANAGER, DEL-CO WATER CO., INC.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. CITY ENGINEER, CITY OF POWELL, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. CHAIRMAN PLANNING COMMISSION CITY OF POWELL, OHIO

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. CLERK, CITY OF POWELL, OHIO

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. AUDITOR, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ A.M./P.M. RECORDER, DELAWARE COUNTY, OHIO

PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
FEE \_\_\_\_\_, FILE No. \_\_\_\_\_

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE.

ANDREW G. PLANET  
PROFESSIONAL SURVEYOR NO. 7802

Survey Prepared By:  
Rolling & Hocevar, Inc.  
257 S. Court St. #6  
Medina, Ohio  
Phone:330-723-1828  
Fax:330-723-6637 Proj. No. 31,795



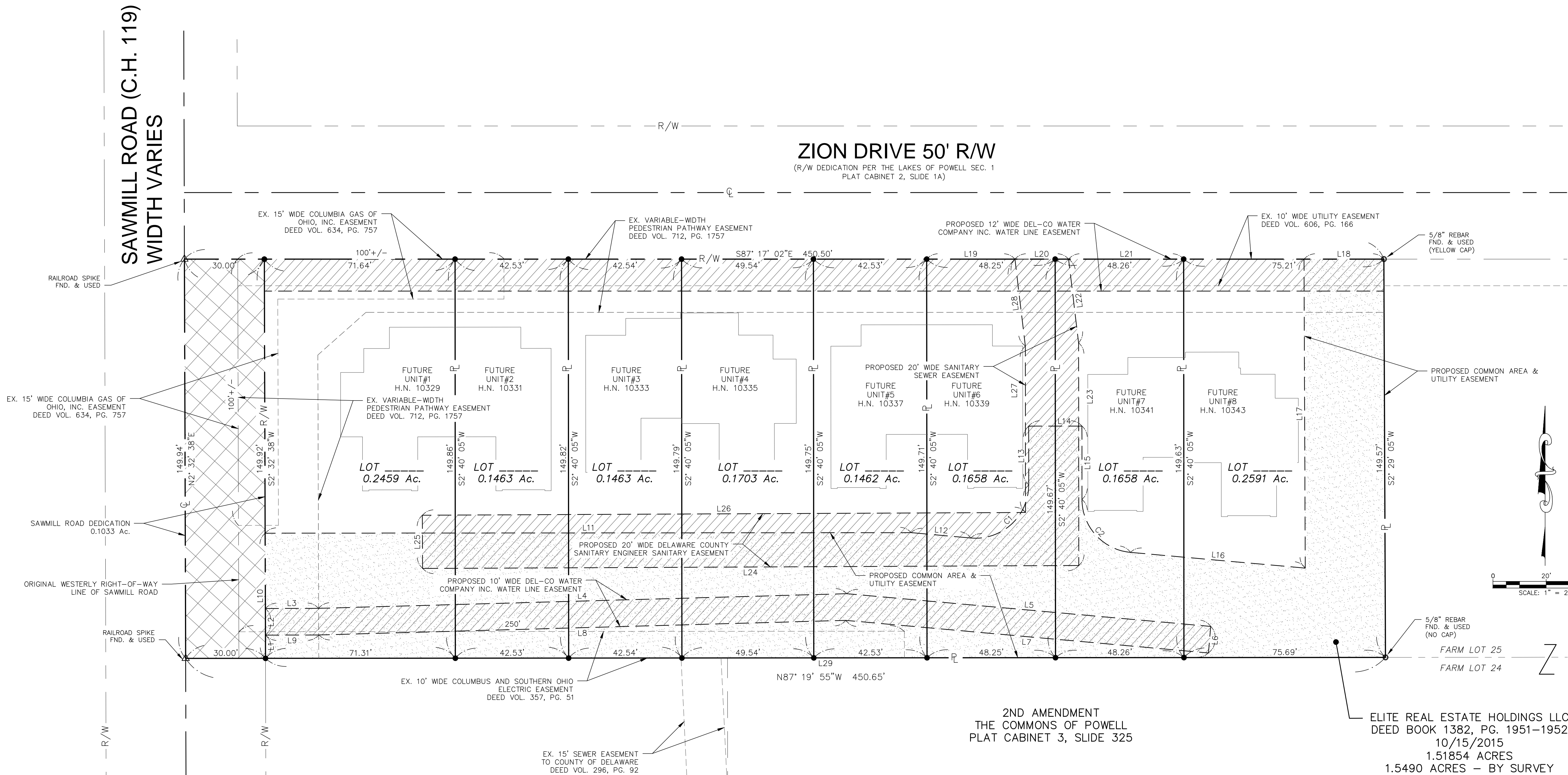
BRH  
Group, Inc.  
Engineering & Surveying

1500 West Third Ave., Suite 102,  
Columbus, Ohio 43212  
Phone: (614) 220-9122  
Email: info@brhgroup.com

SUBDIVISION PLAT  
ELITE REAL ESTATE HOLDINGS, LLC  
ZION DRIVE  
CITY OF POWELL, OHIO

DATE									
REVISIONS									
No.									

JOB NO.	40309
DRAWN BY	DAP
DESIGNED BY	
CHECKED BY	AGP
FIELD CREW	KO/BL
FIELD BOOK	
DATE	10-11-2018
SCALE	1" = 20'



THE COMMONS OF POWELL  
CONDOMINIUM COMMUNITY  
PLAT CABINET 3, SLIDE 325

2ND AMENDMENT  
THE COMMONS OF POWELL  
PLAT CABINET 3, SLIDE 325

ELITE REAL ESTATE HOLDINGS LLC  
DEED BOOK 1382, PG. 1951-1952  
10/15/2015  
1.51854 ACRES  
1.5490 ACRES - BY SURVEY

HATCHING LEGEND

- PUBLIC RIGHT-OF-WAY DEDICATION
- UTILITY EASEMENT (TYPE NOTED ON SURVEY)
- COMMON AREA & UTILITY EASEMENT

SYMBOLS AND ABBREVIATIONS

- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "ROLLING-HOCEVAR"
- 1" REBAR SET
- RAILROAD SPIKE
- MAG NAIL SET
- FOUND, AS LABELED
- RAILROAD SPIKE FOUND
- MONUMENT FOUND
- R/W RIGHT-OF-WAY LINE
- CL CENTERLINE
- P PROPERTY LINE

SOURCE DOCUMENTS

PLAT CABINET 2, SLIDE 1A  
PLAT CABINET 3, SLIDE 325  
DEED BOOK 1382, PG. 1951-1952

ALL HOUSE ADDRESSED ARE REFERENCED  
TO ZION DRIVE.

Parcel Line Table

Line #	Length	Direction
L1	8.72'	N2° 32' 38"E
L2	10.00'	N2° 32' 38"E
L3	19.94'	S87° 27' 22"E
L4	198.47'	S88° 52' 21"E
L5	137.30'	S82° 08' 48"E
L6	10.00'	S7° 51' 12"W
L7	136.72'	N82° 08' 48"W
L8	198.01'	N88° 52' 21"W
L9	20.06'	N87° 27' 22"W
L10	47.00'	N2° 32' 38"E
L11	242.61'	S87° 19' 55"E
L12	22.48'	S82° 08' 48"E
L13	22.09'	N2° 40' 05"E
L14	20.00'	S87° 19' 55"E

Parcel Line Table

Line #	Length	Direction
L15	27.54'	S2° 40' 05"W
L16	65.92'	S82° 08' 48"E
L17	116.03'	N2° 29' 05"E
L18	30.00'	S87° 17' 02"E
L19	33.14'	S87° 17' 02"E
L20	20.14'	S87° 17' 02"E
L21	43.22'	S87° 17' 02"E
L22	31.64'	S4° 08' 13"E
L23	83.64'	S2° 40' 05"W
L24	246.46'	N87° 32' 35"W
L25	20.00'	N2° 27' 25"E
L26	226.54'	S87° 32' 35"E
L27	62.52'	N2° 40' 05"E
L28	32.86'	N4° 08' 13"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	33.23'	20.00'	95° 11' 07"	N50° 15' 38"E	29.53'	21.90'
C2	29.61'	20.00'	84° 48' 53"	S39° 44' 22"E	26.98'	18.27'

Survey Prepared By:  
Rolling & Hoyer, Inc.  
257 S. Court St. #6  
Medina, Ohio  
Phone: 330-723-1828  
Fax: 330-723-6637 Proj. No. 31,795

