

**DESCRIPTION**

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LOCATED IN PART OF FARM LOT 2, SECTION 3, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS AND BEING FURTHER DESCRIBED AS FOLLOWS: BEING A SUBDIVISION OF 13.907 ACRES AND BEING 3.270 ACRES OUT OF 7.986 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOB WEBB LAKES EDGE, LLC, RECORDED OFFICIAL RECORD VOLUME 571, PAGE 2199 AND BEING ALL OF A 10.640 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOB WEBB LAKES EDGE, LLC, RECORDED OFFICIAL RECORD VOLUME 571, PAGE 2199 AND BEING ALL THE LAND CONTAINED WITHIN THE SUBDIVISION BOUNDARIES AS SHOWN HEREIN, ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

**OWNER'S ACKNOWLEDGMENT**

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "WATER EASEMENT", "DRAINAGE AND UTILITY EASEMENT", "SANITARY EASEMENT" OR "COLDWATER DRIVE" AND "COLDWATER LOOP" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES AND PRIVATE UTILITIES ABOVE AND BENEATH 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. A PORTION OF THE EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

THE UNDERSIGNED, BOB WEBB LAKES EDGE, LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "GOLF VILLAGE SUBDIVISION SECTION 12, PHASE D", A SUBDIVISION OF 33 LOTS NUMBERED 3502 THROUGH 3534, INCLUSIVE, AND THE PRIVATE STREETS (COLDWATER DRIVE) & (COLDWATER LOOP) 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, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

WITNESS WHEREOF, ROBERT A. WEBB, PRESIDENT OF BOB WEBB LAKES EDGE, LLC, HAS SET HIS HAND THIS 20 DAY OF August, 2013

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Thomas W. Brown*  
PRINTED: Thomas W. Brown  
*Don Osborne*  
PRINTED: Don Osborne

BOB WEBB LAKES EDGE, LLC  
*Robert A. Webb*  
PRINTED: ROBERT A. WEBB, PRESIDENT

STATE OF OHIO SS

THIS FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2013, BY ROBERT A. WEBB, PRESIDENT, BOB WEBB LAKES EDGE, LLC.

8-13-13 *Peter E. Delehanty*  
NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_

GENERAL MANAGER - DEL-CO WATER COMPANY

MAYOR

*Richard Clark*  
MAYOR, CITY OF POWELL, OHIO

6-26-13  
DATE

CITY ENGINEER

*John P. ...*  
ENGINEER, CITY OF POWELL, OHIO

06-25-13  
DATE

DIRECTOR OF DEVELOPMENT

*David ...*  
DIRECTOR OF DEVELOPMENT, CITY OF POWELL, OHIO

06-26-13  
DATE

CLERK

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26<sup>TH</sup> DAY OF JUNE, 2013. ADOPTED BY ORDINANCE 2004-24 ON 03/19/04 AND 21, 2004.  
*S.D. ...*  
CLERK, CITY OF POWELL, OHIO

6/25/13  
DATE

**SURVEY CERTIFICATION**

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

*Michael O. Wanchick*  
MICHAEL O. WANCHICK, PS  
PROFESSIONAL SURVEYOR NO. 7854

6/25/13  
DATE



AUDITOR

TRANSFERRED THIS 4 DAY OF Sept 2013  
*George Kuitza*  
AUDITOR, DELAWARE COUNTY, OHIO

RECORDER



Doc ID: 010074260002 Type: OFF  
Kind: PLAT  
Recorded: 09/04/2013 at 01:49:21 PM  
Fee Amt: \$80.00 Page 1 of 2  
Workflow# 0000061645-0001  
Delaware County, OH  
Melissa Jordan County Recorder  
File# 2013-00033922

BK 1245 PG 548-549

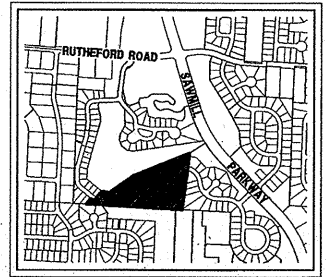
09/04/13 Melissa Jordan (RW)

PC 4 sl. 31-31B

FINAL SUBDIVISION PLAT FOR

**GOLF VILLAGE SUBDIVISION  
SECTION 12, PHASE D**

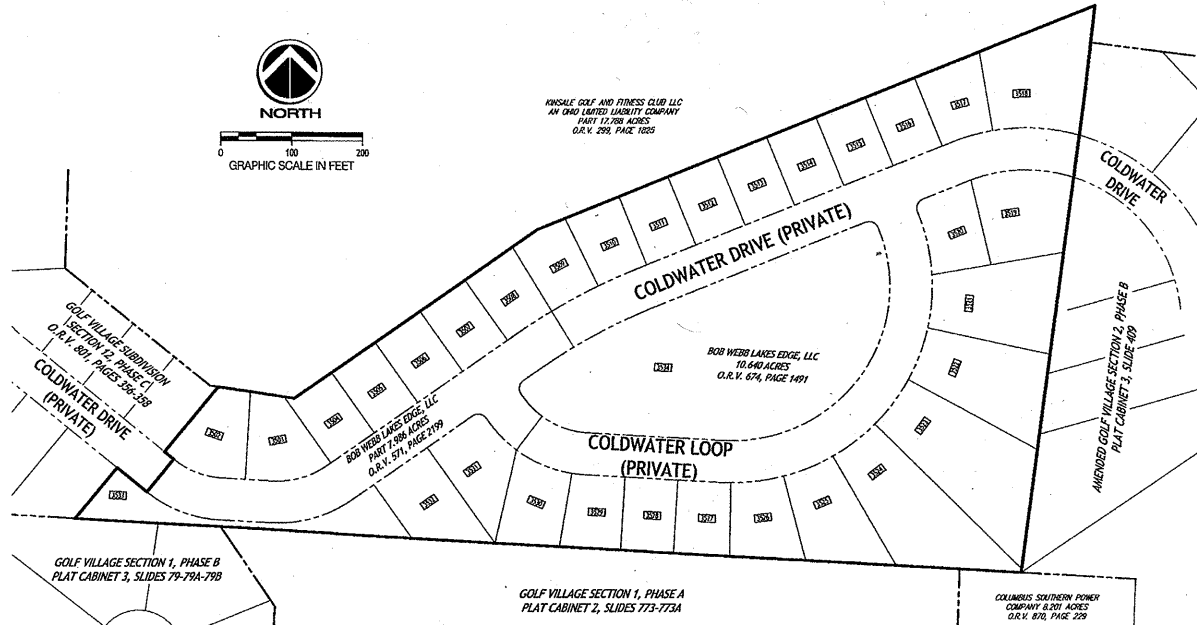
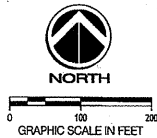
SITUATED IN THE STATE OF OHIO,  
COUNTY OF DELAWARE, CITY OF POWELL,  
BEING PART OF FARM LOT 2, SECTION 3,  
TOWNSHIP 3 NORTH, RANGE 19 WEST,  
UNITED STATES MILITARY LANDS.



LOCATION MAP  
SCALE: 1" = 100'

**NOTES:**

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- EASEMENTS ARE SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES, AND APPURTENANCES WITHIN DEDICATED PRIVATE RIGHTS-OF-WAY AND DESIGNATED WATER EASEMENTS AND SANITARY EASEMENTS. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC. TO INSTALL SERVICE AND MAINTAIN WATER METER CROSSES AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED PRIVATE RIGHT-OF-WAY FOR PRIVATE ROADS OR WATER EASEMENTS.
- DRAINAGE EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES, UNDERGROUND PRIVATE UTILITIES AND APPURTENANT WORKS IN ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSES. EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF GOLF VILLAGE SUBDIVISION SECTION 12, PHASE D, 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.
- 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.
- 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 OH000002.
- 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.
- FRESH FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT WRITTEN CITY OF POWELL ENGINEERING DEPARTMENT APPROVAL.
- 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 "COLDWATER DRIVE" AND "COLDWATER LOOP", SHOWN HEREON, AND SAID PRIVATE STREET 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 ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF THE PRIVATE STREET. 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.
- DRAINAGE EASEMENTS ARE GRANTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE STORM SEWER SYSTEM AND EMERGENCY FLOOD ROUTING AND DRAINAGE SWALES ("DRAINAGE SYSTEM"). 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 SUCH DRAINAGE SYSTEM, AND SAID DRAINAGE SYSTEM SHALL BE AND REMAIN A PRIVATE DRAINAGE SYSTEM AND THE CITY OF POWELL AND ANY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF THE DRAINAGE SYSTEM.
- WHERE INDICATED, SANITARY SEWER EASEMENTS ARE SOLELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS AND SERVICE CONNECTIONS AND MAY BE CROSSED BY OTHER UTILITIES.
- 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.
- MAINTENANCE OF ALL OPEN SPACE AND RESERVE AREAS AND STREETS AND APPURTENANCES AND THE STORM SEWER SYSTEM AND APPURTENANCES AND SIDEWALKS AND/OR PEDESTRIAN PATHWAYS IS THE RESPONSIBILITY OF THE OWNERS OF THE FEE SIMPLE LOTS WITHIN THIS SUBDIVISION AND/OR THE HOMEOWNERS ASSOCIATION OF GOLF VILLAGE SUBDIVISION PHASE D, ITS SUCCESSORS OR ASSIGNS. THE CITY OF POWELL SHALL NOT MAINTAIN ANY IMPROVEMENTS, INCLUDING STORM SEWER, WITHIN THIS PRIVATE SUBDIVISION.
- RESERVES "E" & "F" HEREON, ARE BEING RESERVED FOR THE PURPOSE OF OPEN SPACE, SIDEWALKS AND/OR PEDESTRIAN PATHWAYS AND STORM WATER DETENTION AND ARE NOT INTENDED TO BE A SEPARATE BUILDING PARCELS AND, AS SUCH, NO PERMANENT ABOVE GROUND STRUCTURES SHALL BE PERMITTED.



**SETBACKS**

PLANNED RESIDENCE (PR)  
MINIMUM LOT AREA = 0.180 ACRES  
MINIMUM LOT WIDTH = 75.00'  
FRONT YARD SETBACK = 20 FEET FROM BACK OF CURB  
REAR YARD SETBACK = 25 FEET  
SIDE YARD SETBACK = 5 FOOT MINIMUM (ONLY WITH MASSIVE WALLS AND NO OPENINGS) OTHERWISE 7.5 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 AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0236 K DATED APRIL 16, 2009.

**BASIS OF BEARINGS**

BASIS OF BEARINGS IS N 01°51'02" E ON THE WEST LINE OF GOLF VILLAGE SUBDIVISION SHOWN ON THE SUBDIVISION PLAT, RECORDED IN PLAT CABINET 3, SLIDES 120, 120A, AND 120B OF THE PLAT RECORDS OF DELAWARE COUNTY, OHIO.

**MONUMENT LEGEND**

- ⊙ 1" IRON PIN SET
- ⊙ 1" IRON PIN FOUND
- IRON PIN SET
- IRON PIN FOUND
- ⊗ IRON PIPE FOUND
- ⊗ SURVEYOR'S NAIL FOUND
- ⊗ STONE
- ⊗ LOT NUMBER
- ⊗ NON RADIAL

**ACREAGE BREAKDOWN**

TOTAL NUMBER OF LOTS	= 33 LOTS
BUILDABLE LOTS (31)	= 8.174 ACRES
RIGHT-OF-WAY	= 3.168 ACRES
RESERVE AREA (2)	= 2.568 ACRES
TOTAL AREA	= 13.907 ACRES

**CT Consultants**  
engineers|architects|planners  
7903 74<sup>th</sup> High Street, Suite 400, Columbus Ohio 43228  
614.885.1700 www.ctconsultants.com

DATE: JUNE 2013  
JOB NO. 13213

DRAWN BY: K. SMITH  
APPROVED: M. WANCHICK

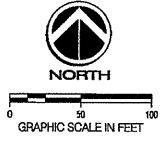
**COVER SHEET**  
GOLF VILLAGE SUBDIVISION  
SECTION 12, PHASE D  
CITY OF POWELL, OHIO

1 OF 2

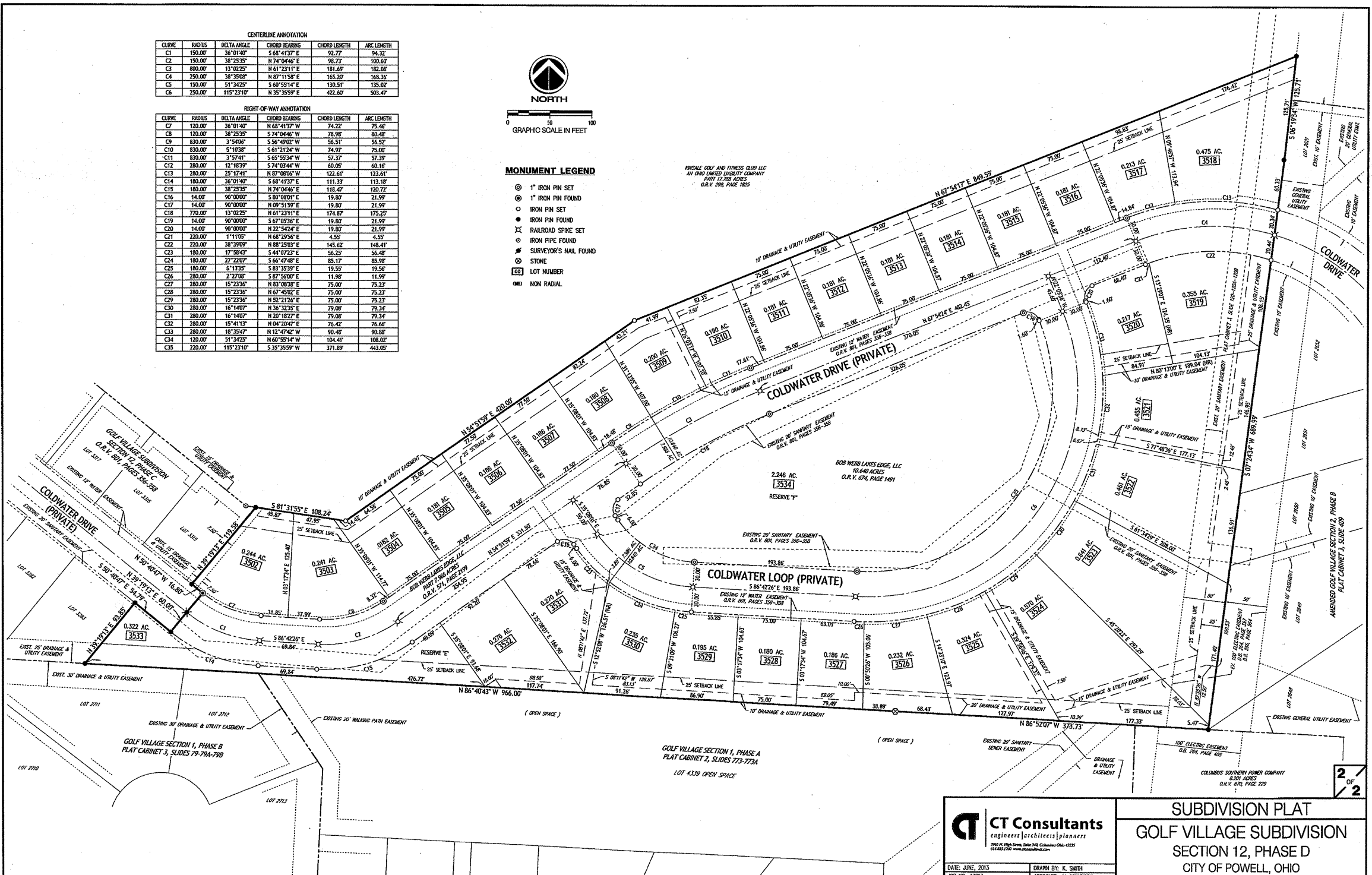
H:\2013\13213\SRVY\PHASE-D\SRVY\13213-PHASE D PLAT.DWG - 6/25/2013 1:10:30 PM

CENTERLINE ANNOTATION					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	150.00'	36°01'40"	S 68°41'37" E	92.77'	94.32'
C2	150.00'	38°23'35"	N 74°04'46" E	98.73'	100.00'
C3	800.00'	13°02'25"	N 61°23'11" E	181.69'	182.08'
C4	250.00'	38°35'08"	N 87°11'58" E	165.20'	168.36'
C5	150.00'	51°34'25"	S 60°55'14" E	130.51'	135.02'
C6	250.00'	115°23'10"	N 35°35'59" E	422.60'	503.47'

RIGHT-OF-WAY ANNOTATION					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	120.00'	36°01'40"	N 68°41'37" W	74.22'	75.46'
C8	120.00'	38°23'35"	S 74°04'46" W	78.98'	80.48'
C9	830.00'	3°54'06"	S 56°49'02" W	56.51'	56.52'
C10	830.00'	5°10'38"	S 61°21'24" W	74.97'	75.00'
C11	830.00'	3°57'41"	S 65°55'34" W	57.37'	57.39'
C12	280.00'	12°18'59"	S 74°03'44" W	60.05'	60.16'
C13	280.00'	25°17'41"	N 87°08'00" W	122.61'	123.81'
C14	180.00'	36°01'40"	S 68°41'37" E	111.33'	113.18'
C15	180.00'	38°23'35"	N 74°04'46" E	118.47'	120.72'
C16	14.00'	90°00'00"	S 80°08'01" E	19.80'	21.99'
C17	14.00'	90°00'00"	N 09°15'59" E	19.80'	21.99'
C18	770.00'	13°02'25"	N 61°23'11" E	174.87'	175.25'
C19	14.00'	90°00'00"	S 67°09'36" E	19.80'	21.99'
C20	14.00'	90°00'00"	N 22°54'24" E	19.80'	21.99'
C21	220.00'	1°11'05"	N 68°39'56" E	4.55'	4.55'
C22	220.00'	38°39'09"	N 88°25'03" E	145.62'	148.41'
C23	180.00'	17°38'43"	S 44°07'23" E	56.25'	56.48'
C24	180.00'	27°22'07"	S 64°47'48" E	85.17'	85.98'
C25	180.00'	6°13'35"	S 83°35'39" E	19.55'	19.56'
C26	280.00'	2°27'08"	S 87°56'00" E	11.98'	11.99'
C27	280.00'	15°23'36"	N 83°08'38" E	75.00'	75.23'
C28	280.00'	15°23'36"	N 67°45'02" E	75.00'	75.23'
C29	280.00'	15°23'36"	N 52°21'24" E	75.00'	75.23'
C30	280.00'	16°14'07"	N 34°32'55" E	79.08'	79.34'
C31	280.00'	16°14'07"	N 20°18'27" E	79.08'	79.34'
C32	280.00'	15°41'13"	N 04°20'47" E	76.42'	76.60'
C33	280.00'	18°35'47"	N 12°47'42" W	90.48'	90.88'
C34	120.00'	51°34'25"	N 60°55'14" W	104.41'	108.02'
C35	220.00'	115°23'10"	S 35°35'59" W	371.89'	443.05'



- MONUMENT LEGEND**
- ⊙ 1" IRON PIN SET
  - ⊙ 1" IRON PIN FOUND
  - IRON PIN SET
  - IRON PIN FOUND
  - ⊗ RAILROAD SPIRE SET
  - ⊗ IRON PIPE FOUND
  - ⊗ SURVEYOR'S NAIL FOUND
  - ⊗ STONE
  - ⊗ LOT NUMBER
  - NON RADIAL



**CT Consultants**  
engineers|architects|planners  
7902 N. High Street, Suite 201, Columbus, Ohio 43235  
614.885.7300 www.ctconsultants.com

DATE: JUNE, 2013  
JOB NO. 13213

DRAWN BY: K. SMITH  
APPROVED: M. WANDROCK

**SUBDIVISION PLAT**  
**GOLF VILLAGE SUBDIVISION**  
**SECTION 12, PHASE D**  
**CITY OF POWELL, OHIO**

2 OF 2

H:\2013\13213\SPRY\PHASE-D\SUBDIVISION-12-12-13-01.DWG - 6/25/2013 1:05:50 PM