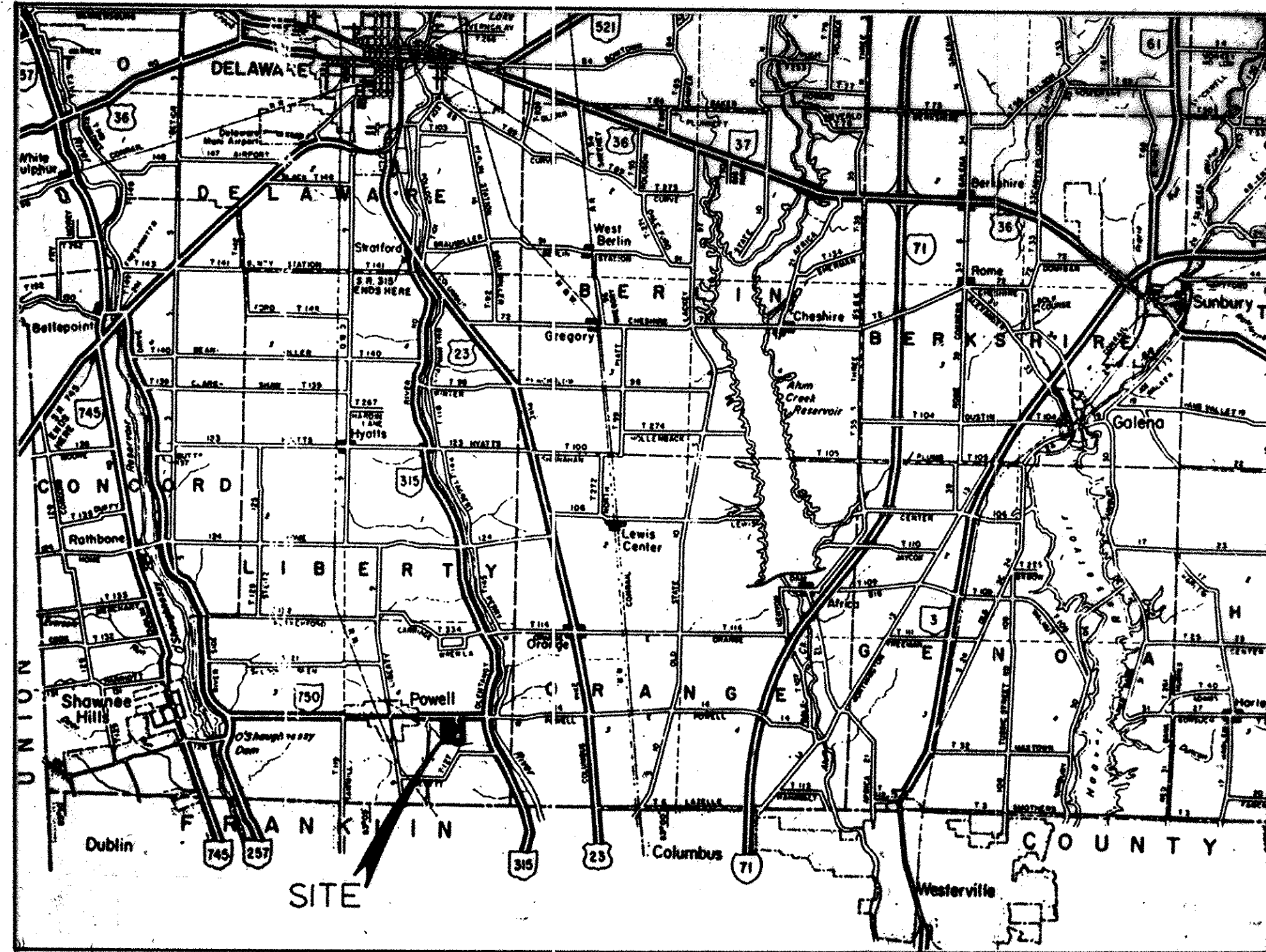


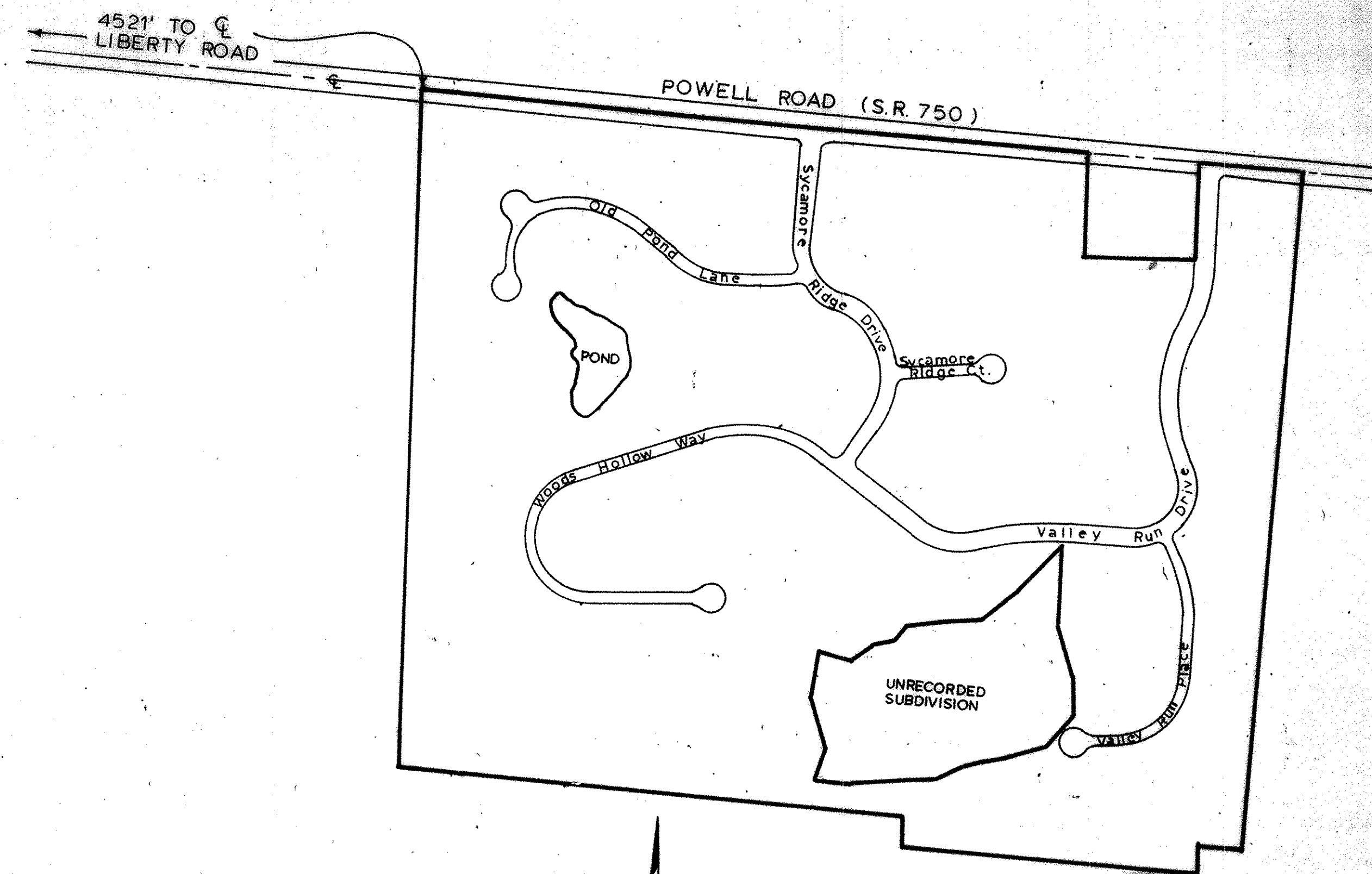
201701

DEER RUN

PART OF LOTS 11, 12 & 13, SECT 4, TWP. 3
RANGE 19, U.S.M. LANDS
LIBERTY TWP., DELAWARE CO. OHIO
1987



LOCATION MAP
(NOT TO SCALE)



SCALE 1" = 300'
SCHEMATIC MAP

CONSTRUCTION PLAN APPROVALS

DATE _____

VILLAGE ENGINEER
VILLAGE OF POWELL

Jack Smeller DATE 7-20-87
DELAWARE COUNTY SANITARY ENGINEER

DELAWARE COUNTY COMMISSIONERS

Frank A. Coney DATE 7-20-87

Mark Law DATE 7-20-87

Fay L. Passant DATE 7-20-87

DESIGN ENGINEER

GARY W. GILBERT P.E. NO. 38667 DATE _____

WATER SYSTEM APPROVAL

ROBERT W. McADAMS DATE _____
MANAGER DEL-CO WATER

INDEX

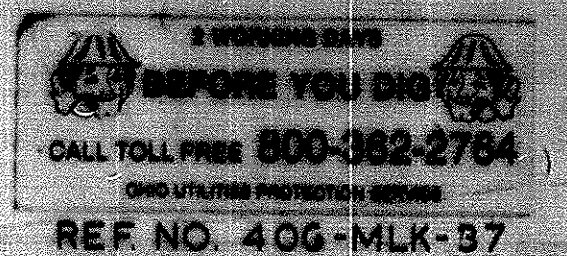
TITLE SHEET	1
TYPICAL SECTIONS & NOTES	2
PLAN & PROFILE SHEETS	3-9
COMPOSITE UTILITY PLAN	10-11
STORM SEWER PLAN & GRADING SHEETS	12-15
EROSION CONTROL	16
SANITARY SEWER PLAN & PROFILE SHEETS	17-23
LIFT STATION DETAILS	24-25
FORCE MAIN PLAN & PROFILE	26
INTERSECTION DETAILS	27-29
LANDSCAPE GRADING PLAN	30-31
SUBDIVISION PLAT	32-34
ESTIMATED QUANTITIES	35
CROSS SECTIONS	36-65

PROJECT MAINTENANCE

During the development of Deer Run, the Developer will be responsible for maintaining the project site in a clean and orderly manner, i.e. keeping the overall site free of construction debris with particular attention being given to the Bartholomew Run area and minimizing the amount of dirt on streets via a street cleaning program as required.

PROTECTION OF EXISTING TREES FROM DAMAGE DURING CONSTRUCTION

The Developer of Deer Run will preserve as many existing trees as possible during the course of construction of Deer Run. To prevent mechanical and compaction injury to existing trees which are not exempt under Article XVIII - Landscaping - per Village of Powell Zoning Code, the Developer will require the Contractors and Builders to install snow fencing or barrier around a tree or group of trees to protect the trees and forest floor. Tree protection shall be placed before any excavation or grading is begun and shall be maintained in repair during construction. The fencing shall be located as far out from the trunk as the drip-line to restrict construction within that area.



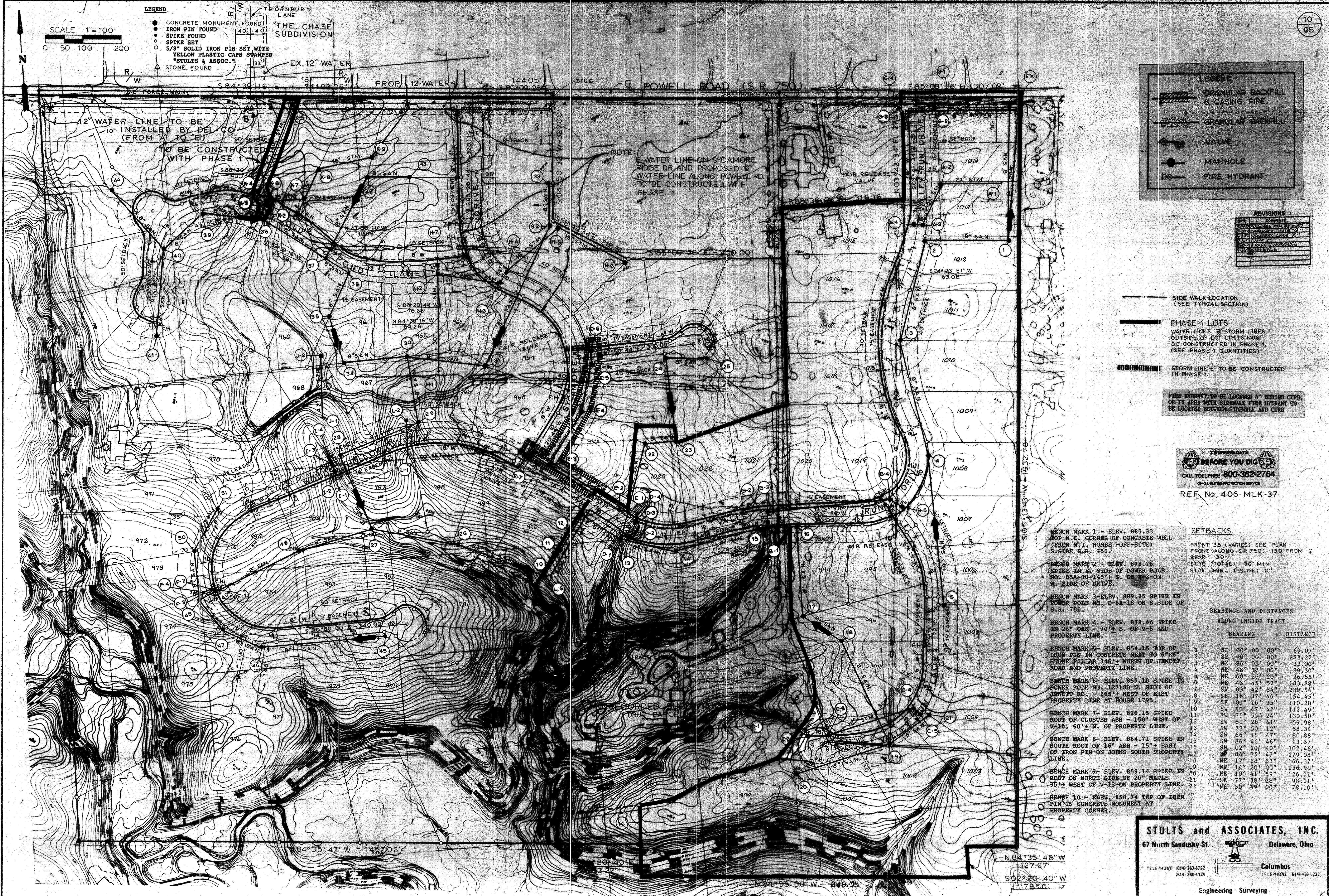
OWNER - DEVELOPER
SUNNATIONAL GROUP, INC.
150 WEST WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43085

STULTS and ASSOCIATES, INC.
87 North Sandusky St. Delaware, Ohio
TELEPHONE: 614 282-2782
614 282-4121
Columbus TELEPHONE: 614 484-6211
Engineering - Surveying

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- SPIKE FOUND
- SPIKE SET
- 5/8" (SOLID) IRON PIN SET WITH YELLOW PLASTIC CAPS STAMPED "STULTS & ASSOC."
- △ STONE FOUND

SCALE 1"=100'
0 50 100 200



LEGEND

- GRANULAR BACKFILL & CASING PIPE
- GRANULAR BACKFILL
- VALVE
- MANHOLE
- FIRE HYDRANT

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

--- SIDE WALK LOCATION (SEE TYPICAL SECTION)

--- PHASE 1 LOTS
WATER LINES & STORM LINES OUTSIDE OF LOT LIMITS MUST BE CONSTRUCTED IN PHASE 1. (SEE PHASE 1 QUANTITIES)

--- STORM LINE "E" TO BE CONSTRUCTED IN PHASE 1.

FIRE HYDRANT TO BE LOCATED 4' BEHIND CURB, OR IN AREA WITH SIDEWALK FIRE HYDRANT TO BE LOCATED BETWEEN SIDEWALK AND CURB

2 WORKING DAYS BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITY PROTECTION SERVICE

REF No. 406-MLK-37

BENCH MARK 1 - ELEV. 885.33
TOP N.E. CORNER OF CONCRETE WELL (FROM M.I. HOMES - OFF-SITE) S. SIDE S.R. 750.

BENCH MARK 2 - ELEV. 875.76
SPIKE IN E. SIDE OF POWER POLE NO. D5A-30-145'± S. OF V-3 ON W. SIDE OF DRIVE.

BENCH MARK 3 - ELEV. 889.25 SPIKE IN POWER POLE NO. D-5A-18 ON S. SIDE OF S.R. 750.

BENCH MARK 4 - ELEV. 878.45 SPIKE IN 26" OAK - 90'± S. OF V-5 AND PROPERTY LINE.

BENCH MARK 5 - ELEV. 854.15 TOP OF IRON PIN IN CONCRETE NEXT TO 6"x6" STONE PILLAR 346'± NORTH OF JEWETT ROAD AND PROPERTY LINE.

BENCH MARK 6 - ELEV. 857.10 SPIKE IN POWER POLE NO. 12718D N. SIDE OF JEWETT RD. - 265'± WEST OF EAST PROPERTY LINE AT HOUSE 1295.

BENCH MARK 7 - ELEV. 826.15 SPIKE ROOT OF CLUSTER ASH - 150' WEST OF V-10, 60'± N. OF PROPERTY LINE.

BENCH MARK 8 - ELEV. 864.71 SPIKE IN SOUTH ROOT OF 16" ASH - 15'± EAST OF IRON PIN ON JOHNS SOUTH PROPERTY LINE.

BENCH MARK 9 - ELEV. 859.14 SPIKE IN ROOT ON NORTH SIDE OF 20" MAPLE 35'± WEST OF V-13 ON PROPERTY LINE.

BENCH MARK 10 - ELEV. 853.74 TOP OF IRON PIN IN CONCRETE MONUMENT AT PROPERTY CORNER.

SETBACKS

FRONT 35' (VARIES) SEE PLAN FROM (ALONG S.R. 750) 130' FROM REAR 30'

SIDE (TOTAL) 30' MIN.
SIDE (MIN. 1 SIDE) 10'

BEARINGS AND DISTANCES ALONG INSIDE TRACT

	BEARING	DISTANCE
1	NE 00° 00' 00"	69.07'
2	SE 90° 00' 00"	283.27'
3	NE 86° 05' 00"	33.00'
4	NE 48° 37' 00"	89.30'
5	NE 60° 26' 20"	36.65'
6	NE 43° 45' 52"	183.78'
7	SW 03° 42' 34"	230.54'
8	SE 16° 27' 46"	154.45'
9	SE 01° 16' 35"	110.20'
10	SW 40° 47' 42"	112.49'
11	SW 75° 55' 24"	130.50'
12	SW 81° 26' 41"	59.98'
13	SW 73° 50' 12"	58.34'
14	SW 66° 18' 47"	80.88'
15	SW 86° 46' 46"	93.57'
16	SW 02° 20' 40"	102.46'
17	SW 84° 35' 47"	279.08'
18	NE 17° 28' 33"	166.37'
19	NW 14° 20' 00"	156.91'
20	NE 10° 41' 59"	126.11'
21	SE 77° 38' 38"	98.21'
22	NE 50° 49' 00"	78.10'

STULTS and ASSOCIATES, INC.
67 North Sandusky St. Delaware, Ohio

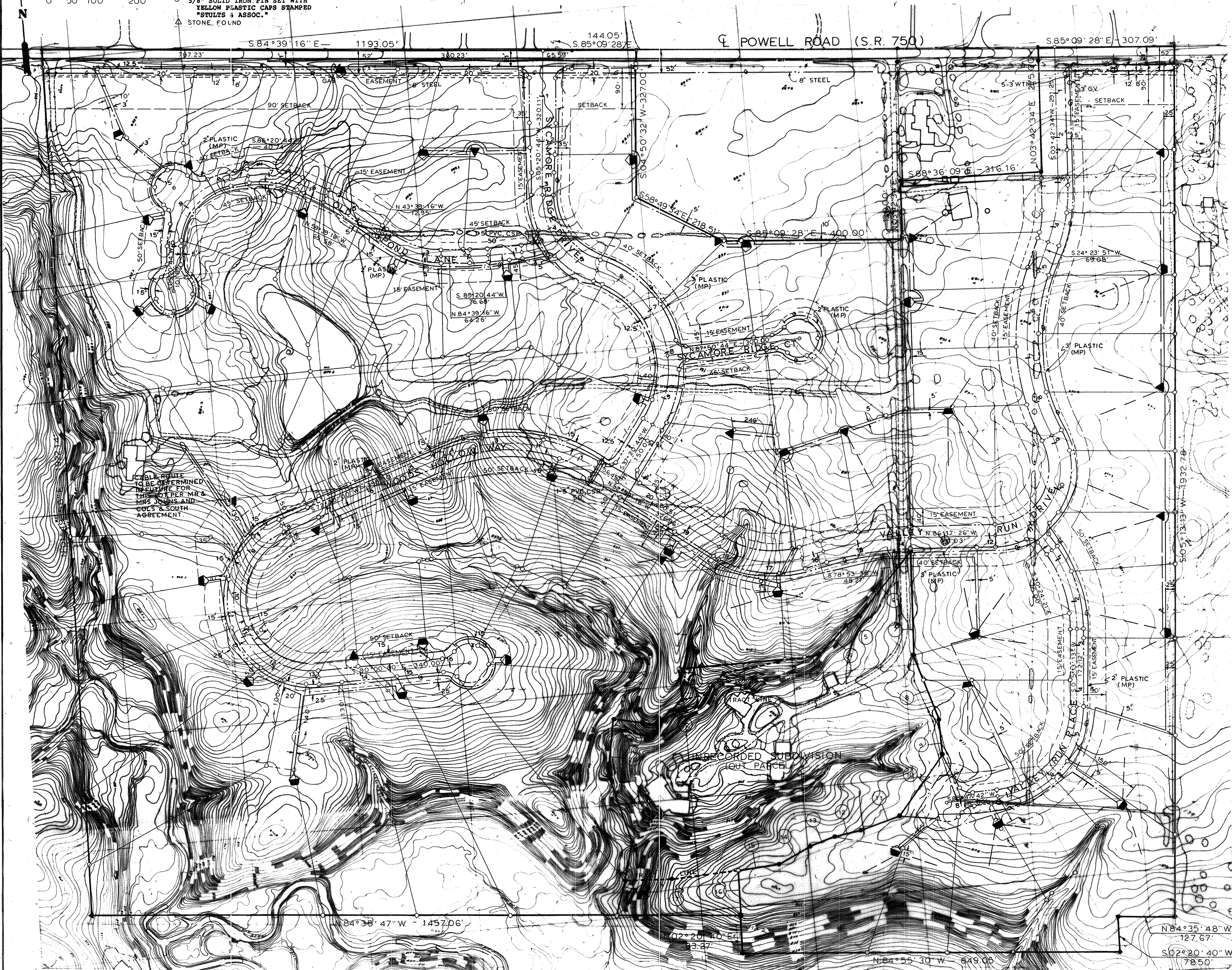
TELEPHONE (614) 363-6792
(614) 369-4124

Columbus
TELEPHONE (614) 436-5238

Engineering - Surveying

SCALE 1"=100'
0 50 100 200

- LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - SPIKE FOUND
 - SPIKE SET
 - 5/8" SOLID IRON PIN SET WITH YELLOW PLASTIC CAPS STAMPED "STULTS & ASSOC."
 - ▲ STONE FOUND



- BENCH MARK 1 - ELEV. 885.33
TOP N.E. CORNER OF CONCRETE WELL
(FROM M.I. HOMES-OFF-SITE)
S. SIDE S.R. 750.
- BENCH MARK 2 - ELEV. 875.76
SPIKE IN E. SIDE OF POWER POLE
NO. D5A-30-145'± S. OF V-3-ON
W. SIDE OF DRIVE.
- BENCH MARK 3 - ELEV. 889.25 SPIKE IN
POWER POLE NO. D-5A-18 ON S. SIDE OF
S.R. 750.
- BENCH MARK 4 - ELEV. 878.46 SPIKE
IN 26" OAK - 90'± S. OF V-5 AND
PROPERTY LINE.
- BENCH MARK 5 - ELEV. 854.15 TOP OF
IRON PIN IN CONCRETE NEXT TO 6"x6"
STONE PILLAR 346'± NORTH OF JEWETT
ROAD AND PROPERTY LINE.
- BENCH MARK 6 - ELEV. 857.10 SPIKE IN
POWER POLE NO. 12718B N. SIDE OF
JEWETT RD. - 265'± WEST OF EAST
PROPERTY LINE AT HOUSE 1795.
- BENCH MARK 7 - ELEV. 826.15 SPIKE
ROOT OF CLUSTER ASH - 150' WEST OF
V-10, 60'± N. OF PROPERTY LINE.
- BENCH MARK 8 - ELEV. 864.71 SPIKE IN
SOUTH ROOT OF 16" ASH - 15'± EAST
OF IRON PIN ON JOHN'S SOUTH PROPERTY
LINE.
- BENCH MARK 9 - ELEV. 859.14 SPIKE IN
ROOT ON NORTH SIDE OF 20" MAPLE
35'± WEST OF V-13-ON PROPERTY LINE.
- BENCH MARK 10 - ELEV. 858.74 TOP OF IRON
PIN IN CONCRETE MONUMENT AT
PROPERTY CORNER.

NOTE: —●— GAS MAINS
ALL GAS MAINS TO BE
3' BACK OF CURB

SETBACKS
FRONT 35' (VARIES) SEE PLAN
FRONT (ALONG S.R. 750) 130' FROM C
REAR 30'
SIDE (TOTAL) 30' MIN.
SIDE (MIN. 1 SIDE) 10'

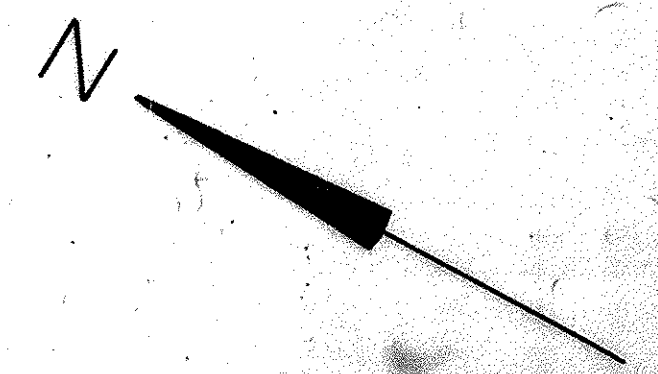
**BEARINGS AND DISTANCES
ALONG INSIDE TRACT**

	BEARING	DISTANCE
1	NE 00° 00' 00"	69.07'
2	SE 90° 00' 00"	283.27'
3	NE 86° 05' 00"	33.00'
4	NE 48° 37' 00"	89.30'
5	NE 60° 26' 20"	36.65'
6	NE 43° 45' 52"	183.78'
7	SW 03° 42' 34"	230.54'
8	SE 16° 37' 46"	154.45'
9	SE 01° 16' 35"	110.20'
10	SW 40° 47' 42"	112.49'
11	SW 75° 55' 24"	130.50'
12	SW 81° 26' 41"	59.98'
13	SW 73° 50' 12"	58.34'
14	SW 66° 18' 47"	80.88'
15	SW 86° 46' 46"	93.57'
16	SW 02° 20' 40"	102.46'
17	NW 84° 35' 47"	279.08'
18	NW 17° 28' 33"	166.37'
19	NW 14° 20' 00"	156.91'
20	NE 10° 41' 59"	126.11'
21	SE 77° 38' 38"	98.21'
22	NE 50° 49' 00"	78.10'

STULTS and ASSOCIATES, INC.
67 North Sandusky St. Delaware, Ohio
Columbus
TELEPHONE (614) 363-6782
TELEPHONE (614) 365-4124
TELEPHONE (614) 436-5238
Engineering - Surveying

BENCH MARK 2 - ELEV. 875.76
SPIKE IN E. SIDE OF POWER POLE
NO. D5A-30-145'+ S. OF V-3-ON
W. SIDE OF DRIVE.

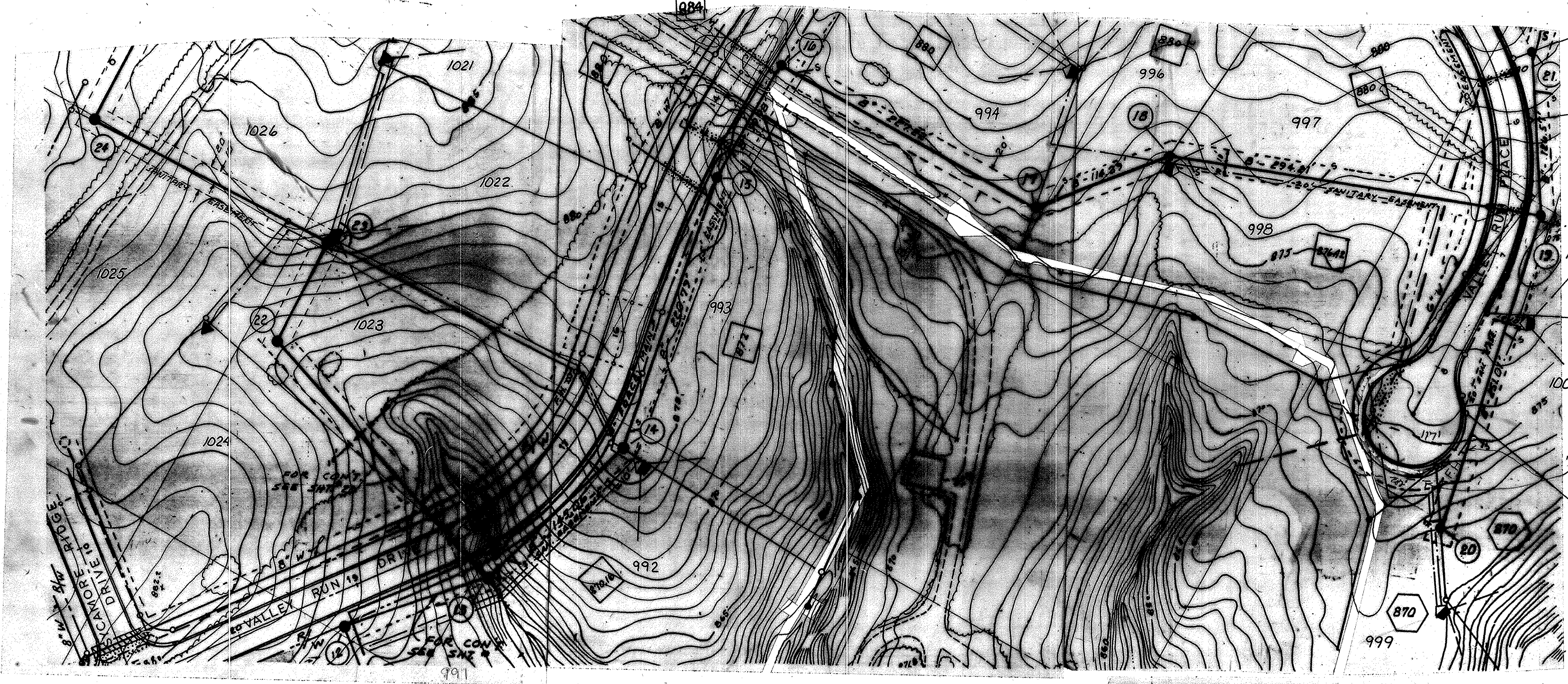
MIN. FIN. FLR.
ELEV. FOR
BASEMENT SAN
SERVICE.
FIRST FLR. SAN
SERVICE ONLY.



SCALE:
HORIZ. 1" = 50'
VERT. 1" = 5'

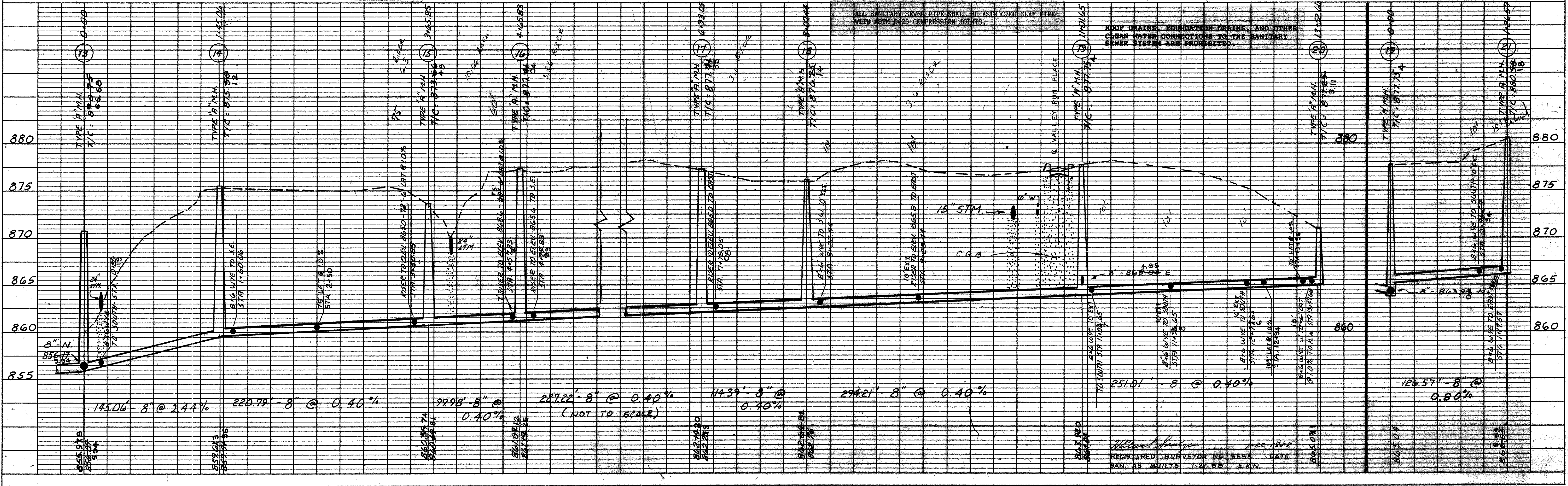
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
REF. No. 406-MLK-37

C.G.B. - COMPACTED GRANULAR BACKFILL
5' BEYOND BACK OF CURB TYPICAL



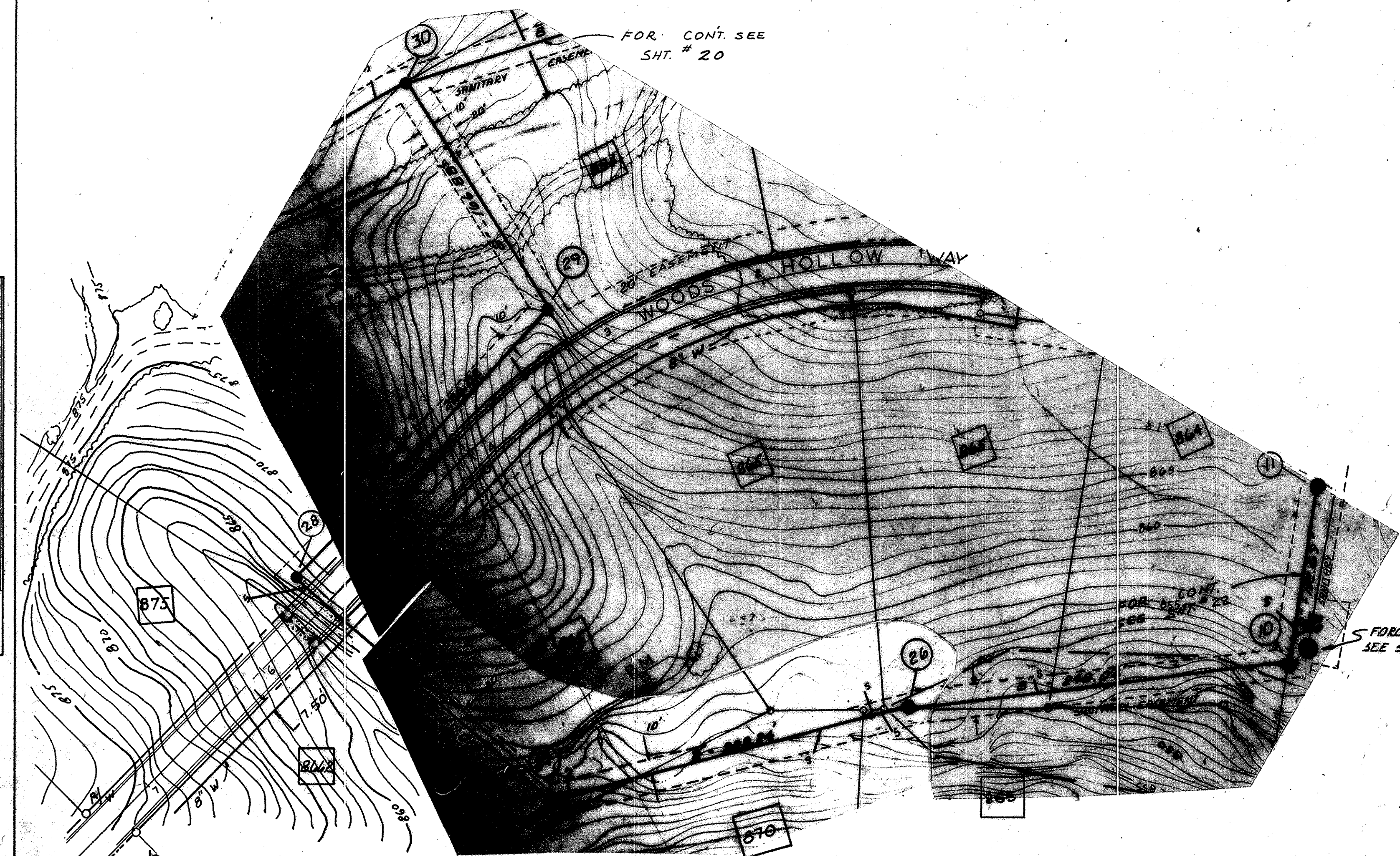
DATE: _____ BY: _____
SURVEYED: _____
NOTED: _____
NOTE BOOK: _____
ALTIMETER CHECKED: _____
BY: _____
No. _____

DATE: _____ BY: _____
SURVEYED: _____
NOTED: _____
NOTE BOOK: _____
STRUCTURE NOTATIONS CHECKED: _____
No. _____



PLAN

DATE	
BY	
SURVEYED	
NOTED	
NOTE BOOK	
NO. OF WAY CHECKED	
NO.	



SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

REVISIONS

DATE	COMMENTS

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
ONE LITER PROTECTION SERVICE
REF No. 406MLK-37

BENCH MARK 9 - ELEV. 859.14 SPIKE IN
ROOT ON NORTH SIDE OF 20" MAPLE
35' WEST OF V-13-ON PROPERTY LINE.

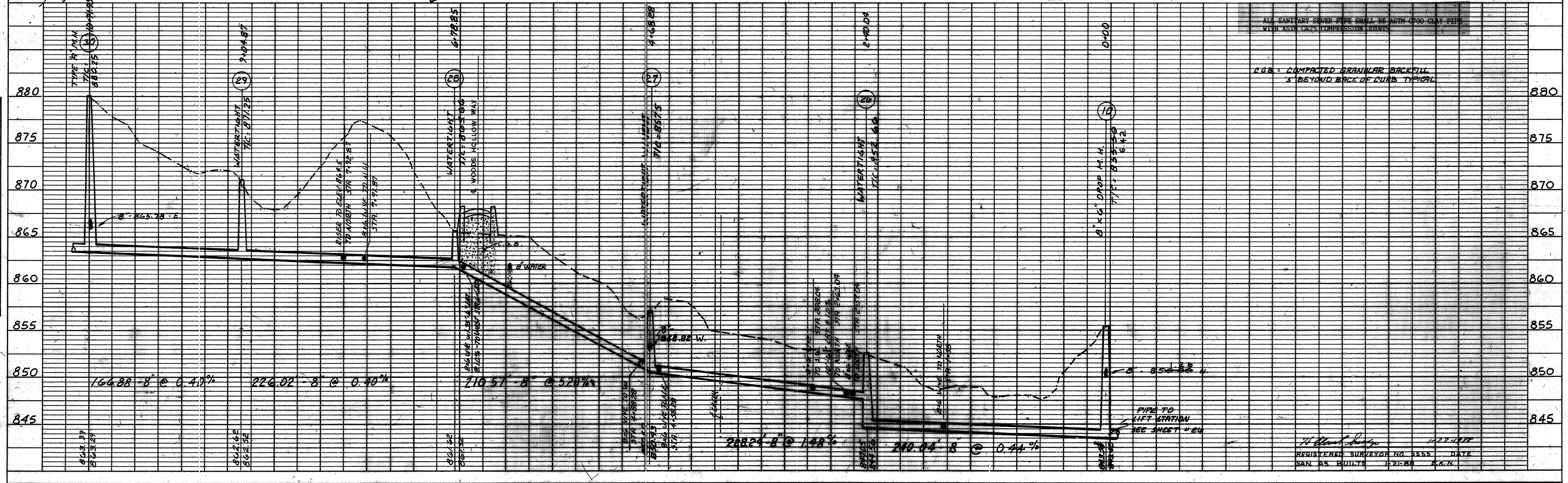
ROOF DRAINS, FOUNDATION DRAINS, AND OTHER
CLEAN WATER CONNECTIONS TO THE SANITARY
SEWER SYSTEM ARE PROHIBITED.

MIN. FIN. FLR.
ELEV. FOR
BASEMENT / SAN
SERVICE

FIRST FLR. SAN.
SERVICE ONLY

PROFILE

DATE	
BY	
SURVEYED	
NOTED	
NOTE BOOK	
NO. OF WAY CHECKED	
NO.	



REGISTERED SURVEYOR NO. 5555 DATE 12-22-11
SAN AS BUILTS 12-28-11 R.K.N.

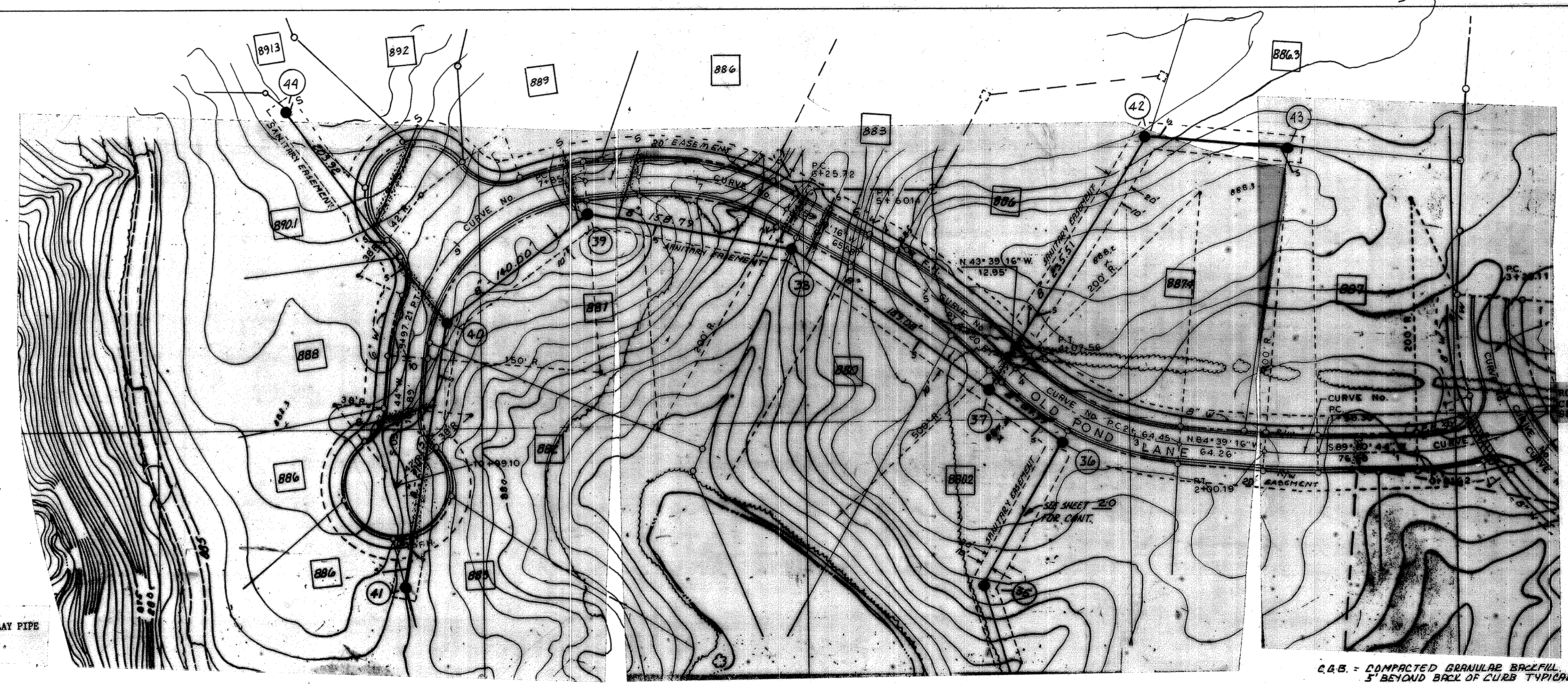


SCALE:
HORZ. 1" = 50'
VERT. 1" = 5'

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
24 HOURS PROTECTION SERVICE
REF. No. 406MLK37

ROOF DRAIN, FOUNDATION DRAIN, AND OTHER
CLEAN WATER CONNECTIONS TO THE SANITARY
SEWER SYSTEM ARE PROHIBITED.

MIN. FIN. FLR.
ELEV. FOR
SEWERAGE SAN.
SERVICE
FIRST FLR. SAN.
SERVICE ONLY.



C.A.B. = COMPACTED GRANULAR BACKFILL,
5' BEYOND BACK OF CURB TYPICAL.

BENCH MARK 8 - ELEV. 864.71 SPIKE IN
SOUTH ROOT OF 16" ASH - 15'± EAST
OF IRON PIN ON JOHNS SOUTH PROPERTY
LINE.

ALL SANITARY SEWER PIPE SHALL BE ASTM C700 CLAY PIPE
WITH ASTM C425 COMPRESSION JOINTS.

REVISIONS

DATE	COMMENTS
1/27/11	REVISION M.H. & SERVICE LINES

PLAN

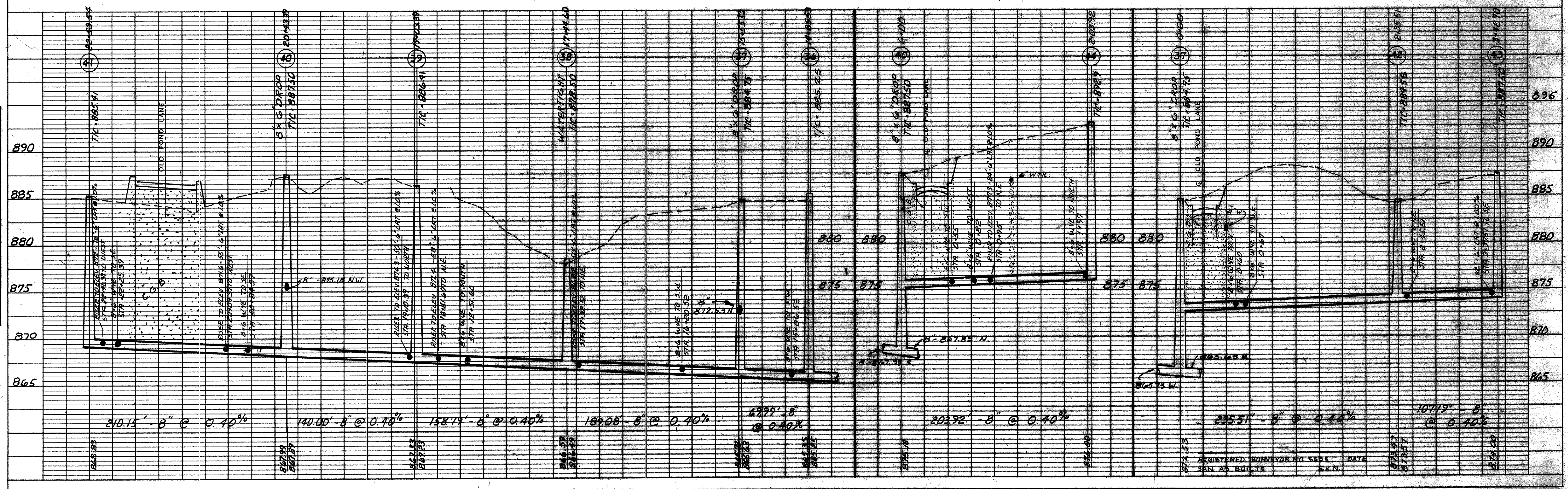
DATE	BY

NO. _____

PROFILE

DATE	BY

NO. _____



REGISTERED SURVEYOR NO. 5555 DATE
SAN AS BUILTS E.R.N.

PLAN
 SURVEYED BY: _____
 NOTED BY: _____
 NOTE BOOK NO. _____
 DATE: _____

PROFILE
 SURVEYED BY: _____
 NOTED BY: _____
 NOTE BOOK NO. _____
 DATE: _____

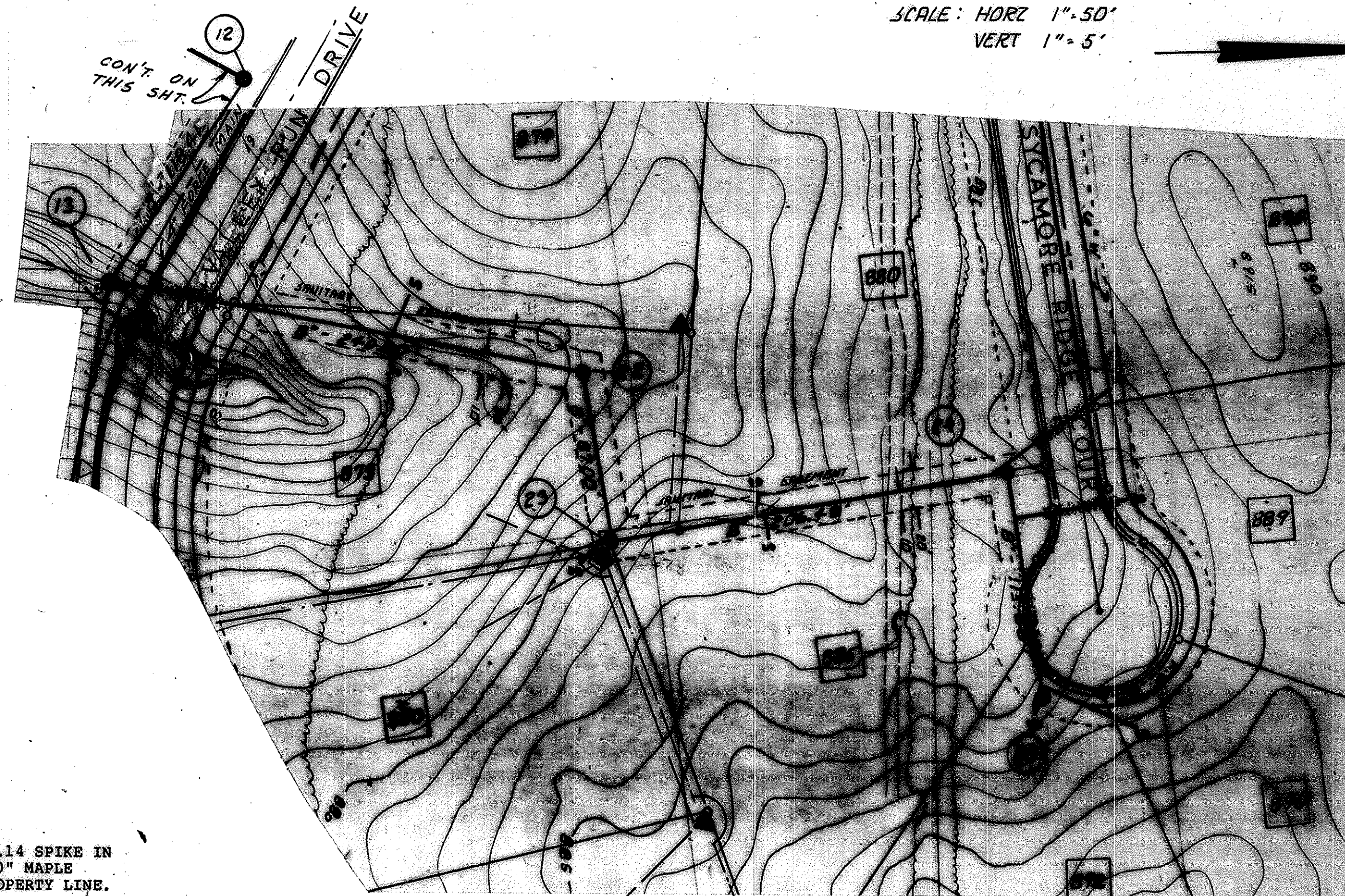
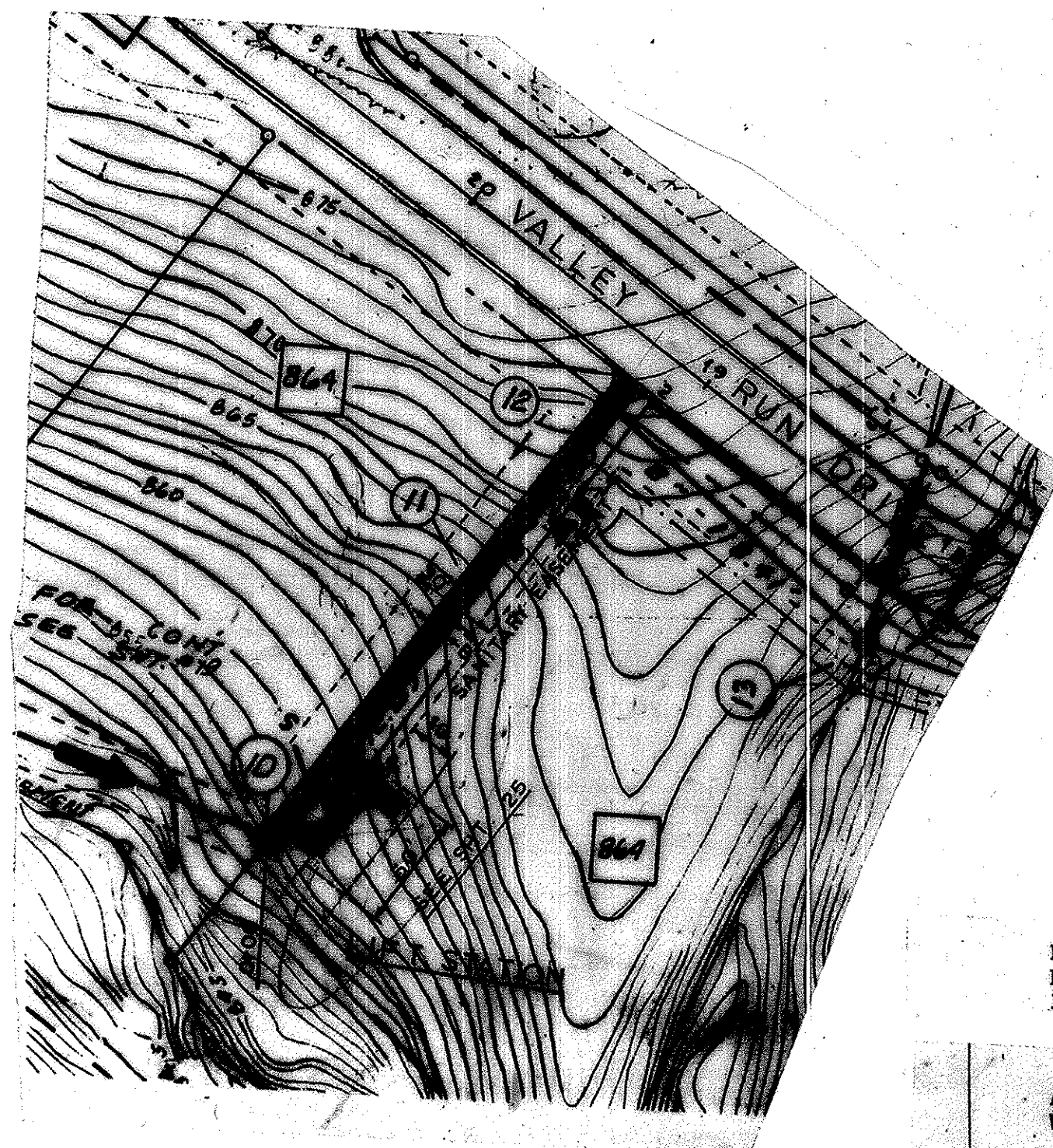


SCALE: HORIZ: 1" = 50'
 VERT: 1" = 5'

MIN. FIN. FLR. ELEV. FOR BASEMENT SAN. SERVICE.
 FIRST FLR. SAN. SERVICE ONLY.

SCALE: HORIZ 1" = 50'
 VERT 1" = 5'

22
 65

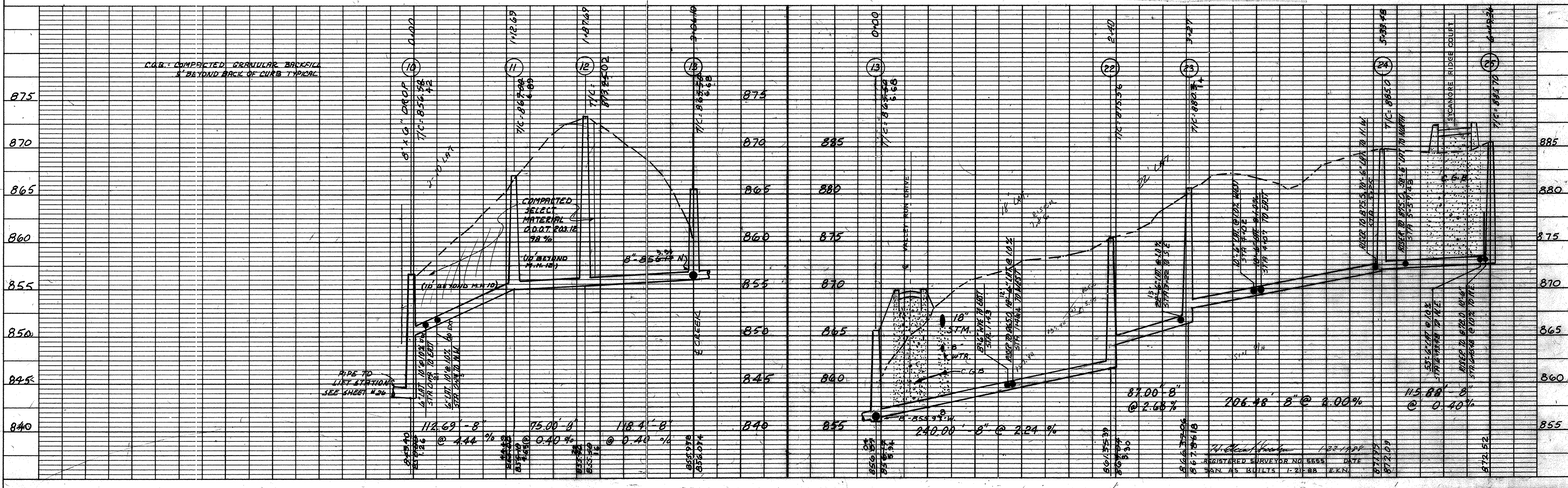


BENCH MARK 9- ELEV. 859.14 SPIKE IN ROOT ON NORTH SIDE OF 20" MAPLE 35'± WEST OF V-13-ON PROPERTY LINE.

ALL SANITARY SEWER PIPE SHALL BE ASTM C700 CLAY PIPE WITH ASTM C425 COMPRESSION JOINTS.

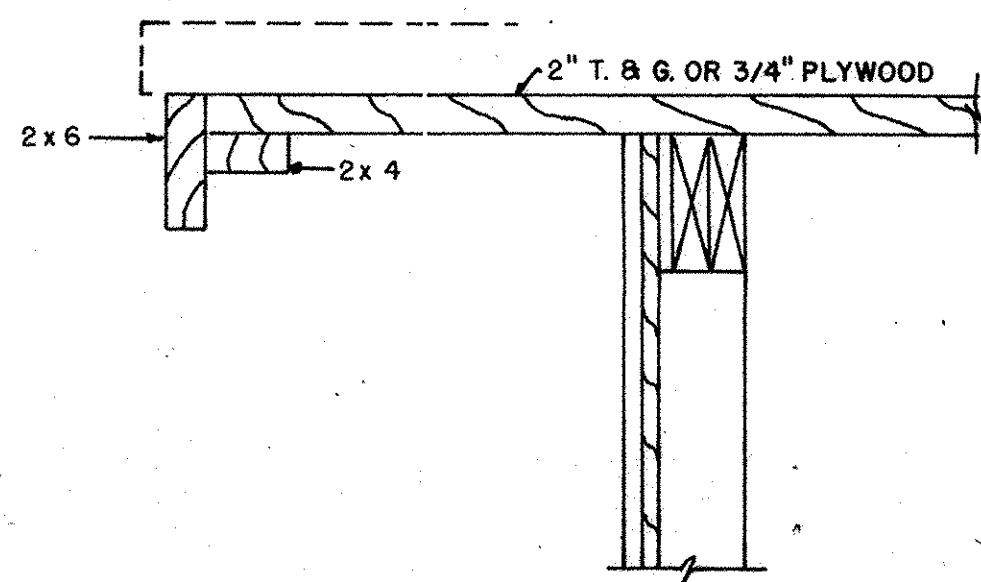
ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 ONE UTILITY PROTECTION SERVICE
 REF No. 406-MLK-37

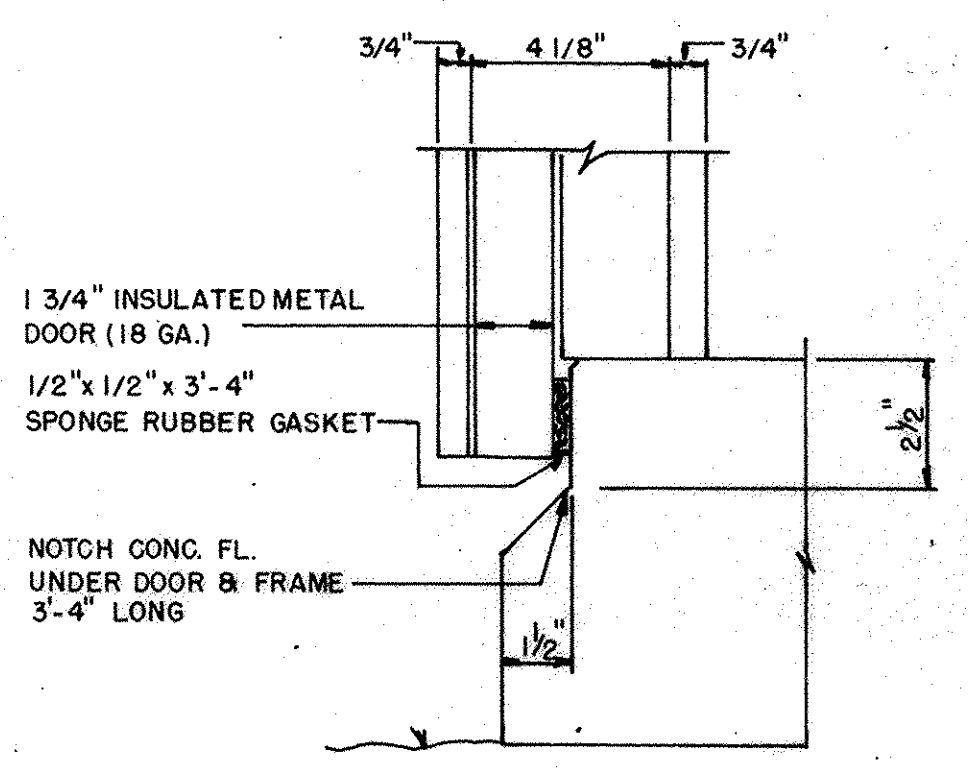


HIGHWAY FEDERAL AID SHEET
 PLATE 1-SINGLE PLAN AND PROFILE-FULL LINE
 PRINTED IN U.S.A.

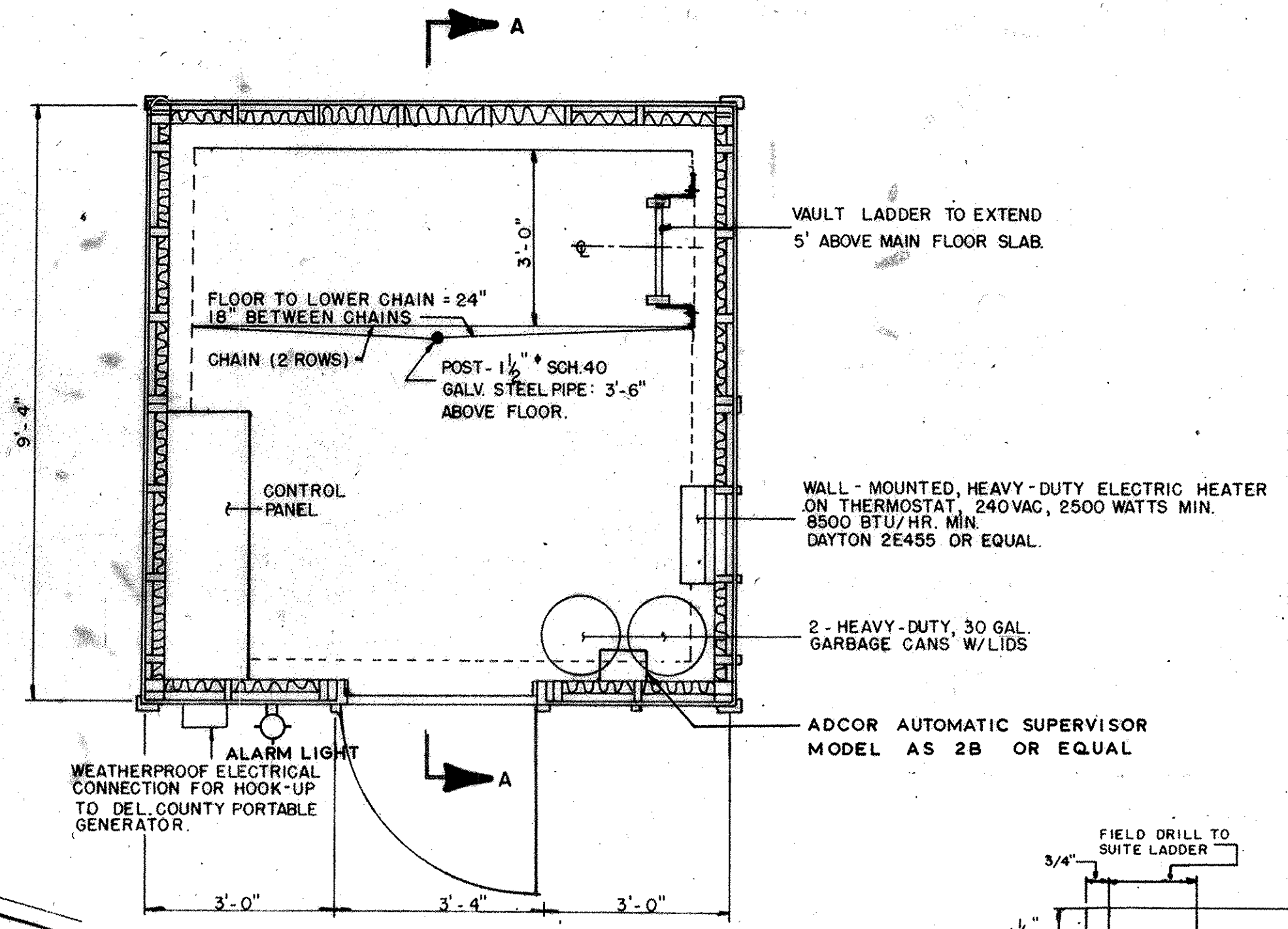
DEER RUN - SANITARY SEWER - PLAN & PROFILE - VALLEY RUN DRIVE
 SYCAMORE RIDGE CT.



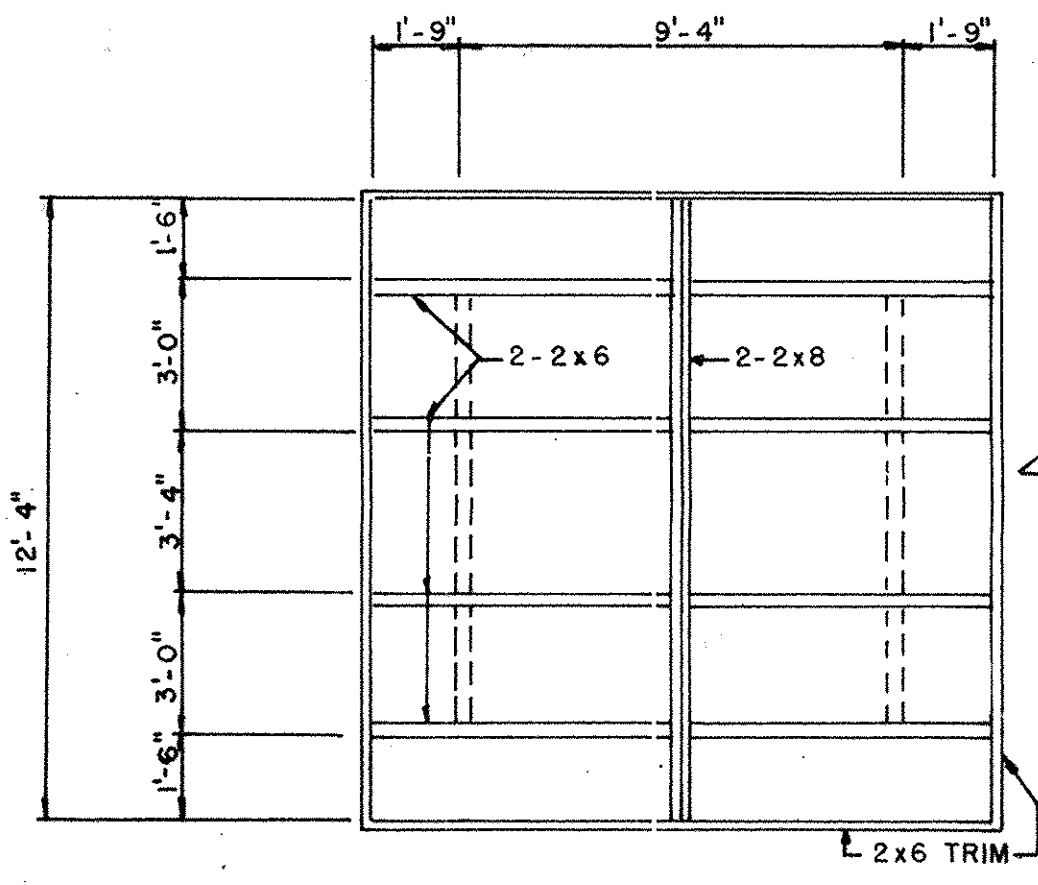
RAKE SECTION
SCALE: 1/2" = 1'



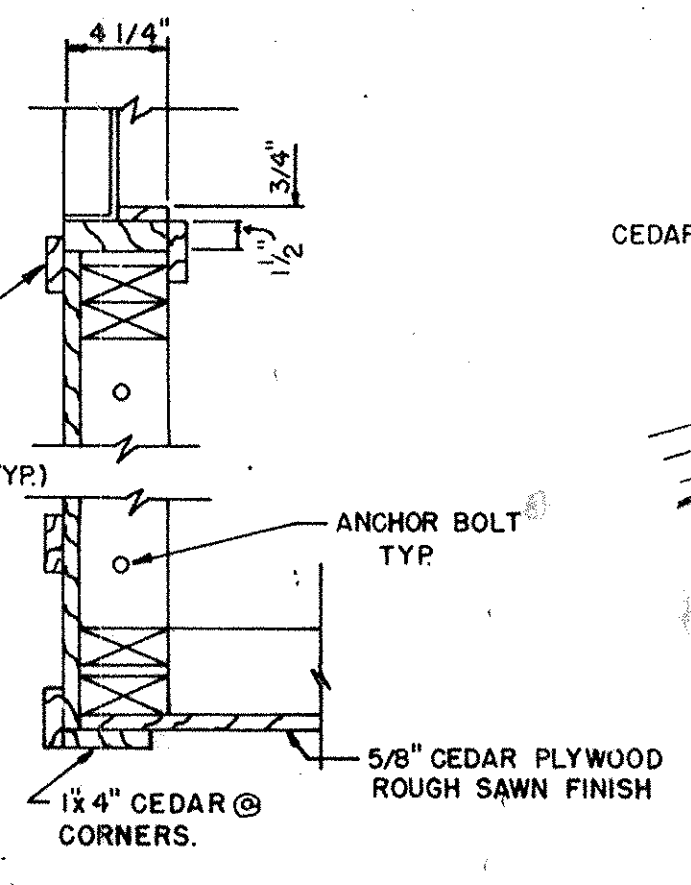
DOOR THRESHOLD DETAIL
SCALE: 3" = 1'



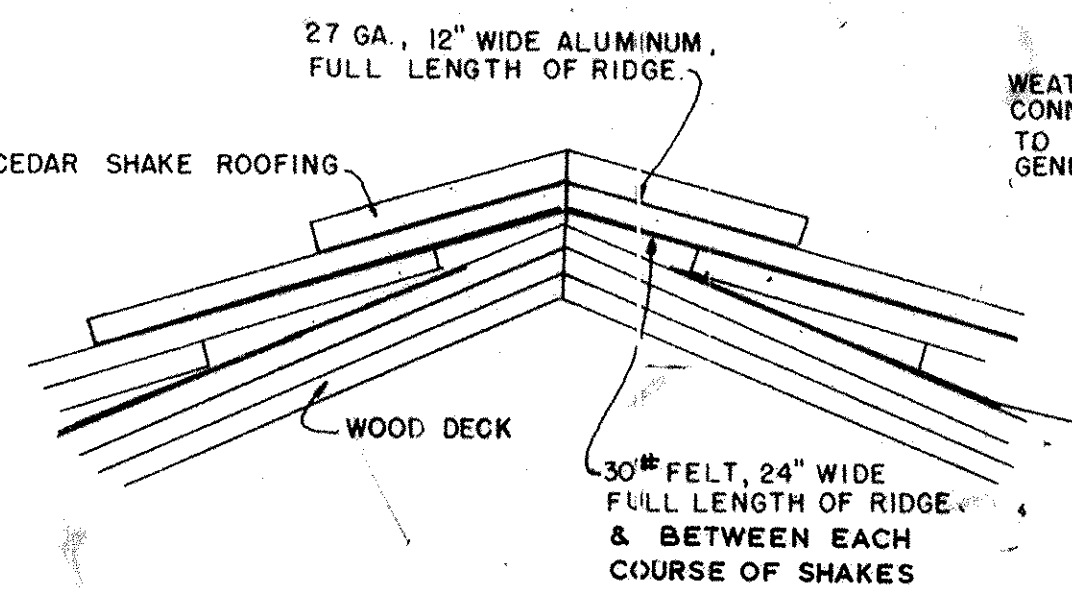
PLAN
SCALE: 1/2" = 1'



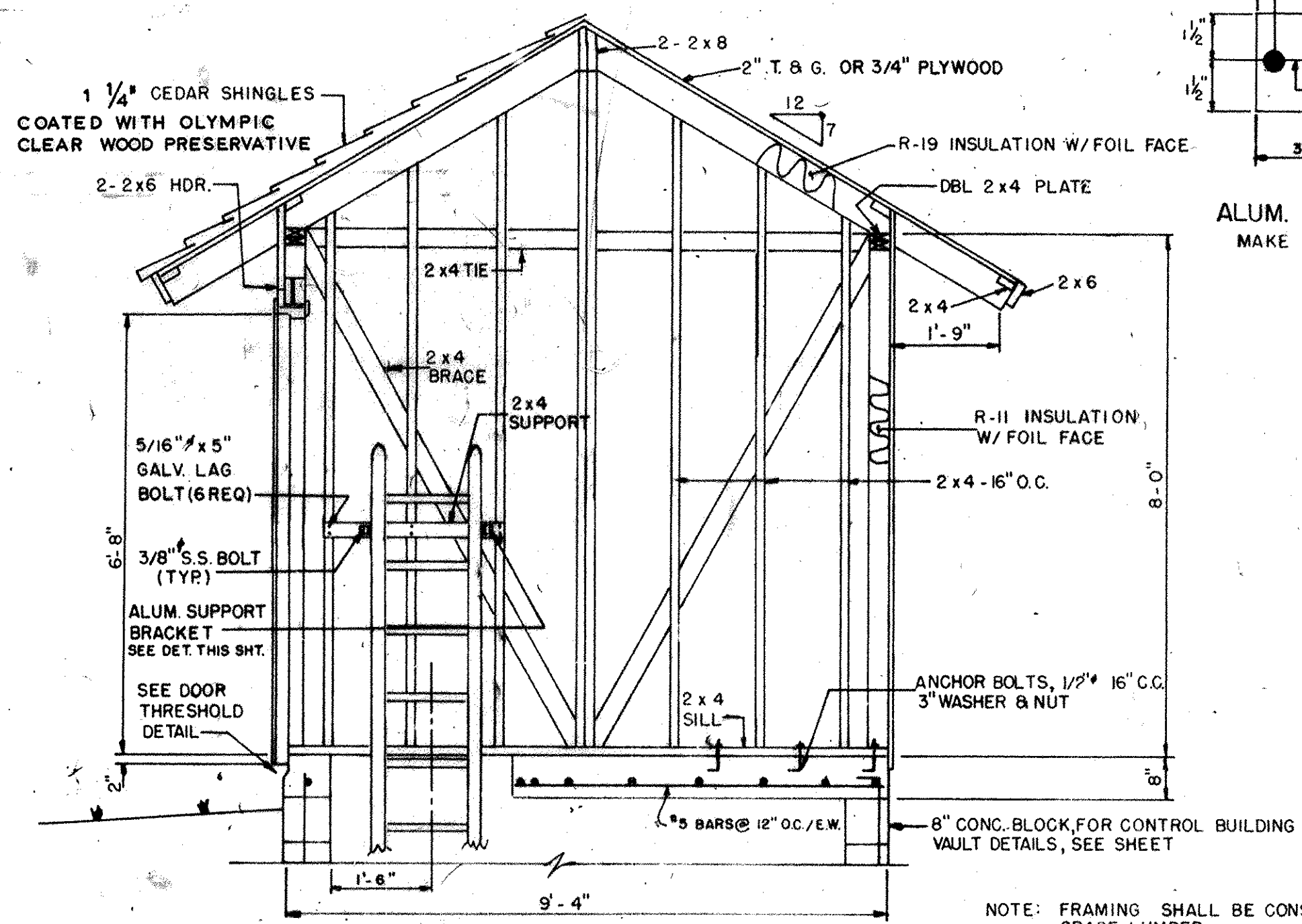
ROOF FRAMING PLAN
SCALE: 1/4" = 1'



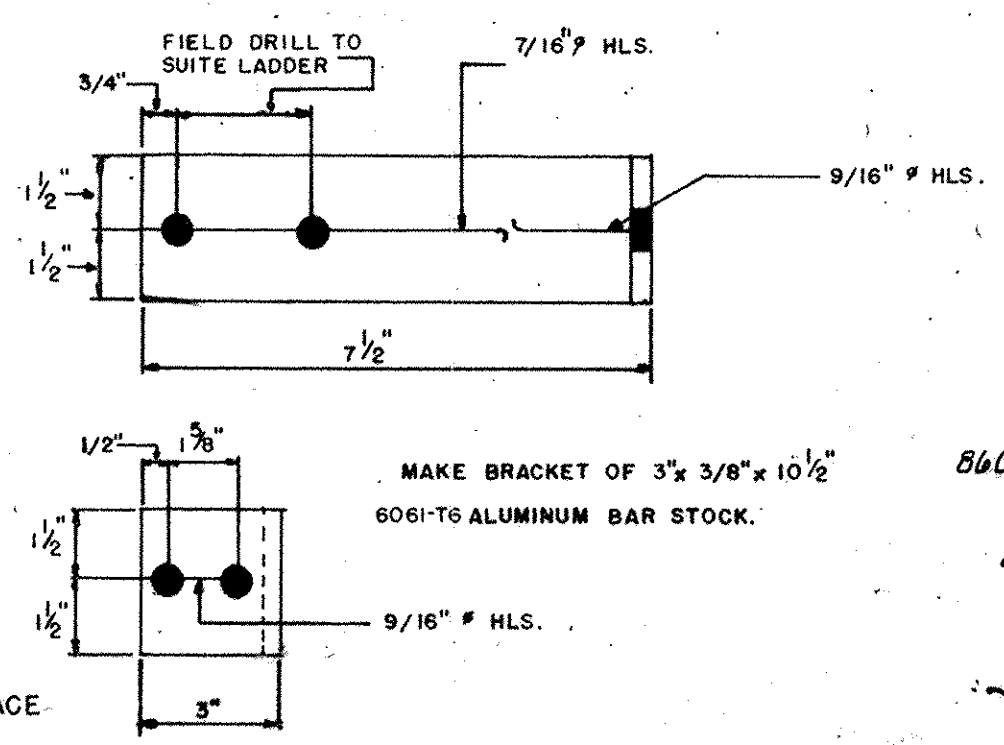
TYPICAL CORNER
SCALE: 1 1/2" = 1'



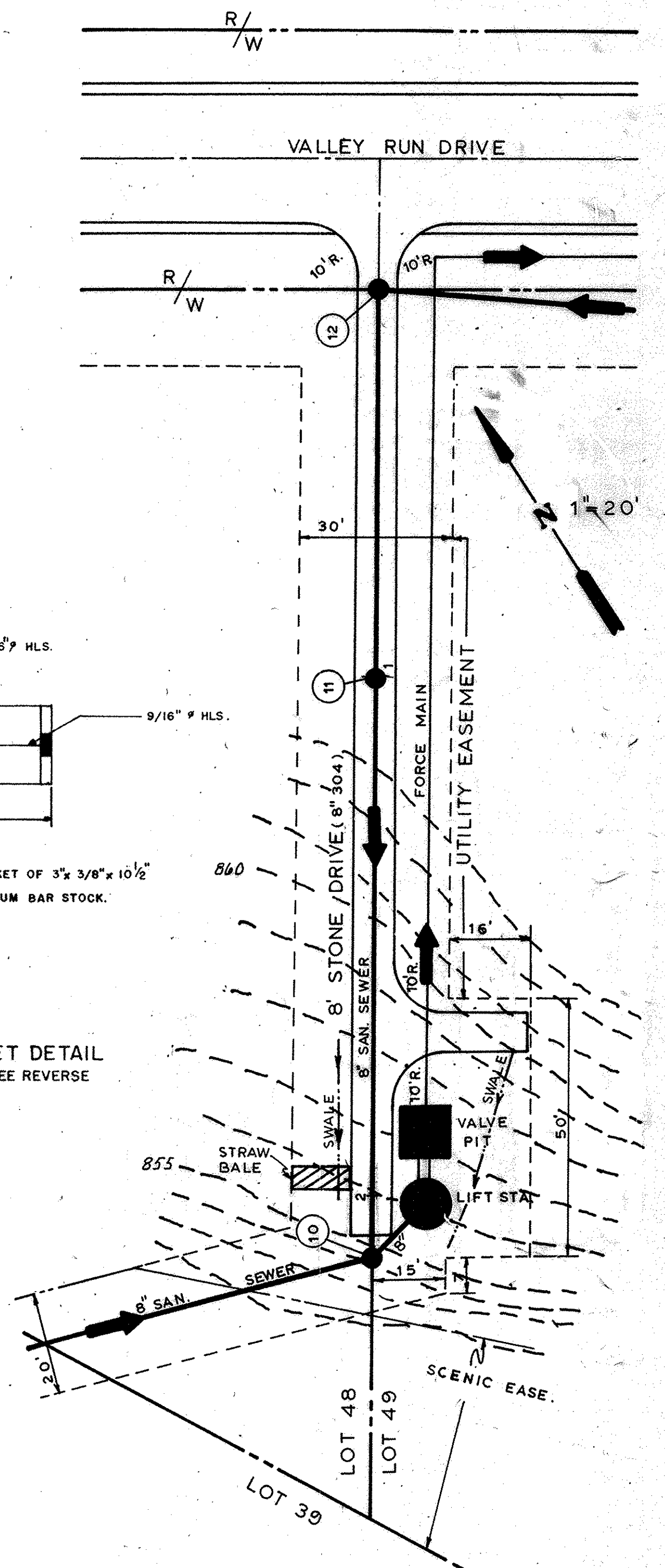
RIDGE DETAIL



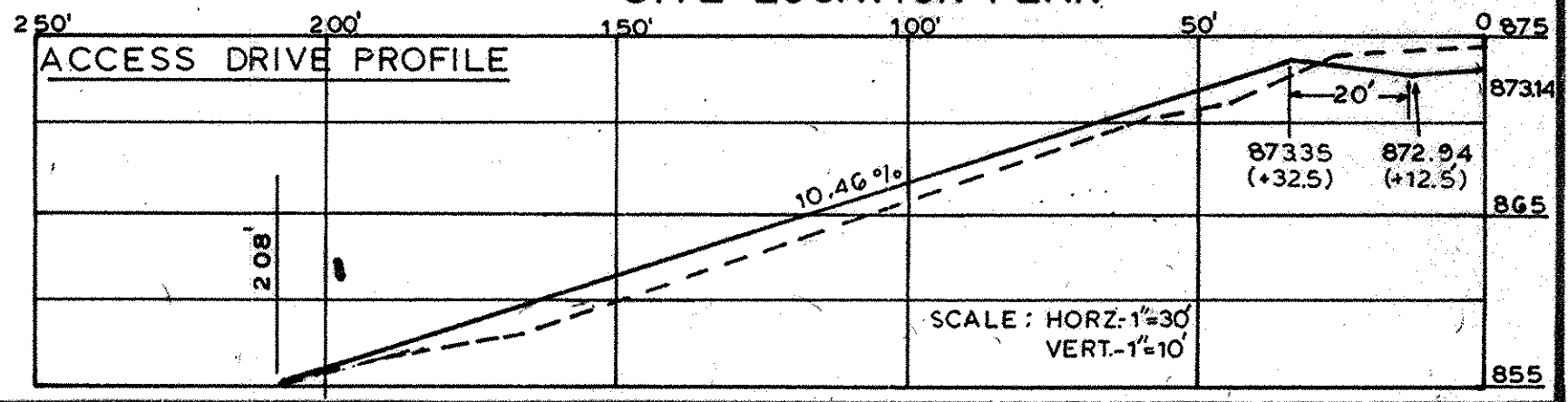
SECTION "A-A"
SCALE: 1/2" = 1'



ALUM. SUPPORT BRACKET DETAIL
MAKE THREE AS SHOWN, THREE REVERSE SIX TOTAL



SITE LOCATION PLAN

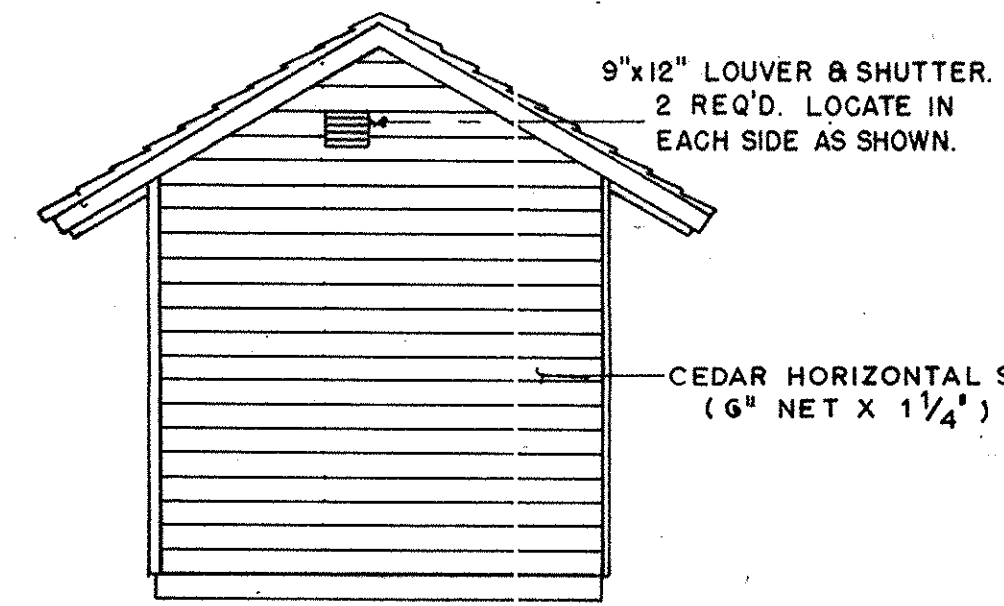


ACCESS DRIVE PROFILE

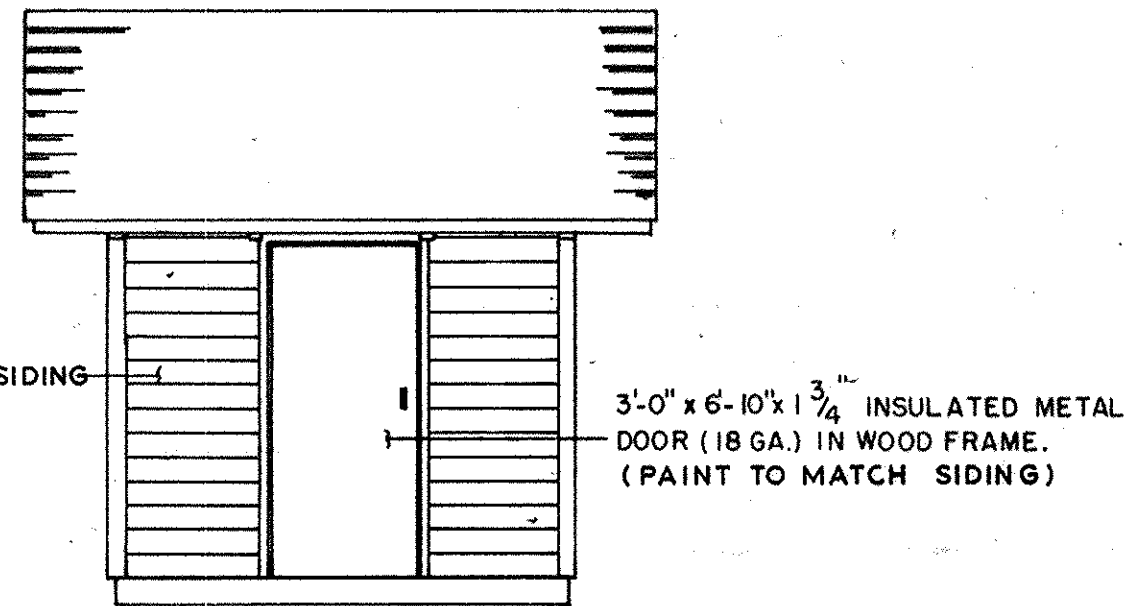
REVISIONS	
DATE	COMMENTS
02/27/2008	DEVELOPER
02/28/2008	REVISED PER COMMENTS

NOTE: BUILDING EXTERIOR TO BE STAINED WITH "OLYMPIC" NATURAL STAIN, CEDAR NATURAL TONE APPLIED AT RATE OF 1 GAL. PER 100 SQ. FT. (2 COATS AT RATE OF 1/2 GAL. PER 50 SQ. FT.)

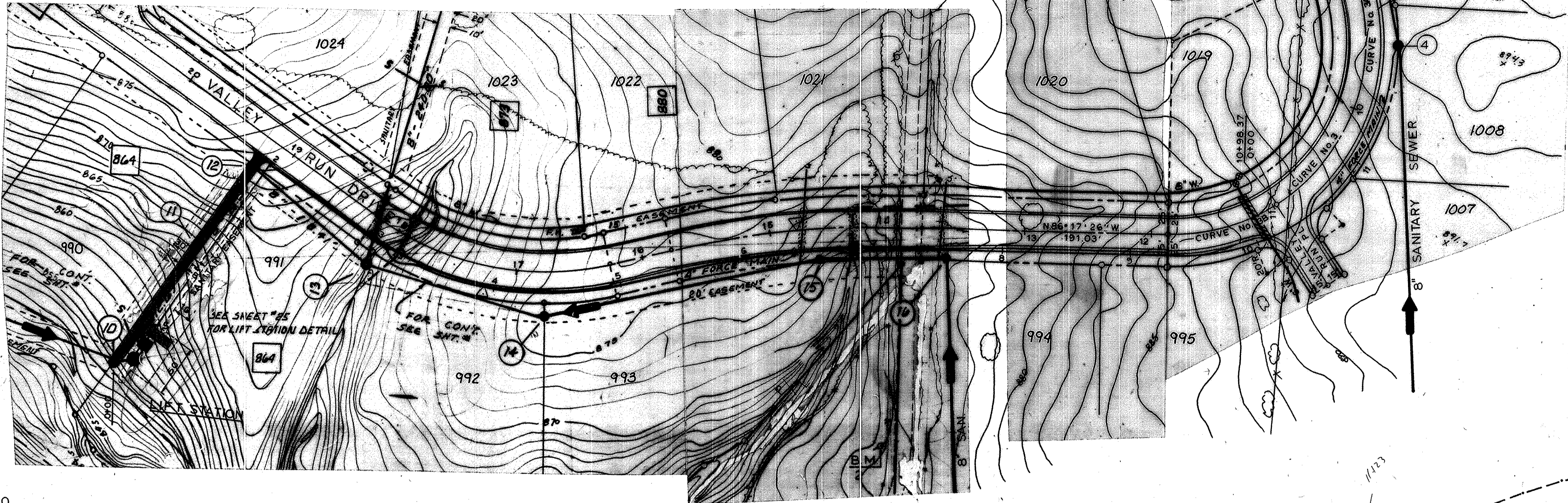
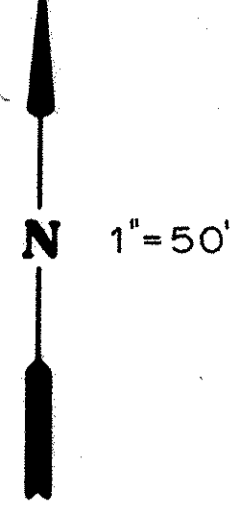
ELEVATIONS
SCALE: 1/4" = 1'



SIDES

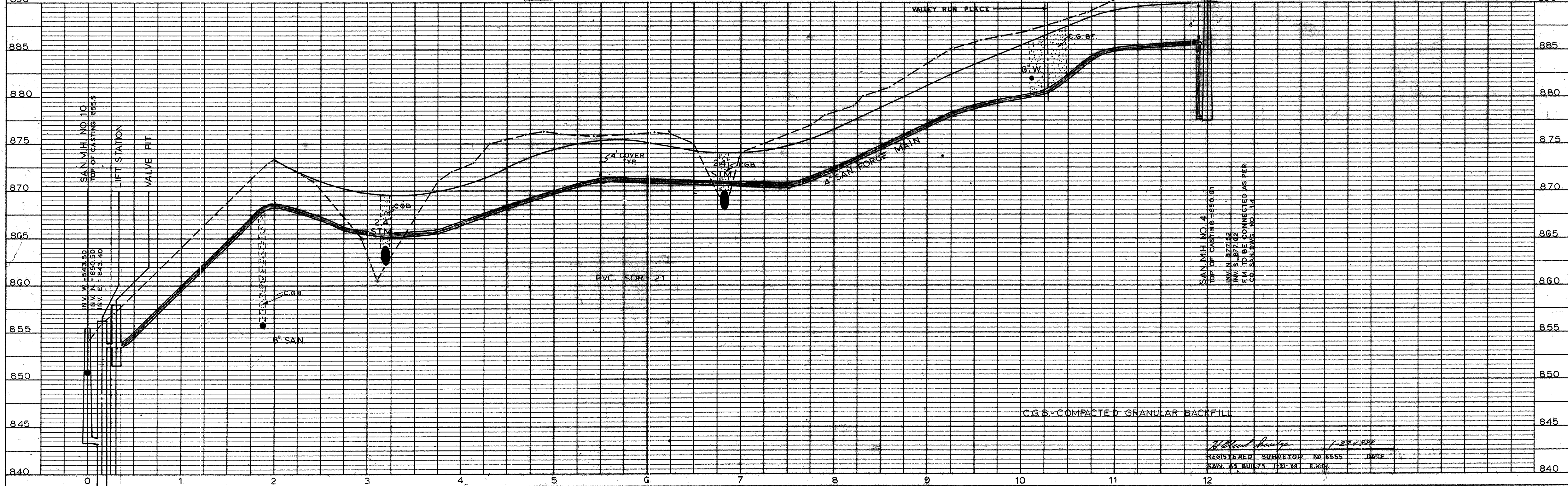


FRONT
(REAR ELEVATION SAME EXCEPT NO DOOR)



DATE	
BY	
SUBMITTED	
NOTE BOOK	
ADJUSTMENT CHECKED	
FT. OF WAY CHECKED	
No.	
PLAN	

DATE	
BY	
CONTRACT	
NOTED	
CHANGES CHECKED	
B. M.'S. NOTED	
SECURITY INDICATIONS CHECKED	
No.	
PROFILE	



HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-FULL LINE
BY: [Signature]
PRINTED IN U.S.A.

DEER RUN - SANITARY FORCE MAIN - PLAN & PROFILE

[Signature]
REGISTERED SURVEYOR NO. 5555 DATE
SAN. AS BUILT 5/21/88 E.K.S.

DEER RUN

PART OF LOTS 11, 12 & 13, SECT. 4, TWP. 3,
R. 19, U.S.M. LANDS
VILLAGE OF POWELL, DELAWARE CO., OHIO

SEE SHEET 2 of 3
FOR EASEMENTS and
LOT ACREAGES

1018 - LOT NUMBERS
121 - ADDRESSES

1
3

32
65

OWNER-DEVELOPER:
SUNNATIONAL GROUP INC.
150 WEST WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43085
(614) 846-5330

SCALE 1"=100'

ALLEN W. CHAMBERS
13.28 ac.
D.B. 208, PG. 235

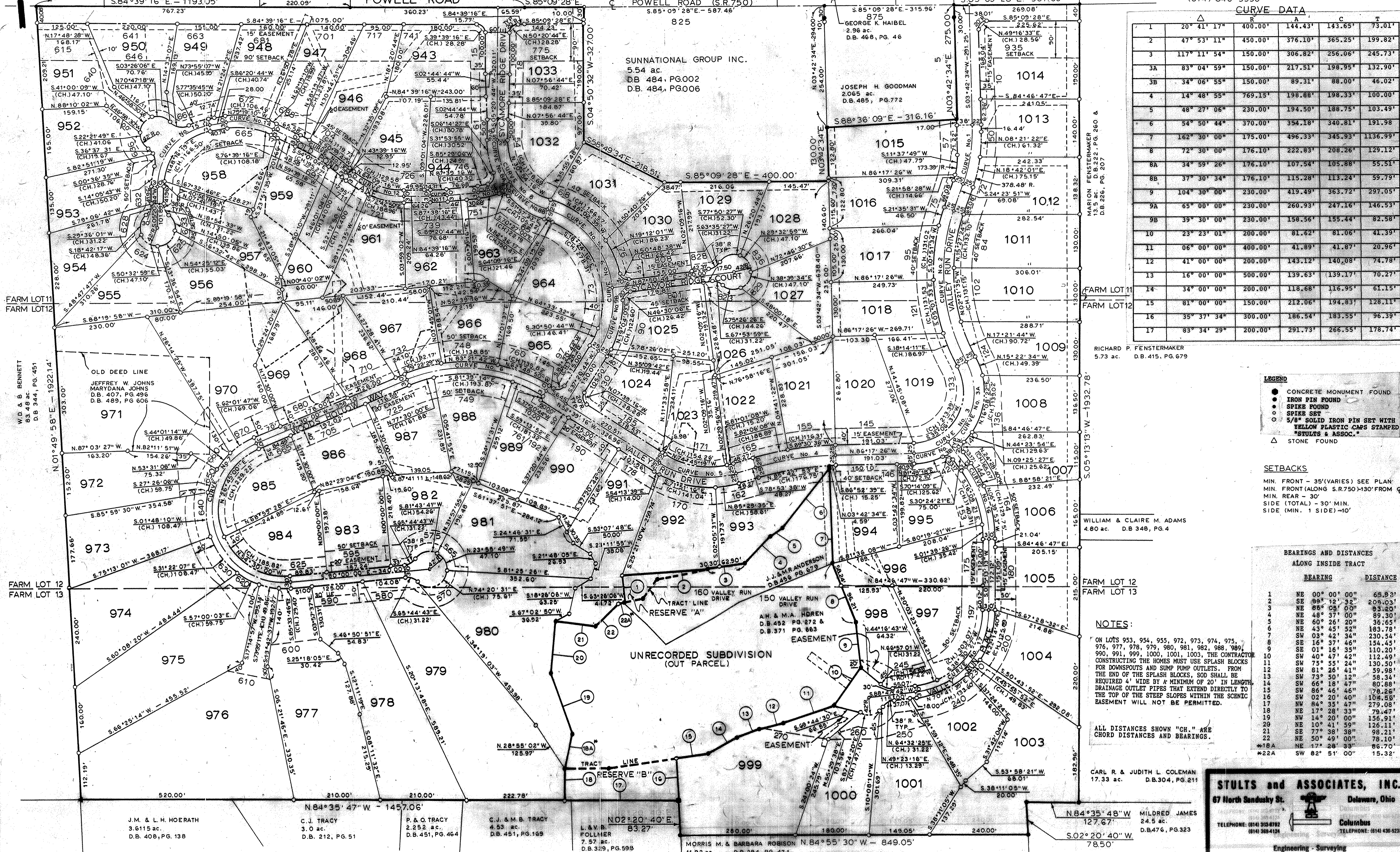
THE CHASE
RENNOB INC.
61.28 ac.
D.B. 459, PG. 61

GRAVES ADDITION
PB. 11 PG. 167

FRANK BLACKSTONE
1.85 ac.
D.B. 465, PG. 499

RUSSELL & MARY BLACKSTONE
3.45 ac. D.B. 417, PG. 77

G. WILLIAM FOUSS
5.50 ac.
D.B. 476, PG. 810



CURVE DATA

Δ	R	A	L	T
1	20' 41' 17"	400.00'	144.43'	143.65'
2	47' 53' 11"	450.00'	376.10'	365.25'
3	117' 11' 54"	150.00'	306.82'	256.06'
3A	83' 04' 59"	150.00'	217.51'	198.95'
3B	34' 06' 55"	150.00'	89.31'	88.00'
4	14' 48' 55"	769.15'	198.88'	198.33'
5	48' 27' 06"	230.00'	194.50'	188.75'
6	54' 50' 44"	370.00'	354.18'	340.81'
7	162' 30' 00"	175.00'	496.33'	345.93'
8	72' 30' 00"	176.10'	222.83'	208.26'
8A	34' 59' 26"	176.10'	107.54'	105.88'
8B	37' 30' 34"	176.10'	115.28'	113.24'
9	104' 30' 00"	230.00'	419.49'	363.72'
9A	65' 00' 00"	230.00'	260.93'	247.16'
9B	39' 30' 00"	230.00'	158.56'	155.44'
10	23' 23' 01"	200.00'	81.62'	81.06'
11	06' 00' 00"	400.00'	41.89'	41.87'
12	41' 00' 00"	200.00'	143.12'	140.08'
13	16' 00' 00"	500.00'	139.63'	139.17'
14	34' 00' 00"	200.00'	118.68'	116.95'
15	81' 00' 00"	150.00'	212.06'	194.83'
16	35' 37' 34"	300.00'	186.54'	183.55'
17	83' 34' 29"	200.00'	291.73'	266.55'

RICHARD P. FENSTERMAKER
5.73 ac. D.B. 415, PG. 679

WILLIAM & CLAIRE M. ADAMS
4.80 ac. D.B. 348, PG. 4

CARL R. & JUDITH L. COLEMAN
17.33 ac. D.B. 304, PG. 211

- LEGEND
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - SPIKE FOUND
 - SPIKE SET
 - 5/8" SOLID IRON PIN SET WITH YELLOW PLASTIC CAPS STAMPED "STULTS & ASSOC."
 - △ STONE FOUND

SETBACKS

MIN. FRONT - 35' (VARIES) SEE PLAN.
MIN. FRONT (ALONG S.R.750) - 130' FROM C.
MIN. REAR - 30'
SIDE (TOTAL) - 30' MIN.
SIDE (MIN. 1 SIDE) - 10'

BEARINGS AND DISTANCES
ALONG INSIDE TRACT

	BEARING	DISTANCE
1	NE 00° 00' 00"	65.92'
2	SE 09° 12' 32"	209.03'
3	NE 88° 05' 00"	93.20'
4	NE 48° 37' 00"	89.30'
5	NE 60° 26' 20"	36.65'
6	NE 43° 45' 52"	183.78'
7	SW 03° 42' 34"	230.54'
8	SE 16° 37' 46"	154.45'
9	SE 01° 16' 35"	110.20'
10	SW 40° 47' 42"	112.49'
11	SW 75° 55' 24"	130.50'
12	SW 81° 26' 41"	59.98'
13	SW 73° 50' 12"	58.34'
14	SW 66° 18' 47"	80.88'
15	SW 86° 46' 46"	79.26'
16	SW 02° 20' 40"	104.55'
17	NW 84° 35' 47"	279.08'
18	NE 17° 28' 33"	79.47'
19	NW 14° 20' 00"	156.91'
20	NE 10° 41' 59"	126.11'
21	SE 77° 38' 38"	98.21'
22	NE 50° 49' 00"	78.10'
*18A	NE 17° 28' 33"	86.70'
*22A	SW 82° 51' 00"	15.32'

NOTES:

ON LOTS 953, 954, 955, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 988, 989, 990, 991, 999, 1000, 1001, 1003, THE CONTRACTOR CONSTRUCTING THE HOMES MUST USE SPLASH BLOCKS FOR DOWNSPOUTS AND SUMP PUMP OUTLETS. FROM THE END OF THE SPLASH BLOCKS, SOD SHALL BE REQUIRED 4' WIDE BY A MINIMUM OF 20' IN LENGTH. DRAINAGE OUTLET PIPES THAT EXTEND DIRECTLY TO THE TOP OF THE STEEP SLOPES WITHIN THE SCENIC EASEMENT WILL NOT BE PERMITTED.

ALL DISTANCES SHOWN "CH." ARE CHORD DISTANCES AND BEARINGS.

STULTS and ASSOCIATES, INC.
67 North Sandusky St. Delaware, Ohio
Columbus
TELEPHONE: (614) 353-8782
(614) 385-4124
TELEPHONE: (614) 436-5338
Engineering - Surveying

DEER RUN

SUPPLEMENTAL PLAT SHEET

981-Lot Numbers

2/33
3/65

PART OF LOTS 11, 12 & 13, SECT. 4, TWP. 3,
R. 19, U.S.M. LANDS

LOT ACREAGES
EASEMENTS TO BE RELEASED
UTILITY EASEMENTS
SCENIC EASEMENT

OWNER-DEVELOPER:
SUNNATIONAL GROUP INC.
150 WEST WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43085
(614) 846-5330

SCALE 1"=100'
0 50 100 200

THE CHASE
RENNOB INC.
61.28 ac.
D.B. 459, PG. 68

GRAVES ADDITION
PG. 11 PG. 167

FRANK BLACKSTONE
185 ac.
D.B. 465 PG. 499

G. WILLIAM FOUSS
5.50 ac.
D.B. 476, PG. 810

POWELL ROAD

VILLAGE OF POWELL, DELAWARE CO., OHIO
POWELL ROAD (S.R. 750)

S. 85° 09' 28" E - 307.09'

GENERAL EASEMENT NOTE

EASEMENTS ADJACENT TO ALL DEDICATED RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE FOR THE OPERATION, MAINTENANCE, REPAIR, AND CONSTRUCTION OF THE ROADWAY, STORM, WATER, SANITARY, AND OTHER UTILITIES THAT MAY BE REQUIRED FOR THE BENEFIT OF THE DEVELOPER, VILLAGE OF POWELL, AND ALL ADJACENT LOT OWNERS. EASEMENTS NOT ADJACENT TO ROADWAYS ARE FOR ANY AND ALL UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE SUBDIVISION.

NOTE

SURVEY MADE SUBJECT TO EASEMENTS, RIGHTS OF WAYS, AND AGREEMENTS OF RECORD.

Small dashed lines indicate limits of easement for all utilities and include sidewalk and roadway where adjacent to public road.

FARM LOT 1
FARM LOT 2

RICHARD P. FENSTERMAKER
5.73 ac. D.B. 415, PG. 679

LIFT STATION EASEMENT

EASEMENT TO DELAWARE COUNTY COMMISSIONERS
PART 1
NON EXCLUSIVE EASEMENT OF ACCESS (ADJOINING LOTS SHALL PROVIDE ALL MAINTENANCE ON PORTION UTILIZED FOR THEIR DRIVEWAY PURPOSES.)

WILLIAM & CLAIRE M. ADAMS
4.80 ac. D.B. 348, PG. 4

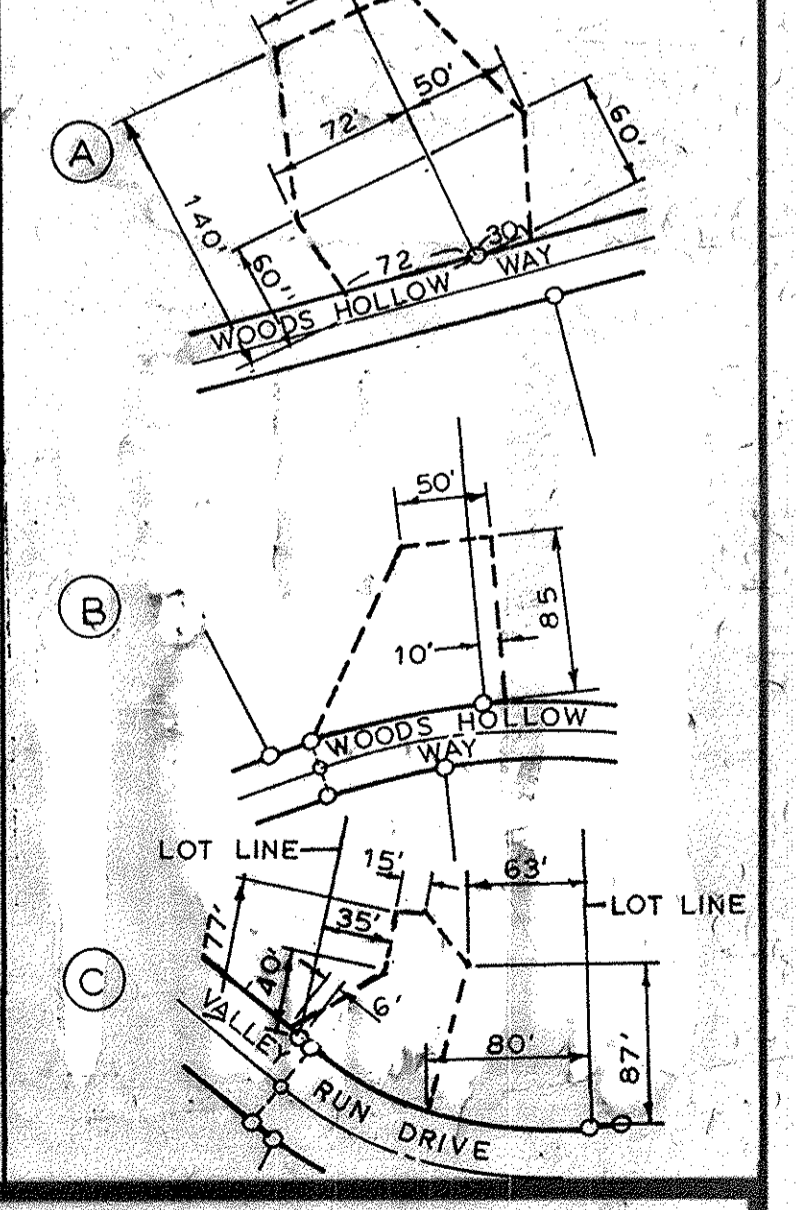
PART 2
LIFT STATION SITE EASEMENT - EASEMENT SHALL BE EXTINGUISHED WHEN LIFT STATION IS REMOVED FROM OPERATION FOR A PERIOD OF ONE (1) YEAR.

ALL DISTANCES SHOWN "CH." ARE CHORD DISTANCES AND BEARINGS.

BENCH MARK 1 - ELEV. 885.33
TOP N.E. CORNER OF CONCRETE WELL
(FROM M.I. HOMES - OFF-SITE)
ON SIDE S. R. 150 L. COLEMAN
17.33 ac. D.B. 304, PG. 211

100 YEAR FLOOD EASEMENTS

SCALE 1"=100'



STULTS and ASSOCIATES, INC.

67 North Sandusky St. Delaware, Ohio

TELEPHONE: (614) 363-6792
(614) 360-4124
Columbus TELEPHONE: (614) 436-5238

Engineering - Surveying

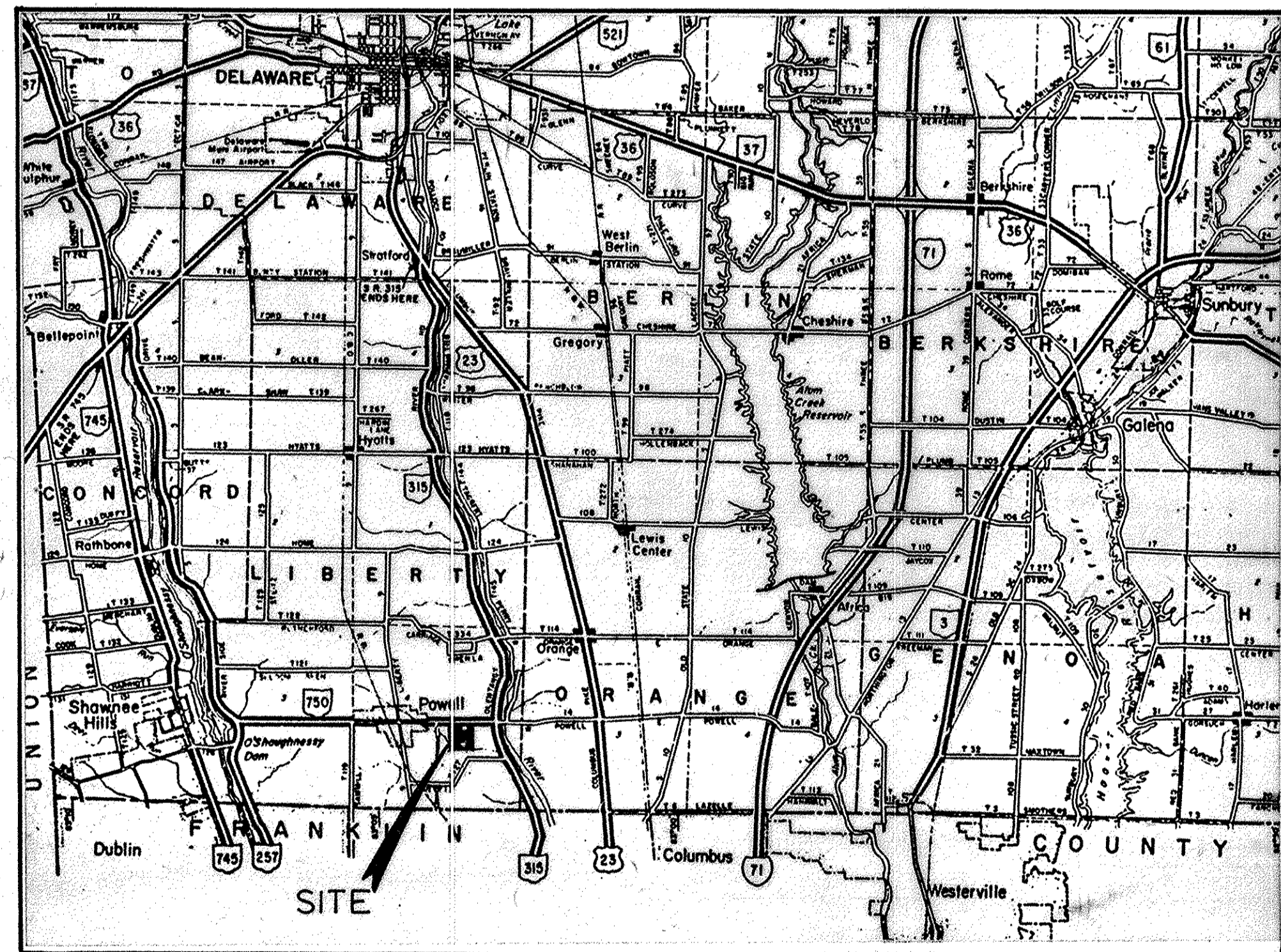
DEER RUN

SCENIC EASEMENT: IT IS INTENDED THAT THE BEAUTY AND CHARACTER OF THE AREA DESIGNATED SCENIC EASEMENT ON THIS PLAT, BE PRESERVED IN ITS NATURAL CONDITION. THEREFORE, ANY IMPROVEMENTS TO LOTS 953 THROUGH 955, 971 THROUGH 981, 989 THROUGH 991, 999 THROUGH 1001, AND 1003 INCLUSIVE, SHALL BE RESTRICTED TO THE AREA SITUATED OUTSIDE THE SCENIC EASEMENT. NO ACCESSORY BUILDINGS, FENCES, WALLS, WALKS, STEPS, OR IMPROVEMENTS OF ANY KIND SHALL BE CONSTRUCTED WITHIN THE SCENIC EASEMENT, EXCEPT UNDERGROUND UTILITY LINES THAT MAY BE NECESSARY TO SERVICE A LOT OR OTHER USES IN THE AREA. FURTHER, NO LIVE VEGETATION SHALL BE DISTURBED OR THE TOPOGRAPHY ALTERED IN ANY WAY, SO AS TO CAUSE A POSSIBLE THREAT OF EROSION IN THE AREA. DEAD PLANT MATERIAL MAY BE REMOVED TO FACILITATE NEW GROWTH AND LIVE VINES MAY BE REMOVED. NO MAN-MADE OBJECTS SHALL BE PERMITTED ABOVE GROUND.

ALL LAND ON THE PUBLIC ROAD SHOWN HEREIN IS SHOWN IN FEET IN WIDTH FROM CENTERLINE AND NOT PREVIOUSLY DEDICATED IS HEREBY DEDICATED TO PUBLIC USE

AS SUCH.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.



LOCATION MAP
(NOT TO SCALE)

EASEMENTS ARE SPECIFICALLY GRANTED INTO DEL-CO WATER, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES, AND APPURTENANCE, WITHIN DEDICATED ROAD RIGHTS-OF-WAY AND DESIGNATED "UTILITY EASEMENTS". ALSO GRANTED IS THE RIGHT OF DEL-CO INC., TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCE, OUTSIDE OF AND ADJACENT TO, SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR "UTILITY EASEMENT".

ACREAGE BREAKDOWN

FARM LOT	NET	R/W	RESERVE 'A'	RESERVE 'B'	TOTALS
11	29.2421	4.6051	—	—	33.8472
12	34.9342	3.3556	0.0813	—	38.3711
13	23.6840	0.4916	0.0392	0.5626	24.7774
TOTALS	87.8603	8.4523	0.1205	0.5626	96.9957

BY TRACT AREA	ORIGINAL AREA	DEER RUN	DEED BOOK/PAGE
SUNNATIONAL GROUP, INC.	65.533	59.993	484/002 484/006
SUNNATIONAL GROUP INC.	34.988	34.988	484/010
JEFFREY W. JOHNS, MARYDANA JOHNS	2.0147	2.0147	407/496 489/606

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS OF 96.9957 ACRES DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF THE SUBDIVISION. THE SAME TO BE KNOWN AS

"DEER RUN" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER IN ACCORDANCE WITH THE LAWS, IN SUCH CASES MADE AND PROVIDED, 8.4523 ACRES FOR ROADWAY AS SHOWN ON SAID PLAT AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THIS PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND AND WHERE NECESSARY ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

WITNESSES:

Charles Corwin
Terry E. Anderson

OWNER: SUNNATIONAL GROUP, INC., AN OHIO CORPORATION
Jeffrey W. Johns Pres.
ROBERT H. JOHNS
PRESIDENT

STATE OF OHIO,

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROBERT H. JOHNS, PRESIDENT OF SUNNATIONAL GROUP INC., WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND AFFIX MY SEAL THIS 24 DAY OF December, 1987.

Sally A. Baugh
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/8/90

WITNESSES:

Terry E. Anderson
Charles Corwin

OWNERS: JEFFREY W. JOHNS
MARYDANA JOHNS (WIFE OF JEFFREY W. JOHNS)
Jeffrey W. Johns
JEFFREY W. JOHNS
Marydana Johns
MARYDANA JOHNS

STATE OF OHIO,

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JEFFREY W. JOHNS AND MARYDANA JOHNS, WIFE OF JEFFREY W. JOHNS, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND AFFIX MY SEAL THIS 24 DAY OF December, 1987.

Sally A. Baugh
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/8/90

ORDINANCE NO. 87-20

EXECUTED BY: *J. Thomas Buehner*
MAYOR, VILLAGE OF POWELL

ATTESTED BY: *Lennex R. Brodeur*
CLERK, VILLAGE OF POWELL

APPROVED THIS 28th DAY OF December, 1987 *Edward A. Biehoff*
VILLAGE ENGINEER
VILLAGE OF POWELL

APPROVED THIS 10th DAY OF June, 1987 *Albert K. Slonson*
PLANNING COMMISSION
VILLAGE OF POWELL

TRANSFERRED THIS 15 DAY OF January, 1988 FEE: _____

David R. Thomas AUDITORS PARCEL NO. _____
COUNTY AUDITOR, DELAWARE COUNTY, OHIO

FILED THIS 15 DAY OF Jan, 1988 FEE: 23.80

Dale M. Wilges FILING NO. 69499
COUNTY RECORDER, DELAWARE COUNTY, OHIO

RECORDED IN PLAT BOOK 21 PAGES 65-66-67

We hereby certify that the above plat was prepared from an actual survey and to the best of our knowledge is correct.

William J. Anderson
Registered Surveyor No. 5555 Date 12/23/1987

STULTS and ASSOCIATES, INC.
67 North Sandusky St. Delaware, Ohio
Columbus
TELEPHONE: (614) 383-6792
(614) 388-4124
TELEPHONE: (614) 438-5238
Engineering - Surveying