

Plat Book 21 p 20

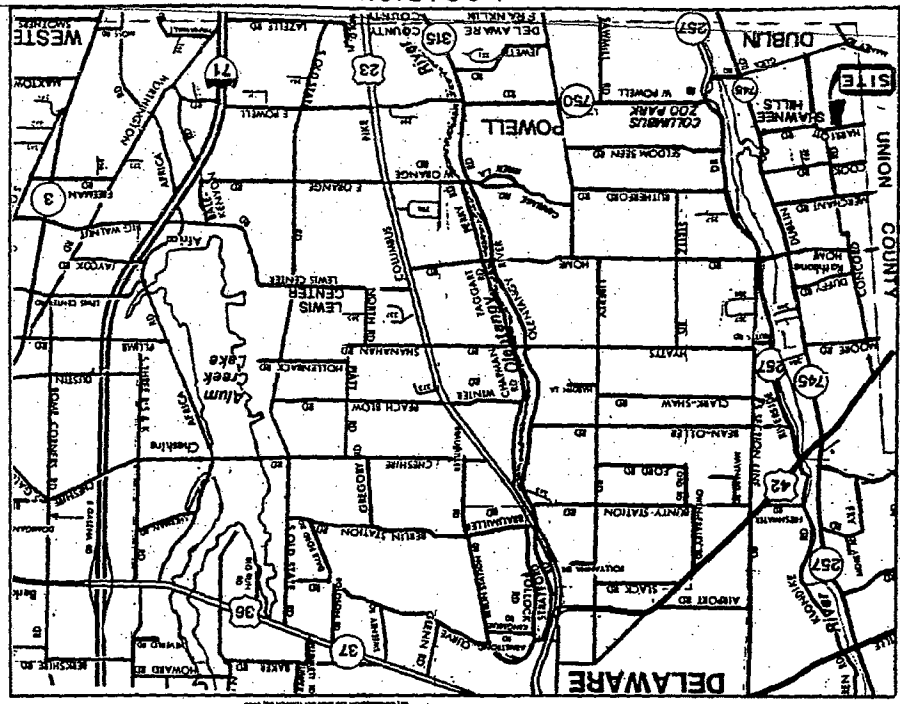
ALL LOTS ARE SUBJECT TO TEMPORARY AND OR PERMANENT EASEMENTS TO ALLOW THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM SEWER, STORM WATER DRAINAGE, SANITARY SEWER, WATERLINE, UNDERGROUND ELECTRIC AND TELEPHONE CABLES, ALL AS ARE OR MAY BE REQUIRED FOR THE DEVELOPMENT OF "THE WOODS OF GLEN ERIN".

ALL LAND ON THE PUBLIC ROAD SHOWN HEREON 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.

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.

"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 ROAD RIGHTS-OF-WAY AND DESIGNATED "UTILITY EASEMENTS". ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR "UTILITY EASEMENTS".



OUT OF AN ORIGINAL 12.877 ACRES FOR ROADWAY AS SHOWN ON SAID PLAT AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

"THE WOODS OF GLEN ERIN" AND DO HEREBY DEDICATE, TO THE PUBLIC FOREVER IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, 2.4877 ACRES FOR ROADWAY AS SHOWN ON SAID PLAT

THE UNDERSIGNED, THE WOODS OF GLEN ERIN LTD., A GENERAL PARTNERSHIP, BY RENATE WALTER SMITH, A GENERAL PARTNER, DOES HEREBY ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE HER FREE ACT AND DEED.

WITNESSES
Frank B. Smith
George T. Smith
 OWNER
 GENERAL PARTNER FOR THE WOODS OF GLEN ERIN, LTD.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO PERSONALLY APPEARED **Renate Walter Smith** who acknowledges the signing of the foregoing instrument to be his free act and deed.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THIS 12 DAY OF November, 1987.

Renate Walter Smith
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9-23-89

NOTE: PRIOR TO PREPARATION OF BUILDING SITE PLANS, EACH LOT OWNER MUST COORDINATE WITH THE HEALTH DEPARTMENT TO DETERMINE "ON-SITE" SANITARY SYSTEM LOCATION COMPATIBLE WITH THE OWNER'S DESIRED

APPROVED THIS 23 DAY OF OCTOBER

APPROVED THIS 14 DAY OF November

APPROVED THIS 13 DAY OF November

APPROVED THIS 12 DAY OF November

Frank B. Smith
George T. Smith
 DELAWARE COUNTY

TRANSFERRED THIS 2 DAY OF December
 COUNTY AUDITOR, DELAWARE COUNTY, OHIO

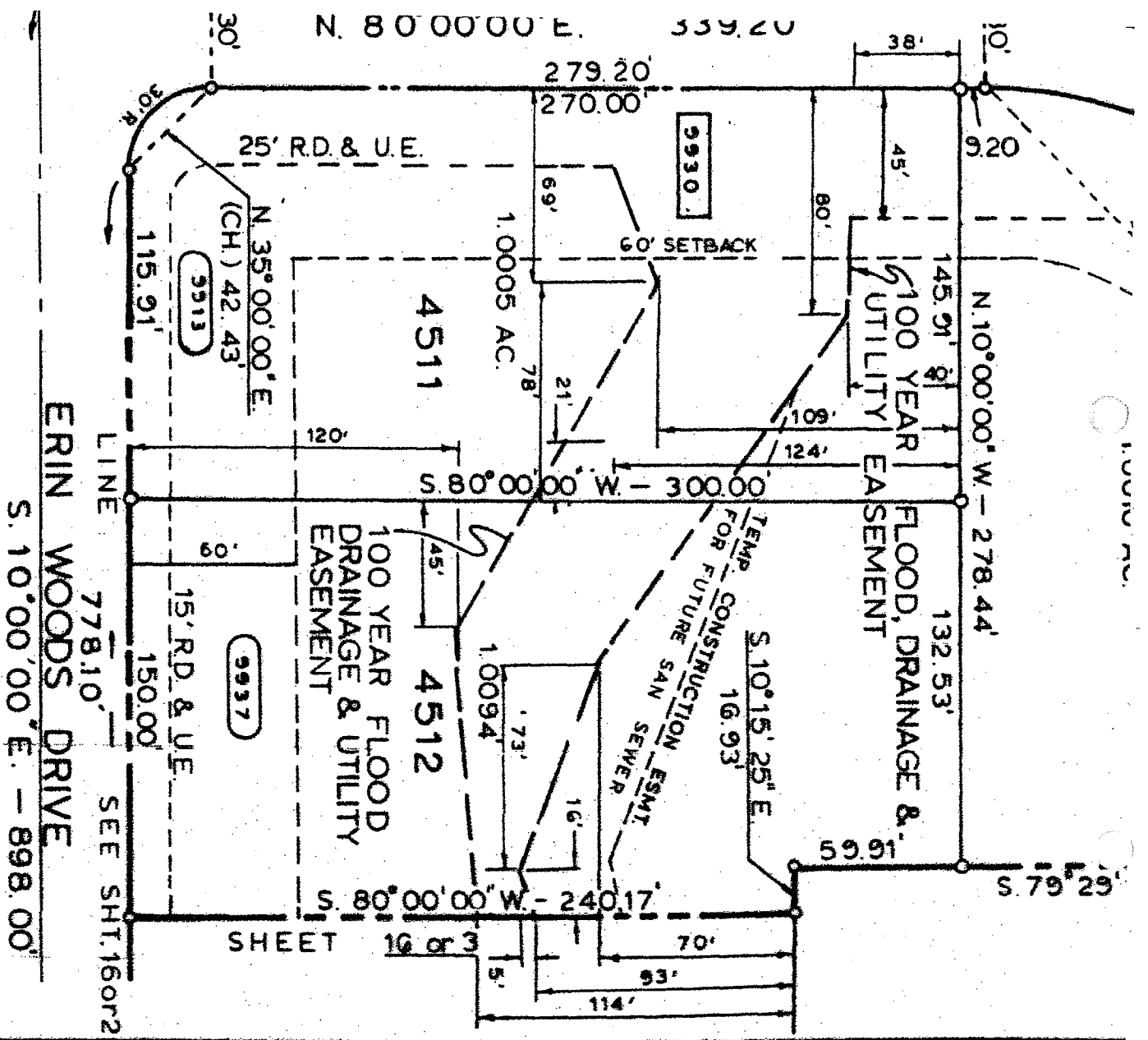
FILED THIS 2 DAY OF Dec
 COUNTY RECORDER, DELAWARE COUNTY, OHIO
 RECORDED IN PLAT BOOK 21, PAGES 20



The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewerage system is constructed within two hundred feet of a structure, constructed on a said delineated lot, said lot shall be connected to said central sewer system. Acceptance of title to a delineated lot of the subdivision shall constitute a matter of further notice of hearing on this requirement. This agreement shall be included in conveyances of title for said lots."

Register and to the

PLAT OF GLEN ERIN - PLAT



158.28' RD. & U.E. (9404)
 4505
 1.0000' AC.
 S. 80°00'00" W. - 275.97'

MATCH

15' RD. & U.E.

NOTE: R.D. & U.E. = ROADWAY DRAINAGE AND UTILITY EASEMENT

STREET ADDRESS - ALTERNATE

SCALE: 1" = 50'



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

TELEPHONE: (614) 383-8792
 (614) 389-4124

Columbus
 TELEPHONE: (614) 436-5234



Engineering - Surveying

SHEET 16 OF 3

ERIN WOODS DRIVE
 S. 10°00'00" E. - 898.00'

986.82'

SEE SHIT. 160R2

496
156 AC.

THE WOODS OF GLETON RIN LTD.
AN OHIO GENERAL PARTNERSHIP
6.7994 AC
DB. 494 PG. 583

3
17
39

N75°27'50"E
(CH)92.45'
10275

N28°01'04"E
265.55'

4497

1.6311 AC.

S30°01'34"E
(CH) 89.15'

TEMPORARY
CONSTRUCTION
EASEMENT

N81°33'59"E
233.75'

10291

S58°47'48"W
(CH) 118.78'

4498
10510 AC.

10288

S39°38'55"E
227.35'

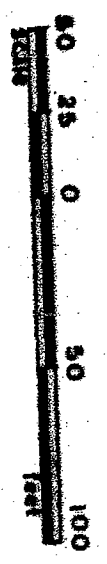
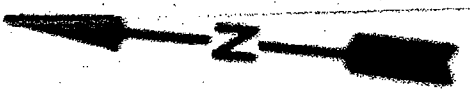
TEMP

PERM.T. ESMT.

JAMES S. VANOS
D.B. 365 PG. 82
42.00 AC.

N.80°26'00"E
90.26'

SCALE: 1" = 50'



LEGEND

- IRON PIN POUND
- SPIKE POUND
- SPIKE SET
- 5/8" SOLID IRON PIN SET WITH YELLOW PLASTIC CAPS STAMPED "STUBBS & ASSOC."
- △ POINT OF INTERSECTION

69.13'
N.35°32'16"E
77.42'
N.39°48'20"E
42.96'

120.35'
N.08°36'05"E

N.36°19'03"E - 145.21'

60' SETBACK

CURVE No. 6

10291

309.97'
449.43'

N.05°14'37"E

139.46'

CURVE DATA



EASEMENT

We/1, the undersigned Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations received to our/any satisfaction of OHIO EDISON COMPANY, an Ohio Corporation, the Grantee, do hereby give and grant unto the Grantee, its successors and assigns, an easement and right of way as described below for lines for the distribution of electric current, including telephone and telegraph, upon and over lands of Grantor situated in the Township of Concord, County of Delaware State of Ohio, being part of Section 319.202 of the R.C. V.M.S. 3003 W. Crodhan herein, which said lands are described as follows: Harrriott Rd. CH-131

Bounded on the East by lands now or formerly owned by Renate Heller

Bounded on the South by lands now or formerly owned by Orville R. & Glenetta Schott

Bounded on the West by lands now or formerly owned by Orville R. & Glenetta Schott

The easement and right of way herein granted is more definitely described as follows:

Said right-of-way will be a strip of land thirty feet (30) in width, fifteen (15) feet on either side of a center line, which center line is described as follows:
Said center line will enter grantors property approximately fifteen (15) feet south of the north property line, thence in an easterly direction parallel and adjacent to Harrriott Road CH 131. For entire frontage of the property, thence, easement is granted to serve property ~~east~~, south or west, overhead or underground.

35727

DELAWARE COUNTY, OHIO	
FILED FOR RECORD SEP 15 1971	
19	AT 10:17 O'CLOCK A.M.
RECORDED	Sept 21, 1971
Deed	PAGE 150
VOL. 358	RECORD.
David R. Thomas	
COUNTY RECORDER	
FEE \$ 2.00	285

Delaware County
The Grantor has complied with
Section 319.202 of the R.C.
Date 9-15-71 Transfer Tax Paid None
~~TRANSFERS~~ or TRANSFER NOT NECESSARY
David R. Thomas, Auditor, By A. Klein

3003
The easement and right of way herein granted includes the right to enter upon said lands and erect, operate and permanently maintain thereon all usual fixtures and equipment required for the distribution of electric current including telephone and telegraph, and the right to trim, cut, remove or control by any other means, any and all trees which may interfere with or endanger the safe and efficient operation of the lines.

TO HAVE AND TO HOLD the said easement and right of way to said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF WE/1 have hereunto set our/any hand this

day of Sept, 1971

Signed in the presence of:

Richard E. Schorler (HUSBAND)
Patricia M. Schorler (WIFE)

THIS SPACE RESERVED FOR
RECORDERS STAMP

THIS INSTRUMENT
Was prepared by
JAMES C. SCHORLER
Attorney at Law

STATE OF OHIO,
COUNTY OF Delaware ss

Before me, a Notary Public in and for said County and State personally appeared the above named

Paul Thomas 2 2 1971

who, being by me duly sworn acknowledge the signing of the foregoing easement to be theirs free act and deed for the giving and granting of the rights therein named, including dower, and that they are still satisfied therewith.

Witness my hand and official seal at Delaware Ohio,
this 24 day of Sept, 1971



RIGHT-OF-WAY EASEMENT

VOL 529 PAGE 682

KNOW ALL MEN BY THESE PRESENTS, that JAMES S. VANOS

hereinafter called grantors, in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by DEL-CO WATER CO. INC. hereinafter called the grantee, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell and convey to said grantee, its successors and assigns, an easement, a portion of which is temporary and a portion of which is perpetual with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water lines, valves, fittings, meters and accessories over and across the following lands owned by the grantor in the State of Ohio, County of Delaware and Township of CONCORD and more particularly described as follows, to wit:

Delaware County
The Grantor has complied with
Section 313.202 of the Revised
Code of Ohio and has paid
the tax thereon.
David R. Thomas, Auditor
David R. Thomas, Auditor
DAVID R. THOMAS, AUDITOR
DAVID R. THOMAS, AUDITOR

J. BRODUS SURVEY NO. 2897
35.20 ± AC.

which property is located on the SOUTH side of HARRIOTT ROAD and mailing address of which property is 7931 HARRIOTT RD DUBLIN, OHIO 43017 together with the right of ingress and egress over the grantors adjacent lands the purpose of which the above mentioned rights are granted.

The temporary easement which is for construction purposes is to terminate upon the completion of construction and is limited to Twenty Five (25) feet in width being 12½ feet on each side of and parallel with the proposed centerline of the waterline. The permanent easement hereby granted is limited to 12 feet in width being 6 feet on each side of and parallel with the centerline of the waterline as finally laid and constructed across the lands of the within grantors, said lines to be constructed as near as possible ~~to the centerline of the waterline~~ AS SHOWN ON EXHIBIT "A" or within existing utility easements.

The consideration recited herein shall constitute payment in full for all damages sustained by grantors for reason of the installation of construction referred to herein and the grantee will maintain such easement in a state of good repair and sufficiency so that no unreasonable damages will result from its use to grantors premises. This agreement, together with other provisions of this grant, shall constitute a covenant, running with the land for the benefit of the grantee, its heirs, successors and assigns. The grantors covenant that they are the owners of the above described lands and said lands are free and clear of all encumbrances except mortgages, leases, easements, and restrictions of record.
JAMES S. VANOS and JAMES S. VANOS who hereby release their respective right and expectancy of dower in said premises have herunto set their hands this 18 day of DECEMBER, 1990.

Signed and acknowledged in the presence of:
Mary Michelle Seidel

James S. Vanos

John J. Seidel
STATE OF OHIO

James S. Vanos

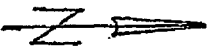
DELAWARE COUNTY:
On this 18 day of DECEMBER, 1990, before me, James S. Vanos Notary Public in and for said county, personally came JAMES S. VANOS the foregoing easement who acknowledge the signing thereof to be their voluntary act and deed.

Prepared by:
Del-Co Water Co., Inc.
6773 Olentangy River Road
Delaware, OH 43015

John J. Seidel
Notary Public

8257
FILED FOR RECORD NOV 7 1990 at 10:33 a.m.
RECORDED David to 80 Road
VOL 539 PAGE 682
Consent Attorney James S. Vanos
COUNTY RECORDER

JOHN JESEL, III - Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 137.03 O. R. C.



HARRIOTT RD.

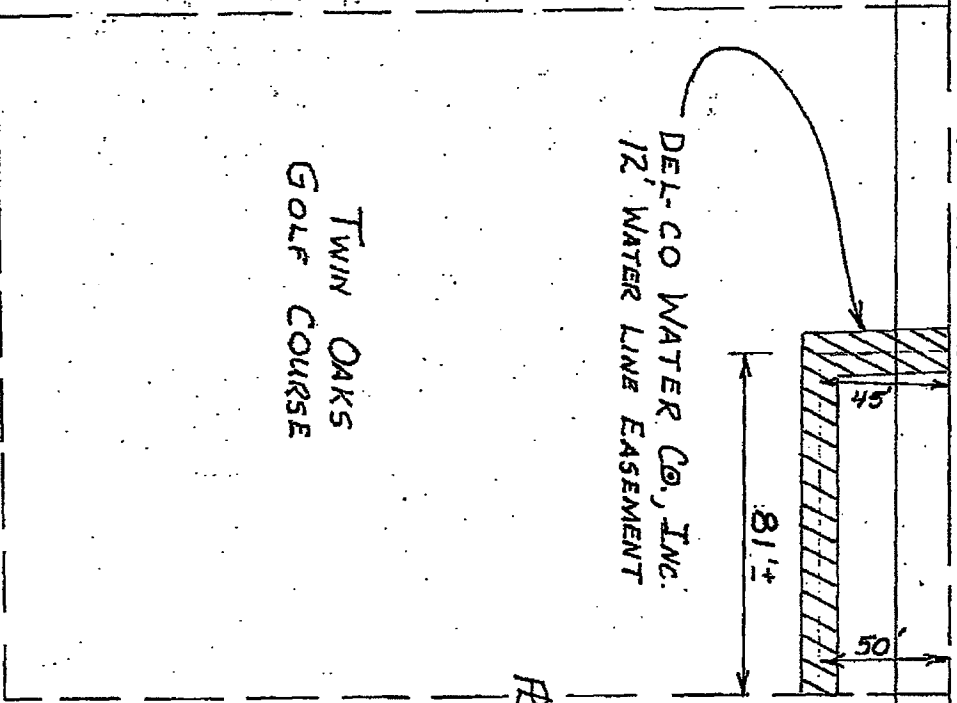


EXHIBIT "A"

VOL 529 PAGE 683