

# MURPHY'S PARK SECTION 3

Situated in the State of Ohio, County of Delaware, Village of Powell and in Farm Lot 29, Quarter Township 4, Township 3, Range 19, United States Military Lands, containing 5.041 acres of land, more or less, said 5.041 acres being all of that tract of land conveyed to **ROCKFORD HOMES, INC.**, by deed of record in Official Record 000, Page 000, Recorder's Office, Delaware County, Ohio.

The undersigned, **ROCKFORD HOMES, INC.**, an Ohio corporation, by **DONALD R. WICK**, Vice President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**MURPHY'S PARK SECTION 3**", a subdivision containing Lots numbered 0000 to 0000, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of Wagon Trail North (0.864 acre of land more or less) shown hereon and not heretofore dedicated.

Easements are reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public 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. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and or other storm water drainage facilities. 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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

A non-exclusive easement is hereby granted unto Del-Co Water Company, Inc., its successors and assigns, for the location of water lines, valves and appurtenances within the rights-of-way dedicated hereon, and within areas alongside said rights-of-way designated hereon as "Easement" or "Drainage Easement". Also granted is the right of Del-Co Water Co., Inc., to install, service and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way.

In Witness Whereof, **DONALD R. WICK**, Vice President of said **ROCKFORD HOMES, INC.**, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Signed and acknowledged  
in the presence of:

BY: **ROCKFORD HOMES, INC.**

By \_\_\_\_\_  
**DONALD R. WICK, Vice President**

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DONALD R. WICK**, Vice President of said **ROCKFORD HOMES, INC.**, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said corporation for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

My commission expires \_\_\_\_\_  
Notary Public, State of Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2001  
Mayor, Village of Powell, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2001  
Village Engineer, Village of Powell, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2001  
Chairman, Planning Commission, Village of Powell, Ohio

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2001, by Ordinance No. \_\_\_\_\_ wherein all of Wagon Trail North hereby dedicated is accepted as such, by the Council, for the Village of Powell, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.  
Clerk, Village of Powell, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2001  
Auditor, Delaware, County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2001 at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_  
File No. \_\_\_\_\_  
Cabinet \_\_\_\_\_ Slides \_\_\_\_\_  
Recorder, Delaware, County, Ohio



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1"=1000

**SURVEY DATA:**

**BASIS OF BEARINGS:** The bearings shown on this plat are based on the same meridian as the bearings shown on the subdivision plat entitled "Grandshire Section 4" of record in Cabinet 1, Slides 332, 332A and 332B, Recorder's Office, Delaware County, Ohio.

**SOURCE OF DATA:** The sources of recorded survey data are the records of the Delaware County, Ohio, Recorder referenced in the plan and text of this plat.

**IRON PINS**, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials E.M.H.T. INC.

**PERMANENT MARKERS**, where indicated, unless otherwise noted, are to be set and are iron pipes, one inch inside diameter, thirty inches long.

SURVEYED & PLATTED  
BY  
**EMHT**  
CONSULTING ENGINEERS & SURVEYORS  
GAHANNA, OHIO 43225

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

● = MAG. Nail to be set Metric Conversion 1ft.=0.30480m  
○ = Iron Pin (See Survey Data) ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Professional Surveyor No. 7211 Date \_\_\_\_\_