

CITY OF POWELL
Ordinance 2019-13
Exhibit A

R.P. NO. 24-92

1 8
1 13

BEARING SYSTEM
THE BEARING SYSTEM BASED UPON THOSE RECORDED
IN DEED BOOK 438, PAGE 429 AT THE DELAWARE
COUNTY RECORDERS OFFICE.

Future Detention Basin

No improvements will be made to this site until the
detention requirements are met. Future Detention and the
Drainage Easement as shown may be relocated upon proper
design and flat refilling. Said Detention Basin would be
constructed by and at the expense of the property owner.

MOON-H. E. YONG C. KIM
28.1 ACRES 319/328

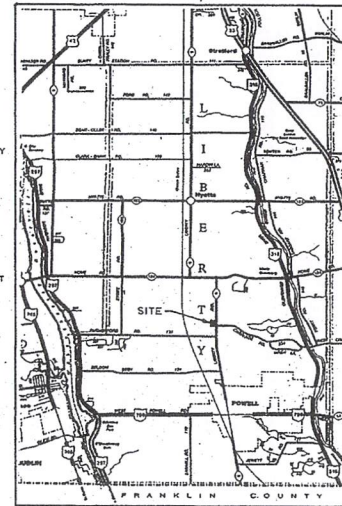
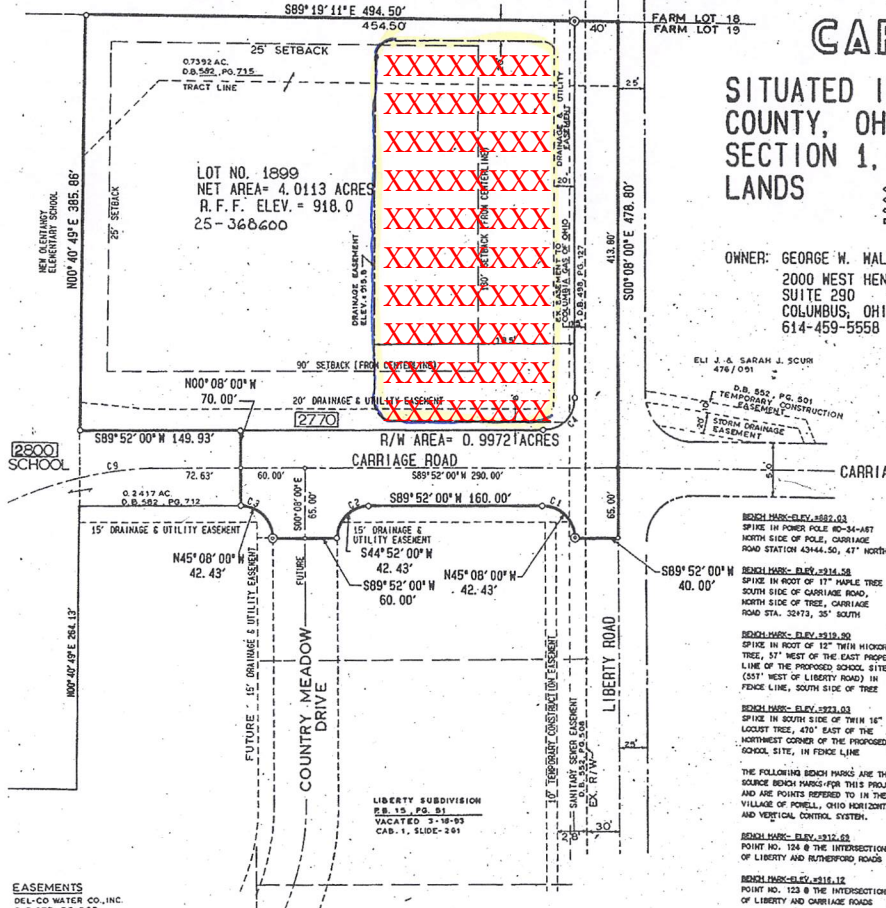
CARRIAGE HILL

SITUATED IN LIBERTY TOWNSHIP, DELAWARE
COUNTY, OHIO, AND PART OF FARM LOT 19,
SECTION 1, TOWNSHIP 3, RANGE 19, U. S. M.
LANDS

CARRIAGE HILL = 5.0085 ACRES OUT OF AN
ORIGINAL 67.389 ACRE TRACT OWNED BY
GEORGE W. WALLINGFORD AS RECORDED IN
DEED BOOK 438, PAGE 629.

OWNER: GEORGE W. WALLINGFORD
2000 WEST HENDERSON ROAD
SUITE 290
COLUMBUS, OHIO 43220
614-459-5558

ELI J. A. SARAH J. SCUR
476/091



EASEMENTS
DEL-CC WATER CO., INC.
D. B. 377, PG. 287
COLUMBUS & SOUTHERN OHIO
ELECTRIC CO.
D.B. 260, PG. 331

- LEGEND
- ⊙ = CONCRETE MONUMENT FOUND
 - ▲ = STONE FOUND
 - = IRON PIN FOUND
 - ⊖ = RAILROAD SPIKE OR P.K. NAIL FOUND
 - = 5/8" SOLID IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "STULTS & ASSOC"
 - ⊙ = PERMANENT MARKER - 1" SOLID IRON PIN SET FLUSH TO GRADE
 - ⊖ = RAILROAD SPIKE SET

Curve #	Radius	Delta	Length	Tangent	Chord/Brg.
C1	30.00'	90°00'00"	47.12'	30.00'	42.43' S45°09'00" 0E
C2	30.00'	90°00'00"	47.12'	30.00'	42.43' S45°09'00" 0E
C3	30.00'	90°00'00"	47.12'	30.00'	42.43' N45°09'00" 0E
C4	30.00'	90°00'00"	47.12'	30.00'	42.43' N44°52'00" 0E
C5	50.00'	90°00'00"	78.54'	50.00'	70.71' N44°52'00" 0E
C6	50.00'	90°00'00"	78.54'	50.00'	70.71' S45°09'00" 0E
C7	30.00'	90°00'00"	47.12'	30.00'	42.43' N44°52'00" 0E
C8	30.00'	90°00'00"	47.12'	30.00'	42.43' N45°09'00" 0E
C9	350.00'	44°11'11"	269.92'	142.07'	263.28' S67°46'24" 5W



We hereby certify that the above plat was prepared from an actual survey and to the best of our knowledge is correct.
William R. White
Registered Surveyor No. 6767 Date 5-03-21

STULTS AND ASSOCIATES, INC.
67 BREWER LANE SUITE 200
MARIETTA, OHIO 43040
TELEPHONE: (614) 393-4776
FAX: (614) 393-4844
10000 COLUMBIAN BLVD SUITE 100
MARIETTA, OHIO 43040
TELEPHONE: (614) 393-4767
FAX: (614) 393-4878
Engineering - Surveying

ALL LOTS ARE SUBJECT TO TEMPORARY AND/OR PERMANENT EASEMENTS TO ALLOW THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM SEWER STORM WATER DRAINAGE, SANITARY SEWER, WATER LINE, UNDERGROUND ELECTRIC, AND TELEPHONE CABLES. ALL AS ARE OR MAY BE REQUIRED FOR THE DEVELOPMENT OF "CARRIAGE HILL".

EASEMENTS ARE SPECIFICALLY GRANTED UNDER DEL-CC WATER COMPANY, INC.'S SUCCESSORS OR ASSIGNS FOR THE LOCATION OF WATER LINES, VALVES, AND APPURTENANCES WITHIN DEDICATED ROAD RIGHTS-OF-WAY AND DESIGNATED UTILITY EASEMENTS. ALSO GRANTED IS THE RIGHT OF DEL-CC WATER COMPANY, INC. TO INSTALL, SERVICE AND MAINTAIN WATER, WET, CROSS, AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR UTILITY EASEMENTS.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF DELAWARE, STATE OF OHIO, BEING A PART OF FARM LOT 19, SECTION 1, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, BEING 5.0085 ACRES OF A 67.389 ACRE TRACT OWNED BY GEORGE W. WALLINGFORD AND LINDA R. WALLINGFORD AS RECORDED IN DEED VOLUME 438, PAGE 629, RECORDERS OFFICE, DELAWARE COUNTY, OHIO. 6.9975 ACRES ARE HEREBY DEDICATED TO PUBLIC USE, BE BEING THE OWNER OF THE LAND PLATED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR "CARRIAGE HILL".

ALL ROADS, STREETS, DRAINAGE EASEMENTS, OR PUBLIC RIGHT-OF-WAY NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED FOR PUBLIC USE.

Witness: *Amy Mechling* *George W. Wallingford*
Witness: *Jean Wilson* *James Wallingford*

STATE OF OHIO
FRANKLIN COUNTY
I, *Franklin*, Notary Public, State of Ohio, for said County personally appeared the ABOVE NAMED GEORGE W. WALLINGFORD AND LINDA R. WALLINGFORD WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18th DAY OF October, 1992.

Amy (Baron) Mechling 6-17-97
Notary Public, State of Ohio
FIFTH THIRD BANK OF COLUMBUS, AN OHIO BANKING CORPORATION, UNDER MORTGAGE VOLUME 735, PAGE 540 DOES HEREBY RELEASE THE 0.9975 ACRE TRACT WITHIN THE RIGHT-OF-WAY OF "CARRIAGE HILL" TO BE DEDICATED FOR PUBLIC USE.

WITNESSES:
Andrew J. Kiefer *Thomas J. Hahn*
Roberts J. Meyer *Charles J. Hahn*
Notary Public, State of Ohio

STATE OF OHIO
FRANKLIN COUNTY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMED Thomas J. Hahn, V.P. and Cameron P. Conner, V.P.

WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE 20th DAY OF November, A.D. 1992.

MY COMMISSION EXPIRES _____
APPROVED THIS 2nd DAY OF Feb, 1992 *James J. Hahn*
Notary Public, State of Ohio

APPROVED THIS 23rd DAY OF March, 1992 *James J. Hahn*
Notary Public, State of Ohio

APPROVED THIS 13th DAY OF March, 1992 *James J. Hahn*
Notary Public, State of Ohio

APPROVED THIS 22nd DAY OF April, 1992 *James J. Hahn*
Notary Public, State of Ohio

APPROVED THIS 8th DAY OF May, 1992 *James J. Hahn*
Notary Public, State of Ohio

TRANSFERRED THIS 8th DAY OF May, 1992 *James J. Hahn*
Notary Public, State of Ohio

NO. 7060 RECORDED THIS 8th DAY OF May, 1992.
2:50 (A.M.P.H.)

CABINET NO. 1, SLIDE NO. 481
FEE 20.00 *Karl E. Conner*
DELAWARE COUNTY RECORDERS