
Delaware County GIS
George Kaitsa, MBA, County Auditor
About the Auditor
Report an issue
Robert Parsons, GIS Director
Property Search
Advanced Search
Subdivision Search
Intersection Search
Select
Identify
Layers
Sales Report
Refresh
Tools
Maps
Printing
Links
Help
Owner Name
Address
Parcel Number
Search
Clear
E OLENTANGY ST
STATE ROUTE 750
750
E OLENTANGY ST
W POWELL RD
CRESSINGHAM LN
TIMBERKNOLL LOOP
Arbor Ridge Park
Approx Location
WYNRIDGE CT
ASTON CT
BENNETT PKWY
CHARTERHOUSE CT
GARDNER DR
SHALEBROOK DR
200ft
Click here for Legal Disclaimer

Existing Conditions

IF MONOPOLE DESIGN

Photo-Simulation (to Scale) of Proposed Verizon Wireless Facility
Powell East, CLMB-324 – Location 2

Existing Conditions

Photo-Simulation (to Scale) of Proposed Verizon Wireless Facility
Powell East, CLMB-324 – Location 2

OLD WATER TOWER DESIGN

Existing Conditions

Photo-Simulation (to Scale) of Proposed Verizon Wireless Facility
Powell East, CLMB-324 – Location 1

Existing Conditions

Photo-Simulation (to Scale) of Proposed Verizon Wireless Facility
Powell East, CLMB-324 – Location 3

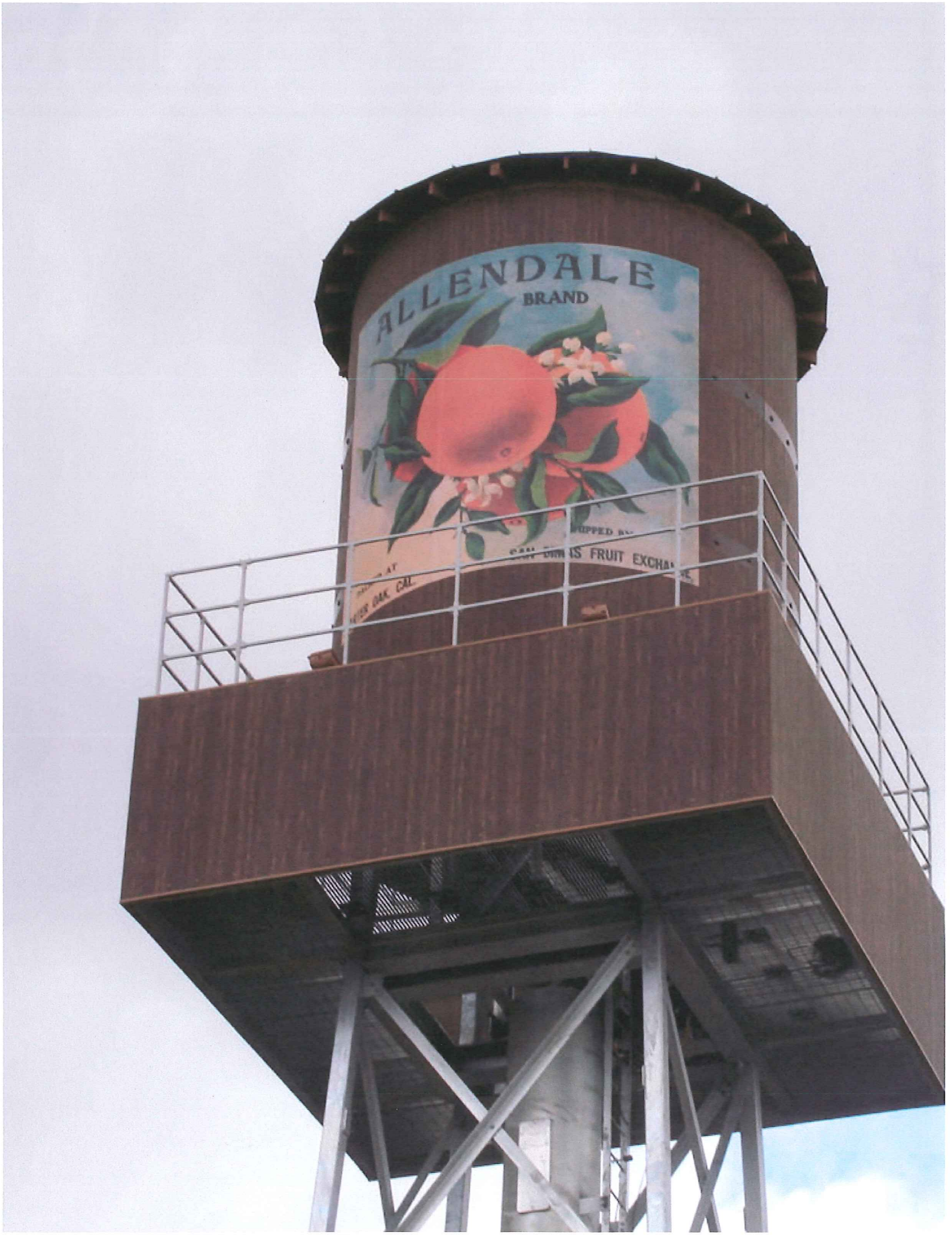
Existing Conditions

Photo-Simulation (to Scale) of Proposed Verizon Wireless Facility
Powell East, CLMB-324 – Location 4

Existing Conditions

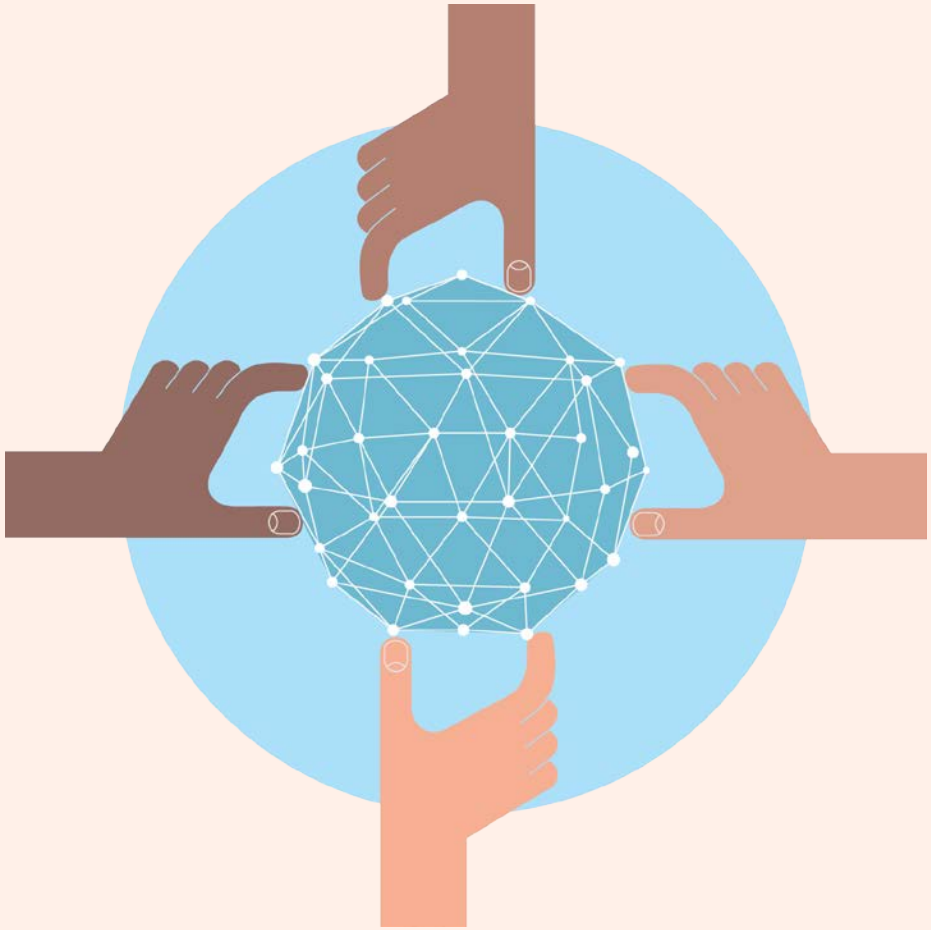
Photo-Simulation (to Scale) of Proposed Verizon Wireless Facility
Powell East, CLMB-324 – Location 5


ALLENDALE
BRAND


ALLENDALE
BRAND

Connecting our homes, businesses and communities.

verizon



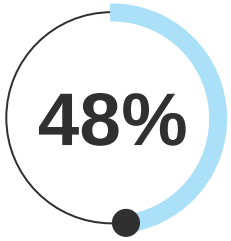
Why are we expanding the wireless network?

More people than ever before rely on wireless connections to manage their lives and businesses.

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

But it takes time.

U.S. mobile data usage is projected to grow nearly seven-fold through 2019.[1]



More than 48 percent of American households are wireless-only.[2]

In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.[3]

1. Cisco VNI Mobile Forecast Highlights, 2014 – 2019, October 2015
2. CDCs 2015 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, July-December
3. IHS Markit Connected Device Market Monitor: Q1 2016 , June 7, 2016

verizon

What it takes to keep families and businesses connected.

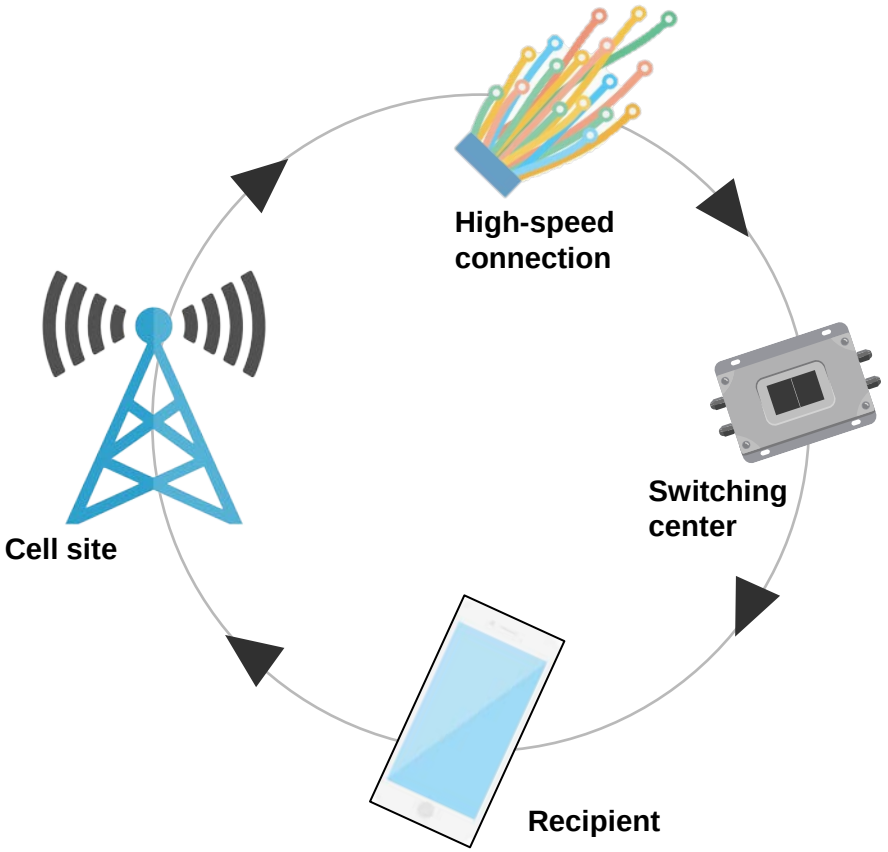
How does wireless service work?

Radio frequencies can carry signals from radios and televisions, to baby monitors, garage door openers, home Wi-Fi service, and cordless phones.

Cell service uses these radio frequencies to wirelessly connect a mobile device with the nearest antenna. That antenna may be hidden in a church steeple, sitting on a rooftop, attached to a building façade or mounted on a freestanding tower structure. All are known generically as cell sites.

From the cell site, the call or data session then travels through a high-speed connection to a network switching center where it is then directed to the recipient.

This all happens in fractions of a second.



The many types of wireless technologies include cellular and fixed wireless, or Wi-Fi.

verizon

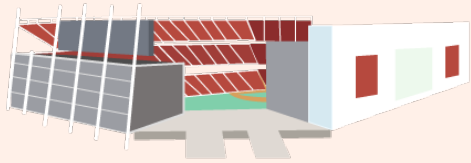
Different locations require different solutions.

Verizon uses a balanced approach to engineering the best possible network given the local community's needs.

Macro sites are traditional cell sites or towers that provide capacity and coverage to a broad area, up to several miles.

Small cells are just like the name implies – short range cell sites used to complement macro cell towers in a smaller geographic area ranging from a few hundred feet to upwards of 1,000 feet. These lower power antennas enhance capacity in high traffic areas, dense urban areas, suburban neighborhoods, and more. Small cells use small radios and a single antenna placed on existing structures including utility poles and street lights.

Distributed Antenna Systems (DAS) are a group of antennas in outdoor or indoor locations that connect to a base station. DAS systems are typically used in large venues including stadiums and shopping centers.



verizon

Staying ahead of demand.

A wireless network is like a highway system…

More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year, more capacity is needed.
- To meet capacity demands, we need to add more wireless antennas closer to users and closer to other cell sites to provide the reliable service customers have come to expect from Verizon.

Wireless subscribers used almost 10 trillion megabytes of data in 2015, more than double what they consumed in 2014.*

*Fortune, May 23, 2016.

verizon

Finding the right location.

To meet customer needs and expectations, wireless providers need the ability to expand and enhance their networks where users live, work, travel and play.

Verizon gathers information from many sources including customer feedback, results of our own exhaustive network testing, and data from third parties.

When an area for improvement is identified, utilizing our existing network is always our first effort. If that is not possible, we then look at adding a new site.

Steps to finding a new site

Our engineers analyze the areas that need improvement to figure out the ideal location based on customer needs, terrain and modeling results.

Using existing structures is considered first.

Network teams perform exhaustive searches in the area needing improvement to find a location that will meet our technical needs. We also look at interest from property owners.

We pick a location that has the highest likelihood of meeting technical needs and works for the community.

Guidelines for new sites

We comply fully with all requirements for community notification and review, zoning and permitting.

Potential antenna locations must meet all local, state and federal regulations.

Verizon holds Federal Communications Commission (FCC) licenses for the frequencies utilized and we strictly follow their regulations.

verizon

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.

National studies demonstrate that most home buyers value good cell service over many other factors including school district when purchasing a home.

75%

More than 75% of prospective home buyers said a good cellular connection was important to them.[1]

83%

The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important factor in purchasing a home.

90%

90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.[2]

1. Money, "The Surprising Thing Home Buyers Care About More than Schools," June 2, 2015
2. CTIA Facts and Infographics, June 2015

verizon

Health and safety background.

Health and safety organizations world-wide have studied potential health effects of RF emissions for decades, and studies continue.

According to the FCC, measurements made near typical cellular and PCS installations, especially those with tower-mounted antennas, have shown that ground-level power densities are hundreds to thousands of times less than the FCC's limits for safe exposure.

The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

More information can be found through these organizations:

Federal Communications Commission Radio Frequency Safety Program:

http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf

http://www.fcc.gov/oet/rfsafety/

Food & Drug Administration "Cell phone facts":

http://www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/ucm116282.htm

World Health Organization:

http://www.who.int/peh-emf/publications/facts/fs304/en/

American Cancer Society

http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers

verizon

Building a wireless network you can rely on in a crisis.

The reliability of your cell phone is never more important than when crisis strikes. That's when a simple call or text message can make the difference between life and death.

We build reliability into every aspect of our wireless network to keep customers connected when you need it most.

Reliability starts when we choose the safest, most secure locations available for our wireless equipment. The likelihood of earthquakes, and risk from wildfires, mudslides, floods, hurricanes and more are all considered.

When disaster strikes, we coordinate with first responders and can mobilize charging stations, special equipment, emergency vehicles and more to support local, state and federal agencies in all 50 states.

It's who we are.

76%

of wireless subscribers have used devices in an emergency.[1]

64%

of all 911 calls are made from wireless devices, with half of those made indoors.[2]

1. Wireless Week, March 9, 2016
2. EMS World, April 24, 2014

verizon

Verizon is part of your community.

Because we live and work there too.

We believe technology can help solve our biggest social problems.

We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

Learn more about our corporate social responsibility at www.verizon.com.

verizon

SHEET 1

S1/1 – PREMISES

S1/2 – TITLE NOTES

S1/3 – FLOOD ZONE DATA

S1/4 – VICINITY MAP

GRID NORTH

TRUE NORTH

-0° 22' 11"

GRID NORTH, BY G.P.S. OBSERVATION, ±10 SECONDS

811 Know what's below. Call before you dig.

The utility information shown on this plat, prepared by FSSR was obtained from existing records and or by field locations. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

NORTH IS BASED ON THE NORTH STATE PLANE COORDINATE SYSTEM, AND WAS DETERMINED BY COMPUTATION FROM G.P.S. OBSERVATION ON APRIL 15, 2020.

COORDINATE POINT LOCATION

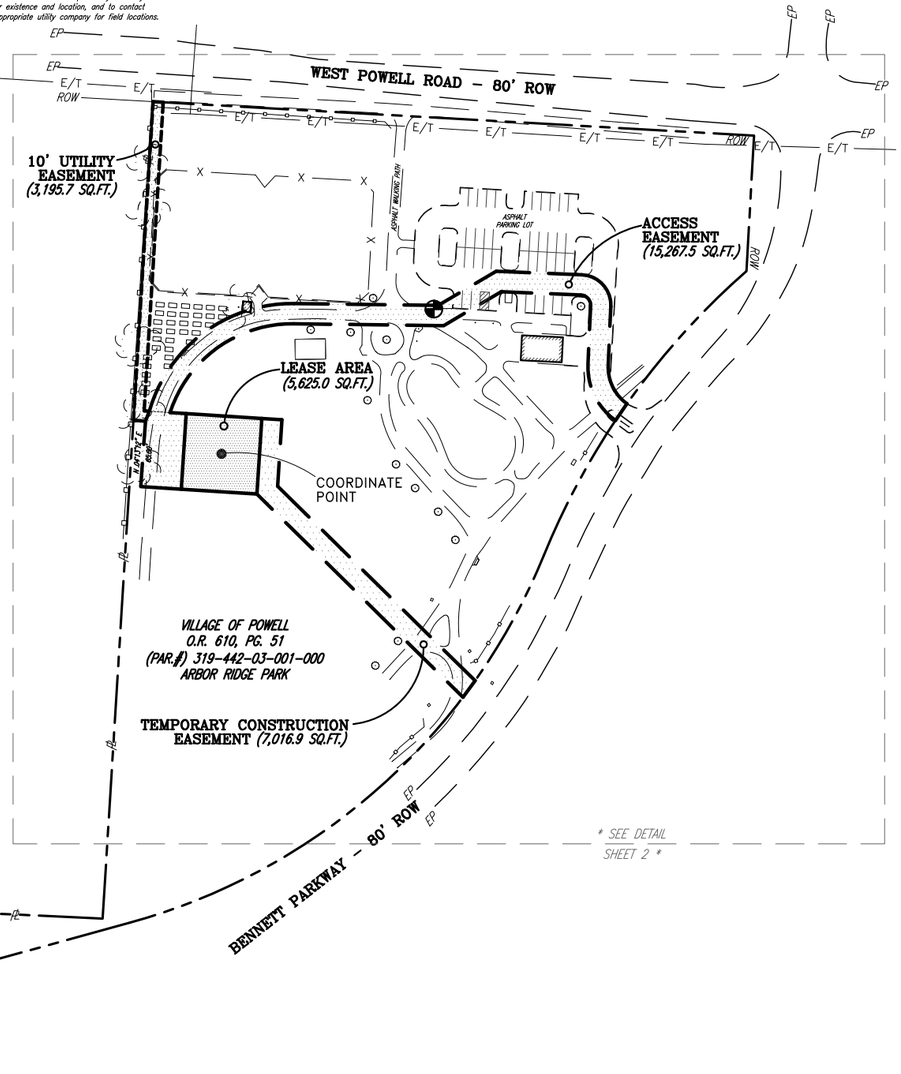
NAD 1983
LATITUDE: 40° 09' 23.56" N
LONGITUDE: 83° 03' 46.19" W
NAVD 1988
ELEVATION: 895.279'
NORTH STATE PLANE COORDINATE (BLUE MARBLE GEOGRAPHIC CALCULATOR VERSION 3.0)
NORTHING: 178986.981
EASTING: 1811167.367

PROJECT BENCHMARK

NORTH: 179130.239
EAST: 1811377.730
ELEVATION: 895.90'
LOCATION: BEING A MAG NAIL IN THE WALKING PATH 202' NORTHEAST OF THE NORTHEAST CORNER OF THE LEASE AREA.

POWER & TEL SOURCE

UTILITY COMPANY: AMERICAN ELECTRIC POWER
IDENTIFICATION #: N/A
TELEPHONE COMPANY: AT&T
IDENTIFICATION #: N/A



SYMBOL LEGEND

- WOOD POWER POLE
- CONCRETE POWER POLE
- METAL TRAFFIC POLE
- LIGHT POLE
- GUY POLE
- TELEPHONE PEDESTAL
- GUY ANCHOR
- MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRIC BOX
- F.P. FENCE POST
- XXX.XX SPOT ELEVATION
- SET #5 REBAR (UNLESS OTHERWISE NOTED)
- EXISTING #5 REBAR (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

EG	EDGE OF GRAVEL
EP	EDGE OF PAVEMENT
ROW	RIGHT OF WAY
℄	CENTERLINE
RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
PL	SUBJECT PROPERTY LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
IPC	IRON PIN CAPPED

LINE LEGEND

- E E E — OVERHEAD ELECTRIC
- G G G — UNDERGROUND GAS LINE
- W W W — UNDERGROUND WATER LINE
- E/T E/T E/T — OVERHEAD ELECTRIC & TELEPHONE LINE
- T T T — OVERHEAD TELEPHONE LINE
- D D D — DRAINAGE/STORM SEWER LINE
- X X X — EXISTING FENCE
- XX XX XX — PROPOSED FENCE
- ℄ DITCH / SWALE
- SUBJECT PROPERTY BOUNDARY
- RIGHT OF WAY CENTERLINE

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY APPEAR ON DRAWING(S). USE ONLY AS APPLICABLE

LAND SURVEYOR'S CERTIFICATE

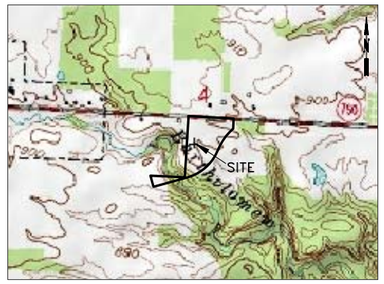
TYPE "A" SURVEY: UNADJUSTED TRAVERSE CLOSURE BETTER THAN 1 IN 10,000.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief.
This survey and plat meets or exceeds the minimum standards of the governing authorities.
This property is subject to any recorded easements or right of ways not shown hereon.

Frank L. Sellinger, Sr. OH. Reg. No. 8229

S1/4

QUAD MAP SCALE: 1" = 2000'



LOCATION DESCRIPTION

LOCATED ON THE QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, VILLAGE OF POWELL, DELAWARE COUNTY, OHIO

THIS SITE IS LOCATED ON THE POWELL OHIO USGS QUADRANGLE SHEET.

The horizontal datum (coordinates) is referenced to the North American Datum 1983 (NAD 83) and is expressed in terms of Latitude and Longitude in degrees, minutes, seconds, and decimal parts thereof, and is accurate to within 15 feet horizontally. The site vertical datum (elevations and benchmark) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is accurate to within +/- 3 feet vertically.

SURVEYORS NOTES

SOURCE OF BEARING AND ELEVATION IS A G.P.S. OBSERVATION ON APRIL 15, 2020., FROM A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION – ALUMCREEK_OH2006 CORS ARP, CORS_ID – ACSO, PID – DL6453.

SITE SHOWN SUBJECT TO RIGHT OF WAYS AND EASEMENTS SHOWN HEREON OR NOT.

SOURCE OF ROTATION BASED ON THE SOUTH RIGHT OF WAY LINE OF WEST POWELL ROAD WHICH HAS THE BEARING OF S 86°17'21" E PER OFFICIAL RECORD 610, PAGE 51, AND THE CALCULATED BEARING OF S 86°46'20" E.

NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT TRACT.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EXISTING CONTOURS ARE AT ONE FOOT INTERVALS.

0' 75' 150' 300'

SCALE: 1" = 150'(IN FEET)

"WIRELESS COMMUNICATION SITE SURVEY"

OWNER APPROVAL: _____ DATE: _____

TENANT APPROVAL: _____ DATE: _____

S1/3

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 39041C0237K DATED 4-16-2009 AND THE LEASE AREA DOES NOT APPEAR TO BE IN A FLOOD PRONE AREA. THE LEASE AREA IS LOCATED IN ZONE X.

PREPARED FOR:

TowerCo

CELLCO PARTNERSHIP D/B/A verizon

FRANK L. SELLINGER SR.

FOR:

FStan

Land Surveyors
1012 S 4th Street, Suite 101
Louisville, Ky 40203
Phone: (502) 636-5111
Fax: (502) 636-5263

SITE NUMBER: OH0357

SITE NAME: POWELL EAST

SITE ADDRESS: BENNETT PARKWAY POWELL, OH 43065

LEASE AREA: 5,625.0 SQ.FT,

PROPERTY OWNER: VILLAGE OF POWELL 500 BENNETT PARKWAY POWELL, OH 43065

PARCEL NUMBER: 319-442-03-001-000

SOURCE OF TITLE: O.R. 610, PG. 51

DWG BY:	CHKD BY:	DATE:
SNS	FSSR	4.27.2020

FSTAN PROJECT NO.: 19-10572

SHEET 1 OF 3

REVISIONS:

SHELTER & UTL. ESMT – 4.30.2020

CO-LOCATE

POWELL EAST
OH0357
SITE ADDRESS: BENNETT PARKWAY POWELL, OH 43065
OWNER ADDRESS: 500 BENNETT PARKWAY POWELL, OH 43065

SHEET 2

S2/1 – PREMISES

S2/2 – LEGAL DESCRIPTIONS

S2/3 – FLOOD ZONE DATA

S2/4 – VICINITY MAP

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LONGITUDE: 83° 03' 46.19" W
NAVD 1988
ELEVATION: 895.279'
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PROJECT BENCHMARK

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UTILITY COMPANY: AMERICAN ELECTRIC POWER
IDENTIFICATION #: N/A
TELEPHONE COMPANY: AT&T
IDENTIFICATION #: N/A

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TRUE NORTH
-0° 22' 11"
GRID NORTH BY G.P.S. OBSERVATION, ±10 SECONDS

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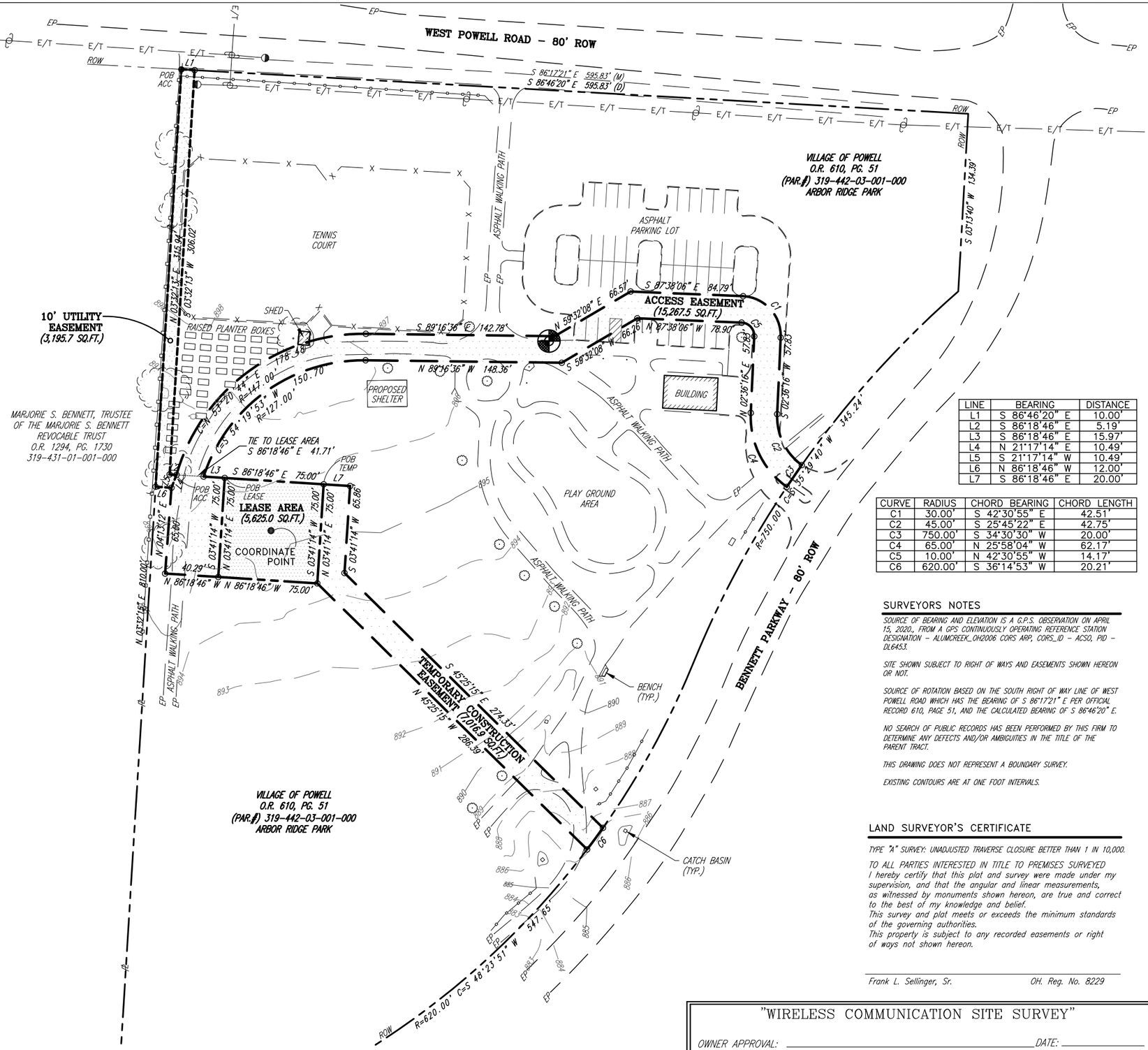
S2/1



0' 40' 80' 160'

SCALE: 1" = 80' (IN FEET)

LINE	BEARING	DISTANCE
L1	S 86°46'20" E	10.00'
L2	S 86°18'46" E	5.19'
L3	S 86°18'46" E	15.97'
L4	N 21°17'14" E	10.49'
L5	S 21°17'14" W	10.49'
L6	N 86°18'46" W	12.00'
L7	S 86°18'46" E	20.00'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	30.00'	S 42°30'55" E	42.51'
C2	45.00'	S 25°45'22" E	42.75'
C3	750.00'	S 34°30'30" W	20.00'
C4	65.00'	N 25°58'04" W	62.17'
C5	10.00'	N 42°30'55" W	14.17'
C6	620.00'	S 36°14'53" W	20.21'

SURVEYORS NOTES

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Frank L. Sellinger, Sr. OH. Reg. No. 8229

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BC	BOTTOM OF CURB
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
IPC	IRON PIN CAPPED

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"WIRELESS COMMUNICATION SITE SURVEY"

OWNER APPROVAL: _____ DATE: _____

TENANT APPROVAL: _____ DATE: _____

S2/3

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PREPARED FOR:

TowerCo

CELLCO PARTNERSHIP D/B/A verizon

FRANK L. SELLINGER SR.

FOR:

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Land Surveyors
1012 S 4th Street, Suite 101
Louisville, Ky 40203
Phone: (502) 636-5111
Fax: (502) 636-5263

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LEASE AREA: 5,625.0 SQ.FT,

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PARCEL NUMBER: 319-442-03-001-000

SOURCE OF TITLE: O.R. 610, PG. 51

DWG BY:	CHKD BY:	DATE:
SNS	FSSR	4.27.2020

FSTAN PROJECT NO.: 19-10572

SHEET 2 OF 3

REVISIONS:

SHELTER & UTL. ESMT – 4.30.2020

CO-LOCATE

POWELL EAST
OH0357
SITE ADDRESS: BENNETT PARKWAY POWELL, OH 43065
OWNER ADDRESS: 500 BENNETT PARKWAY POWELL, OH 43065

SHEET 3

S3 1 – LEGAL DESCRIPTIONS (LEASE AREA)

S3 2 – LEGAL DESCRIPTIONS (ACCESS ESMT)

S3 3 – LEGAL DESCRIPTIONS (TEMP. CONS. ESMT)

S3 4 – LEGAL DESCRIPTIONS (10' UTILITY ESMT)

LEGAL DESCRIPTIONS:

This is a description for TowerCo, of a lease area to be located on the property of the Village of Powell, and being a part of the Quarter Township 4, Township 3, Range 19, United States Military Lands, Village of Powell, Delaware County, Ohio which is further described as follows:

S3 1

LEASE AREA

Being a part of the Quarter Township 4, Township 3, Range 19, United States Military Lands, Village of Powell, Delaware County, Ohio which is further described as follows:
Commencing at a 5/8" re-bar found at the northwest corner of the property conveyed to Village of Powell in Official Record Volume 610, Page 51 of the Delaware County Recorder's Office, and also being on the south right of way of West Powell Road, thence with north line of said Village of Powell property and said south right of way S 86°46'20" E – 10.00' to a set iron rod with a cap stamped "FSSR 8229" on the northeast corner of the 10' Utility Easement; thence leaving said West Powell Road and traversing said Village of Powell property with the east line of said 10' Utility Easement S 3°32'13" W – 306.02' to a set iron rod with a cap stamped "FSSR 8229"; thence S 86°18'46" E – 41.71' to a set iron rod with a cap stamped "FSSR 8229", and being the True Point of Beginning of the Lease Area; thence S 86°18'46" E – 75.00' to a set iron rod with a cap stamped "FSSR 8229"; thence S 3°41'14" W – 75.00' to a set iron rod with a cap stamped "FSSR 8229"; thence N 86°18'46" W – 75.00' to a set iron rod with a cap stamped "FSSR 8229"; thence N 3°41'14" E – 75.00' to the point of beginning, containing 5,625.0 square feet as per survey by Frank L. Sellinger, SR. dated April 30, 2020.

S3 2

ACCESS EASEMENT

Being a part of the Quarter Township 4, Township 3, Range 19, United States Military Lands, Village of Powell, Delaware County, Ohio which is further described as follows:
Commencing at a 5/8" re-bar found at the northwest corner of the property conveyed to Village of Powell in Official Record Volume 610, Page 51 of the Delaware County Recorder's Office, and also being on the south right of way of West Powell Road, thence with north line of said Village of Powell property and said south right of way S 86°46'20" E – 10.00' to a set iron rod with a cap stamped "FSSR 8229" on the northeast corner of the 10' Utility Easement; thence leaving said West Powell Road and traversing said Village of Powell property with the east line of said 10' Utility Easement S 3°32'13" W – 306.02' to a set iron rod with a cap stamped "FSSR 8229"; thence S 86°18'46" E – 5.19' to a set iron rod with a cap stamped "FSSR 8229", and being the True Point of Beginning of the Access Easement thence along a curve to the right with a radius of 147.00' and a chord of N 53°20'44" E – 178.48' to a set iron rod with a cap stamped "FSSR 8229"; thence S 89°16'36" E – 142.78' to a set iron rod with a cap stamped "FSSR 8229"; thence N 59°32'08" E – 66.57' to a set Mag Nail; thence S 87°38'06" E – 84.79' to a set iron rod with a cap stamped "FSSR 8229"; thence along a curve to the right with a radius of 30.00' and a chord of S 42°30'55" E – 42.51' to a set Mag Nail; thence S 2°36'16" W – 57.83' to a set Mag Nail; thence along a curve to the left with a radius of 45.00' and a chord of S 25°45'22" E – 42.75' to a set iron rod with a cap stamped "FSSR 8229" on the northwest right of way of Bennett Parkway; thence with said right of way line along a curve to the left with a radius of 750.00' and a chord of S 34°30'30" W – 20.00' to a set iron rod with a cap stamped "FSSR 8229"; thence leaving said Bennett Parkway and traversing said Village of Powell property along a curve to the right with a radius of 65.00' and a chord of N 25°58'04" W – 62.17' to a set Mag nail; thence N 2°36'16" E – 57.83' to a set Mag nail; thence along a curve to the left with a radius of 10.00' and a chord of N 42°30'55" W – 14.17' to a set Mag nail; thence N 87°38'06" W – 78.90' to a set Mag nail; thence S 59°32'08" W – 66..26' to a set Mag nail; thence N 89°16'36" W – 148.36' to a set iron rod with a cap stamped "FSSR 8229"; thence along a curve to the left with a radius of 127.00' and a chord of S 54°19'53" W – 150.70' to a set iron rod with a cap stamped "FSSR 8229"; thence S 86°18'46" E – 15.97' to a set iron rod with a cap stamped "FSSR 8229" at the northwest corner of said Lease Area; thence with the west line of said Lease area S 3°41'14" W – 75.00' to a set iron rod with a cap stamped "FSSR 8229"; thence leaving said Lease Area N 86°18'46" W – 40.29' to a set iron rod with a cap stamped "FSSR 8229"; thence N 4°13'12" E – 65.00' to a set iron rod with a cap stamped "FSSR 8229"; thence N 21°17'14" E – 10.49' to the point of beginning, containing 15,267.5 square feet as per survey by Frank L. Sellinger, SR. dated April 30, 2020.

S3 3

TEMPORARY CONSTRUCTION EASEMENT

Being a part of the Quarter Township 4, Township 3, Range 19, United States Military Lands, Village of Powell, Delaware County, Ohio which is further described as follows:
Commencing at a 5/8" re-bar found at the northwest corner of the property conveyed to Village of Powell in Official Record Volume 610, Page 51 of the Delaware County Recorder's Office, and also being on the south right of way of West Powell Road, and being thence with north line of said Village of Powell property and said south right of way S 86°46'20" E – 10.00' to a set iron rod with a cap stamped "FSSR 8229" on the northeast corner of the 10' Utility Easement; thence leaving said West Powell Road and traversing said Village of Powell property with the east line of said Access & Utility Easement S 3°32'13" W – 306.02' to a set iron rod with a cap stamped "FSSR 8229"; thence S 86°18'46" E – 41.71' to a set iron rod with a cap stamped "FSSR 8229", and being the northwest corner of the Lease Area; thence with the north line of said Lease Area S 86°18'46" E – 75.00' to a set iron rod with a cap stamped "FSSR 8229", and being the True Point of Beginning of the Temporary Construction Easement; thence leaving the said Lease Area S 86°18'46" E – 20.00' to a set iron rod with a cap stamped "FSSR 8229"; thence S 3°41'14" W – 65.86" to a set iron rod with a cap stamped "FSSR 8229", S 45°25'15" E – 274.33' to a set iron rod with a cap stamped "FSSR 8229" on the northwest right of way of Bennett Parkway; thence with said right of way line along a curve to the right with a radius of 620.00' and a chord of S 36°14'53" W – 20.21' to a set iron rod with a cap stamped "FSSR 8229"; thence leaving said Bennett Parkway and traversing said Village of Powell property N 45°25'15" W – 286.39' to a set iron rod with a cap stamped "FSSR 8229" on the southwest corner of said Lease Area; thence with the east line of said Lease Area N 3°41'14" E – 75.00' to the point of beginning, containing 7,016.9 square feet as per survey by Frank L. Sellinger, SR. dated April 27, 2020.

S3 4

10' UTILTIY EASEMENT

Being a part of the Quarter Township 4, Township 3, Range 19, United States Military Lands, Village of Powell, Delaware County, Ohio which is further described as follows:
Beginning at a 5/8" re-bar found at the northwest corner of the property conveyed to Village of Powell in Official Record Volume 610, Page 51 of the Delaware County Recorder's Office, and also being on the south right of way of West Powell Road, thence with north line of said Village of Powell property and said south right of way S 86°46'20" E – 10.00' to a set iron rod with a cap stamped "FSSR 8229"; thence leaving said West Powell Road and traversing said Village of Powell property S 3°32'13" W – 306.02' to a set iron rod with a cap stamped "FSSR 8229"; thence S 86°18'46" E – 5.19' to a set iron rod with a cap stamped "FSSR 8229" on the west line of the Access Easement; thence with the west line of said Access Easement S 21°17'14" W – 10.49' to a set iron rod with a cap stamped "FSSR 8229"; thence leaving said Access Easement N 86°18'46" W – 12.00' to a set iron rod with a cap stamped "FSSR 8229" on the west line of said Village of Powell property; thence with said west line N 3°32'13" E – 315.94' to the point of beginning, containing 3,195.7 square feet as per survey by Frank L. Sellinger, SR. dated April 30, 2020.

LAND SURVEYOR'S CERTIFICATE

TYPE "A" SURVEY: UNADJUSTED TRAVERSE CLOSURE BETTER THAN 1 IN 10,000.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief.
This survey and plat meets or exceeds the minimum standards of the governing authorities.
This property is subject to any recorded easements or right of ways not shown hereon.

Frank L. Sellinger, Sr. *OH. Reg. No. 8229*

PREPARED FOR:

TowerCo

CELLCO PARTNERSHIP D/B/A verizon

FRANK L. SELLINGER SR.

FOR:

FSTan
Land Surveyors
1012 S 4th Street, Suite 101
Louisville, Ky 40203
Phone: (502) 636-5111
Fax: (502) 636-5263

SITE NUMBER: OH0357

SITE NAME: POWELL EAST

SITE ADDRESS: BENNETT PARKWAY POWELL, OH 43065

LEASE AREA: 5,625.0 SQ.FT,

PROPERTY OWNER: VILLAGE OF POWELL 500 BENNETT PARKWAY POWELL, OH 43065

PARCEL NUMBER: 319-442-03-001-000

SOURCE OF TITLE: O.R. 610, PG. 51

DWG BY:	CHKD BY:	DATE:
SNS	FSSR	4.27.2020

FSTAN PROJECT NO.: 19-10572

SHEET 3 OF 3

REVISIONS:

SHELTER & UTL. ESMT – 4.30.2020

CO-LOCATE

POWELL EAST
OH0357
SITE ADDRESS: BENNETT PARKWAY POWELL, OH 43065
OWNER ADDRESS: 500 BENNETT PARKWAY POWELL, OH 43065

Wireless Networks and Your Health: THE FACTS

FACTS

- Wireless devices and facilities must adhere to radio frequency ("RF") emission guidelines established and enforced by the Federal Communications Commission ("FCC").

  See FCC, Second Memorandum Opinion and Order and Notice of Proposed Rulemaking, 12 FCC Rcd 13494

- Under federal law, state and local governments may not regulate the placement, construction, and modification of wireless facilities on the basis of environmental effects of RF emissions if the facilities comply with FCC regulations governing RF emissions.

  47 U.S.C. § 332(c)(7)(B)(iv)

- RF emissions from wireless facilities generally are significantly lower than permitted. According to recent studies, "RF exposures from base stations range from 0.002% to 2% of the levels of international exposure guidelines."

  World Health Organization, Electromagnetic Fields and Public Health, http://www.who.int/mediacentre/factsheets/fs304/en/

- There is no credible scientific evidence that RF emissions from wireless base stations and wireless networks have adverse health or environmental effects.

CONCLUSIONS

- The World Health Organization has conducted a review of all available studies and concluded that "there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects."

  World Health Organization, Electromagnetic Fields and Public Health, http://www.who.int/mediacentre/factsheets/fs304/en/

- The U.S. Food and Drug Administration has determined that based on all available evidence, there is "no increased health risk due to radio-frequency (RF) energy."

  U.S. Food and Drug Administration, Consumer Updates: No Evidence Linking Cell Phone Use to Risk of Brain Tumors, http://www.fda.gov/ForConsumers/ConsumerUpdates/ucm212273.htm

- The National Cancer Institute has concluded that despite the rise in cell phone use, brain cancer rates did not increase between 1987 and 2005.

  U.S. Food and Drug Administration, Consumer Updates: No Evidence Linking Cell Phone Use to Risk of Brain Tumors, http://www.fda.gov/ForConsumers/ConsumerUpdates/ucm212273.htm

- The FCC has concluded that "[t]here is no scientific evidence to date that proves that wireless phone usage can lead to cancer or a variety of other health effects, including headaches, dizziness or memory loss."

  FCC, Office of Engineering and Technology, RF Safety FAQs, http://www.fcc.gov/oet/rfsafety/rf-faqs.html#Q6