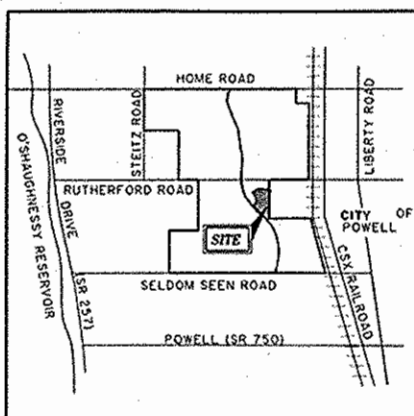
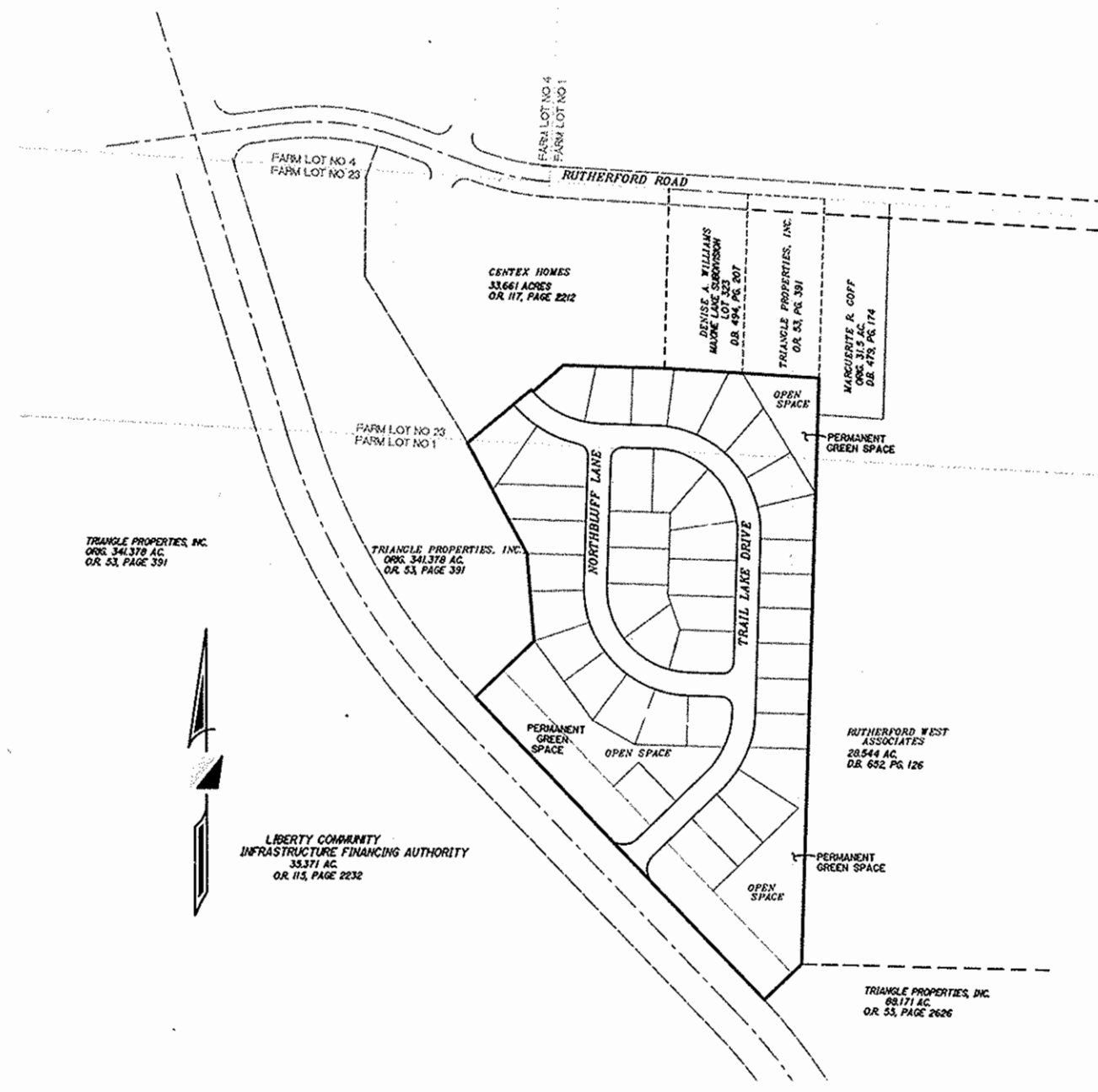


GOLF VILLAGE SECTION 3 PHASE A



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 1 AND 23, SECTION 3, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, AND CONTAINING 20.230 ACRES IN FARM LOT 1 AND 3.801 ACRES IN FARM LOT 23, BEING 24.031 ACRES, MORE OR LESS, INCLUDING 3.622 ACRES OF RIGHT-OF-WAY, OUT OF THE 33.661 ACRE TRACT CONVEYED TO CENTEX HOMES, BY DEED OF RECORD IN O.R. 17, PAGE 2212-2215, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

CENTEX HOMES, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 3, PHASE A", A SUBDIVISION OF LOT NUMBERS 377 THROUGH 4018, INCLUSIVE AND DEDICATES TO PUBLIC USE THE DRIVE AND LANE 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 CENTEX HOMES AND TRIANGLE PROPERTIES, INC., AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, JOSEPH H. MATHIAS, DIVISION PRESIDENT, HAS SET HIS HAND THIS 21ST DAY OF SEPTEMBER 2001.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Julie A. Barga
PRINTED: Julie A. Barga
MANAGING GENERAL PARTNER
CENTEX HOMES REAL ESTATE CORPORATION
BY: Joseph H. Mathias
PRINTED: JOSEPH H. MATHIAS, DIVISION PRESIDENT
STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF SEPTEMBER 2001 BY JOSEPH H. MATHIAS, DIVISION PRESIDENT OF CENTEX HOMES, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21ST DAY OF SEPTEMBER 2001.
MY COMMISSION EXPIRES 10-27-04
Wayne C. Dalbey
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DONALD R. KENNEY, PRESIDENT HAS SET HIS HAND THIS 24TH DAY OF SEPTEMBER 2001.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Amy J. Robertson-Finn
PRINTED: AMY J. ROBERTSON-FINN
PRESIDENT
TRIANGLE PROPERTIES, INC.
AN OHIO CORPORATION
BY: Donald R. Kenney
PRINTED: DONALD R. KENNEY, PRESIDENT
STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF SEPTEMBER 2001 BY DONALD R. KENNEY, PRESIDENT 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 24TH DAY OF SEPTEMBER 2001.
MY COMMISSION EXPIRES July 3, 2003
Amy J. Robertson-Finn
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY
APPROVED BY:

Walter R. Jones resolution #21-2150 10-01-01
ZONING INSPECTOR, LIBERTY TOWNSHIP DATE
Jackie Smaller 10-16-01
SANITARY ENGINEER, DELAWARE COUNTY DATE
Chris Bauman 10-22-01
COUNTY ENGINEER, DELAWARE COUNTY DATE
Bill Lane 12/14/01
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 17TH DAY OF Dec., 2001, RIGHTS-OF-WAY FOR PUBLIC DRIVE AND LANE 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.

Donald R. Kenney Deborah B. Mast
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 28 DAY OF Dec. 2001 David A. Yost
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 28 DAY OF Dec. 2001 AT 2:33 PM
FEE 4000 FILED 51141 Kay J. Conklin
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2001 PLAT CABINET 2 SLIDE 663
663A
SHEET 1 OF 2

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 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 3904IC 0212 (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.
WITHIN SAID AREAS DESIGNATED "EASEMENT" AND "DRAINAGE EASEMENT" HEREON, NO GAS LINE, UNDERGROUND TELEPHONE, ELECTRIC OR TELEPHONE CABLE LINE OR CONDUIT OR ANY OTHER UTILITY LINE SHALL BE INSTALLED OR PLACED ON A COURSE OR ALIGNMENT THAT BOTH (I) IS PARALLEL WITH OR APPROXIMATELY PARALLEL WITH ANY EXISTING EXISTING AT THE TIME OF SAID INSTALLMENT OR PLACEMENT SANITARY SEWER LINE IN A SAID "EASEMENT" AREA AND (II) HAS ANY POINT THEREON CLOSER THAN TEN FEET TO SAID SANITARY SEWER LINE UNLESS SAID COURSE OR ALIGNMENT IS APPROVED, IN WRITING, BY THE DELAWARE COUNTY SANITARY ENGINEER, RIGHT ANGLE OR NEAR RIGHT ANGLE CROSSINGS OF SAID LINES OR CONDUITS AND SAID SEWER ARE NOT RESTRICTED.
BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 86° 37' 11" E FOR THE CENTERLINE OF HOME ROAD (COUNTY ROAD 124) AS ESTABLISHED BY A NETWORK OF GPS OPERATIONS PERFORMED IN APRIL, 2000.

ZONING AND AREA CALCULATION:
TOTAL AREA = 24.031 ACRES

AREA PHASE A = 24.031 ACRES
LOT AREA = 14.326 ACRES
R.O.W. AREA = 3.622 ACRES
NUMBER OF LOTS = 40
DENSITY = 1.665 D.U. / AC
OPEN SPACE AREA = 6.083 ACRES
% OPEN SPACE AREA = 25.3 %

"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 3, 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.

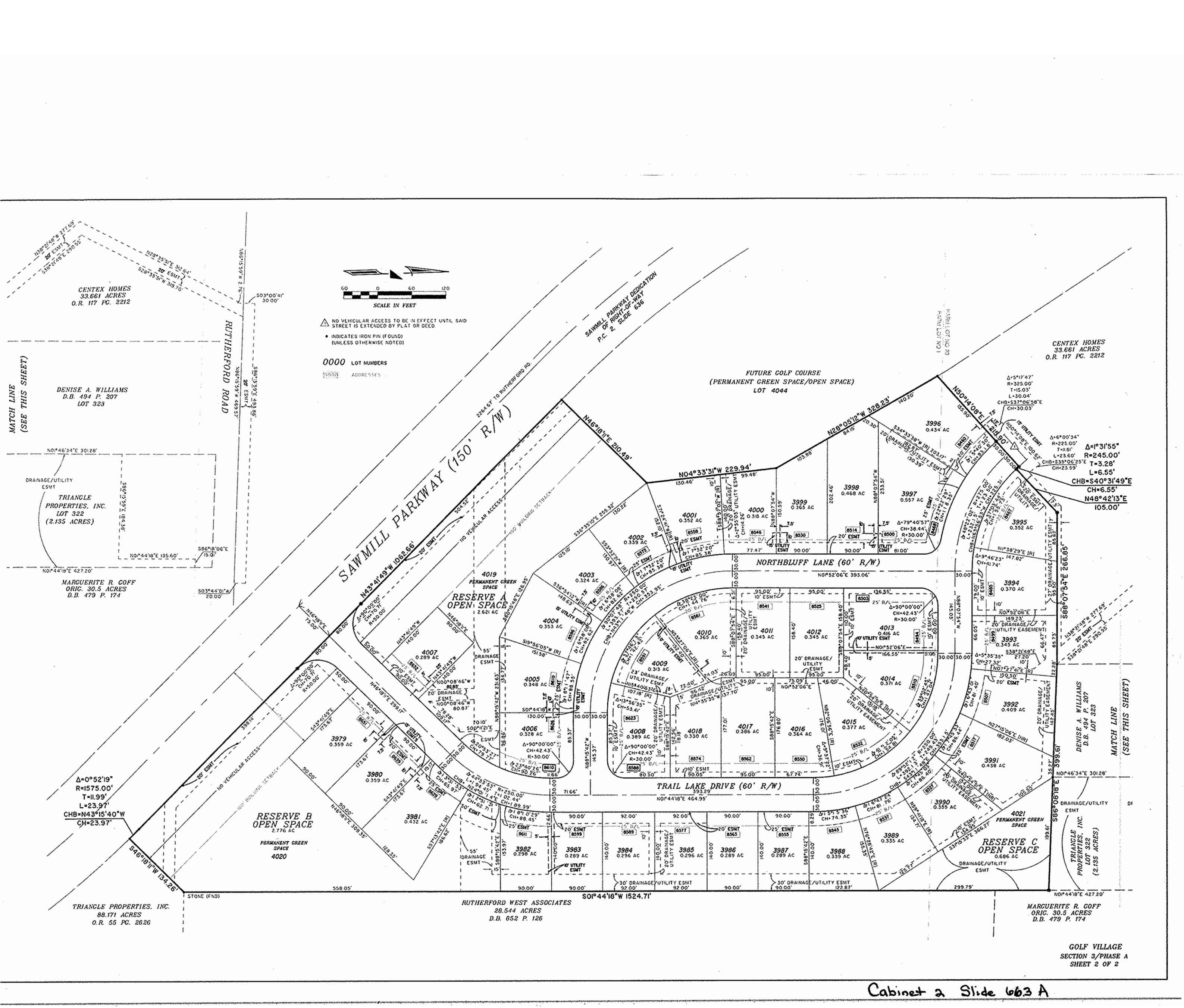
YARD SETBACKS
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 25'
SIDE YARD SETBACKS:
LOTS LESS THAN 100' WIDE: 20% LOT FRONTAGE / 10% MIN. ONE SIDE
100' WIDE LOTS OR GREATER: 12.5' EACH SIDE / 25' TOTAL

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 DEVELOPMENT IN GOLF VILLAGE SEC. 3 UNTIL THE ENTIRE SANITARY PARKWAY EXTENSION FROM HOME ROAD TO SELDOM SEEN ROAD IS CONSTRUCTED TO DELAWARE COUNTY ENGINEER STANDARDS AND THE ENTIRE LENGTH OF SANITARY PARKWAY TO BE CONSTRUCTED FOR THIS DEVELOPMENT IS OPEN TO TRAFFIC BY THE COUNTY ENGINEER.

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

Chris Scheeres
REGISTERED SURVEYOR

Chris Scheeres
REGISTERED SURVEYOR NO. 7385
DATE: 19 October 2001



CENTEX HOMES
33.661 ACRES
O.R. 117 P.C. 2212

DENISE A. WILLIAMS
D.B. 494 P. 207
LOT 323

TRIANGLE
PROPERTIES, INC.
LOT 322
(2.135 ACRES)

MARGUERITE R. COFF
ORIG. 30.5 ACRES
D.B. 479 P. 174



NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED
• INDICATES IRON PIN (FOUND) (UNLESS OTHERWISE NOTED)

0000 LOT NUMBERS
ADDRESSSES

FUTURE GOLF COURSE
(PERMANENT GREEN SPACE/OPEN SPACE)
LOT 4044

CENTEX HOMES
33.661 ACRES
O.R. 117 P.C. 2212

$\Delta=1^{\circ}31'55''$
 $R=245.00'$
 $T=3.28'$
 $L=6.55'$
 $CHB=S40^{\circ}31'49''E$
 $CH=6.55'$
 $N48^{\circ}42'13''E$
 $105.00'$

RESERVE B
OPEN SPACE
2.776 AC
PERMANENT GREEN
SPACE
4020

RUTHERFORD WEST ASSOCIATES
28.544 ACRES
D.B. 652 P. 126

MARGUERITE R. COFF
ORIG. 30.5 ACRES
D.B. 479 P. 174

GOLF VILLAGE
SECTION 3/PHASE A
SHEET 2 OF 2