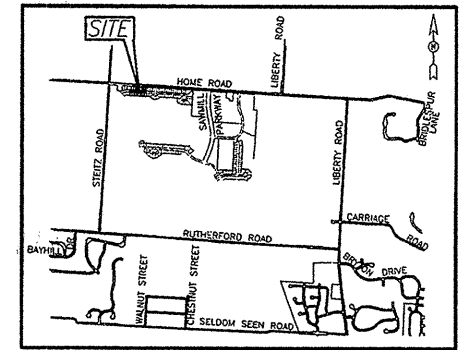


DR 992 Page 1308

FINAL PLAT GOLF VILLAGE SECTION 7 PHASE D PART 2

CITY OF POWELL, OHIO
FARM LOT 7, SECT. 2, TWP. 3, RN 19, U.S.M.L.
SHEET 1 OF 2



Situated in the State of Ohio, County of Delaware, City of Powell, being in Farm Lot 7 in Section 2, Township 3, Range 19, United States Military Lands, containing 5.191 acres of land, more or less, said 5.191 acres being out of the residue of that 36.180 acre tract of land described in the deed to Homewood Corporation, of record in Official Record 168, Page 363, Recorder's Office, Delaware County, Ohio.

The undersigned, Homewood Corporation, by James L. Lipnos, President, owner of the lands platted herein, does hereby certify that this plat correctly represents its Golf Village Section 7 Phase D Part 2, a subdivision of Lots numbered 4222 thru 4229, both numbers inclusive, and Lots numbered 4239 thru 4245, both numbers inclusive, and does hereby accept this plat of same and dedicates to public use, as such, Hickory Rock Drive and that part of Home Road that is within the corporate limits of Powell, Ohio, and not heretofore dedicated and that the property within said plat is not subject to any liens.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Storm Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi public utilities, above, beneath, and on 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. Within those areas 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 "Storm Easement" areas as delineated on this plat.

Easements shown hereon outside of the platted area are within lands owned by the undersigned and those easements are hereby reserved for the uses and purposes expressed in the herein above "Easements" paragraph.

A non-exclusive easement is hereby specifically granted unto Del-Co Water Co. Inc., its successors and assigns for the location of water lines, valves, and appurtenances within dedicated rights-of-way, Easements, Storm Easements and Sanitary Easements. Also granted is the right of Del-Co Water Co. Inc. to install, service, and maintain water meter crocks and appurtenances outside of and adjacent to said dedicated right-of-way for public roads, Easements, or Sanitary Easements.

In Witness Whereof James L. Lipnos, President of Homewood Corporation, has set his hand this 28th day of May, 2010.

Signed and Acknowledged
In the presence of: HOMWOOD CORPORATION

Adam Scott
ADAM SCOTT
Jim Steinsach
JIM STEINSACH

By James L. Lipnos
James L. Lipnos, President

State of Ohio: SS

Before me, a notary public in and for said State, personally appeared James L. Lipnos, President of Homewood Corporation, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act of deed of Homewood Corporation, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 28th day of May, 2010.

My Commission Expires 7/23/2013
Bridget E. Moody
Notary Public, State of Ohio



Approved this 31st day of August, 2010. Pat Schalkowski
Mayor, City of Powell, Ohio
Approved this 31st day of August, 2010. James L. Lipnos
City Engineer, City of Powell, Ohio
Approved this 31st day of August, 2010. Daniel M. Papp
Director of Development, City of Powell, Ohio
Approved this 29th day of June, 2010. Dipdany A. Jenkins
Delaware County Sanitary Engineer

Approved this 4th day of August, 2010, by Ordinance No. 2010-27, wherein all of Hickory Rock Drive (0.839 acre more or less) and that part of Home Road (0.257 acre of land more or less) that is located within Powell, Ohio corporate limits as shown and dedicated hereon are accepted as such by the Council for the City of Powell, Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and or maintained unless and until construction is complete and streets are formally accepted as such by the City of Powell.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 14th day of SEPTEMBER, 2010.
Eric D. Rau
Clerk, City of Powell, Ohio

NOTE A - Roof drains, basement sump pump, foundation drains, storm tile, yard inlet, catch basin or other clean water connections to the sanitary sewers and sewage systems are prohibited.

NOTE B - All contractors shall comply with the Erosion Sediment Control requirements of the City of Powell, as identified within the City of Powell's Codified Ordinance, Chapter 1111, as well as all current, applicable requirements of the Ohio Invironmental Protection Agency (OEPA).

NOTE C - Driveways shall not be constructed closer than 30 feet from any public street intersection, as measured from the edge of the intersection to the center of driveway.

NOTE D - FRONT, SIDE AND REAR YARD SETBACK REQUIREMENTS:

Front yard setbacks for lots fronting on interior streets shall be minimum of 25 feet from the interior street right-of-way.

The minimum side yard distance for lots less than 100 feet wide shall be 20% of lot width (10% min. one side) measured at minimum building setback line of the entire lot width. Lots 100 feet wide or greater - 12.5 feet each side; 25 feet total.

Rear yard setbacks for lots abutting Home Road shall be 130 feet, as measured from centerline of Home Road.

The minimum rear yard distance shall be 25 feet.

ACCESSORY USE SETBACKS:
Front Yard: No accessory use shall be located in required front yard.
Side Yard 10'
Rear Yard 20'

NOTE E - Golf Village Section 7 Phase D Part 2 as designated on FEMA Flood Insurance Rate Map, Community Panel 3904C0230 K, for Delaware County, Ohio and Incorporated Areas with effective date of April 16, 2009. ("PANEL NOT PRINTED" and indicates that there are "NO SPECIAL FLOOD HAZARD AREAS").

NOTE F - At the time of platting, electric, cable and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Golf Village Section 7 Phase D Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE G - Sanitary sewer easements are solely for construction, operation and maintenance of public and/or private sanitary sewers and service connections and cannot be occupied by other utilities, except other utilities may laterally cross said easement.

Transferred this 17 day of Sept, 2010. George Kaitow
Auditor, Delaware County

Filed for record this 17 day of Sept, 2010 at 2:59 P.M.

Fee \$ 80.00 File No. 26171

Recorded this 17 day of Sept, 2010, in Official Record 992, Pages 1308-1309

Andrew D. Bruner
Delaware County Recorder

SURVEYOR'S CERTIFICATE

We do hereby state that we have surveyed the above premises and prepared the attached plat. The field survey on which this plat is based was conducted in March of 2001.

All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements.

The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe survey marker with a plastic plug set in the top end bearing the initials BD&M#2 to be set:

Permanent survey markers, to be set upon completion of construction necessary to the improvement of the subject premises, are indicated by the following symbol:

The bearings shown on this plat correspond to the bearing S 86°37'11" E for the centerline of Home Road as shown in the deed to Homewood Corporation, of record in Official Record 168, Page 363, Recorder's Office, Delaware County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By Jimmie L. Davis
Jimmie L. Davis
Professional Surveyor No. 6942



BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

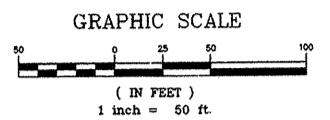
255 Green Meadows Drive S.
Lewis Center, Ohio 43035
(614) 846-3393

Stored in Cab 4 Slide 16

Cab 4 Sl 16

FINAL PLAT GOLF VILLAGE SECTION 7 PHASE D PART 2

CITY OF POWELL, OHIO
FARM LOT 7, SECT. 2, TWP. 3, RN 19, U.S.M.L.
SHEET 2 OF 2



0.239 Ac. Indicates Lot Acreage
4215 Indicates Lot Number
3909 Indicates Address Number

Owner/Developer
Homewood Corporation
2700 E. Dublin-Granville Road
Suite 01
Columbus, Ohio 43220
Phone: (614) 898-7200

PROJECT DATA
APPLIES ONLY TO THE
AREA WITHIN POWELL
CORPORATION LIMITS

EXISTING ZONING	PRD
TOTAL ACREAGE	5.191 AC.
STREET DEDICATION (R/W) to City of Powell external streets	0.257 AC.
STREET DEDICATION (R/W) to City of Powell internal streets	0.839 AC.
TOTAL AREA IN LOTS	4.095 AC.
NUMBER OF LOTS	16
NET DENSITY OF LOTS	3.91 D.U./AC.
AVERAGE LOT SIZE	12,000 SF.

BENCH MARKS
(1988 Datum)

SOURCE BENCH MARK USGS BP in Concrete Monument #TT20TWC, 27' E of C/L of Liberty Road and 9' N of C/L of Field Drive @ C/L of Seldom Seen Road extended East. Elev. = 929.76

MASTER BENCH MARK North bolt of fire hydrant @ NW corner intersection of Home Road and Steitz Road. Elev. = 945.14

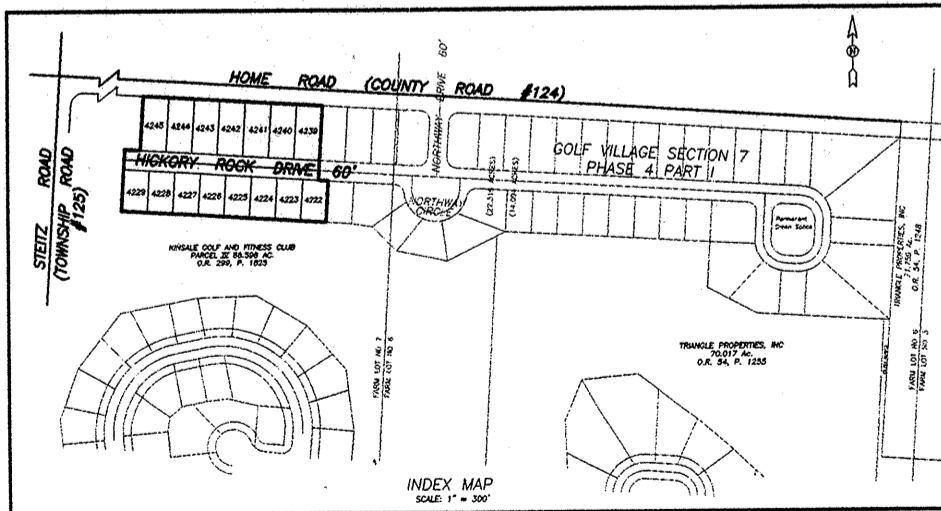
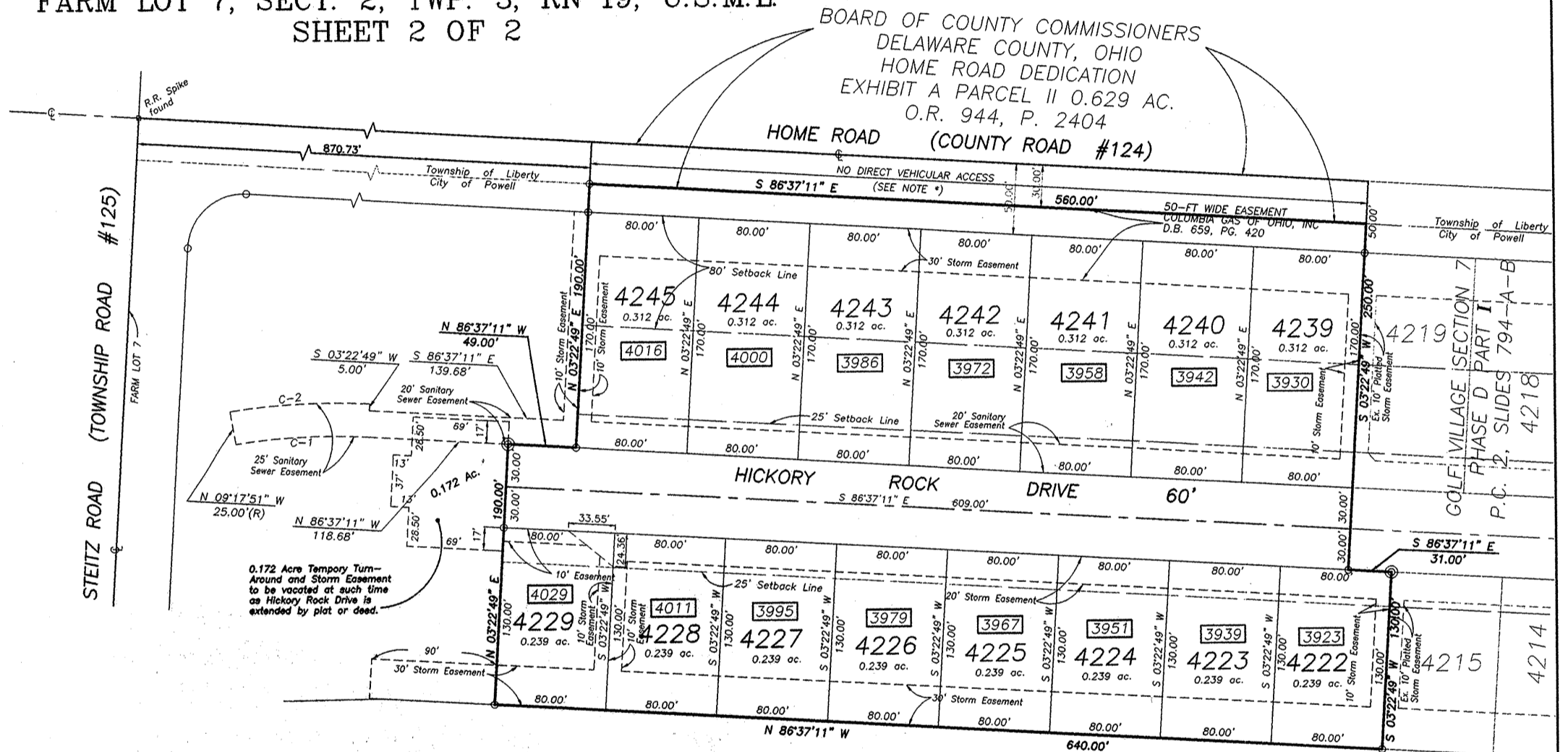
B.M.#3 NE bolt at base of first steel power pole N of Rutherford Road. Elev. = 941.78

B.M.#4 NE bolt at base of fifth steel power pole N of Rutherford Road. Elev. = 938.20

*NOTE RE: NO DIRECT VEHICULAR ACCESS TO SOUTHERLY SIDE OF HOME ROAD

Within the limits shown and specified on the attached plat, Homewood Corporation shall, on the final subdivision plat of the area immediately abutting Home Road, specifically waive and release any and all right or rights of direct vehicular access, or claims thereof, to the present highway improvements known as Home Road to be constructed, or to the ultimate highway improvements to be constructed in the future, and the execution of said plat shall act automatically as a waiver to the City of Powell, Ohio, in elimination of any direct vehicular access to said highways either for present or future construction.

Curve #	Delta	Radius	Tangent	Length	Chord	Chord BRG.
C-1	12° 40' 40"	430.00'	47.77'	95.15'	94.95'	S 87° 02' 29" W
C-2	12° 40' 40"	455.00'	50.55'	100.68'	100.47'	N 87° 02' 29" W



KINSALE GOLF AND FITNESS CLUB
PARCEL IX 88,598 AC.
O.R. 299, P. 1825

**BAUER,
DAVIDSON &
MERCHANT, INC.**
Consulting Engineers

255 Green Meadows Drive S.
Lewis Center, Ohio 43035
(614) 846-3393