

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



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$750.00 + \$125 per sheet
Per Fee Ordinance 2018-48

Applicant: The Ohio State University

Address/City/State/Zip: c/o Aaron L. Underhill, Underhill & Hodge LLC, 8000 Walton Pkwy., Ste. 260, New Albany, Ohio 43054

Email Address: aaron@uhlfirm.com

Phone No: 614.335.9320 Cell Phone No: 614.783.1149 Fax No: 614.335.9329

Property Owner: Golf Village North LLC (please also see attached list of additional property owners)

Address/City/State/Zip: Attn: Tre' Giller, 470 Olde Worthington Road, Westerville, Ohio 43082

Email Address: tgiller@villagecommunities.com

Phone No: 614.918.6035 Cell Phone No: _____ Fax No: _____

Property Address: 3315 Royal Belfast Boulevard, Powell, Ohio 43065

Lot Number/Subdivision: Lot 5145, et al., Golf Village North

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 + \$125 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.

RECEIVED
JAN 08 2019

BY: aw

(SEE OVER)

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

Signature of Applicant: _____

By: Aaron L. Underhill
AARON L. UNDERHILL
ATTORNEY FOR APPLICANT

Date: 1/8/2019

Office Use
Received

Office Use
Type/Date: _____
Base Fee: <u>\$750.00</u>
Per Sheet: <u>\$125.00X (2) = 250</u>
Total: <u>\$1000</u>
Prepared by: _____
Reviewed by: <u>[Signature]</u>
PAYOR: _____
RECEIPT # <u>7916</u>

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

Plat Review Application – OSU Ambulatory Care Facility

List of Additional Property Owners

GV 4971 LLC
Attn: Tre' Giller
470 Olde Worthington Road
Westerville, Ohio 43082

Delaware County Bank & Trust Company
110 Riverbend Avenue
Lewis Center Ohio 43035

R& KC Adventures LLC
8852 Patterson Road
Hilliard, Ohio 43026

EASEMENT VACATION PLAT FOR GOLF VILLAGE NORTH COMMERCIAL REVISED FARM LOTS 3, 24, & 25 SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, CITY OF POWELL, DELAWARE COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, BEING A PART OF FARM LOTS 3, 24 AND 25, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, BEING A PARTIAL VACATION OF ACCESS, SANITARY, DEL-CO WATER AND DRAINAGE AND UTILITY EASEMENTS LOCATED ON LOTS 5136 THROUGH 5148, INCLUSIVE, OF GOLF VILLAGE NORTH COMERCIAL REVISED OF RECORD IN PLAT CABINET 4, SLIDE 12-12B, DELAWARE COUNTY RECORDERS OFFICE.

THE UNDERSIGNED, GOLF VILLAGE NORTH, LLC, AN OHIO LIMITED LIABILITY COMPANY BY DONALD R. KENNEY JR., MANAGER, BEING THE OWNER OF THE LOTS 5141-5148 INCLUSIVE, BEING THE LOCATION OF THE PARTIAL EASEMENT VACATIONS AS MENTIONED ABOVE, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS EASEMENT VACATION PLAT FOR GOLF VILLAGE NORTH COMMERCIAL REVISED, DOES HEREBY ACCEPT THIS PLAT.

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 GOLF VILLAGE NORTH, LLC, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF DONALD R. KENNEY JR., MANAGER OF GOLF VILLAGE NORTH, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2019.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: GOLF VILLAGE NORTH, LLC

SIGNATURE

PRINTED

SIGNATURE

PRINTED

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 GOLV VILLAGE NORTH, LLC, SOLE MEMBER OF EASEMENT VACATION PLAT FOR GOLF VILLAGE NORTH COMMERCIAL REVISED, 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 _____, 2019.

MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF OHIO

NOTES

1.Portions of the easements previously platted on "Golf Village North Commercial Revised" of record in Plat Cabinet 4, Page 12-12B and not shown as vacated hereon, shall remain in full force.

APPROVED THIS ____ DAY OF _____, 2019

MAYOR, CITY OF POWELL, OHIO

APPROVED THIS ____ DAY OF _____, 2019

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS ____ DAY OF _____, 2019

CITY ENGINEER, CITY OF POWELL, OHIO

APPROVED THIS ____ DAY OF _____, 2019

DIRECTOR OF DEVELOPMENT, CITY OF POWELL, OHIO

DEL-CO WATER

APPROVED THIS _____ DAY OF _____, 2019.

Deputy General Manager

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2019 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 _____, 2019

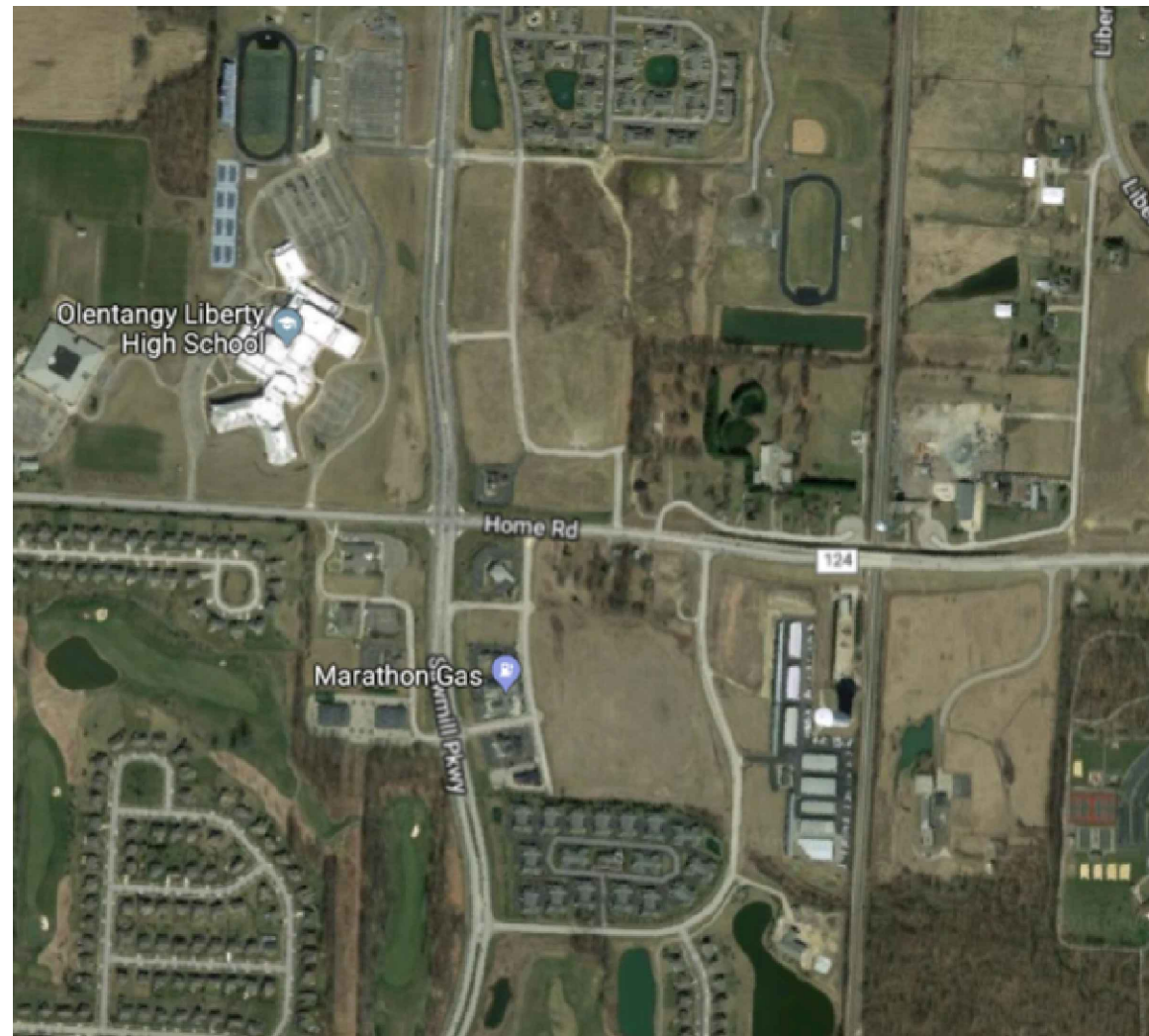
Auditor, Delaware County, Ohio

Filed for record this ____ day of _____, 2019 at _____ M.

Recorder, Delaware County, Ohio

Fee \$ _____ File No. _____

Official Record _____, Page(s) _____



LOCATION MAP NOT TO SCALE

OWNER / DEVELOPER

GOLF VILLAGE NORTH, LLC 470 OLDE WORTHINGTON ROAD WESTERVILLE, OHIO 43082

PRIMARY CONTACT: DONALD KENNEY JR PH: (614) 540-2404 DKENNEY@TRIANGLE-DRK.COM

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.

DOUGLAS R. HOCK, P.S. 7661

DATE

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".

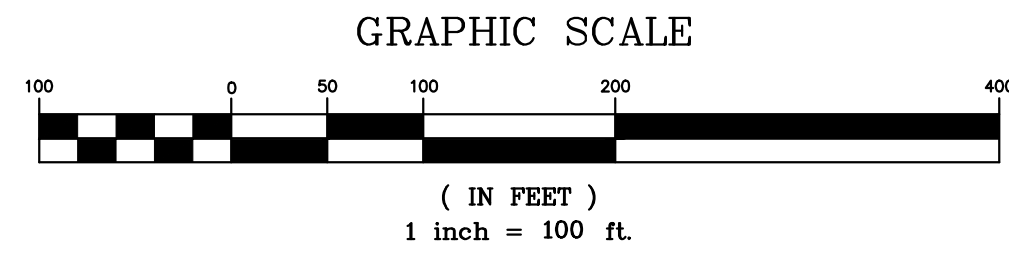
SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS CITY OF POWELL, DELAWARE COUNTY, OHIO FINAL PLAT

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

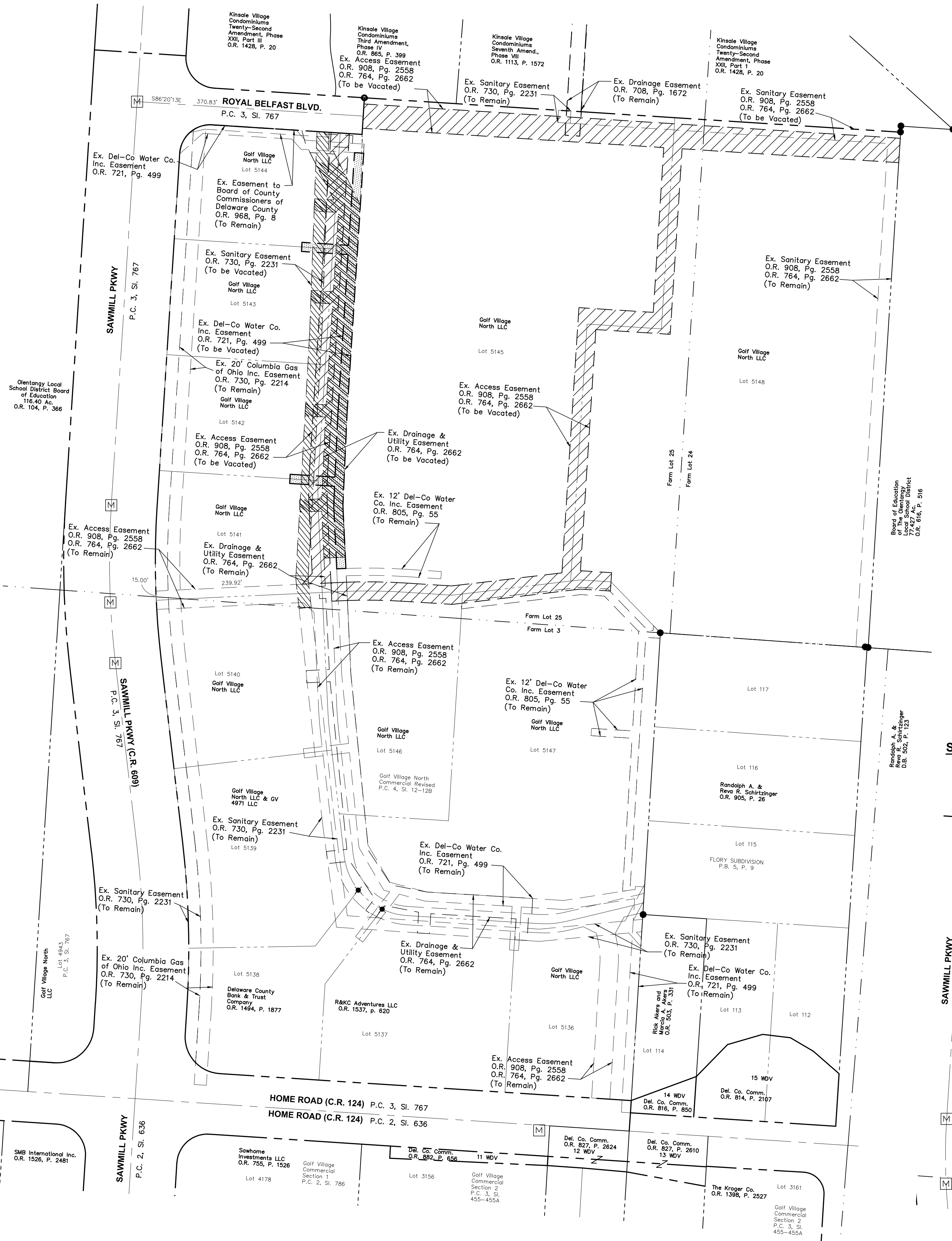
422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755

DATE: 1/8/2019 SHEET 1 / 2

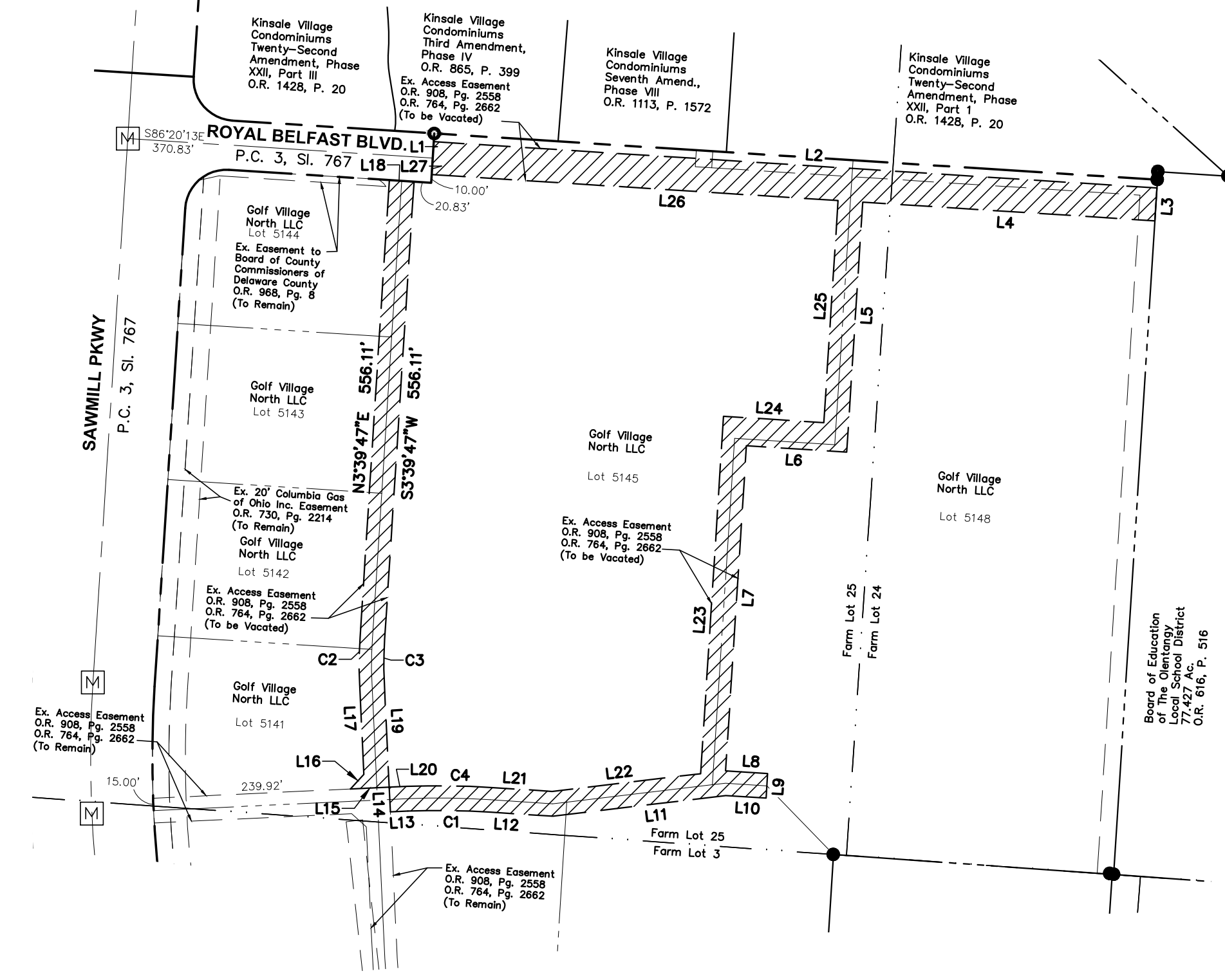
Z:\18-0002-114\DWG\PRODUCTION DRAWINGS\SURVEY\0002-114 easement vacation plat.dwg Page 2 Jan 08, 2019 - 9:17:35am bkrashner



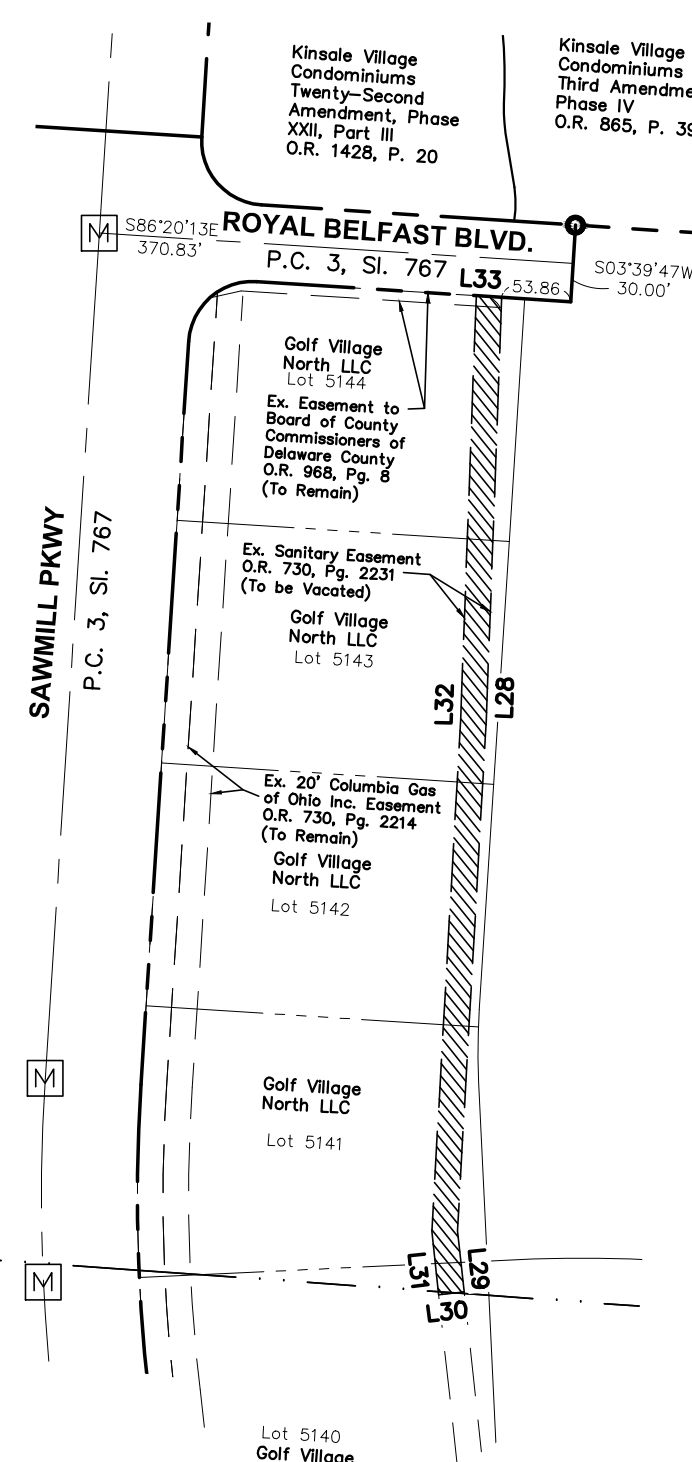
EASEMENT VACATION PLAT FOR GOLF VILLAGE NORTH COMMERCIAL REVISED



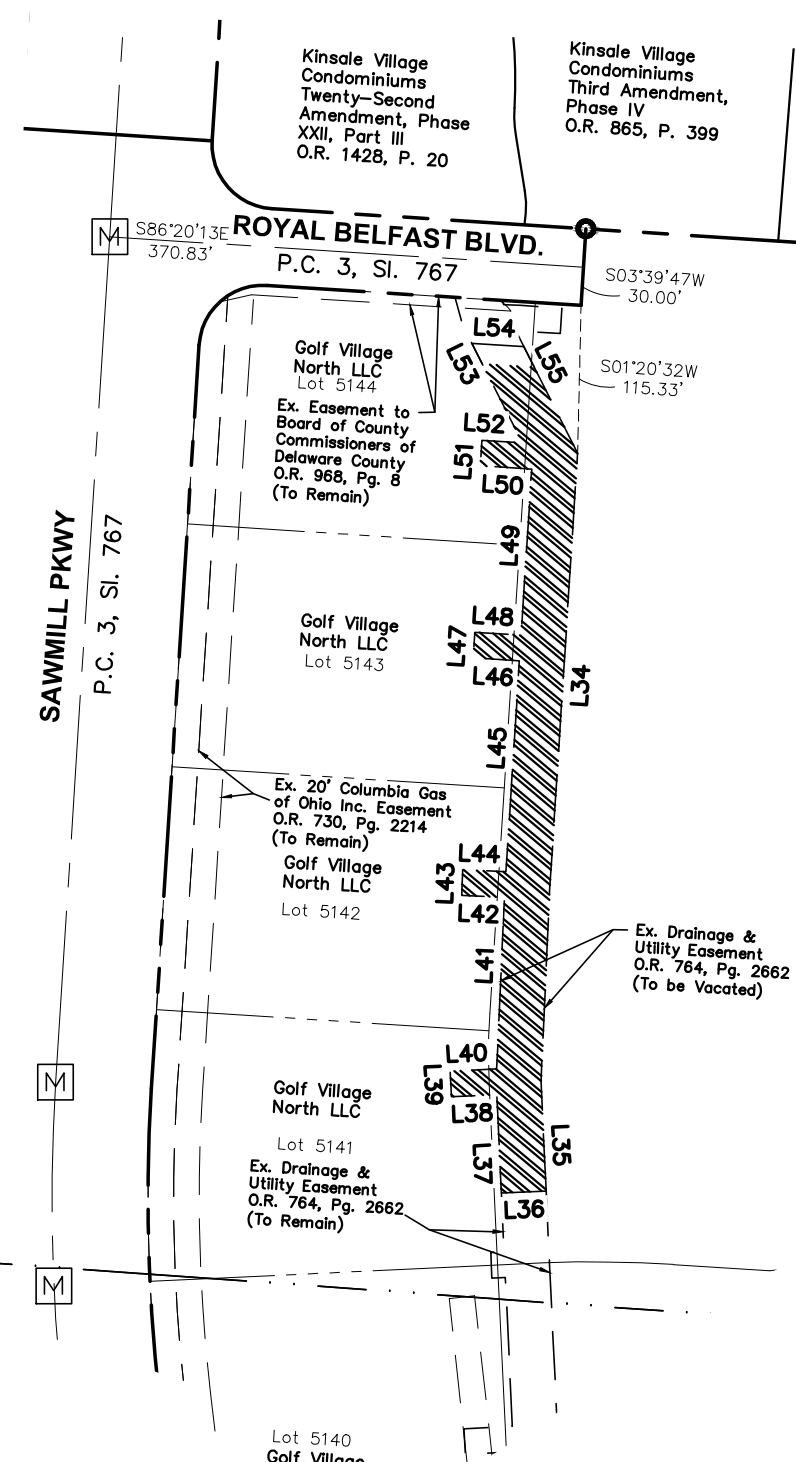
ACCESS EASEMENT VACATION DETAIL
1" = 150'



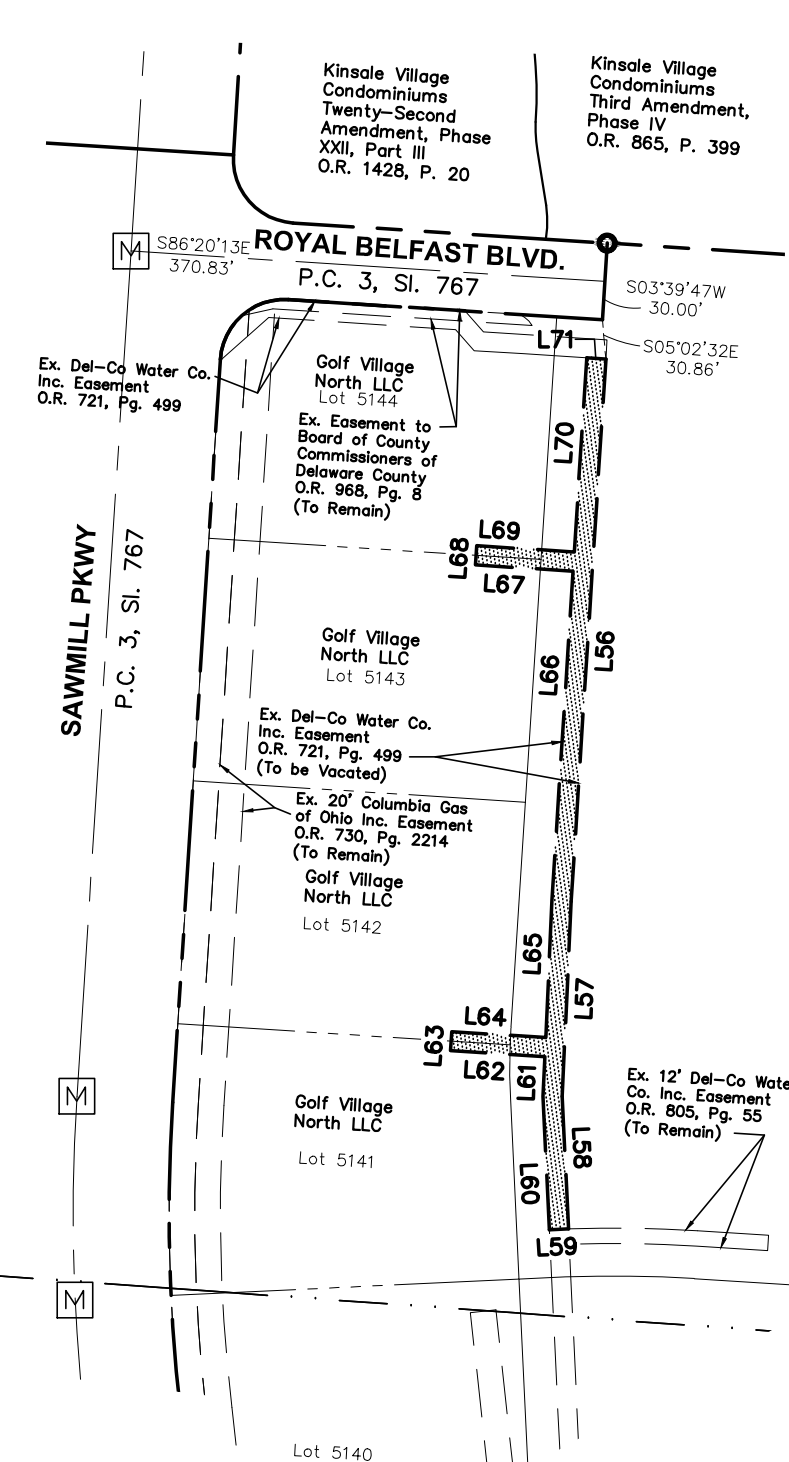
SANITARY EASEMENT VACATION DETAIL
1" = 150'



DRAINAGE EASEMENT VACATION DETAIL
1" = 150'



WATERLINE EASEMENT VACATION DETAIL
1" = 150'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°41'30"E	20.00'
L2	S86°20'13"E	879.45'
L3	S03°36'21"W	40.00'
L4	N86°20'13"W	355.31'
L5	S03°39'47"W	304.19'
L6	N86°20'13"W	121.92'
L7	S03°39'47"W	395.42'
L8	S86°20'13"E	51.12'
L9	S03°39'47"W	30.00'
L10	N86°20'13"W	48.95'
L11	S83°12'06"W	211.42'
L12	N86°20'13"W	76.95'
L13	S87°17'48"W	21.30'
L14	N02°42'12"W	30.00'
L15	S87°21'47"W	47.00'
L16	N42°17'48"E	24.04'
L17	N02°42'12"W	108.15'
L18	S86°20'13"E	30.00'
L19	S02°42'12"E	125.20'
L20	N87°17'48"E	21.53'
L21	S86°20'13"E	74.20'
L22	N83°12'06"E	181.49'
L23	N03°39'47"E	434.85'
L24	S86°20'13"E	121.92'
L25	N03°39'47"E	270.19'
L26	N86°20'13"W	494.20'
L27	N03°41'45"E	20.00'
L28	S02°05'58"W	330.78'
L29	S06°12'43"E	48.03'
L30	S83°20'58"W	20.00'
L31	N06°12'43"W	49.83'
L32	N02°05'58"E	331.13'
L33	S86°20'13"E	20.01'
L34	S03°39'47"W	185.13'
L35	S02°42'07"E	85.16'
L36	S87°25'35"W	35.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	N02°42'07"W	76.96'
L38	S87°17'59"W	35.41'
L39	N02°42'01"W	20.00'
L40	N87°17'59"E	36.36'
L41	N02°36'29"E	134.18'
L42	N87°23'32"W	33.56'
L43	N02°36'28"E	20.00'
L44	S87°23'32"E	33.75'
L45	N03°39'47"E	165.19'
L46	N86°20'13"W	36.16'
L47	N03°39'47"E	20.00'
L48	S86°20'13"E	36.16'
L49	N03°39'47"E	130.00'
L50	N86°20'13"W	40.26'
L51	N03°39'47"E	20.00'
L52	S86°20'13"E	31.56'
L53	N26°49'31"W	87.03'
L54	S86°20'16"E	40.62'
L55	S26°49'31"E	93.10'
L56	S03°39'47"W	424.61'
L57	S02°36'30"W	152.29'
L58	S02°42'07"E	103.65'
L59	S87°17'53"W	15.00'
L60	N02°42'07"W	104.35'
L61	N02°36'29"E	30.85'
L62	N86°20'13"W	73.75'
L63	N03°39'47"E	15.00'
L64	S86°20'13"E	73.47'
L65	N02°36'35"E	107.41'
L66	N03°39'47"E	257.61'
L67	N86°20'13"W	76.43'
L68	N03°39'47"E	15.00'
L69	S86°20'13"E	76.43'
L70	N03°39'47"E	152.00'
L71	S86°20'13"E	15.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	005°46'05"	985.00'	99.16'	S89°13'16"E	99.12'
C2	006°21'59"	526.00'	58.45'	N00°28'48"E	58.42'
C3	006°21'59"	496.00'	55.11'	S00°28'48"W	55.08'
C4	005°46'21"	1015.00'	102.26'	S89°13'24"E	102.22'

EASEMENT LEGEND

- = PROPOSED PARTIALLY VACATED WATERLINE EASEMENT
- = PROPOSED PARTIALLY VACATED SANITARY EASEMENT
- = PROPOSED PARTIALLY VACATED DRAINAGE EASEMENT
- = PROPOSED PARTIALLY VACATED ACCESS EASEMENT

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: 1/8/2019

SHEET 2 / 2

Z:\18-0002-114\DWG\PRODUCTION DRAWINGS\SURVEY\0002-114 final plat.dwg Page 1 Jan 08, 2019 9:16:46am bkarshner

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, BEING A PART OF FARM LOTS 3, 24 AND 25, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, BEING A RE-PLAT OF LOTS 5140 THROUGH 5148, INCLUSIVE, OF GOLF VILLAGE NORTH COMERCIAL REVISED OF RECORD IN PLAT CABINET 4, SLIDE 12-12B, DELAWARE COUNTY RECORDERS OFFICE, SAID RE-PLAT COMBINING SAID LOTS INTO 1 LOT, LOT 0000, WITH SAID LOT CONTAINING 29.562 ACRES.

THE UNDERSIGNED, GOLF VILLAGE NORTH, LLC, AN OHIO LIMITED LIABILITY COMPANY BY DONALD R. KENNEY JR., MANAGER, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS RE-PLAT OF LOTS 5140-5148, GOLF VILLAGE NORTH COMMERCIAL REVISED, A SUBDIVISION CONTAINING LOTS 5136-5148, BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT.

THE UNDERSIGNED GOLF VILLAGE NORTH, LLC, AN OHIO LIMITED LIABILITY COMPANY BY DONALD R. KENNEY JR., MANAGER, R&KC ADVENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY BY _____, MANAGER, DELAWARE COUNTY BANK & TRUST COMPANY, AN OHIO LIMITED LIABILITY COMPANY BY _____, MANAGER AND GV 4971, LLC, AN OHIO LIMITED LIABILITY COMPANY BY DONALD R. KENNEY JR., MANAGER, DO HEREBY ACCEPT THE ACCESS EASEMENT AS SHOWN HEREON FOR THE PURPOSES OF ACCESS TO SAWMILL PARKWAY AND HOME ROAD.

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 GOLF VILLAGE NORTH, LLC, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF DONALD R. KENNEY JR., MANAGER OF GOLF VILLAGE NORTH, LLC AND GV 4971 LLC, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 2019.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: BY: GOLF VILLAGE NORTH, LLC & GV 4971 LLC

SIGNATURE _____
PRINTED _____ DONALD R. KENNEY _____ MANAGER
SIGNATURE _____
PRINTED _____

IN WITNESS WHEREOF _____, MANAGER OF R&KC ADVENTURES LLC, HAS HEREUNTO SET HIS/HER HAND THIS _____ DAY OF _____, 2019.

THE PRESENCE OF: SIGNED AND ACKNOWLEDGED IN BY: R&KC ADVENTURES, LLC

_____ MANAGER

NOTES

- Easements are hereby reserved, in, over, and under areas designated on this plat as Drainage Easement or Utility Easement to permit the construction, operation, and maintenance of all public and quasi-public utilities that are located 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, lands, and for storm water drainage.
- Easements designated as "Sanitary Easement" (san. esmt.) 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 & Utility 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.

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 GOLV VILLAGE NORTH, LLC, SOLE MEMBER OF RE-PLAT OF LOTS 5140-5148, GOLF VILLAGE NORTH COMMERCIAL REVISED, 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 _____, 2019.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, MANAGER OF R&KC ADVENTURES, 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 _____, 2019.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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 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.

16. 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" 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 appurtenances in said easement areas alongside said rights-of-way.

17. A Reciprocal Access easement as shown hereon is hereby granted to and between the signators hereon, their successors and assigns, for the purposes of access to Sawmill Parkway and Home Road.

Official Record _____, Page(s) _____

IN WITNESS WHEREOF _____, MANAGER OF DELAWARE COUNTY BANK & TRUST COMPANY, HAS HEREUNTO SET HIS/HER HAND THIS _____ DAY OF _____, 2019.

THE PRESENCE OF: SIGNED AND ACKNOWLEDGED IN BY: DELAWARE COUNTY BANK & TRUST COMPANY

_____ MANAGER

APPROVED THIS _____ DAY OF _____, 2019

MAYOR, CITY OF POWELL, OHIO

APPROVED THIS _____ DAY OF _____, 2019

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS _____ DAY OF _____, 2019

CITY ENGINEER, CITY OF POWELL, OHIO

APPROVED THIS _____ DAY OF _____, 2019

DIRECTOR OF DEVELOPMENT, CITY OF POWELL, OHIO

DEL-CO WATER

APPROVED THIS _____ DAY OF _____, 2019.

Deputy General Manager

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2019
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 _____, 2019

Auditor, Delaware County, Ohio

Filed for record this _____ day of _____, 2019 at _____ .M.

Recorder, Delaware County, Ohio

Fee \$ _____ File No. _____

OWNER / DEVELOPER
GOLF VILLAGE NORTH, LLC
470 OLDE WORTHINGTON ROAD
WESTERVILLE, OHIO 43082

PRIMARY CONTACT:
DONALD KENNEY JR
PH: (614) 540-2404
DKENNEY@TRIANGLE-DRK.COM



LOCATION MAP
NOT TO SCALE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, MANAGER OF R&KC ADVENTURES, 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 _____, 2019.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

LOT 0000
TOTAL AREA: 29.562 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.

DOUGLAS R. HOCK, P.S. 7661 DATE

- 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

**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: 1/8/2019

SHEET 1 / 2

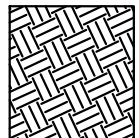
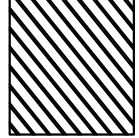
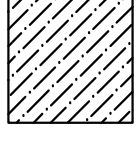
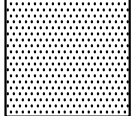
RE-PLAT OF LOTS 5140 THROUGH 5148 GOLF VILLAGE NORTH COMMERCIAL REVISED

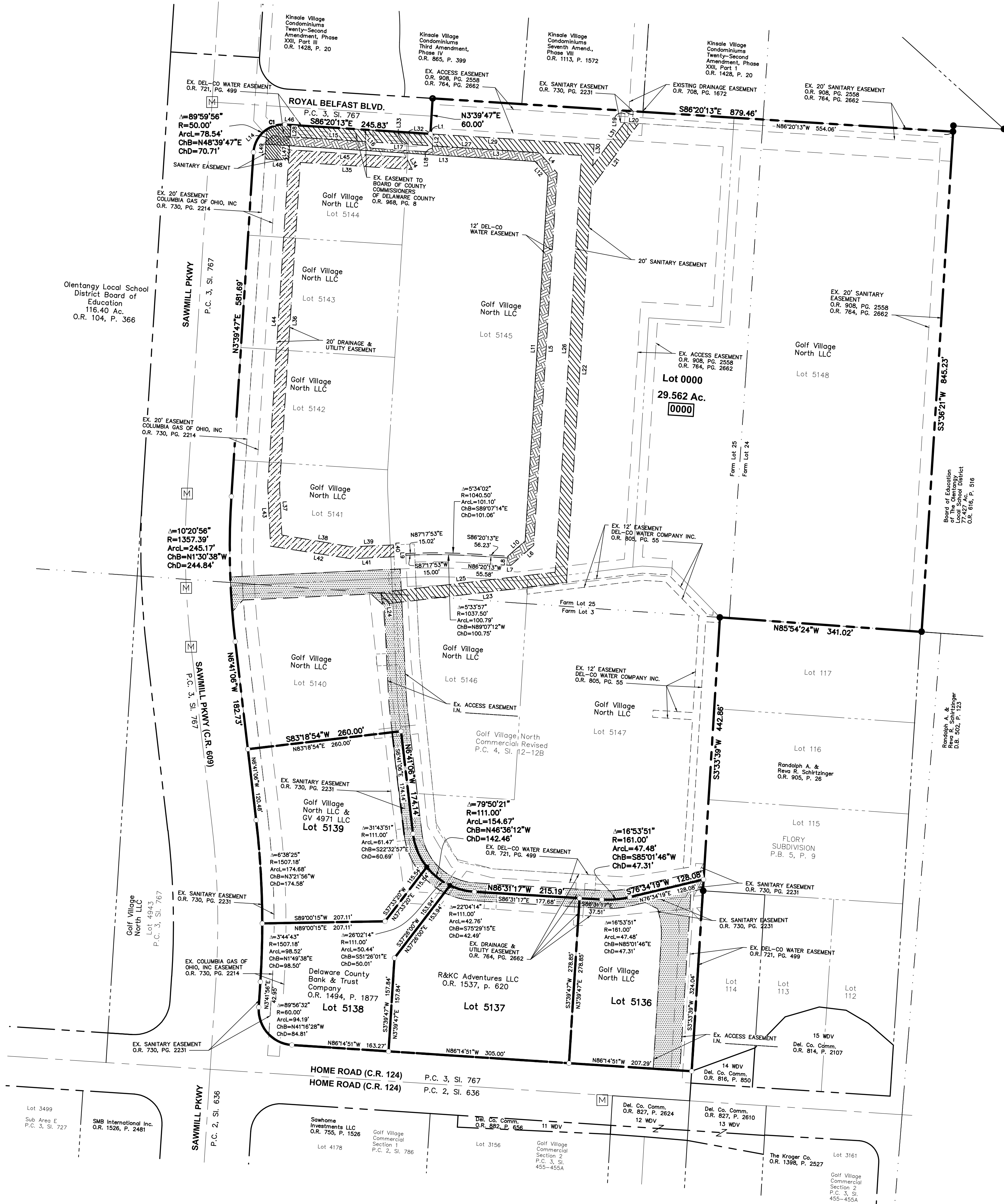
PROP. WATERLINE EASEMENT			PROP. SANITARY EASEMENT			PROP. STORM EASEMENT		
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S86°20'13"E	4.67'	L19	S03°39'47"W	20.00'	L32	N86°20'13"W	38.45'
L2	S03°39'47"W	20.00'	L20	S86°20'13"E	23.74'	L33	S03°39'47"W	42.00'
L3	S86°20'13"E	180.68'	L21	S36°15'52"W	134.63'	L34	S26°49'31"E	23.21'
L4	S41°20'35"E	45.60'	L22	S03°36'21"W	667.58'	L35	N86°20'14"W	189.16'
L5	S03°36'21"W	629.07'	L23	S83°20'58"W	312.49'	L36	S03°39'47"W	548.02'
L6	S48°39'40"W	51.18'	L24	N06°12'43"W	20.00'	L37	S02°42'12"E	81.66'
L7	N86°20'13"W	6.87'	L25	N83°20'58"E	295.64'	L38	S80°21'29"E	118.73'
L8	N03°39'47"E	12.00'	L26	N03°36'15"E	704.31'	L39	N87°25'35"E	71.23'
L9	N02°42'07"W	3.00'	L27	N86°20'13"W	492.36'	L40	S02°42'07"E	20.00'
L10	N48°39'40"E	38.75'	L28	N03°39'47"E	20.00'	L41	S87°25'35"W	73.34'
L11	N03°36'21"E	616.64'	L29	S86°20'13"E	512.36'	L42	N81°06'01"W	136.67'
L12	N41°20'35"W	33.18'	L30	S03°36'21"W	36.36'	L43	N02°42'12"W	100.67'
L13	N86°20'13"W	459.24'	L31	N36°15'52"E	90.64'	L44	N03°39'47"E	569.13'
L14	N48°39'47"E	21.21'				L45	S86°20'14"E	197.38'
L15	S86°20'13"E	156.17'						
L16	S41°20'13"E	14.85'						
L17	S86°20'14"E	103.10'						
L18	N03°39'47"E	10.50'						

PROP. SANITARY EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L46	S86°20'13"E	10.00'
L47	S03°39'47"W	60.00'
L48	N86°20'13"W	40.00'
L49	N03°39'47"E	50.00'

PROP. SANITARY EASEMENT					
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	036°52'12"	50.00'	32.18'	N75°13'39"E	31.62'

EASEMENT LEGEND

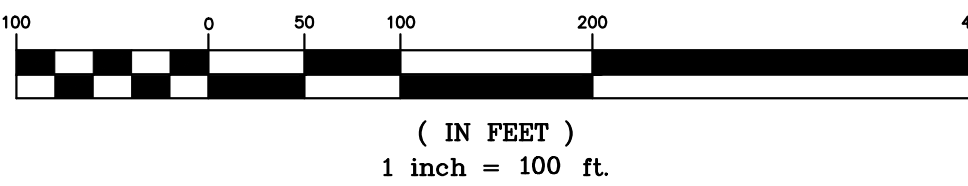
-  = PROPOSED WATERLINE EASEMENT
-  = PROPOSED SANITARY EASEMENT
-  = PROPOSED STORM EASEMENT
-  = EXISTING ACCESS EASEMENT



LEGEND

- 0000 = lot number
- 29.562 AC. = acreage
- 0000 = address

GRAPHIC SCALE



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



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

SCALE: 1" = 60'
DATE: 1/8/2019

SHEET 2 / 2

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755