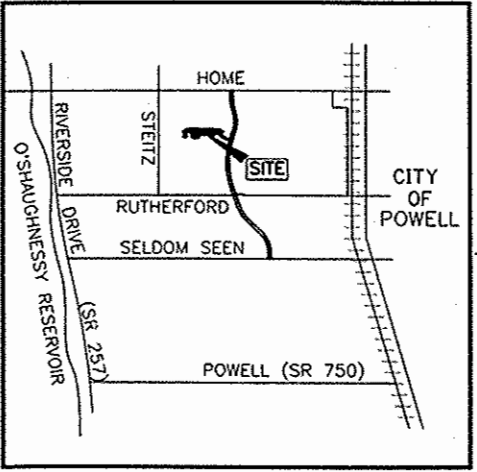


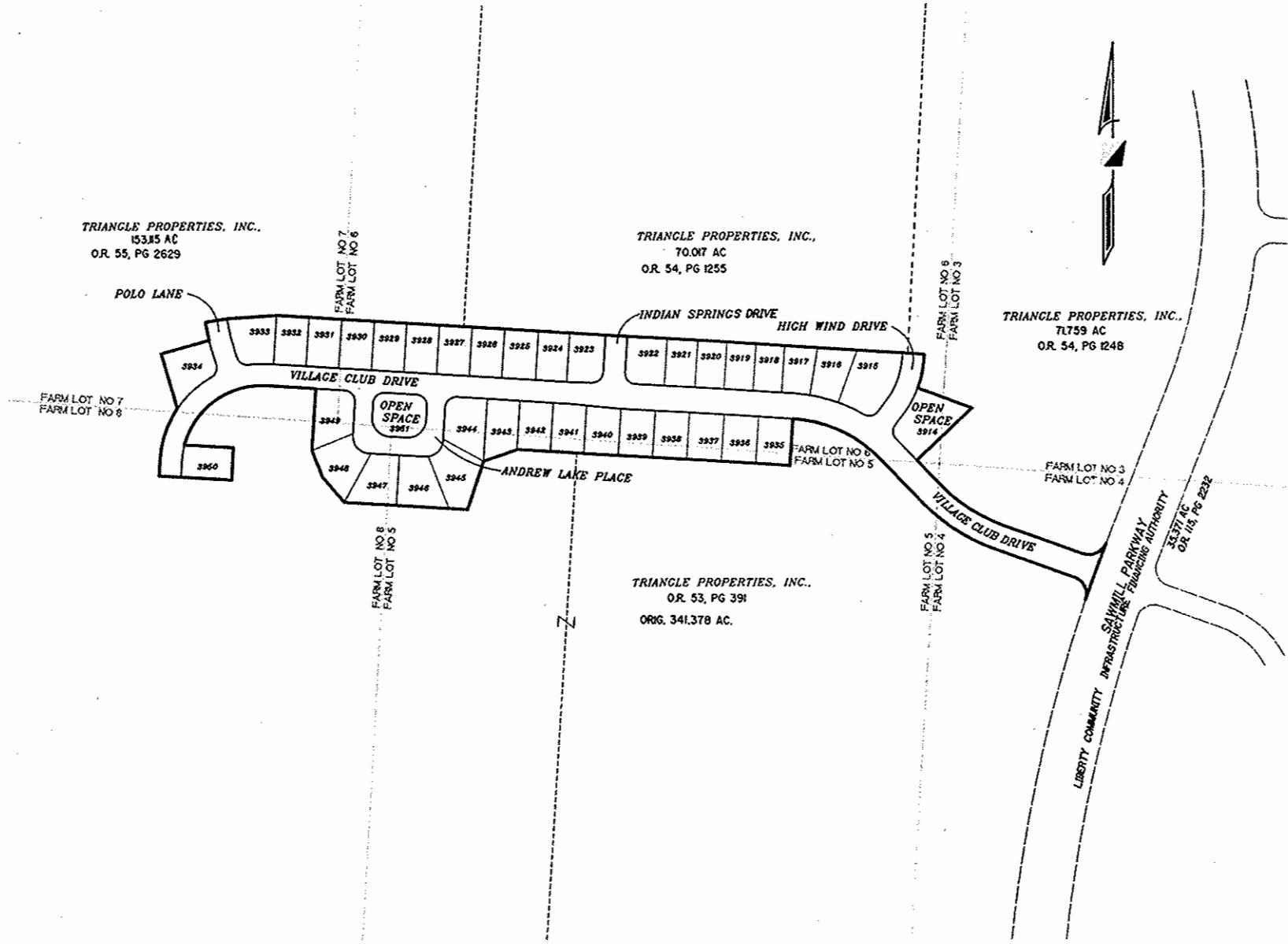
2.27.02 For affidavit see Plat Cab 2, Sl 692
 12.7.01 For affidavit see Plat Cab 2, Sl 632

RPC#43-00.9.A

GOLF VILLAGE SECTION 9 PHASE A



VICINITY MAP
NOT TO SCALE



BACKGROUND MAP
SCALE: 1"=200'

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, AND LYING IN FARM LOTS 3, 4, 5, 6, 7, AND 8, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, AND CONTAINING 0.001 ACRES IN FARM LOT 3, 0.801 ACRES IN FARM LOT 4, 2.287 ACRES IN FARM LOT 5, 0.525 ACRES IN FARM LOT 6, 2.248 ACRES IN FARM LOT 7, AND 1.500 ACRES IN FARM LOT 8, AND BEING A 17.462 ACRE TRACT OF LAND COMPRISED OF 7.826 ACRES OUT OF A 10.07 ACRE TRACT, 0.644 ACRES OUT OF A 17.759 ACRE TRACT, 1.543 ACRES OUT OF AN ORIGINAL 341.378 ACRE TRACT, AND 7.449 ACRES OUT OF A 153.85 ACRE TRACT, INCLUDING 5.595 ACRES OF RIGHT-OF-WAY, CONVEYED TO TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, BY DEEDS OF RECORD IN OFFICIAL RECORD 53, PAGE 391, IN OFFICIAL RECORD 54, PAGE 1248, IN OFFICIAL RECORD 54, PAGE 1255, AND IN OFFICIAL RECORD 55, PAGE 2629, RESPECTIVELY, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 9, PHASE A", A SUBDIVISION OF LOT NUMBERS 3914 THROUGH 3951, INCLUSIVE, AND DEDICATES TO PUBLIC USE THE LANE, DRIVES, AND PLACE NOT HERETOFORE DEDICATED.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, DONALD R. KENNEY, MANAGING MEMBER, HAS SET HIS HAND THIS 21st DAY OF November, 2001.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
 [Signature] TRIANGLE PROPERTIES, INC.
 AN OHIO CORPORATION
 BY: [Signature] DONALD R. KENNEY
 MANAGING MEMBER
 STATE OF OHIO

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, 2001 BY DONALD R. KENNEY, MANAGING MEMBER OF TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21st DAY OF November, 2001.
 MY COMMISSION EXPIRES June 3, 2002
 [Signature] NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY
 APPROVED BY:
 [Signature] 10-01-01
 ZONING INSPECTOR, LIBERTY TOWNSHIP DATE
 [Signature] 10-18-01
 SANITARY ENGINEER, DELAWARE COUNTY DATE
 [Signature] 10-22-01
 COUNTY ENGINEER, DELAWARE COUNTY DATE
 [Signature] 10-31-01
 DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 19 DAY OF Nov. 2001 RIGHTS-OF-WAY FOR PUBLIC LANE, PLACE, AND DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED AS SUCH BY DELAWARE COUNTY.

Transferred this 21 DAY OF November 2001
 [Signature] DELAWARE COUNTY COMMISSIONERS
 [Signature] DAVID AYOSTHOS
 AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 21 DAY OF Nov 2001 AT 12:42 PM
 FEE 60.00 FILED ON 44717 Kay L Corlin
 RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS DAY OF 2001 PLAT CABINET 2 SL 634-634B

NOTES:
 NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMENDED FINISH FLOOR ELEVATIONS AND/OR LOT GRADING PLANS. SAID PLANS AS APPROVED BY THE GOVERNMENTAL AGENCIES ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLANS REQUIRED WITH THE BUILDING PERMIT.
 EASEMENTS ARE RESERVED FOR THE CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND STORM WATER DRAINAGE, ABOVE AND BELOW THE SURFACE OF THE GROUND, AND WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTION TO LOTS AND LANDS.
 EASEMENTS ARE SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC., ITS SUCCESSORS OR ASSIGNS FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN DEDICATED RIGHTS-OF-WAY, "SANITARY EASEMENT" AND DESIGNATED "EASEMENTS". ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR "EASEMENTS".
 STREET IMPROVEMENTS WITHIN DEDICATED RIGHTS-OF-WAYS WILL NOT BE FORMALLY ACCEPTED BY DELAWARE COUNTY FOR PUBLIC USE UNTIL CONSTRUCTION IS SATISFACTORILY COMPLETED.
 ROOF DOWN SPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEM IS PROHIBITED.
 ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS", ADOPTED BY THE COUNTY COMMISSIONERS.
 FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT BUILDING DEPARTMENT APPROVAL.

THE SITE LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39041C 0209J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.
 WHERE INDICATED, SANITARY SEWER EASEMENTS ARE SOLELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND/OR PRIVATE SANITARY SEWERS AND SERVICE CONNECTIONS AND MAY BE CROSSED BY OTHER UTILITIES.

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 86°37'N E FOR THE CENTERLINE OF HOME ROAD (COUNTY ROAD 124) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN APRIL, 2000.

ZONING AND AREA CALCULATION:
 TOTAL AREA = 17.462 ACRES
 AREA PHASE 1 = 17.462 ACRES
 LOT AREA = 10.988 ACRES
 R.O.W. AREA = 5.595 ACRES
 NUMBER OF LOTS = 36
 DENSITY = 2.062 DU/AC
 OPEN SPACE AREA = 0.879 ACRES
 X OPEN SPACE AREA = 5.03 X

"OPEN SPACE" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN "GOLF VILLAGE SECTION 9, PHASE A" AND ALL SUBSEQUENT SECTIONS OF THIS DEVELOPMENT. ALL "OPEN SPACE" IS SPECIFICALLY CREATED, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, AND CONTINUED FUNCTION OF DRAINAGE SYSTEMS.

SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF ALL CURB AND GUTTER STREETS UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.
 NO ZONING PERMITS WILL BE ISSUED FOR ANY RESIDENTIAL/COMMERCIAL DEVELOPMENT IN GOLF VILLAGE SEC. 9, PH A, UNTIL THE ENTIRE SAWMILL PARKWAY EXTENSION FROM HOME ROAD, SOUTH TO SELDON SEEN ROAD, IS CONSTRUCTED TO DELAWARE COUNTY ENGINEER STANDARDS AND THE ENTIRE LENGTH OF SAWMILL PARKWAY TO BE CONSTRUCTED FOR THIS DEVELOPMENT, IS OPEN TO TRAFFIC BY THE COUNTY ENGINEER.

YARD SETBACKS
 FRONT YARD SETBACK: 25'
 REAR YARD SETBACK: 25'
 SIDE YARD SETBACKS:
 LOTS LESS THAN 100' WIDE: 20% LOT WIDTH TOTAL/10% MIN ONE SIDE
 100' WIDE LOTS OR GREATER: 12.5' EACH SIDE/ 25' TOTAL

Prepared By:
 R. D. Zande & Associates, Inc.
 1237 Dublin Road
 Columbus, Ohio 43215



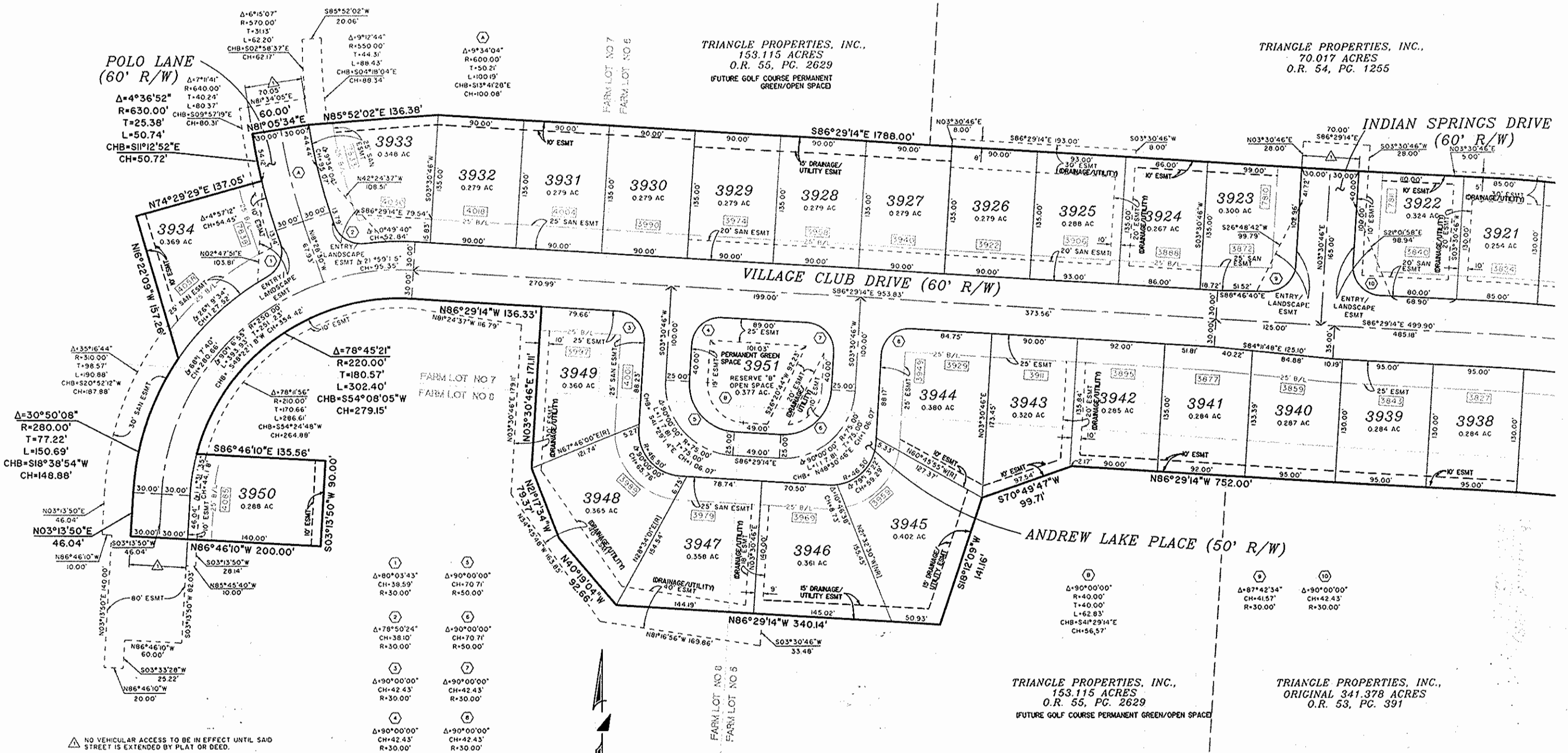
REGISTERED SURVEYOR NO. 7385
 19 October 2001
 DATE

Cabinet 2 Slide 634

TRIANGLE PROPERTIES, INC.,
153.115 ACRES
O.R. 55, PG. 2629

TRIANGLE PROPERTIES, INC.,
153.115 ACRES
O.R. 55, PG. 2629
(FUTURE GOLF COURSE PERMANENT
GREEN/OPEN SPACE)

TRIANGLE PROPERTIES, INC.,
70.017 ACRES
O.R. 54, PG. 1255



$\Delta=30^{\circ}50'08''$
R=280.00'
T=77.22'
L=150.69'
CHB=S18°38'54"W
CH=148.88'

$\Delta=78^{\circ}45'21''$
R=220.00'
T=180.57'
L=302.40'
CHB=S54°08'05"W
CH=279.15'

$\Delta=30^{\circ}13'50''$
R=280.00'
T=77.22'
L=150.69'
CHB=S18°38'54"W
CH=148.88'

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.

INDICATES IRON PIN FOUND

3950 LOT NUMBERS

ROBS ADDRESSES

- 1 $\Delta=80^{\circ}03'43''$
R=38.59'
R=30.00'
- 2 $\Delta=78^{\circ}50'24''$
R=38.10'
R=30.00'
- 3 $\Delta=90^{\circ}00'00''$
R=42.43'
R=30.00'
- 4 $\Delta=90^{\circ}00'00''$
R=42.43'
R=30.00'
- 5 $\Delta=90^{\circ}00'00''$
R=70.71'
R=50.00'
- 6 $\Delta=90^{\circ}00'00''$
R=70.71'
R=50.00'
- 7 $\Delta=90^{\circ}00'00''$
R=42.43'
R=30.00'
- 8 $\Delta=90^{\circ}00'00''$
R=42.43'
R=30.00'



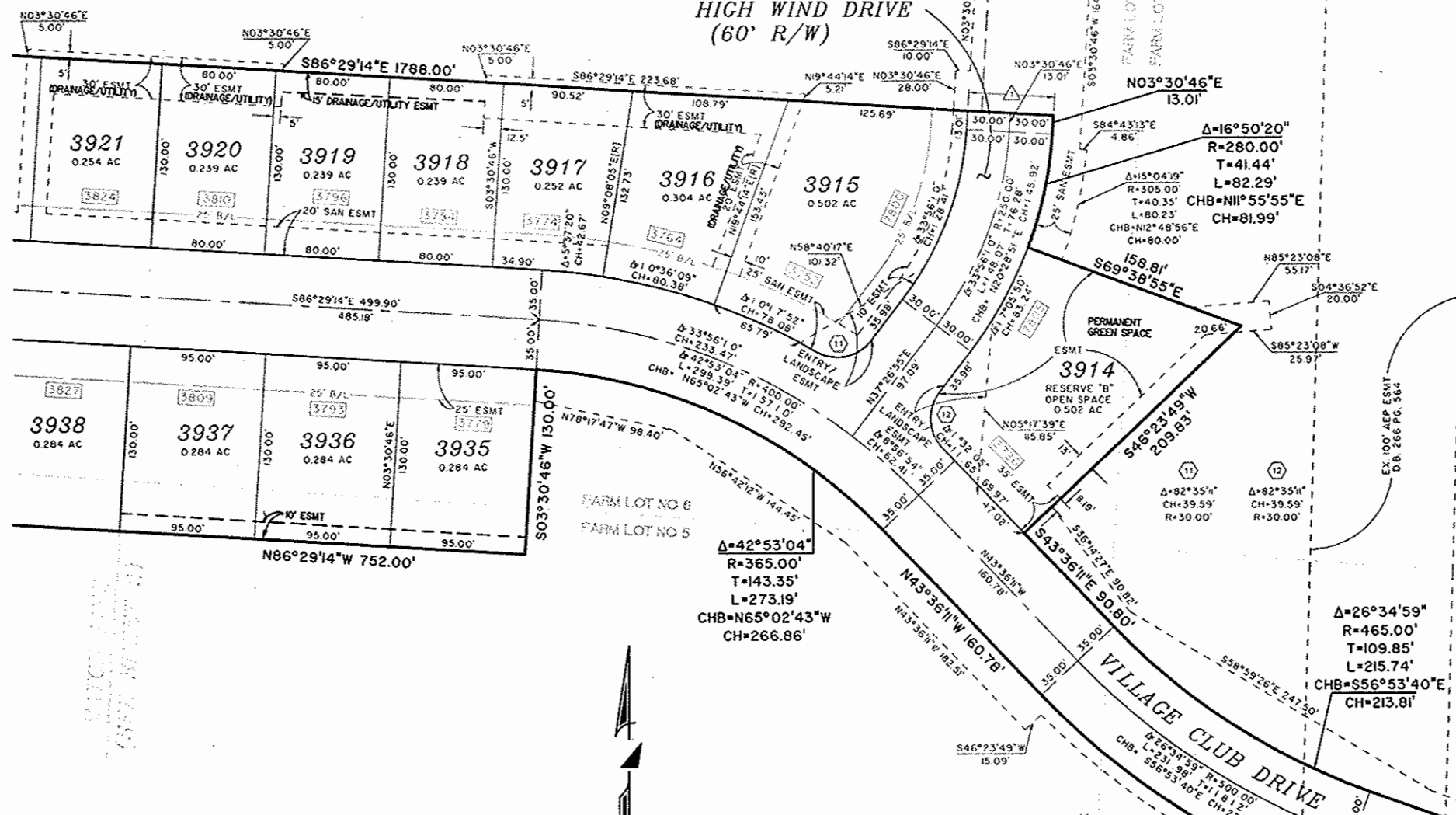
TRIANGLE PROPERTIES, INC.,
153.115 ACRES
O.R. 55, PG. 2629
(FUTURE GOLF COURSE PERMANENT GREEN/OPEN SPACE)

TRIANGLE PROPERTIES, INC.,
ORIGINAL 341.378 ACRES
O.R. 53, PG. 391

Cabinet 2 Slide 634 A

TRIANGLE PROPERTIES, INC.
70.017 ACRES
O.R. 54, PG. 1255

HIGH WIND DRIVE
(60' R/W)



TRIANGLE PROPERTIES, INC.,
71.759 ACRES
O.R. 54, PG. 1248
FUTURE GOLF COURSE PERMANENT GREEN/OPEN SPACE

TRIANGLE PROPERTIES, INC.,
ORIGINAL 341.378 ACRES
O.R. 53, PG. 391
FUTURE GOLF COURSE PERMANENT GREEN/OPEN SPACE

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.

• INDICATES IRON PIN FOUND

3914 LOT NUMBERS

7803 ADDRESSES

SAWMILL PARKWAY (150' R/W)
LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY
35.371 ACRES, O.R. 115, PG. 2232

Cabinet & Slide 634 B