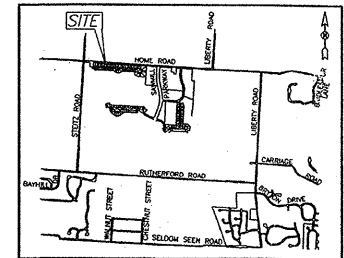


FINAL PLAT  
**GOLF VILLAGE SECTION 7**  
**PHASE D PART 3**  
 CITY OF POWELL, OHIO  
 FARM LOT 7, SECT. 2, TWP. 3, RN 19, U.S.M.L.  
 SHEET 1 OF 2



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 9.891 acres of land, more or less, said 9.891 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 3, a subdivision of Lots numbered 4230 thru 4238, both numbers inclusive, and Lots numbered 4246 thru 4256, both numbers inclusive, and does hereby accept this plat of same and dedicates to public use, as such, Hickory Rock Drive, Steitz Road 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 permits 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 Theresa Rice, of Homewood Corporation, has set her hand this 19 day of June, 2013.

Signed and Acknowledged in the presence of  
 \_\_\_\_\_  
 By Theresa Rice  
 Theresa Rice

State of Ohio: SS

Before me, a notary public in and for said State, personally appeared Theresa Rice of Homewood Corporation, who acknowledged the signing of the foregoing instrument to be her 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 19 day of June, 2013.

My Commission Expires May 5, 2018  
Michelle L. Dolan  
 Notary Public, State of Ohio

Approved this 27<sup>th</sup> day of June, 2013.  
Richard Clive (son)  
 Mayor, City of Powell, Ohio

Approved this 27<sup>th</sup> day of JUNE, 2013.  
David M. B...  
 City Engineer, City of Powell, Ohio

Approved this 1<sup>st</sup> day of July, 2013.  
Delaware County Sanitary Engineer  
 Director of Development, City of Powell, Ohio

Approved this 5<sup>th</sup> day of July, 2013.  
Delaware County Sanitary Engineer  
 Delaware County Sanitary Engineer

Approved this fourth day of June, 2013, by Ordinance No. 2013-23, wherein all of Hickory Rock Drive (1.216 acre more or less) and that part of Home Road and Steitz Road (0.579 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.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 27<sup>th</sup> day of June, 2013.  
Steve 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 Environmental 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 3 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 3 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 - Permanent Green Space (Reserves "A & B") shall be owned and maintained by the Golf Village Homeowners Association.

NOTE H - Memorandum of Understanding Between Triangle Realty and Craig and Julie Miller Regarding 4085 Home Road - Dated Monday, December 17, 2001. This pertains to installation of a driveway, site grading, sewer pipe stub, sewer easement, tree removal and replacement. Reserve "C" shall be deeded to the owner of 4085 Home Road and be maintained by same.

**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 by Bauer, Davidson & Merchant, Inc.  
 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 5/8-inch (O.D.) iron rebar survey marker with a plastic plug set in the top end bearing the "POMEROY & ASSOC." 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: . Permanent survey markers are to be solid iron pins, one inch in diameter and approximately thirty inches long.  
 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.

POMEROY & ASSOCIATES, LTD.  
 Consulting Engineers  
 By David B. McCoy  
 Professional Surveyor No. 7632

Transferred this 15 day of July, 2013. George Karitsa  
 Auditor, Delaware County

Doc ID: 010004890002 Type: OFF  
 Kind: PLAT  
 Recorded: 07/15/2013 at 10:52:48 AM  
 Fee Amt: \$80.00 Page 1 of 2  
 Workflow# 0000057805-0001  
 Delaware County, OH  
 Melissa Jordan County Recorder  
 File# 2013-00027189  
 BK 1233 PG 1266-1267

Official Record  
 by Melissa Jordan  
 County Recorder

PREPARED BY:  
**Pomeroy & Associates**  
 Ltd.  
 Consulting Engineers & Surveyors  
 599 Scherers Court • Worthington, Ohio 43085  
 Phone (614) 886-2498 • Fax (614) 886-2886

Ab 4 sl 29-29A

0.312 Ac. Indicates Lot Acreage  
 4246 Indicates Lot Number  
 4030 Indicates Address Number

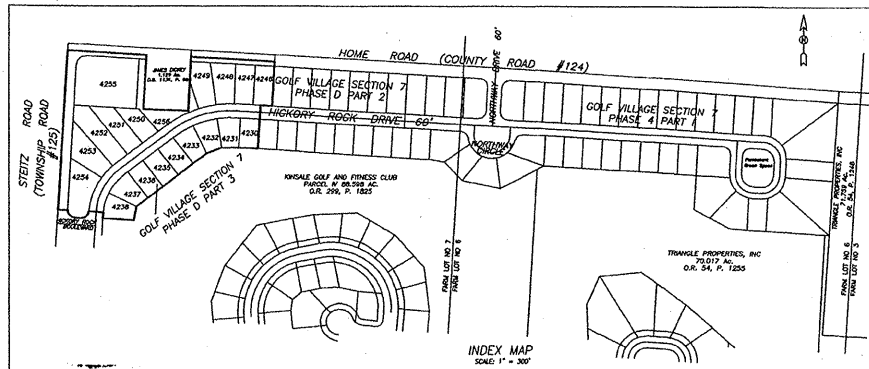
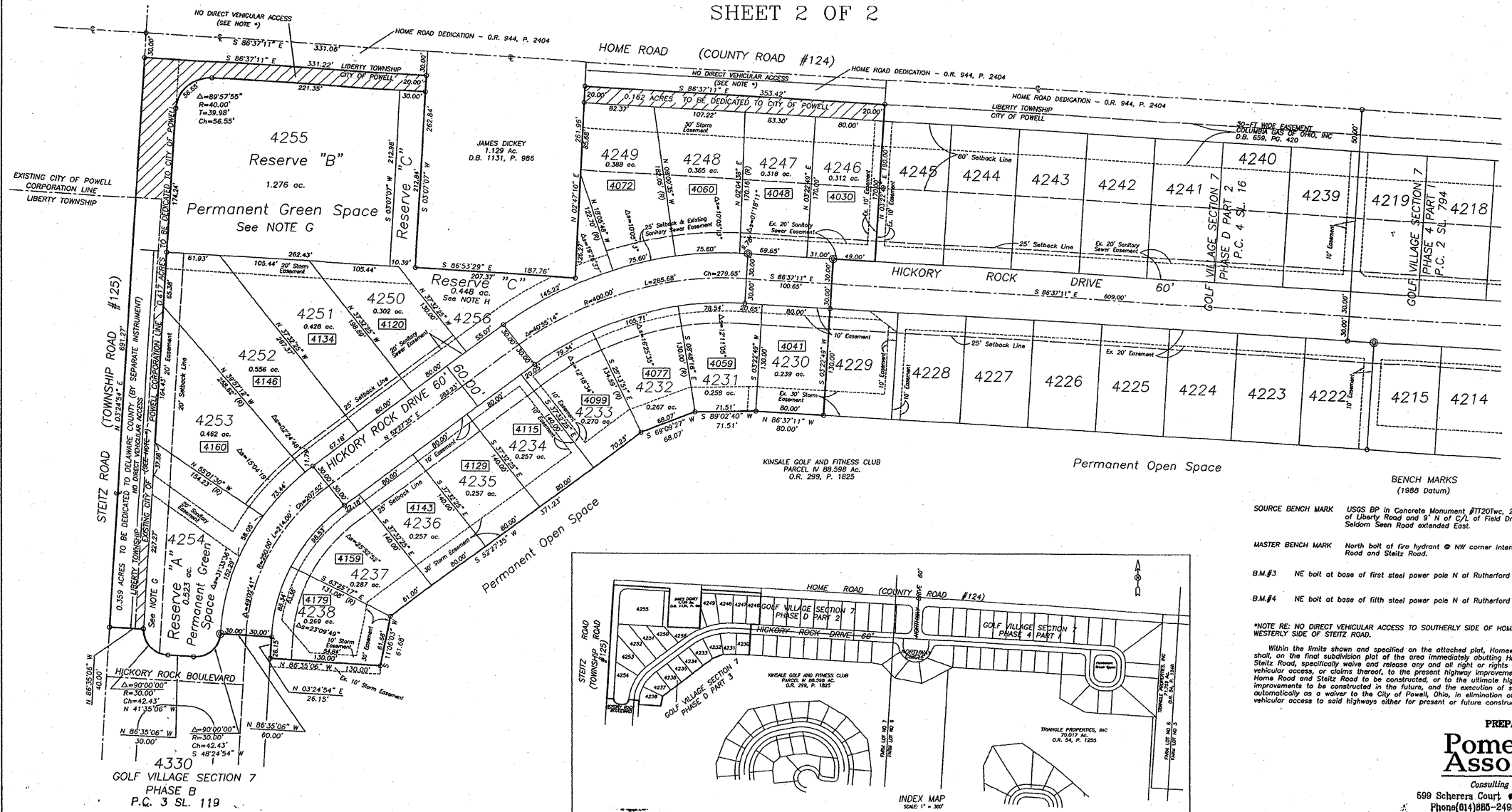
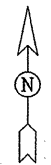
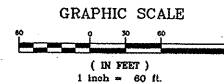
Owner/Developer  
 Homewood Corporation  
 2700 E. Dublin-Granville Road  
 Suite 01  
 Columbus, Ohio 43220  
 Phone: (614) 898-7200

**PROJECT DATA**  
 APPLIES ONLY TO THE AREA WITHIN POWELL CORPORATION LIMITS  
 (EXCEPT THAT PORTION OF STEITZ ROAD THAT LIES WITHIN LIBERTY TOWNSHIP)

**EXISTING ZONING**  
 TOTAL ACRESAGE 9.891 AC.  
 STREET DEDICATION (R/W) to City of Powell external streets 0.579 AC.  
 STREET DEDICATION (R/W) to City of Powell internal streets 1.216 AC.  
 STREET DEDICATION (R/W) to Delaware County 0.359 AC.  
 (by separate instrument) 7.736 AC.  
 TOTAL AREA IN LOTS 20  
 NUMBER OF LOTS 2,50 D.U./AC.  
 NET DENSITY OF LOTS 16,849 SF.

# FINAL PLAT GOLF VILLAGE SECTION 7 PHASE D PART 3

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



PREPARED BY:  
**Pomerooy & Associates**  
 Consulting Engineers & Surveyors  
 599 Scherers Court • Worthington, Ohio 43085  
 Phone (614) 886-2498 • Fax (614) 886-2888

sl 39A