

LOCATION MAP NOT TO SCALE

HARPER'S POINTE PHASE 1
SITUATED IN THE STATE OF OHIO,
COUNTY OF DELAWARE, CITY OF POWELL
BEING PART OF FARM LOTS 31 & 32, SECTION 4,
TOWNSHIP 3 NORTH, RANGE 19 WEST

LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LOCATED IN PART OF FARM LOTS 31 & 32, SECTION 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS AND BEING A SUBDIVISION CONTAINING 2.741 ACRES OF A 8.750 ACRES CONVEYED TO LS POWELL 2470, LLC BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 1431, PAGE 1633. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED, LEN PIVAR, OWNER OF ARLINGTON HOMES AND OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "HARPER'S POINTE PHASE 1," A SUBDIVISION OF 15 LOTS NUMBERED 1 - 7, INCLUSIVE, AND 41 - 48, INCLUSIVE AND THE PRIVATE STREETS BARRINGTON PLACE & CHEDWORTH ROW AS SHOWN AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DOES VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE TO PUBLIC USE, AS APPLICABLE, ALL EASEMENTS AND 0.256 ACRES OF RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR SUSAN LANE.

ARLINGTON HOMES
WITNESS BY: LEN PIVAR
WITNESS (PRINTED) OWNER

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

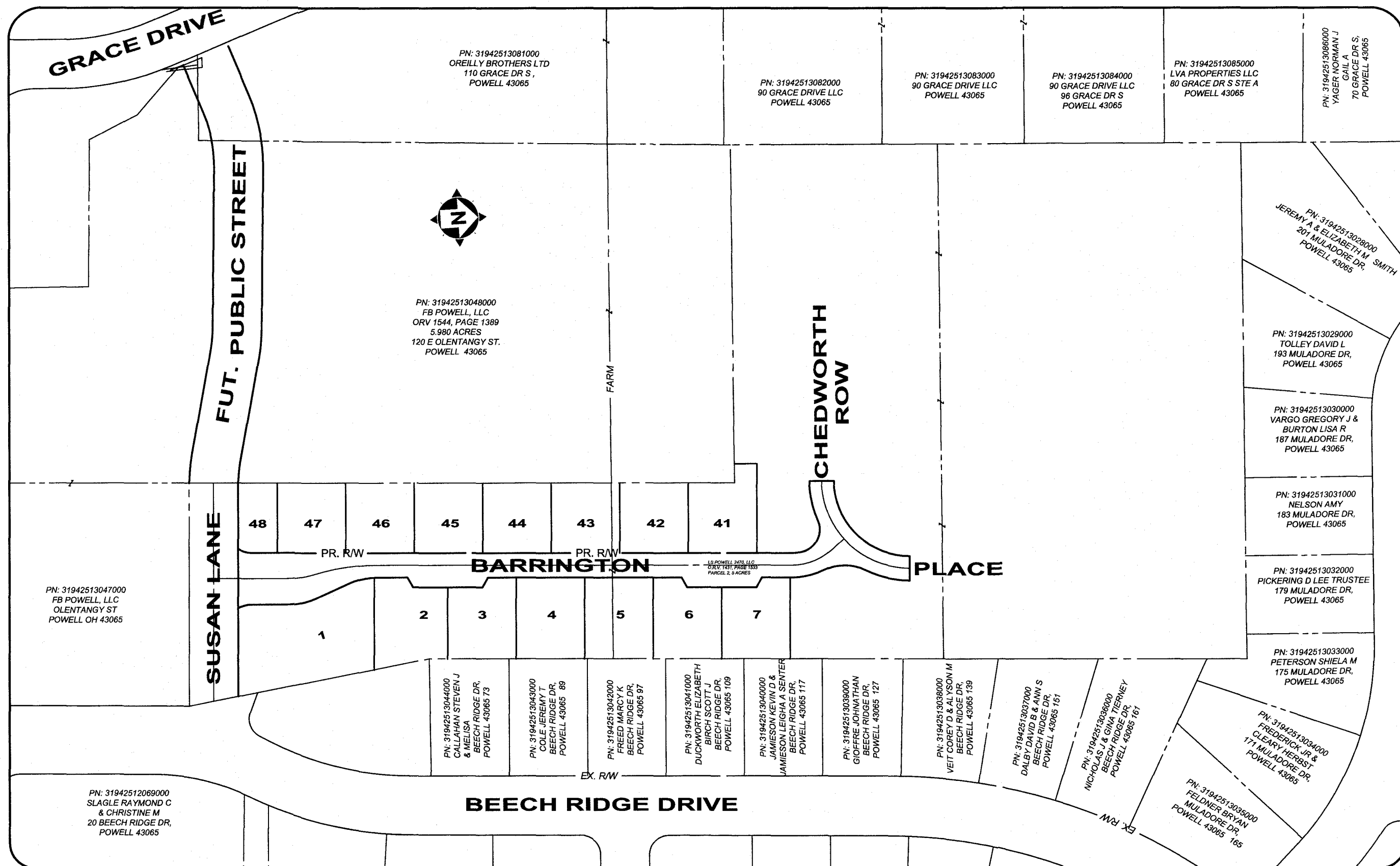
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED LEN PIVAR, OWNER OF ARLINGTON HOMES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF ARLINGTON HOMES, FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ___ DAY OF 20___, MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTES

- 1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", AND "DRAINAGE 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.
2. EASEMENTS DESIGNATED AS "SANITARY EASEMENT" 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.
3. 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.
4. 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.
5. 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, FENCE, DRIVEWAY OR ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.
6. ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE CITY OF POWELL PRIOR TO INSTALLATION. THE CITY WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.
7. NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOWGROUND WITHIN THE LIMITS OF ANY DRAINAGE EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE CITY OF POWELL.
8. 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.
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 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.



INDEX MAP SCALE: 1" = 100'

- 15. THIS PLAT IS NOT INTENDED TO SHOW ALL EASEMENTS AFFECTING THIS TRACT. EASEMENTS, IF ANY, CONTAINED IN A TITLE POLICY REPORT WILL BE SHOWN UPON REQUEST WHEN ACCOMPANIED BY A COPY OF SAID REPORT.
16. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
17. ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
18. ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS AND THE DELAWARE COUNTY DRAINAGE, EROSION AND SEDIMENT CONTROL (DESC) PROGRAM.
19. THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT SHALL BE GRANTED ACCESS TO AND FROM THE PUBLIC RIGHT-OF-WAY TO ALL CONSERVATION EASEMENTS DELINEATED ON THIS SITE FOR DRAINAGE MAINTENANCE PURPOSES.
20. 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 "UTILITY EASEMENT", "DRAINAGE EASEMENT" OR "DRAINAGE & UTILITY 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.
21. DRIVES SHALL NOT ENCR OACH INTO ANY SIDE YARD DRAINAGE EASEMENT.
22. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.
23. ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.
24. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION OF HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
25. ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS, EXCEPT AS SUPERSEDED BY CITY OF POWELL ORDINANCES AND THE OHIO EPA PERMIT OH0000002.
26. FINISH FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT WRITTEN CITY OF POWELL ENGINEERING DEPARTMENT APPROVAL.
27. APPROVAL OF THIS PLAT BY THE CITY OF POWELL AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREETS "BARRINGTON PLACE" AND "CHEDWORTH ROW", SHOWN HEREON, AND SAID PRIVATE STREETS SHALL BE AND REMAIN A PRIVATE ACCESS WAY AND THE CITY OF POWELL AND ANY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF THE PRIVATE STREETS. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.
28. THE SANITARY SEWER AND WATER LINE ARE PUBLIC IMPROVEMENTS. ALL OTHER IMPROVEMENTS WITHIN THIS PRIVATE SUBDIVISION ARE CONSIDERED TO BE PRIVATE IMPROVEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, OTHER THAN PUBLIC SANITARY AND WATER. THE CITY OF POWELL SHALL NOT MAINTAIN ANY IMPROVEMENTS WITHIN THIS PRIVATE SUBDIVISION.
29. MAINTENANCE OF ALL OPEN SPACE AND RESERVE AREAS AND STREETS AND APPURTENANCES AND THE STORM SEWER SYSTEM AND APPURTENANCES IS THE RESPONSIBILITY OF THE OWNERS OF THE FEE SIMPLE LOTS WITHIN THIS SUBDIVISION AND/OR THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. THE CITY OF POWELL SHALL NOT MAINTAIN ANY IMPROVEMENTS, INCLUDING STORM SEWER, WITHIN THIS PRIVATE SUBDIVISION.
30. LOTS "1" AND "48" HEREIN, ARE BEING RESERVED FOR THE PURPOSE OF OPEN SPACE AND STORM WATER DETENTION AND ARE NOT INTENDED TO BE SEPARATE BUILDING PARCELS AND AS SUCH, NO PERMANENT ABOVE GROUND STRUCTURES SHALL BE PERMITTED.

NOTE

ALL IRON PINS SET ARE 5/8 INCH SOLID IRON PINS, 30 INCHES IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 83 - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

ZONING & SETBACKS:

Table with 2 columns: ZONING (R-2 W/ PRD OVERLAY) and setbacks (Minimum lot area = 0.09 acres, Minimum lot width = 24' @ building line, Front yard setback = 10 feet from right-of-way, Rear yard setback = 5 feet, Side yard setback = 6 feet).

FLOOD DESIGNATION:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X," AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0232K, DATED APRIL 16, 2009.

OWNER/DEVELOPER

ARLINGTON HOMES
165 THORNBURRY LANE
POWELL, OHIO 43065
CONTACT: LEN PIVAR

ACREAGE BREAKDOWN

Table with 2 columns: Description and Acreage. BUILDABLE LOTS (13) = 1.800 ACRES, OPEN SPACE (5) = 0.348 ACRES, RIGHT-OF-WAY (PUBLIC) = 0.256 ACRES, RIGHT-OF-WAY (PRIVATE) = 0.537 ACRES, TOTAL AREA = 2.741 ACRES.

APPROVALS

MAYOR

MAYOR, CITY OF POWELL, OHIO DATE

CITY ENGINEER

ENGINEER, CITY OF POWELL, OHIO DATE

DELAWARE COUNTY SANITARY ENGINEER

DELAWARE COUNTY SANITARY ENGINEER DATE

PLANNING COMMISSION CHAIRMAN

CHAIRMAN, PLANNING COMMISSION CITY OF POWELL, OHIO DATE

DEL-CO WATER

DEPUTY GENERAL MANAGER DATE

CLERK

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ___ DAY OF ___, 20___.

ORDINANCE NO. _____
CLERK, CITY OF POWELL, OHIO DATE

DELAWARE COUNTY AUDITOR

TRANSFERRED THIS ___ DAY OF ___, 20___ DELAWARE COUNTY AUDITOR

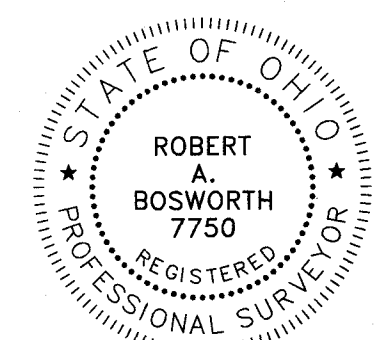
DELAWARE COUNTY RECORDER

RECORDED THIS ___ DAY OF ___, 20___ AT ___ M

OFFICIAL RECORD VOLUME ___, PAGE ___

PLAT CABINET ___, SLIDE ___

FEE \$ ___, FILE NO. _____ DELAWARE COUNTY RECORDER



SURVEYOR: I HEREBY STATE THAT THIS SURVEY IS BASED ON FIELD MEASUREMENTS DONE UNDER THE DIRECT SUPERVISION OF DARRELL B. PLUMMER, P.S. 7696 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

ROBERT A. BOSWORTH, P.S. DATE
PROFESSIONAL SURVEYOR NO. 7750

PN: 31942513081000
O'REILLY BROTHERS LTD
110 GRACE DR S.
POWELL 43065

LOT 648
PN: 31942513082000
90 GRACE DRIVE LLC
POWELL 43065

HUFFMAN SUBDIVISION NO. 3
P.B. 19, PAGE 92
LOT 647
PN: 31942513083000
90 GRACE DRIVE LLC
POWELL 43065

LOT 646
PN: 31942513084000
90 GRACE DRIVE LLC
96 GRACE DR S
POWELL 43065

PN: 31942513085000
LVA PROPERTIES LLC
80 GRACE DR S STE A
POWELL 43065

LOT 645

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N63°02'33.89"E	11.55'
L2	N56°57'26.11"W	11.55'
L3	N63°02'33.89"E	11.55'
L4	N56°57'26.11"W	11.55'
L6	N38°46'49.84"W	17.54'
L7	N86°57'26.11"W	44.46'
L8	N11°59'32.19"E	55.60'
L9	S11°59'32.19"E	55.16'
L10	S87°41'00.11"E	12.58'
L11	N9°50'18.51"E	64.09'
L12	S3°02'33.89"W	11.65'
L13	N8°05'35.01"W	75.77'
L14	N9°50'18.51"E	55.52'
L15	S2°40'57.12"W	32.72'
L16	N86°58'15.01"W	48.96'
L17	N86°57'26.22"W	92.41'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD DIST
C1	13.79'	23.50'	33°37'18"	N19° 51' 13"E	13.59'
C2	13.79'	23.50'	33°37'18"	S13° 46' 17"E	13.60'
C3	29.46'	100.00'	16°52'42"	N5° 23' 47"W	29.35'
C4	32.88'	76.50'	24°37'40"	N9° 16' 16"W	32.63'
C5	66.28'	225.00'	16°52'42"	S5° 23' 47"E	66.04'
C6	31.54'	73.50'	24°35'13"	N9° 15' 01"W	31.30'
C7	43.80'	60.00'	41°49'24"	N17° 52' 08"W	42.83'
C8	9.42'	47.50'	11°21'28"	N2° 38' 10"W	9.40'
C9	41.95'	23.50'	102°17'06"	N59° 27' 27"W	36.60'
C10	33.23'	72.50'	26°15'37"	N10° 05' 14"W	32.94'
C11	44.39'	48.50'	52°26'16"	S3° 00' 05"W	42.85'
C12	21.84'	79.00'	15°50'26"	N10° 57' 47"E	21.77'
C13	46.83'	102.50'	26°10'39"	N16° 07' 53"E	46.42'
C14	140.45'	90.00'	89°24'45"	N47° 45' 04"E	126.63'
C15	64.78'	90.01'	41°14'16"	N71° 50' 23"E	63.39'
C17	41.25'	102.50'	23°03'35"	N80° 55' 48"E	40.98'
C18	120.95'	77.50'	89°25'01"	N47° 45' 04"E	109.04'
C19	20.42'	69.00'	16°57'27"	S11° 31' 17"W	20.35'

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L18	N11°59'33.27"W	3.15'	L34	S86°57'26.11"E	25.00'
L19	S3°02'35.07"W	32.30'	L35	N86°54'26.19"W	10.02'
L20	S3°02'33.89"W	15.00'	L36	S3°02'33.89"W	48.21'
L21	S86°57'26.11"E	30.92'	L37	S86°57'26.11"E	74.84'
L22	N86°57'26.11"W	64.67'	L38	N3°04'54.13"E	25.58'
L23	S3°02'33.89"W	14.61'	L39	N3°04'54.13"E	45.34'
L24	S3°02'33.71"W	12.00'	L40	S3°04'53.52"W	44.66'
L25	N86°57'26.36"W	92.34'	L41	N86°54'26.19"W	20.00'
L26	S86°57'26.36"E	92.35'	L42	S4°57'40.21"W	79.67'
L27	S2°27'41.22"W	19.96'	L43	N3°02'33.89"E	98.59'
L28	N39°29'08.19"W	20.00'	L44	S87°32'25.01"E	65.20'
L29	S2°27'34.99"W	10.00'	L45	N87°30'50.74"W	96.52'
L30	N50°30'51.81"E	16.95'	L46	S87°31'40.21"E	95.99'
L31	N87°32'25.01"W	85.30'	L47	S3°03'23.57"W	25.59'
L32	S3°02'33.89"W	520.94'			
L33	N2°27'34.99"E	25.00'			

LEGEND

- IRON PIN SET
 - IRON PIN FOUND
 - ⊙ MAG NAIL SET
 - ⊙ MAG NAIL FOUND
 - ⊙ IRON PIPE FOUND
 - POST FOUND
 - ⊙ 1" PERMANENT PLAT MON. SET
- 42 LOT NUMBER & ACREAGE
- 0' 40' 80'
- SCALE: 1" = 40'

FB POWELL, LLC
O.R.V. 1544, PAGE 1389
5.980 ACRES

FB POWELL, LLC
O.R.V. 1544, PAGE 1389
5.980 ACRES

LS POWELL 2470, LLC
O.R.V. 1431, PAGE 1533
PARCEL 2, 5 ACRES

LS POWELL 2470, LLC
O.R.V. 1431, PAGE 1533
PARCEL 1, 3.750 ACRES

PN: 31942512069000
SLAGLE RAYMOND C
& CHRISTINE M
20 BEECH RIDGE DR,
POWELL 43065

PN: 31942513029000
JEREMY A & ELIZABETH M
201 MULADORE DR,
POWELL 43065

PN: 31942513029000
183 MULADORE DR,
POWELL 43065

PN: 31942513030000
VARGO GREGORY J &
BURTON LISA R
187 MULADORE DR,
POWELL 43065

PN: 31942513030000
NELSON ANN R
183 MULADORE DR,
POWELL 43065

PN: 31942513030000
PICKERING D LEE TRUSTEE
179 MULADORE DR,
POWELL 43065

PN: 31942513033000
PETERSON SHEILA M
175 MULADORE DR,
POWELL 43065

PN: 31942513035000
FELDMER BRYAN
MULADORE DR,
POWELL 43065 165