



M/I SCHOTTENSTEIN HOMES, INC.

www.mihomes.com

April 17, 2001

Mr. Dave Betz  
Director of Development  
Village of Powell  
47 Hall Street  
Powell, Ohio 43065

Re: Lakes of Powell Section 5 Landscape Easements

Dear Dave:

M/I Schottenstein Homes, Inc. and/or the Lakes of Powell Homeowners' Association will maintain the easement area as set forth in the attached landscape easement.

If you have any questions, I can be reached at (614) 418-8787 or (614) 207-1764.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas M. Carmody". The signature is written in a cursive style and is positioned above the printed name.

Thomas M. Carmody  
Project Manager  
Columbus Land Development

TMC/lje

Enclosure

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that MUNICIPALITY OF POWELL (the "Grantor"), for and in consideration of One Dollar (\$1.00) and other valuable consideration to it paid by LAKES OF POWELL HOMEOWNERS' ASSOCIATION, INC., an Ohio non-profit corporation (the "Grantee"), receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual nonexclusive easement for the purpose of constructing, repairing, reconstructing and maintaining entranceway and landscaping features and signs and appurtenances thereto, in, over, under, across and through the portion of the real property described on Exhibit A and Exhibit B attached hereto and incorporated by reference herein, which portion is the depicted on Exhibit C and Exhibit D attached hereto and incorporated by reference herein (the "Easement"). The improvements to be installed pursuant to the rights granted herein shall be subject to the approval of the Grantor, which approval shall not be unreasonably withheld. Grantee, its successors and assigns, shall maintain and repair all entranceway and landscaping features, signs and appurtenances thereto in a good and neat condition and state of repair in keeping with good landscaping practice and design.

The Grantee shall indemnify and hold harmless the Grantor from and against all claims, liens, damages, losses, suits and actions, including attorney's fees, arising or resulting from the Grantee's use and enjoyment of the rights granted hereunder.

Prior Instrument References: Instrument Nos. \_\_\_\_\_,  
Recorder's Office, Franklin County, Ohio.

Auditor's Parcel Numbers: \_\_\_\_\_

TO HAVE AND TO HOLD said real property unto said Grantee, it successors and assigns forever, for the uses and purposes hereinbefore described.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Easement this \_\_\_\_ day of \_\_\_\_\_, 2001.

Signed and acknowledged  
in the presence of:

MUNICIPALITY OF POWELL

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2001 by \_\_\_\_\_, \_\_\_\_\_ for the Municipality of  
Powell, on behalf of said municipality.

\_\_\_\_\_  
Notary Public

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**TOTAL - INSET PLAQUES**

PLAQUES ARE TO CLOSELY RESEMBLE EXISTING BRASS PLAQUES AT SITE.

STONE MASON TO USE TEMPLATE PROVIDED TO CREATE RECESSED MOUNTING SPACE FOR PLAQUES. TEMPLATE SIZE = 24.5" x 36.5" x 3/4"

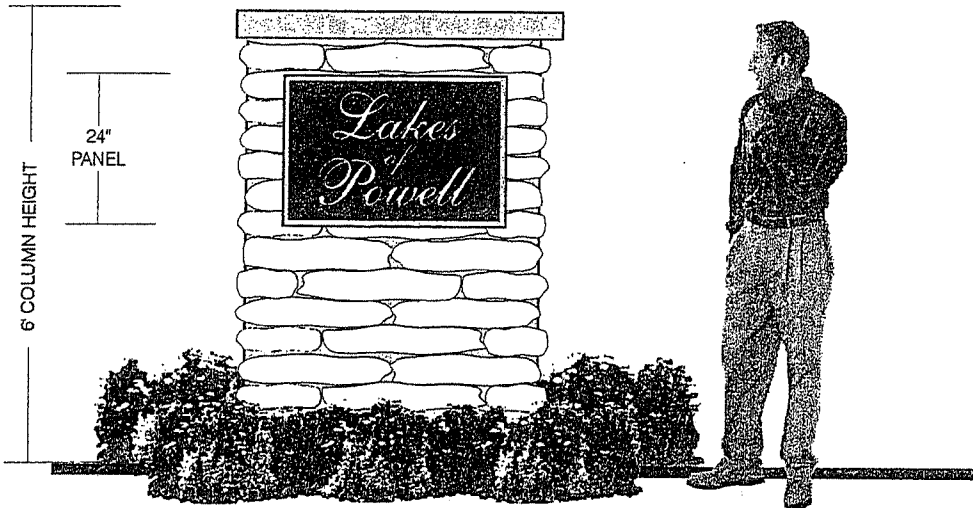
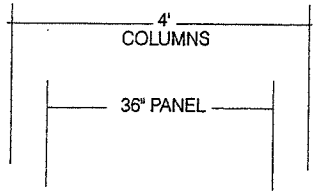
PLAQUES ARE TO FIT INTO RECESSED AREA IN STONE COLUMNS.

3/4" THICK HDU PANEL WITH RAISED COPY & BORDER. BACKGROUND IS RECESSED.

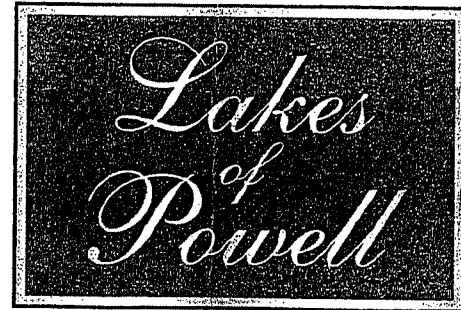
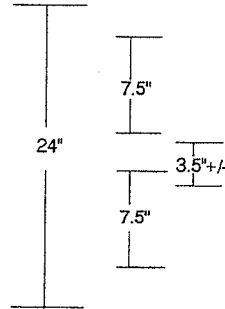
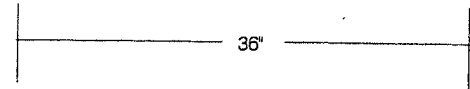
PANEL IS CONCEAL MOUNTED INTO STONE COLUMN

COLORS -

BACKGROUND - DARK BROWN PMS#1545 COPY & BORDER - MAP BRILLIANT GOLD



Scale 1/2" = 1'



RECEIVED  
DEC 11 2000  
VILLAGE OF  
POWELL

Scale 1" = 1'

SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326

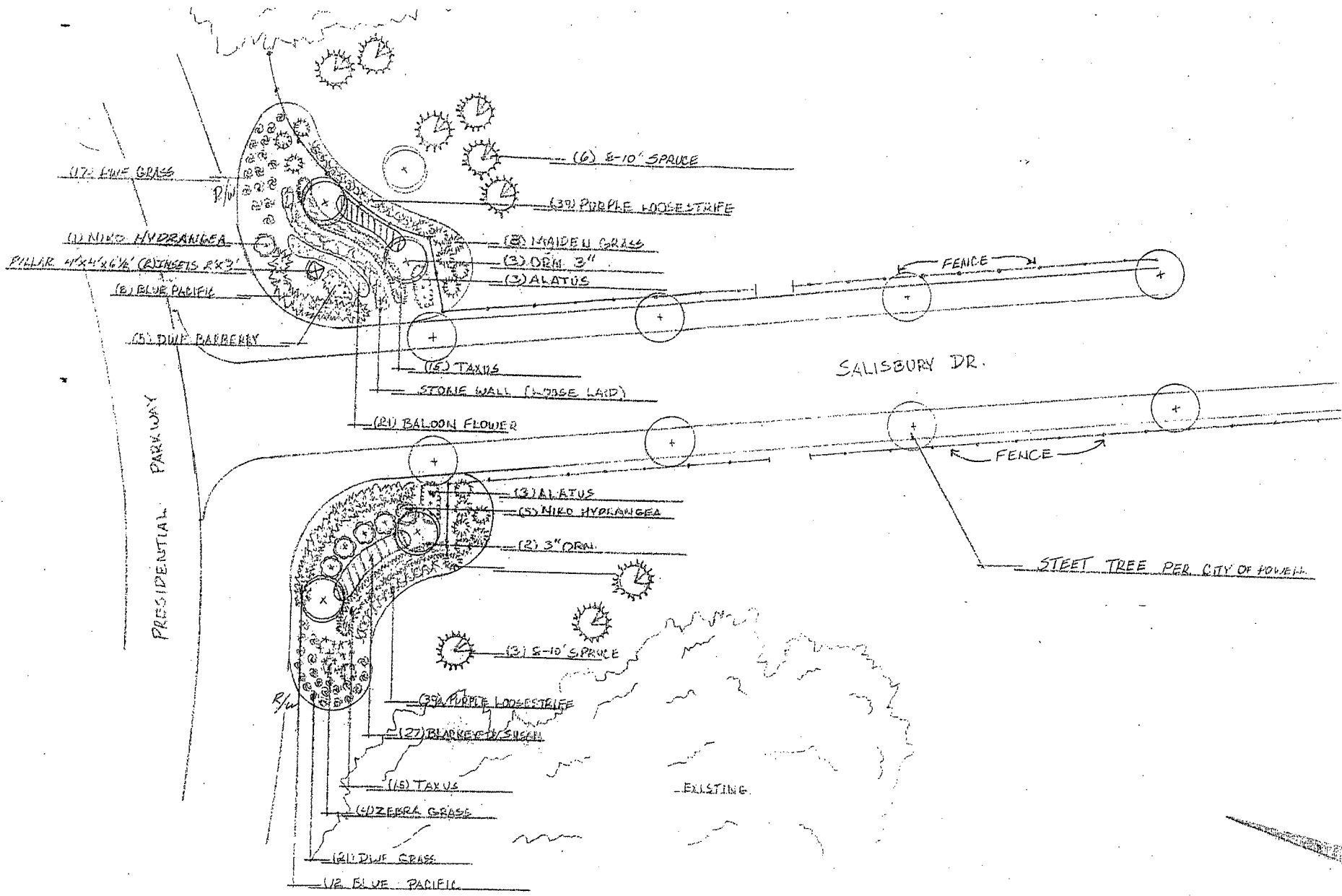


PROJECT NAME LAKES OF POWELL-  
LOCATION Blendon Gardens  
CITY \_\_\_\_\_ STATE \_\_\_\_\_

REVISION \_\_\_\_\_

SALES \_\_\_\_\_  
DESIGN\_KD \_\_\_\_\_  
SIZE 14

DATE 10-31-00  
SCALE \_\_\_\_\_  
PROJECT# 00486



(17) LIME GRASS

(1) NIKO HYDRANGEA

PILLAR 4"X4"X6 1/2' CRIMSOIS RX3'

(6) BLUE PACIFIC

(5) DWF BARBERY

PRESIDENTIAL PARKWAY

(6) 5-10' SPRUCE

(3) PURPLE LOOSESTRIFE

(8) MAIDEN GRASS

(3) ORN 3"

(3) ALATUS

(15) TAXUS

STONE WALL (W/DOG LARD)

(21) BALLOON FLOWER

SALISBURY DR.

FENCE

FENCE

(3) ALATUS

(5) NIKO HYDRANGEA

(2) 3" DRN.

STREET TREE PER CITY OF POWELL

(3) 5-10' SPRUCE

(3) PURPLE LOOSESTRIFE

(12) BLAKEA

(15) TAXUS

EXISTING

(4) ZEBRA GRASS

(2) DWF GRASS

(1) BLUE PACIFIC

SCALE 1" = 3'