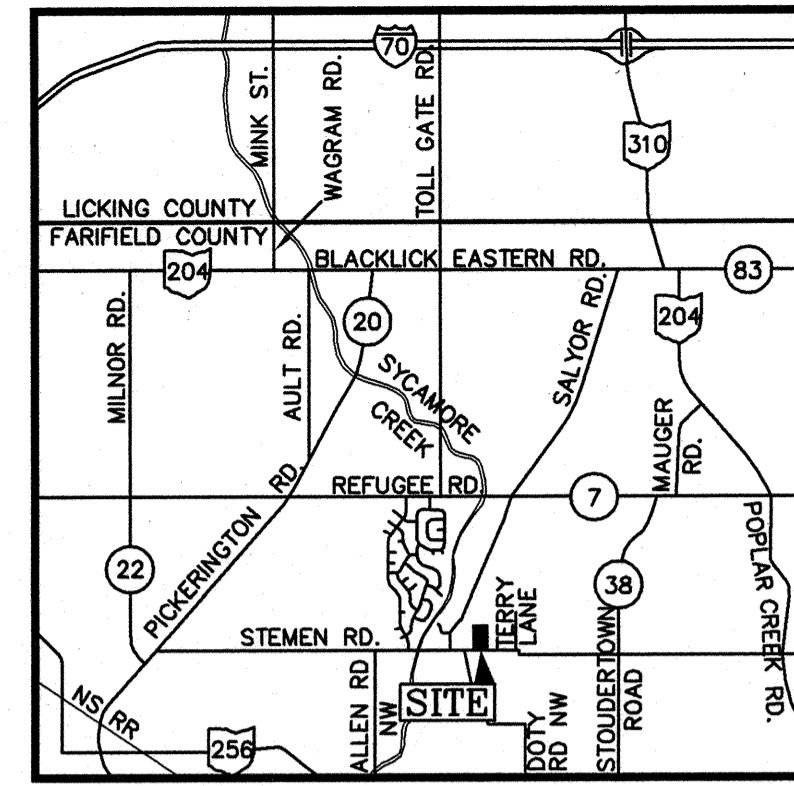


H.870

SAGAMORE POND SUBDIVISION SECTION 1, TOWNSHIP 15, RANGE 20, VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO



LOCATION MAP
- NOT TO SCALE -

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE KESWICK DRIVE NW, CONTAINING 0.603 ACRES, KESWICK COURT NW, CONTAINING 0.823 ACRES, SAGAMORE ROAD NW, CONTAINING 1.145 ACRES AND STEMEN ROAD NW CONTAINING 0.372 ACRES, COMPRISING A TOTAL OF 2.943 ACRES, TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS: UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

UTILITY AND SANITARY SEWER EASEMENTS: UTILITY AND SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY AND SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE SWALES, DITCHES AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT, EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

DRAINAGE AND UTILITY EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF STORM DRAINAGE SWALES, UTILITY LINES AND SERVICES, DITCHES AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE AND UTILITY EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, UTILITY LINES AND SERVICES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE AND UTILITY EASEMENT AREAS AS DELINEATED ON THIS PLAT, EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, UNLESS APPROVED BY THE FAIRFIELD COUNTY ENGINEER AND THE FAIRFIELD COUNTY SANITARY ENGINEER.

ACCESS AND DRAINAGE EASEMENTS: EASEMENTS ARE HEREBY GRANTED FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM "RESERVE 'A'" IN THE AREAS DELINEATED "30' ACCESS & DRAINAGE EASEMENT".

DRAINAGE MAINTENANCE DISTRICT: A MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES IS A PART OF THE IMPROVEMENT PLANS OF THE ABOVE REAL ESTATE (SUBDIVISION) AND THE OBLIGATION TO PAY THE MAINTENANCE FEES SHALL PASS WITH THE TITLE TO THE PROPERTY. THERE SHALL BE INSERTED IN EACH DEED PASSING TITLE TO ANY OF THE 23.182 ACRES DESCRIBED ABOVE BY THE OWNER OR DEVELOPER THE WORDS:

"TITLE TO THE FEE INCLUDES THE OBLIGATION TO PAY THE DRAINAGE MAINTENANCE FEE ASSESSED, OR TO BE ASSESSED, BY THE COUNTY, PURSUANT TO THE OHIO REVISED CODE 6137 AND FOLLOWING SECTIONS. THIS INCLUDES THE OBLIGATION TO PAY SUCH PORTION OF THE DRAINAGE MAINTENANCE FEE ASSESSMENT, OR TO BE ASSESSED, TO THE PUBLIC CORPORATION(S) AS ESTABLISHED IN THE ORIGINAL SCHEDULE, AS AMENDED FROM TIME TO TIME."

"ALL LOTS IN THE SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM."

THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS DESCRIBED ABOVE THAT HAS WITHIN IT A PORTION OF THE AREA DESIGNATED HEREON AS "DRAINAGE EASEMENT" OR "DRAINAGE AND UTILITY EASEMENT" SHALL CARE FOR, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALE WITHIN SAID PORTION OF THE DRAINAGE EASEMENT OR DRAINAGE AND UTILITY EASEMENT AREA.

THE EASEMENT FOR STORM SEWER, STORM DRAINAGE SWALES, AND WHERE APPLICABLE SANITARY SEWER, AND APPURTENANT WORKS IS HEREBY GRANTED TO THE BOARD OF FAIRFIELD COUNTY COMMISSIONERS AND ITS ASSIGNS, FOR USE AT SUCH TIME AS IT IS DETERMINED THAT FOR REASONS OF PUBLIC HEALTH, SAFETY, AND WELFARE IT IS NECESSARY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID "DRAINAGE EASEMENT AREA" OR "DRAINAGE AND UTILITY EASEMENT AREA", AND THAT THE COSTS THEREOF, BOTH DIRECT AND INCIDENTAL THERETO, SHALL BE PAID FOR BY THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS AND LAND UPON WHICH SUCH MAINTENANCE IS PERFORMED, UNLESS PAID BY A DRAINAGE MAINTENANCE DISTRICT ESTABLISHED FOR THE SUBDIVISION.

MONUMENTS SHOWN ON THE PLAT NOT IN PLACE AT THE TIME OF RECORDING SHALL BE PLACED PRIOR TO ACCEPTANCE OF THE STREETS.

200600016758
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD
07-10-2006 At 11:27 am.
PLAT ~~Case No.~~ 16.00

200600016759
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD
07-10-2006 At 11:27 am.
DECLARATION 308.00
OR Book 1435 Page 734 - 770

VEHICULAR RIGHT-OF-ACCESS SHALL NOT BE ALLOWED ACROSS THE ONE (1) FOOT EASEMENTS LYING PARALLEL TO STEMEN ROAD NW, ALONG THE SIDE LOTS 1 AND 31, SHALL NOT BE ALLOWED ACROSS THE ONE (1) FOOT EASEMENTS LYING PARALLEL TO SAGAMORE ROAD N.W., ALONG THE SIDE LOTS 8 AND 25 AND SHALL NOT BE ALLOWED ACROSS THE ONE (1) FOOT EASEMENTS LYING PARALLEL TO KESWICK DR. NW & KESWICK CT. NW, ALONG THE SIDE LOTS 16, 17, 8 AND 25.

A PROPERTY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF THIS PLAT. ALL PROPERTY OWNERS SHALL BE MEMBERS OF SAID ASSOCIATION, AND SHALL BE RESPONSIBLE FOR ROUTINE MAINTENANCE OF RESERVE A, I.E., MOWING AROUND DETENTION POND, ETC.

A TEMPORARY ACCESS EASEMENT IS HEREBY GRANTED FOR THE SOLE PURPOSE OF DEDICATING TO PUBLIC USE THE AREA AS SHOWN ON THIS PLAT IN LOT 22 AND ON THE DETAIL ON PAGE 5. THIS TEMPORARY ACCESS EASEMENT WILL TERMINATE UPON THE EXTENSION OF KESWICK DRIVE NW TO STEMEN ROAD NW.

Matthew C. Dehlendorf
MATTHEW C. DEHLENDORF
PRESIDENT-DEHLENDORF & COMPANY

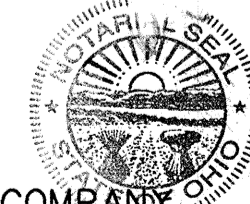
STATE OF OHIO
Franklin COUNTY

BE IT REMEMBERED THAT ON THIS 18 DAY OF May, 2006 PERSONALLY CAME THE SAID MATTHEW C. DEHLENDORF, PRESIDENT-DEHLENDORF & COMPANY, TO ME KNOWN, AND ACKNOWLEDGED BEFORE ME THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

5/14/07 *Karen L. Lawson*
MY COMMISSION EXPIRES NOTARY PUBLIC IN AND FOR
Franklin COUNTY, OHIO

DEVELOPER:

DEHLENDORF & COMPANY
202 W. JOHNSTOWN ROAD
GAHANNA, OH 43230



KAREN L. LAWSON
Notary Public, State of Ohio
My Commission Expires
MAY 14, 2007

Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
599 Scherers Court • Worthington, Ohio 43085
Phone (614)865-2498 • Fax (614)865-2885

FINAL PLAT
SAGAMORE POND SUBDIVISION
STEMEN ROAD, FAIRFIELD COUNTY, OHIO

REVISIONS
02/04/06
03/06/06

JOB NO.	1794
DRAWN BY	
DESIGN BY	
CHECKED BY	

SHEET
1
OF **5**

H. 870

SAGAMORE POND SUBDIVISION

SECTION 1, TOWNSHIP 15, RANGE 20, VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

FRANK J. WILAMOSKY AND CYNTHIA A. WILAMOSKY HEREBY EXECUTE THIS PLAT FOR THE SOLE PURPOSE OF DEDICATING FOR THE PUBLIC USE A TEMPORARY EASEMENT AS SHOWN ON THIS FINAL PLAT FOR A TEMPORARY TURNAROUND OF KESWICK DRIVE. SAID TEMPORARY EASEMENT SHALL BE VACATED UPON THE EXTENSION OF KESWICK DR. NW TO STEMEN ROAD. THE EXECUTION OF THIS FINAL PLAT SUPERSEDES ANY TERMS AND/OR CONDITIONS OF EITHER THE EASEMENT AGREEMENT FOR ROAD TURNAROUND WHICH IS RECORDED AT O.R. 1379 PAGES 0566-0579 OR PARAGRAPH 7 OF THE AGREEMENT REGARDING EASEMENTS GRANTED TO FAIRFIELD COUNTY WHICH IS RECORDED AT O.R. 1398 PAGES 1522-1532 WHICH ARE INCONSISTENT OR AT VARIANCE WITH THE TERMS AND CONDITIONS OF THIS FINAL PLAT, OTHERWISE THE TERMS AND CONDITIONS OF THE FOREGOING AGREEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT.

Frank J. Wilamosky by his attorney in fact
Francis D. Wilamosky

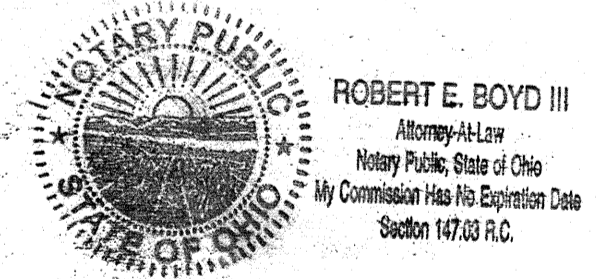
FRANK J. WILAMOSKY BY HIS ATTORNEY IN FACT FRANCIS WILAMOSKY
Francis D. Wilamosky

CYNTHIA K. WILAMOSKY BY HER ATTORNEY IN FACT FRANCIS WILAMOSKY
Francis D. Wilamosky

STATE OF OHIO
Franklin COUNTY

BE IT REMEMBERED THAT ON THIS 22nd DAY OF May, 2006, PERSONALLY CAME THE SAID FRANCIS WILAMOSKY, ATTORNEY IN FACT, TO ME KNOWN, AND ACKNOWLEDGED BEFORE ME THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

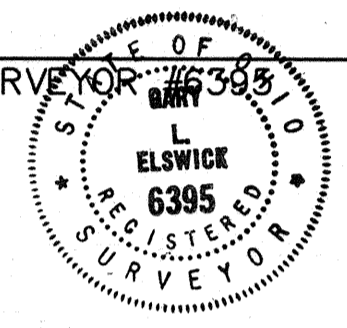
NO expiration date
MY COMMISSION EXPIRES
Robert E. Boyd III
NOTARY PUBLIC IN AND FOR
Franklin COUNTY, OHIO



CERTIFICATION OF SURVEYOR.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN SEPTEMBER, 2005, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

Gary L. Elswick
GARY L. ELSWICK, PROFESSIONAL SURVEYOR #6395 DATE 5-18-06
POMEROY & ASSOCIATES, LTD
599 SCHERERS COURT
WORTHINGTON, OHIO 43085



APPROVAL BY COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED THIS 6th DAY OF June, 2006. THE STREETS, ROADS, ETC., HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

Judith K. Skupe
Mike Ryan
Jon D. Myers
FAIRFIELD COUNTY COMMISSIONERS

APPROVAL BY COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED AS OF 6/1/06, 2006. HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

Frank W. Anderson P.E. P.S.
FAIRFIELD COUNTY ENGINEER

APPROVAL BY COUNTY SANITARY ENGINEER:

THIS PLAT IS HEREBY APPROVED AS OF May 31, 2006. HOWEVER, SANITARY SEWERS AND/OR WATERLINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

D.S. Rector, P.E.
FAIRFIELD COUNTY SANITARY ENGINEER

APPROVAL BY REGIONAL PLANNING COMMISSION:

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON 2/7/06, 2006. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED AND EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

R. Brooks Davis
DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

COUNTY AUDITOR:

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON 7/10, 2006.

Barbara Curtis
FAIRFIELD COUNTY AUDITOR
by Rhaden Deputy

COUNTY RECORDER:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON July 10th, 2006, AT 11:27 AM PM AND THAT IT WAS RECORDED ON July 10th, 2006, IN VOLUME 2, PAGE 159. PLAT RECORDS OF FAIRFIELD COUNTY, OHIO. FEE \$ 216.00.

Gene Wood by Jodi Recchi - Deputy
FAIRFIELD COUNTY RECORDER

ZONING INSPECTOR:

THIS PLAT IS CONSISTENT WITH THE CURRENT VIOLET TOWNSHIP ZONING RESOLUTION.

K. J. ...
VIOLET TOWNSHIP ZONING INSPECTOR

Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
599 Scherers Court • Worthington, Ohio 43085
Phone (614)885-2498 • Fax (614)885-2888

FINAL PLAT
SAGAMORE POND SUBDIVISION
STEMEN ROAD, FAIRFIELD COUNTY, OHIO

REVISIONS	
02/04/06	
03/06/06	

JOB NO.	1794
DRAWN BY	
DESIGN BY	
CHECKED BY	

SHEET
2
OF **5**

SAGAMORE POND SUBDIVISION
SECTION 1, TOWNSHIP 15, RANGE 20,
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

H-870

23.182 ACRE DESCRIPTION OF RECORD IN O.R. 1379, PAGE 529:

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 15, RANGE 20, REFUGEE LANDS AND BEING A PART OF THE FRANK AND CYNTHIA WILAMOSKY 3.431 ACRE TRACT AND A PART OF THE REMAINDER OF THE ORIGINAL 80 ACRE TRACT OF RECORD IN DEED BOOK 532, PAGE 447, OF THE RECORDER'S RECORDS, FAIRFIELD COUNTY, OHIO AND A PART OF THE REMAINDER OF THE FRANK J. AND CYNTHIA K. WILAMOSKY 5.522 ACRE TRACT OF RECORD IN OFFICIAL RECORD 532, PAGE 452, OF SAID RECORDER'S RECORDS, SAID 23.182 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEASTERLY CORNER OF SECTION 1 IN THE TOWNSHIP LINE BETWEEN VIOLET AND LIBERTY TOWNSHIPS AND IN THE CENTERLINE OF STEMEN ROAD;

THENCE SOUTH 89°40'15" WEST 1318.88 FEET, IN THE SOUTHERLY LINE OF SECTION 1 AND IN THE CENTERLINE OF STEMEN ROAD, TO THE PLACE OF BEGINNING AT THE SOUTHEASTERLY CORNER OF THE 23.182 ACRE TRACT HEREIN DESCRIBED AND REFERENCED BY A SPIKE FOUND 0.69 FEET NORTH;

THENCE, CONTINUING, SOUTH 89°40' 15" WEST 450.02 FEET, IN THE SOUTHERLY LINE OF SECTION 1, IN THE CENTERLINE OF STEMEN ROAD AND IN THE SOUTHERLY LINE OF SAID 3.431 ACRE TRACT, TO A SPIKE SET;

THENCE NORTH 00°54'04" WEST 230.01 FEET, TO AN IRON PIPE SET IN THE NORTHERLY LINE OF SAID 3.431 ACRE TRACT;

THENCE SOUTH 89°40'15" WEST 198.06 FEET, IN THE NORTHERLY LINE OF SAID 3.431 ACRE TRACT, TO AN IRON PIPE SET IN THE EASTERLY LINE OF SAID 5.522 ACRE TRACT.

THENCE NORTH 01°06'36" WEST 146.46 FEET, IN THE EASTERLY LINE OF SAID 5.522 ACRE TRACT, TO AN IRON PIPE SET;

THENCE NORTH 71°52'27" WEST 304.24 FEET, TO AN IRON PIPE SET;

THENCE IN A CURVE TO THE RIGHT, WITH A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 33.08 FEET, A DELTA ANGLE OF 6°46'07" AND A CHORD BEARING NORTH 21°30'37" EAST 33.06 FEET, TO AN IRON PIPE SET;

THENCE NORTH 64°31'09" WEST 214.43 FEET, TO AN IRON PIPE SET IN THE EASTERLY LINE OF THE J. & C. GAU 1.17 ACRE TRACT OF RECORD IN OFFICIAL RECORD 650, PAGE 556;

THENCE NORTH 39°01'26" EAST 548.45 FEET, PASSING A 3/4 INCH IRON PIPE FOUND AT 194.27 FEET AND A 1/2 INCH IRON PIPE FOUND AT 442.75 FEET, IN THE EASTERLY LINE OF SAID J. AND C. GAU 1.17 ACRE TRACT, THE EASTERLY LINE OF THE G. OLIVER, TRUSTEES 1.055 ACRE TRACT OF RECORD IN OFFICIAL RECORD 656, PAGE 200, AND IN AN EASTERLY LINE OF THE B. REISLING 1.01 ACRE TRACT OF RECORD IN OFFICIAL RECORD 640, PAGE 227, TO A 1/2 INCH IRON PIPE FOUND;

THENCE NORTH 25°24'32" EAST 341.66 FEET, IN AN EASTERLY LINE OF SAID 1.01 ACRE TRACT AND IN THE EASTERLY LINE OF THE R. ANDERSON 0.94 ACRE TRACT OF RECORD IN DEED BOOK 382, PAGE 65, TO AN IRON PIPE SET IN THE SOUTHERLY LINE OF THE B. TURNER 16.04 ACRE TRACT OF RECORD IN OFFICIAL RECORD 549, PAGE 988;

THENCE NORTH 89°21'31" EAST 612.29 FEET, IN THE SOUTHERLY LINE OF SAID 16.04 ACRE TRACT, TO AN IRON PIPE SET AT THE NORTHWESTERLY CORNER OF THE C. AND R. KIMBLE 7.61 ACRE TRACT OF RECORD IN OFFICIAL RECORD 880, PAGE 229;

THENCE SOUTH 00°54'04" EAST 1332.05 FEET, PASSING A BENT 3/4 INCH IRON PIPE FOUND AT 1301.30 FEET, IN THE WESTERLY LINE OF SAID 7.61 ACRE TRACT, TO THE PLACE OF BEGINNING, CONTAINING 23.182 ACRES, MORE OR LESS AND BEING 20.746 ACRES OUT OF THE REMAINDER OF THE 80 ACRE TRACT, 0.060 ACRE OUT OF THE REMAINDER OF THE 5.522 ACRE TRACT AND 2.376 ACRES OUT OF THE 3.431 ACRE TRACT.

BEARINGS ARE BASED ON THE CENTERLINE OF STEMEN ROAD BEING SOUTH 89°40'15" WEST AS DESCRIBED IN SAID 5.522 ACRE TRACT DESCRIPTION. IRON PIPES SET ARE 3/4 INCH GALVANIZED PIPE 30 INCHES LONG WITH IDENTIFICATION CAP STAMPED "POMEROY & ASSOC". THIS DESCRIPTION IS BASED ON THE RESULTS OF A FIELD SURVEY IN NOVEMBER 2004 BY GARY L. ELSWICK, REGISTERED SURVEYOR #6395.

ACCESS EASEMENT OF RECORD IN O.R. 1379, PAGE 566:

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 15, RANGE 20, REFUGEE LANDS AND BEING A PART OF THE FRANK AND CYNTHIA WILAMOSKY REMAINDER OF THE ORIGINAL 80 ACRE TRACT OF RECORD IN DEED BOOK 532, PAGE 447 AND OF THE FRANK AND CYNTHIA WILAMOSKY 5.522 ACRE TRACT OF RECORD IN DEED BOOK 532, PAGE 452 OF THE RECORDER'S RECORDS, FAIRFIELD COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A SPIKE FOUND MARKING THE SOUTHWESTERLY CORNER OF THE SOUTHEASTERLY QUARTER OF SECTION 1 AND IN THE CENTERLINE INTERSECTION OF SAYLOR AND STEMEN ROADS;

THENCE NORTH 89°40'15" EAST 484.17 FEET, IN THE CENTERLINE OF STEMEN ROAD, IN THE SOUTHERLY LINE OF THE M. & B. DULA 1.369 ACRE TRACT OF RECORD IN OFFICIAL RECORD 1200, PAGE 2429 AND IN THE SOUTHERLY LINE OF SAID 5.522 ACRE TRACT, PASSING A MAG NAIL FOUND AT 284.92 FEET, TO A POINT;

THENCE NORTH 00°19'45" WEST 340.12 FEET, TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 89°33'22" WEST 130.00 FEET, TO A POINT;

THENCE NORTH 00°26'38" WEST 43.62 FEET, TO A POINT OF CURVE;

THENCE IN A CURVE TO THE RIGHT WITH A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 141.93 FEET, A DELTA ANGLE OF 25°24'43" AND A CHORD BEARING NORTH 12°15'43" EAST 140.77 FEET, TO A POINT IN A SOUTHERLY LINE OF A FUTURE 23.182 ACRE TRACT;

THENCE SOUTH 64°31'09" EAST 48.47 FEET, IN A SOUTHERLY LINE OF SAID FUTURE 23.182 ACRE TRACT, TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 33.08 FEET, A DELTA ANGLE OF 6°46'07" AND A CHORD BEARING SOUTH 21°30'37" WEST 33.06 FEET, IN A WESTERLY LINE OF SAID FUTURE 23.182 ACRE TRACT, TO A POINT;

THENCE SOUTH 71°52'27" EAST 90.00 FEET, IN A SOUTHERLY LINE OF SAID FUTURE 23.182 ACRE TRACT, TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 61.58 FEET, A DELTA ANGLE OF 18°34'12" AND A CHORD BEARING SOUTH 8°50'27" WEST 61.31 FEET, TO A POINT;

THENCE SOUTH 00°26'38" EAST 43.62 FEET, TO THE PLACE OF BEGINNING, CONTAINING 0.410 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE CENTERLINE OF STEMEN ROAD BEING SOUTH 89°40'15" WEST AS DESCRIBED IN SAID 5.522 ACRE TRACT DESCRIPTION. IRON PIPES SET ARE 3/4 INCH GALVANIZED PIPE 30 INCHES LONG WITH IDENTIFICATION CAP STAMPED "POMEROY & ASSOC". THIS DESCRIPTION IS BASED ON THE RESULTS OF A FIELD SURVEY IN NOVEMBER 2004 BY GARY L. ELSWICK, REGISTERED SURVEYOR #6395.

Pomeroy & Associates
 Consulting Engineers & Surveyors
 599 Scherers Court • Worthington, Ohio 43085
 Phone (614)865-2498 • Fax (614)865-2863

FINAL PLAT
SAGAMORE POND SUBDIVISION
STEMEN ROAD, FAIRFIELD COUNTY, OHIO

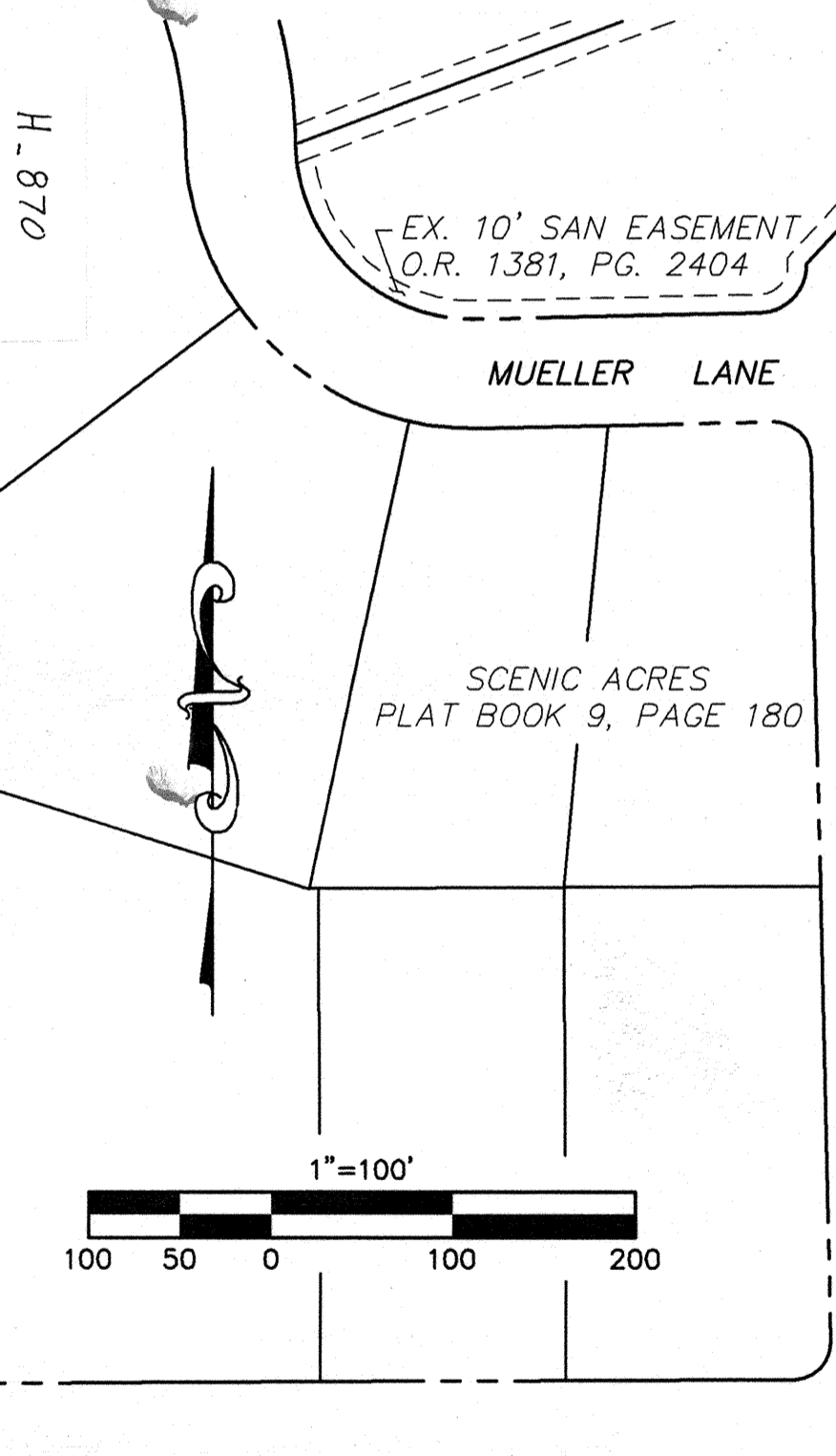
REVISIONS	
02/04/06	
03/06/06	
JOB NO.	1794
DRAWN BY	
DESIGN BY	
CHECKED BY	

SHEET
3
 OF 5

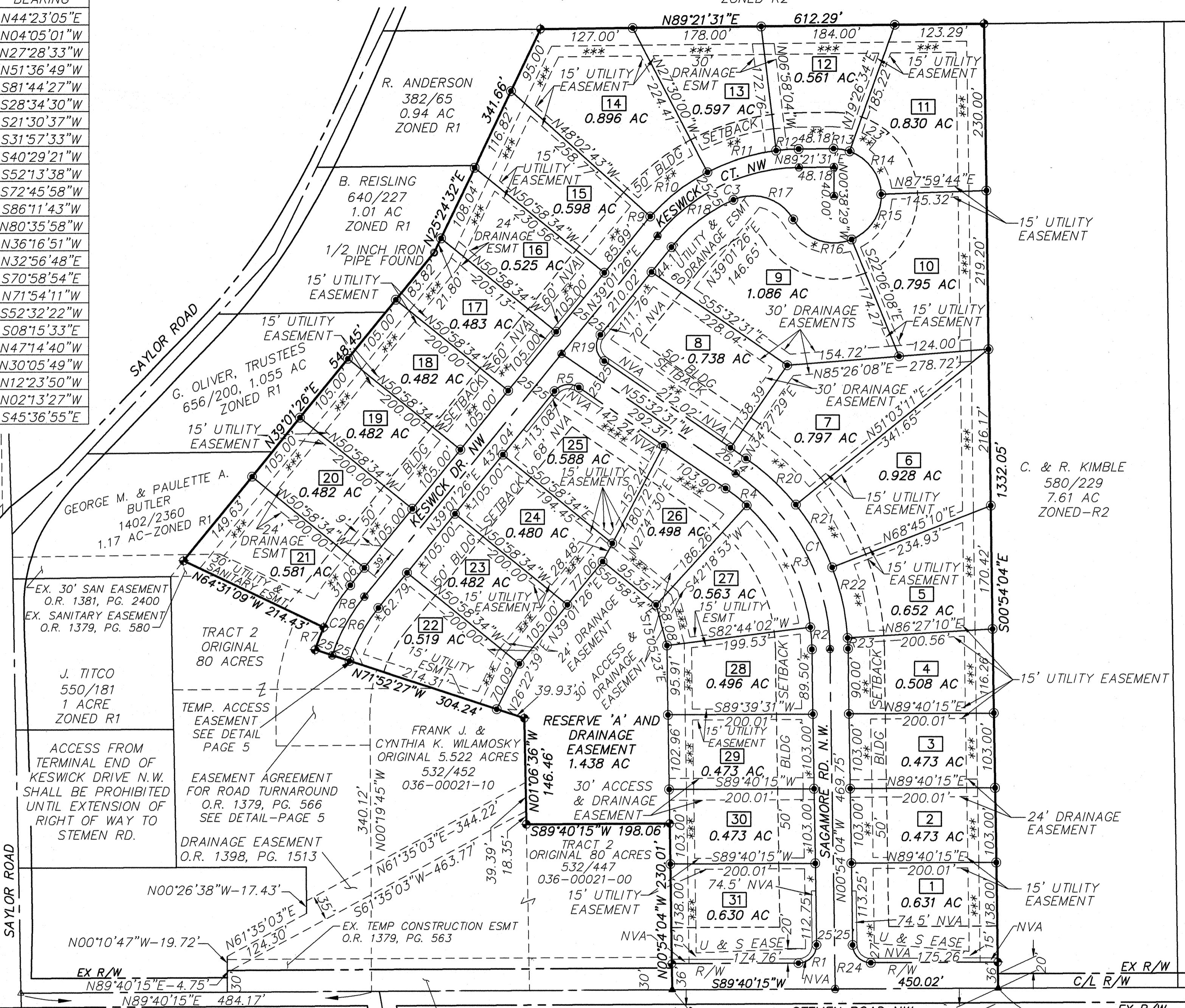
SAGAMORE POND SUBDIVISION
SECTION 1, TOWNSHIP 15, RANGE 20,
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

B. TURNER
549/988
16.04 AC
ZONED R2

RIGHT-OF-WAY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
R1	39.52	25.00	90°34'19"	35.53	N44°23'05"E
R2	30.55	275.00	6°21'54"	30.53	N04°05'01"W
R3	194.00	275.00	40°25'09"	190.00	N27°28'33"W
R4	37.71	275.00	7°51'24"	37.68	N51°36'49"W
R5	37.28	25.00	85°26'03"	33.92	S81°44'27"W
R6	83.89	230.00	20°53'53"	83.43	S28°34'30"W
R7	33.08	280.00	6°46'07"	33.06	S21°30'37"W
R8	69.05	280.00	14°07'45"	68.87	S31°57'33"W
R9	14.32	280.00	2°55'51"	14.32	S40°29'21"W
R10	100.40	280.00	20°32'43"	99.87	S52°13'38"W
R11	100.34	280.00	20°31'56"	99.80	S72°45'58"W
R12	30.92	280.00	6°19'34"	30.90	S86°11'43"W
R13	22.78	65.00	20°05'03"	22.67	N80°35'58"W
R14	77.77	65.00	68°33'10"	73.21	N36°16'51"W
R15	79.30	65.00	69°54'08"	74.47	N32°56'48"E
R16	93.30	65.00	82°14'28"	85.49	S70°58'54"E
R17	95.39	65.00	84°05'03"	87.06	N71°54'11"W
R18	108.51	230.00	27°01'51"	107.51	S52°32'22"W
R19	41.26	25.00	94°33'57"	36.74	S08°15'33"E
R20	94.13	325.00	16°35'42"	93.80	N47°14'40"W
R21	100.40	325.00	17°41'59"	100.00	N30°05'49"W
R22	100.40	325.00	17°41'59"	100.00	N12°23'50"W
R23	15.01	325.00	2°38'46"	15.01	N02°13'27"W
R24	39.02	25.00	89°25'41"	35.18	S45°36'55"E



CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	286.10	300.00	54°38'27"	275.38'	N28°13'18"W
C2	93.01	255.00	20°53'53"	92.49'	S28°34'30"W
C3	224.02	255.00	50°20'05"	216.88'	S64°11'28"W



EX. RIGHT-OF-WAY DEDICATION
O.R. 1379, PG. 532

R. ROE
1123/509
ORIGINAL 40 ACRES
ZONED-R2

U & S EASE = VARIABLE WIDTH
UTILITY AND SANITARY EASEMENT

* = 15' UTILITY EASEMENT
** = 30' UTILITY & SANITARY EASEMENT
*** = 24' DRAINAGE EASEMENT W/15' UTILITY EASEMENT
**** = 30' DRAINAGE EASEMENT

BEARINGS ARE BASED ON THE CENTERLINE OF STEMMEN ROAD BEING
SOUTH 89°40'15" WEST AS DESCRIBED IN THE 5.522 ACRE TRACT
DESCRIPTION OF RECORD IN OFFICIAL RECORD 532, PAGE 452.

Pomeroy Associates
Ltd.
Consulting Engineers & Surveyors
599 Scherers Court • Worthington, Ohio 43085
Phone (614) 885-2498 Fax (614) 885-2886

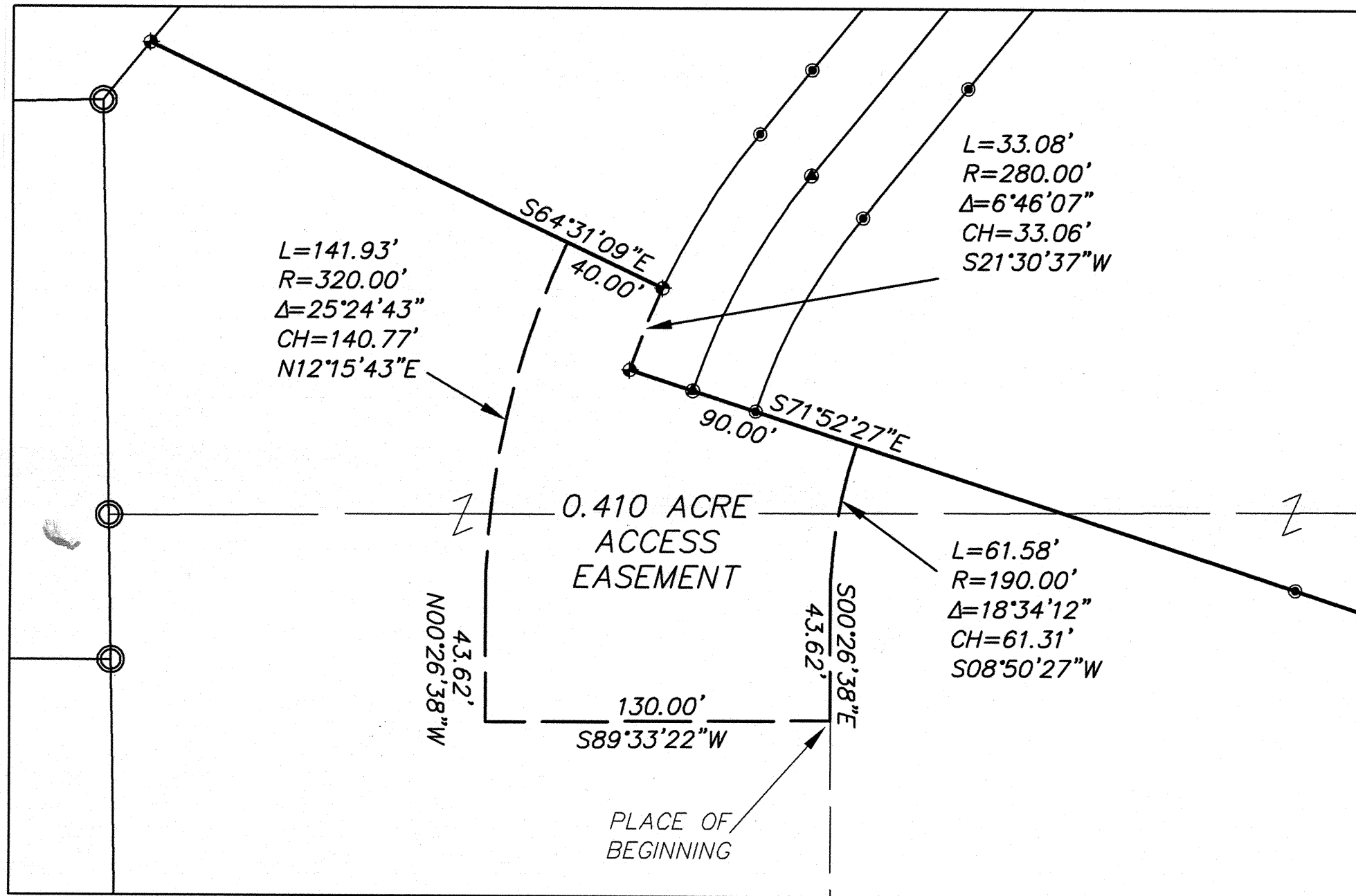
FINAL PLAT
SAGAMORE POND SUBDIVISION
STEMMEN ROAD, FAIRFIELD COUNTY, OHIO

REVISIONS	
11/16/05	
02/04/06	
03/06/06	
JOB NO.	1794
DRAWN BY	
DESIGN BY	
CHECKED BY	

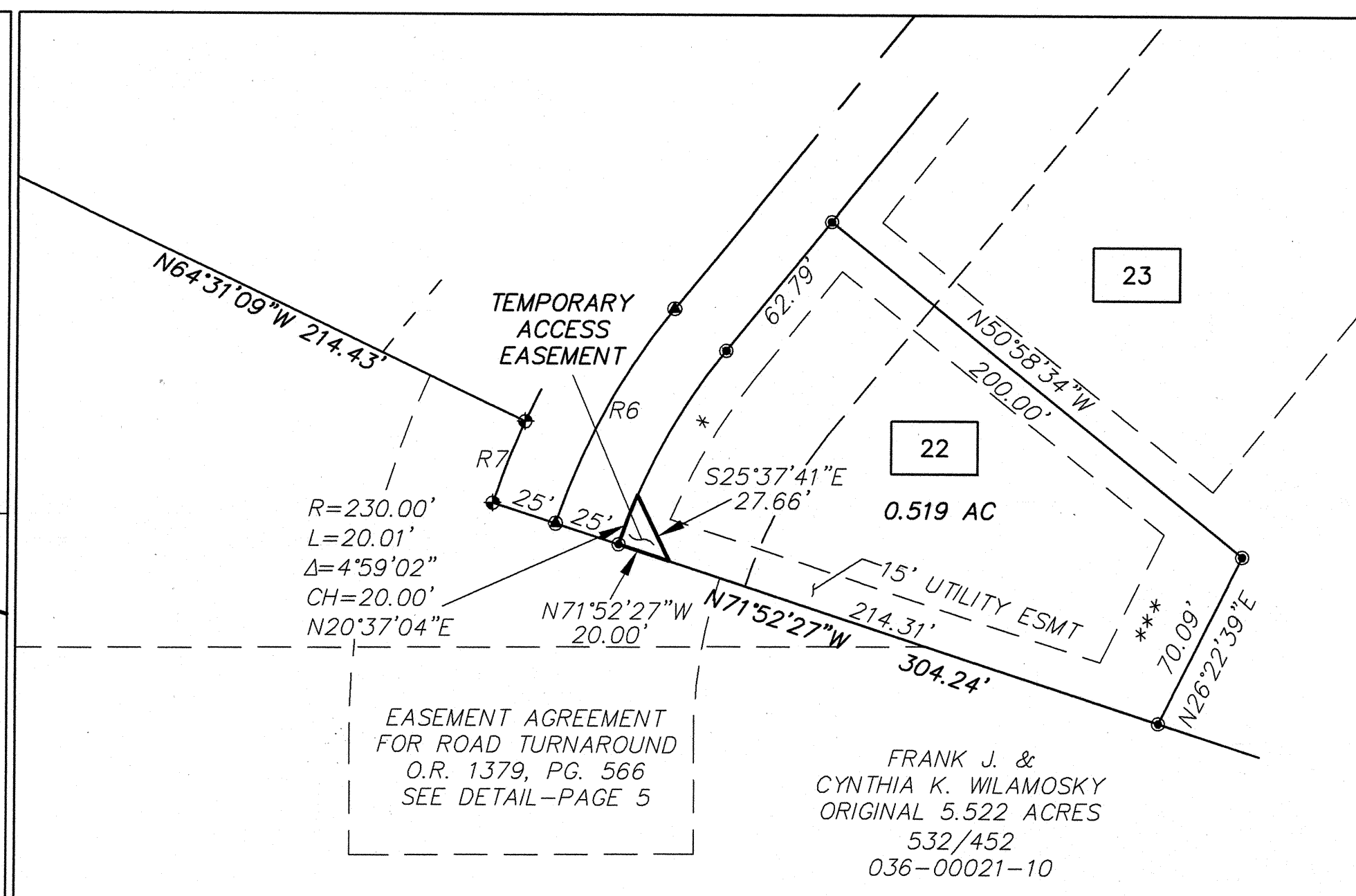
SHEET
4
OF **5**

SAGAMORE POND SUBDIVISION
SECTION 1, TOWNSHIP 15, RANGE 20,
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO

H. 870



DETAIL
ACCESS EASEMENT
OF RECORD IN
O.R. 1379, PAGE 566



TEMPORARY ACCESS EASEMENT
DETAIL

CONTROL POINT LEGEND:

- ⊕=1" DIA. SOLID BAR-PERMANENT MARKER
- ⊙=IRON PIPE SET, 3/4 INCH INSIDE DIAMETER, 30 INCHES LONG, WITH IDENTIFICATION CAP STAMPED "POMEROY & ASSOC."
- ⊙="MAG" NAIL SET
- ⊙=IRON PIN FOUND
- △=RAILROAD SPIKE FOUND
- ▲=RAILROAD SPIKE SET
- =REBAR FOUND
- ⊙=P.K. NAIL FOUND

Pomeroy Associates Ltd
Consulting Engineers & Surveyors
599 Scherers Court Worthington, Ohio 43085
Phone (614)865-2498 • Fax (614)865-2886

FINAL PLAT
SAGAMORE POND SUBDIVISION
STEMEN ROAD, FAIRFIELD COUNTY, OHIO

REVISIONS	
11/16/05	
02/04/06	
03/06/06	

JOB NO.	1794
DRAWN BY	
DESIGN BY	
CHECKED BY	

SHEET
5
OF **5**