

# THE SMITH FARM AT CARPENTER'S MILL

## SECTION 2 PHASE B

### CITY OF POWELL ORDINANCE 2019-12 Exhibit A

Situated in the State of Ohio, County of Delaware, City of Powell, and in Farm Lot 8, Quarter Township 2, Township 3, Range 19, United States Military Lands, containing 7.860 acres of land, more or less, said 7.860 being part of those tracts of land conveyed to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record \_\_\_\_\_, Page \_\_\_\_\_ and Official Record \_\_\_\_\_, Page \_\_\_\_\_, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE SMILTH FARM AT CARPENTER'S MILL SECTION 2 PHASE B"**, a subdivision containing Lots numbered 3935 to 3952, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Jerry Drive, Robert Court, Ryan Street and Scotts Way (2.074 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 Utility Easement, Drainage Easement and Sanitary Easement. Easements designated as Utility Easement and 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.

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.

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.

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 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 is 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 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, Utility and Path 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. The easement area 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.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed and Acknowledged  
In the presence of: **PULTE HOMES OF OHIO LLC**

By **MATTHEW J. CALLAHAN**,  
Division Vice President of Land  
Acquisition

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC**, 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\_\_\_\_  
\_\_\_\_\_  
Deputy 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 Jerry Drive, Robert Court, Ryan Street and Scotts Way (2.074 acres, 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.

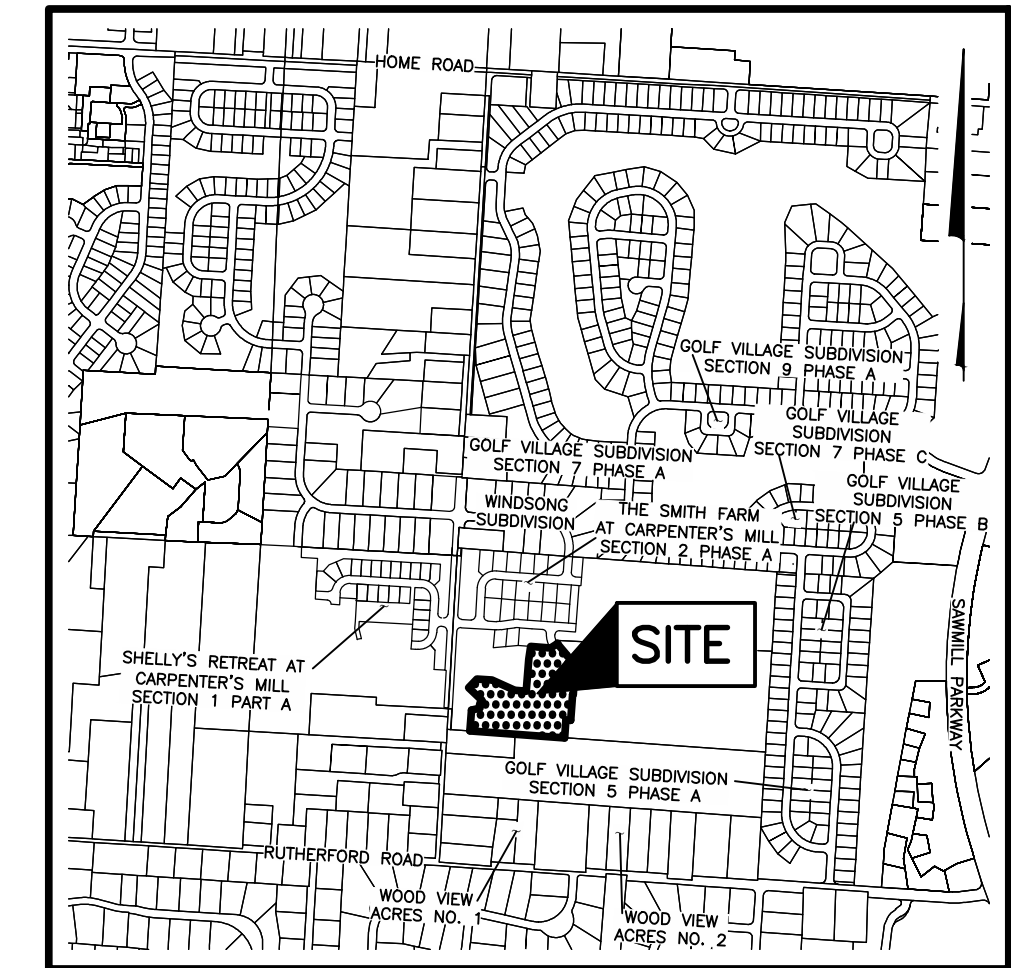
In Witness Thereof I have Hereunto set my hand and affixed my seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
Clerk, City of Powell, Ohio

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

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

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

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



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

#### 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 positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The bearing of North 03° 25' 36" East, assigned to a portion of the easterly right-of-way line of Seitz Road, is designated the basis of bearings 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



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 \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

U:\2018\816\DWG\CASHIERS\PLAT\20180816-VS-PLAT-SEC2-PHE-DWG printed by YOUSSEF, SHERRI on 1/15/2019 10:12:18 AM last saved by STOUSSER on 1/15/2019 8:35:44 AM  
Xref: 20180816-VS-CORR-SEC2-PHE-DWG & 20180816-VS-PLAT-SEC2-PHE-DWG & EASEMENTS TO SURVEY (2018-08-16).DWG

# THE SMITH FARM AT CARPENTER'S MILL

## SECTION 2 PHASE B

**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: 25 feet  
Side: 6 feet per side  
Rear: 25 feet

Side yard setback may be reduced to 5 feet on one side when a side load garage entry is included on homes, provided that the minimum distance between buildings shall not be less than as established herein.

Decks and patios may encroach the rear setback, provided that no such structures shall be permitted to be located closer to the rear lot line than fifteen feet.

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

Total acreage: 7.860 Ac.  
Acreage in rights-of-way: 2.074 Ac.  
Acreage in Lot 3935: 0.419 Ac.  
Acreage in remaining lots: 5.367 Ac.

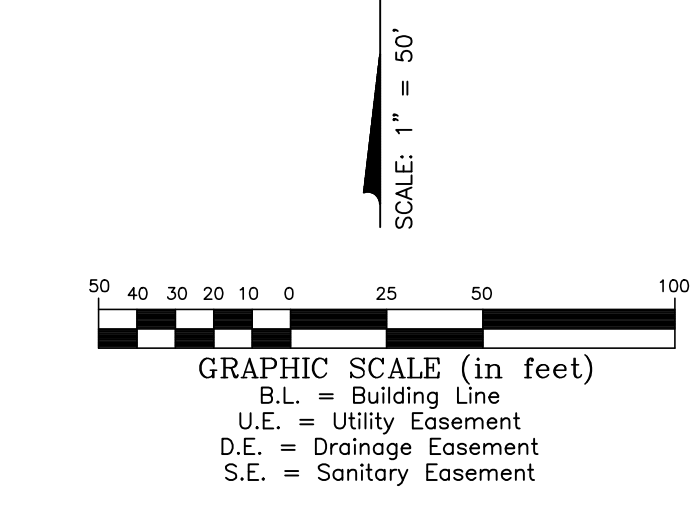
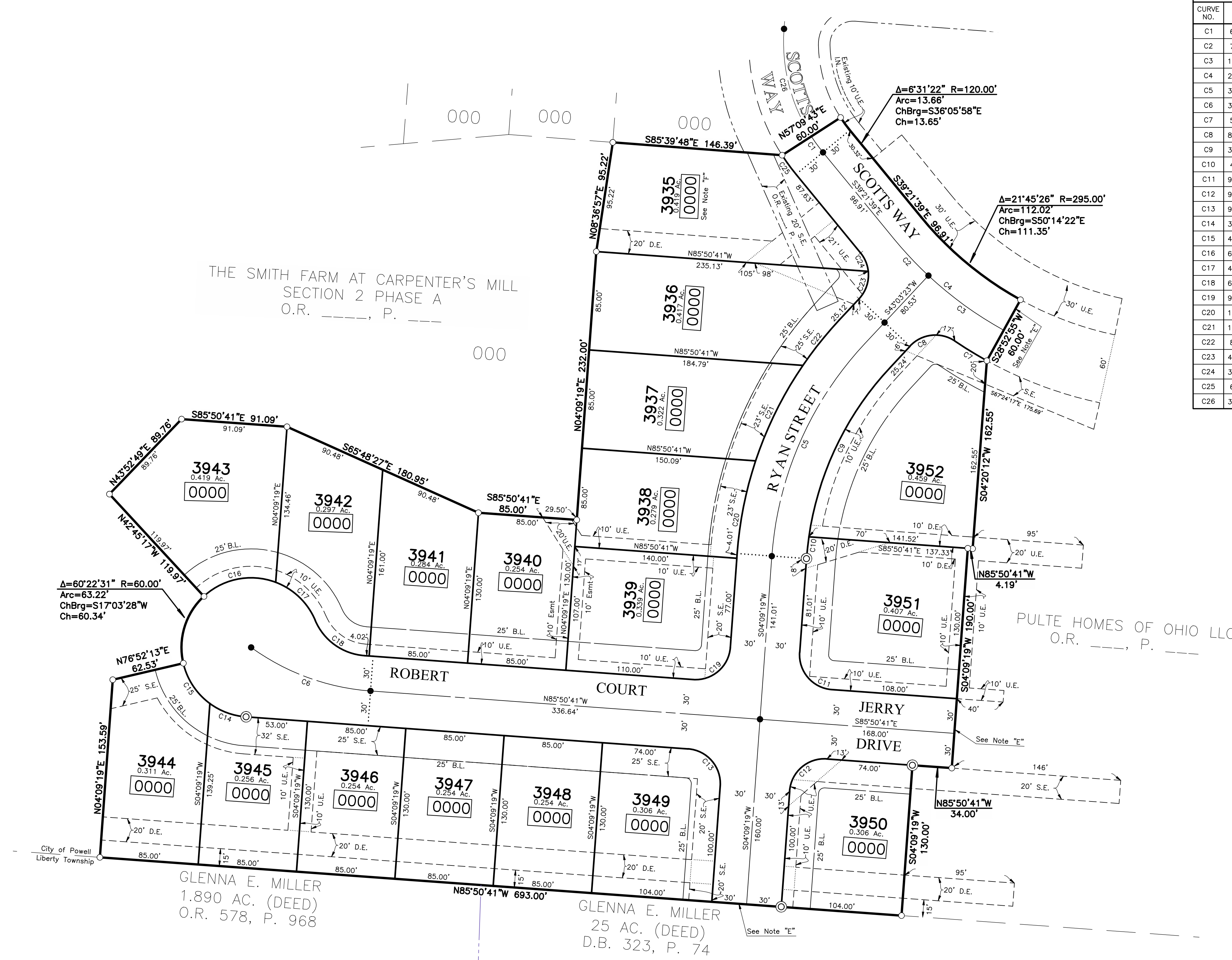
**NOTE "D" - ACREAGE BREAKDOWN:** The Smith Farm at Carpenter's Mill Section 2 Phase B is comprised of part of the following Delaware County Parcel Numbers:

31924001047000 1.129 Ac.  
31924001048000 6.731 Ac.

**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" - LOT 3935:** Lot 3935, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in The Smith Farm at Carpenter's Mill subdivisions for the purpose of open space and stormwater facilities.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	6°31'22"	150.00'	17.08'	S 36°05'58" E	17.07'
C2	7°34'58"	325.00'	43.01'	S 43°09'08" E	42.98'
C3	14°10'28"	325.00'	80.40'	S 54°01'51" E	80.20'
C4	21°45'26"	325.00'	123.41'	S 50°14'22" E	122.67'
C5	38°54'05"	300.00'	203.69'	S 23°36'21" W	199.80'
C6	31°47'18"	200.00'	110.96'	S 69°57'02" E	109.54'
C7	5°12'31"	355.00'	32.27'	S 58°30'49" E	32.26'
C8	8°10'03"	30.00'	42.43'	S 83°34'25" W	38.98'
C9	34°52'04"	270.00'	164.31'	S 25°37'21" W	161.79'
C10	4°02'00"	270.00'	19.01'	S 06°10'19" W	19.00'
C11	9°00'00"	30.00'	47.12'	S 40°50'41" E	42.43'
C12	9°00'00"	30.00'	47.12'	S 49°09'19" W	42.43'
C13	9°00'00"	30.00'	47.12'	N 40°50'41" W	42.43'
C14	32°13'51"	60.00'	33.75'	S 69°43'46" E	33.31'
C15	4°02'00"	60.00'	42.39'	S 33°22'19" E	41.52'
C16	66°44'02"	60.00'	69.88'	S 77°14'51" W	66.00'
C17	46°30'18"	60.00'	48.70'	N 46°07'59" W	47.37'
C18	62°57'52"	50.00'	54.95'	S 54°21'46" E	52.22'
C19	9°00'00"	30.00'	47.12'	N 49°09'19" E	42.43'
C20	14°12'26"	330.00'	81.83'	S 11°15'32" W	81.62'
C21	15°59'30"	330.00'	92.11'	S 26°21'30" W	91.81'
C22	8°42'08"	330.00'	50.12'	S 38°42'19" W	50.07'
C23	49°12'26"	30.00'	25.76'	N 18°27'10" E	24.98'
C24	33°12'36"	30.00'	17.39'	N 22°45'21" W	17.15'
C25	6°31'22"	180.00'	20.49'	S 36°05'58" E	20.48'
C26	37°10'29"	150.00'	97.32'	S 14°15'02" E	95.63'



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 Xrefs: 20180816-VS-COOR-SEC2-PHASEB.DWG & 20180816-VS-PLAT-SEC2-PHASEB.DWG & 20180816-VS-PLAT-SEC2-PHASEB.DWG & 20180816-VS-REFR-N.DWG & 20180816-VS-REFR-N.DWG