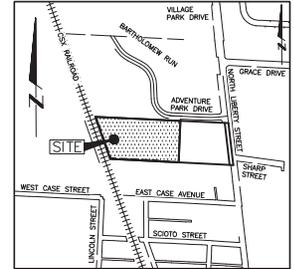


# MORRIS STATION

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, CITY OF POWELL  
FARM LOT 32, SECTION 4, RANGE 19, TOWNSHIP 3, UNITED STATES MILITARY LANDS



SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LYING IN FARM LOT 32, SECTION 4, TOWNSHIP 3, RANGE 19, BEING ALL OF THAT 5.366 ACRES TRACT, MORE OR LESS, AS CONVEYED TO ROMANELLI AND HUGHES BUILDING COMPANY, BY DEED OF RECORD IN OFFICIAL RECORD 1637, PAGE 1418-1421, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO CORPORATION, BY \_\_\_\_\_ BEING THE OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "MORRIS STATION", A SUBDIVISION OF LOTS NUMBERED 4014-4036, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH THE DRIVES SHOWN HEREON, NOT HERETOFORE DEDICATED.

THE EASEMENTS SHOWN HEREON, WITHIN THE LANDS PLATTED AS "MORRIS STATION", ARE RESERVED FOR THE PURPOSES AS STATED IN THE FOREGOING EASEMENTS PARAGRAPHS (SHEET 2).

IN WITNESS WHEREOF, ROMANELLI AND HUGHES BUILDING COMPANY, AN OHIO CORPORATION, BY \_\_\_\_\_ HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**SIGNED AND ACKNOWLEDGED** ROMANELLI AND HUGHES  
**BUILDING COMPANY**  
**IN THE PRESENCE OF:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OHIO  
COUNTY OF \_\_\_\_\_

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME, A NOTARY OF THE PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ OF ROMANELLI & HUGHES BUILDING COMPANY, AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
MY COMMISSION EXPIRES \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OHIO

**OFFSITE EASEMENTS:**  
THE EASEMENT, BEING 0.335 ACRES, AS SHOWN HEREON, BEING OUTSIDE OF THE PLATTED AREA, IS WITHIN THAT ORIGINAL 9.5 ACRE TRACT (PARCEL TWO), AS CONVEYED TO VIRGINIA PERRY HAROLD PERRY & CHERYL KIENEN, OF RECORD IN OFFICIAL RECORD 1050, PAGE 893, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO, SAID EASEMENT IS RESERVED FOR THE USE FOR THE PURPOSES AS STATED IN THE FOREGOING EASEMENTS PARAGRAPHS (SHEET 2).

THE UNDERSIGNED BEING THE OWNER OF THE LAND, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "MORRIS STATION", A SUBDIVISION OF LOTS NUMBERED 4014-4036, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH THE DRIVES SHOWN HEREON, NOT HERETOFORE DEDICATED

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**SIGNED AND ACKNOWLEDGED** OWNER OF THE 9.5 ACRE  
**IN THE PRESENCE OF:** ORIGINAL TRACT (PARCEL TWO)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OHIO  
COUNTY OF \_\_\_\_\_

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME, A NOTARY OF THE PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ ON BEHALF OF THE OWNERS OF SAID 9.5 ACRE TRACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
MY COMMISSION EXPIRES \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

**DEL-CO WATER**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

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, CITY OF POWELL, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

**OFFSITE RIGHT OF WAY:**  
THE RIGHT OF WAY OF MORRIS COURT, BEING 0.027 ACRES, AS BEING PLATTED HEREON OUTSIDE OF THE PLATTED AREA, IS WITHIN THAT ORIGINAL 17.564 ACRE TRACT, AS CONVEYED TO THE CITY OF POWELL, OF RECORD IN DEED BOOK, 523, 788, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED BEING THE OWNER OF THE LAND, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "MORRIS STATION", A SUBDIVISION OF LOTS NUMBERED 4014-4036, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH THE DRIVES SHOWN HEREON, NOT HERETOFORE DEDICATED

IN WITNESS WHEREOF, THE CITY OF POWELL, BY \_\_\_\_\_ HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**SIGNED AND ACKNOWLEDGED** THE CITY OF POWELL  
**IN THE PRESENCE OF:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OHIO  
COUNTY OF \_\_\_\_\_

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME, A NOTARY OF THE PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ OF ROMANELLI & HUGHES BUILDING COMPANY, AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
MAYOR, CITY OF POWELL OHIO

\_\_\_\_\_  
CITY ENGINEER, CITY OF POWELL OHIO

\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT, CITY OF POWELL OHIO

\_\_\_\_\_  
SANITARY ENGINEER, DELAWARE COUNTY, OHIO

\_\_\_\_\_  
DEPUTY GENERAL MANAGER

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
AUDITOR, COUNTY OF DELAWARE, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 AT \_\_\_\_\_  
FEE \_\_\_\_\_ FILE NO. \_\_\_\_\_

\_\_\_\_\_  
RECORDER, COUNTY OF DELAWARE, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

PLAT CABINET \_\_\_\_\_, SLIDES \_\_\_\_\_

OFFICIAL RECORD \_\_\_\_\_ PAGES \_\_\_\_\_

**MONUMENTS**  
ALL IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH WITH YELLOW PLASTIC CAP  
ALL PERMANENT MARKERS SET ARE 3/4" REBAR, 30" LONG WITH AN ALUMINUM CAP.

ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

ALL MONUMENTS SHALL BE SET AT THE COMPLETION OF CONSTRUCTION.

- LEGEND:
- ⊕ CENTERLINE
  - R/W RIGHT-OF-WAY
  - IRON PIN FOUND (FP)
  - △ MAG NAIL FOUND
  - IRON PIN SET
  - ▲ MAG NAIL SET
  - ⦿ PERMANENT MARKER SET

**OWNER / DEVELOPER**  
ROMANELLI AND HUGHES BUILDING COMPANY  
ADDRESS \_\_\_\_\_

**PRIMARY CONTACT:**

**FLOOD DESIGNATION**  
AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS MORRIS STATION, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO AND INCORPORATED AREAS. MAP NUMBER 3904100237K, EFFECTIVE DATE: APRIL 16, 2009.

**ZONING AREA CALCULATIONS/ACREAGE BREAKDOWN:**

CURRENT ZONING:	DR (DOWNTOWN RESIDENTIAL)
TOTAL AREA:	5.355 AC.
LOT AREA:	3.841 AC.
ROW AREA (ONSITE):	1.033 AC.
ROW AREA (OFFSITE):	0.027 AC.
OPEN SPACE AREA:	0.481 AC.
NUMBER OF LOTS:	21
GROSS DENSITY:	3.92

**YARD SETBACKS:**  
FRONT YARD SETBACK: 20 FT MIN.  
REAR YARD SETBACK: 30 FT MIN.  
(20 FT MIN FOR LOTS 9-13)  
SIDE YARD SETBACK: 5 FT MIN.  
DRIVEWAY SETBACK: 2 FT FROM SIDE YARD

**ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS.**

**SOURCE DATA**  
THE SOURCES OF RECORDED DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO RECORDER AND THE DELAWARE COUNTY OHIO AUDITOR, REFERENCED IN THIS PLAN AND TEXT OF THIS PLAT.

**BASIS OF BEARINGS:**  
THE BEARINGS HEREON ARE BASED ON THE CENTERLINE OF LIBERTY STREET AS BEING SOUTH 6° 36' 26" EAST, BASED ON A FIELD TRAVERSE FROM GPS NETWORK PERFORMED UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S VRS NETWORK , OHIO STATE PLAN COORDINATE SYSTEM, NORTH ZONE (2011).

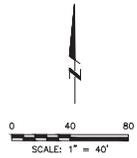
**CERTIFICATION:**  
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.



Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

**E. P. FERRIS ASSOCIATES INC.**  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
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(614) 299-2992 (Fax)  
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Consulting Civil Engineers and Surveyors

Drawing: 215.003.003\_Admittant-Production Date: 07-17-19 08:49 Revised by: romanelli - Update: 1-29-19 scale: 1"= 50' P/S



**PARCEL INDEX**

1	FERRY VIRGINIA ● 3 LIBERTY STREET P.L. NO. 3194801009000 INST. NO. 2011-00116815 D.B. 1550 PG. 882	18	FERRY VIRGINIA ● 3 183 LIBERTY STREET P.L. NO. 3194801008000 INST. NO. 2011-00116815 D.B. 1550 PG. 882
2	VILLAGE OF POWELL 260 ADVENTURE PARK DRIVE P.L. NO. 3194200100000 INST. NO. 1990-00035006 D.B. 523 PG. 788	19	FERRY VIRGINIA ● 3 183 LIBERTY STREET P.L. NO. 3194801008000 INST. NO. 2011-00116815 D.B. 1550 PG. 882
4	BRYAN J. & BRITANNY L. TRONET 151 NORTH LIBERTY STREET P.L. NO. 3194200100000 INST. NO. 2013-00026817 D.B. 1232 PG. 832	5	CEX RAILROAD RIGHT-OF-WAY D.B. 100, P.G. 350
6	DANIEL MCCLURG CASE AVENUE P.L. NO. 31942601024000 INST. NO. 2011-00026886 D.B. 1516 PG. 1944	7	ELIZABETH A. KELLOUGH-VOSS & TRUDY H. VOSS 90 CASE AVENUE P.L. NO. 31942601008000 INST. NO. 2013-00009330 D.B. 1197 PG. 951
8	ELIZABETH A. KELLOUGH CASE AVENUE P.L. NO. 31942601018000 INST. NO. 2007-00003540 D.B. 765 PG. 1	9	ELIZABETH A. KELLOUGH 80 CASE AVENUE P.L. NO. 31942601017000 INST. NO. 2007-00003533 D.B. 764 PG. 2891
10	EUGENE C. RINEHART P.L. NO. 31942601012000 INST. NO. 2011-00006199 D.B. 1031 PG. 2440		

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	33.89'	35.00'	05°09'00"	32.40'	S85°06'49"W
C2	21.35'	35.00'	03°57'18"	21.02'	S29°32'41"W
C3	31.35'	35.00'	05°19'42"	30.32'	S89°06'21"W
C4	18.56'	35.00'	03°01'33"	18.31'	S19°25'43"E
C5	172.99'	110.00'	09°06'16"	155.70'	S47°38'11"W
C12	54.98'	35.00'	09°00'00"	49.50'	S47°41'19"W
C13	54.98'	35.00'	09°00'00"	49.50'	N42°18'41"W
C14	11.36'	35.00'	01°35'11"	11.31'	S79°00'50"E
C15	18.59'	35.00'	03°25'47"	18.37'	S53°30'06"E
C16	42.41'	56.50'	04°30'32"	41.42'	S59°47'29"E
C17	35.41'	56.50'	03°55'26"	34.85'	N80°44'32"E
C18	27.74'	56.50'	02°08'00"	27.46'	N48°42'49"E
C19	108.78'	56.50'	11°01'45"	92.74'	N207°30'33"W
C20	56.78'	56.50'	05°34'34"	54.42'	S79°32'47"W
C21	3.05'	56.50'	00°50'39"	3.05'	S49°12'41"W
C22	29.89'	35.00'	04°01'28"	29.04'	S69°10'35"W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	40.86'	N34°37'48"W
L2	4.95'	N87°18'41"W
L3	58.10'	S52°21'11"E
L4	35.91'	N27°13'11"W

**EASEMENT NOTES:**

A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DELCO WATER COMPANY INC., ITS SUCCESSORS, AGENTS FOR THE LOCATION OF THE STRUCTURE, WHEN MAINTENANCE, REPAIR, OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER FEATURE WITHIN THE EASEMENT, THE REPLACEMENT AND COST OF SAID TREES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION, IF APPLICABLE.

LANDSCAPING 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 EASEMENT" UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE CITY OF POWELL.

NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PRECASTS, OR OTHER UTILITY CROSSINGS UNDER OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPT THAT THE RIGHTS GRANTED TO DELCO WATER COMPANY'S SUCCESSORS, AGENTS AND ASSIGNEES TO INSTALL, MAINTAIN AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKETS, AND APPURTENANCES AS DESIGNATED ON THIS PLAN 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 RIGHT ANGLE (SRA) OR OTHER APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER. RIGHT ANGLE OR NEAR RIGHT ANGLE (NRA) (80 DEGREES AND ONE-HUNDRED (100) DEGREES) 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.

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 SEWER 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 ANY SANITARY SEWERS, MAINS, FORCE MAINS, VALVES AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, OR ANY OTHER FEATURE WITHIN THE EASEMENT, WITH THE EXCEPTION OF DRIVEWAYS AND PEDESTRIAN PATHWAYS, THE REPLACEMENT AND COST OF SAID TREES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION, IF APPLICABLE.

THE ADDITION OR REMOVAL OF ANY DIRT, SOIL, FILL, OR OTHER CHANGES TO THE GROUND ELEVATION BELOW ABOVE THE SANITARY SEWER OR FORCE MAIN AND/OR WITHIN THE SANITARY EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

RELOCATION OF ANY BURIED ROOF ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR, OR REPLACEMENT OF THE STRUCTURE, WHEN MAINTENANCE, REPAIR, OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER FEATURE WITHIN THE EASEMENT, THE REPLACEMENT AND COST OF SAID TREES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION, IF APPLICABLE.

ANY LANDSCAPING 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 EASEMENT" UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE CITY OF POWELL.

NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PRECASTS, OR OTHER UTILITY CROSSINGS UNDER OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPT THAT THE RIGHTS GRANTED TO DELCO WATER COMPANY'S SUCCESSORS, AGENTS AND ASSIGNEES TO INSTALL, MAINTAIN AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKETS, AND APPURTENANCES AS DESIGNATED ON THIS PLAN 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 RIGHT ANGLE (SRA) OR OTHER APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER. RIGHT ANGLE OR NEAR RIGHT ANGLE (NRA) (80 DEGREES AND ONE-HUNDRED (100) DEGREES) 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.

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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 ANY SANITARY SEWERS, MAINS, FORCE MAINS, VALVES AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, OR ANY OTHER FEATURE WITHIN THE EASEMENT, WITH THE EXCEPTION OF DRIVEWAYS AND PEDESTRIAN PATHWAYS, THE REPLACEMENT AND COST OF SAID TREES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION, IF APPLICABLE.

THE ADDITION OR REMOVAL OF ANY DIRT, SOIL, FILL, OR OTHER CHANGES TO THE GROUND ELEVATION BELOW ABOVE THE SANITARY SEWER OR FORCE MAIN AND/OR WITHIN THE SANITARY EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

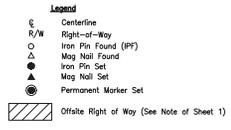
THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EXISTING WITHIN THE SANITARY EASEMENT WILL BE GRADED TO SUCH A LEVEL THAT WILL, IN HIS OR HER OPINION, NOT DEPRIVE THE STRUCTURAL INTEGRITY OF, OR IMPROVE UPON, OR LIMIT THE COUNTY'S RESPONSIBLE ACCESS TO ANY SANITARY SEWERS, MAINS, VALVES, FORCE MAINS, AND OTHER PUBLIC SANITARY APPURTENANCES.

DELTAWARE SOL AND WATER DISTRICT AND THEIR ASSIGNS ARE GRANTED PERMISSION TO ACCESS DRAINAGE EASEMENTS SURROUNDING STORM WATER BASINS AND DRAINAGE EASEMENTS ADJACENT PROPERTIES WITHIN CONCORD AND LIBERTY TOWNSHIPS.

RESERVE "A" (LOT 4035) AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE MORRIS STATION HOMEOWNERS ASSOCIATION COMPRISED OF THE PURPOSERS OF THIS PLAN. THE MORRIS STATION HOMEOWNERS ASSOCIATION WILL BE FOR PUBLIC USE AND WILL BE MAINTAINED BY THE CITY OF POWELL.

RESERVE "G" (LOT 4035) AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE MORRIS STATION HOMEOWNERS ASSOCIATION COMPRISED OF THE PURPOSERS OF THIS PLAN. THE MORRIS STATION HOMEOWNERS ASSOCIATION WILL BE FOR PUBLIC USE AND WILL BE MAINTAINED BY THE CITY OF POWELL.

- NOTE "A"**  
NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED OR EASEMENT.
- NOTE "B"**  
AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS MORRIS STATION, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO AND INCORPORATED AREAS. MAP NUMBER 3904100237K, EFFECTIVE DATE: APRIL 15, 2009.
- NOTE "C"**  
AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION FOR REQUIRED EASEMENT AREAS, IN ADDITION TO THOSE SHOWN HEREON, DEEMED NECESSARY BY SAID PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF THEIR MAINLINE AND SERVICE FACILITIES.
- NOTE "D"**  
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 THE PLANNING AND ZONING 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 OF 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 JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OF 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 "E"**  
ROOF DRAIN SPOUT, SUMP PUMP, STORM DRAINAGE, OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEMS ARE PROHIBITED.
- NOTE "F"**  
BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
- NOTE "G"**  
FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT CITY OF POWELL BUILDING AND ENGINEERING DEPARTMENT APPROVAL.
- NOTE "H"**  
SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF CURB AND GUTTER STREETS UNLESS OTHERWISE APPROVED BY THE CITY.



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