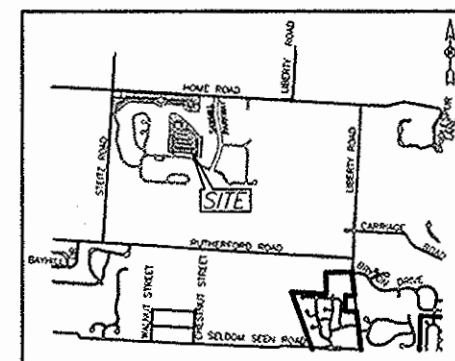


**FINAL PLAT**  
**GOLF VILLAGE SECTION 9-2**  
**PART A**  
 LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO  
 FARM LOTS 6 AND 3, SECT. 2, TWP. 3, RN 19, U.S.M.L.  
 SHEET 1 OF 2



LOCATION MAP  
Not to Scale

Situated in the State of Ohio, County of Delaware, Township of Liberty, being in Farm Lot 6 and Farm Lot 3 in Section 2, Township 3, Range 19, United States Military Lands, containing 11.241 acres of land, more or less, said 11.241 acres being out of that 28.305 acre tract of land referred to as PARCEL II and as described in the deed to M/I Schottenstein Homes, Inc., of record in Official Record 150, Page 0001, Recorder's Office, Delaware County, Ohio.

1.079 acres of said 11.241 acres being in Farm Lot 3 and 10.162 acres of said 11.241 acres being in Farm Lot 6.

The undersigned, M/I Schottenstein Homes, Inc., by Paul S. Coppel, President-Land Operations/General Counsel, owner of the lands platted herein, does hereby certify that this plat correctly represents its Golf Village Section 9-2 Part A, a subdivision of Lots numbered 4103 thru 4134, both numbers inclusive, and does hereby accept this plat of same and dedicates to public use as such the Drives not heretofore dedicated and that the property within said plat is not subject to any liens.

Easements are reserved for construction, inspection, operation and maintenance of public and private utilities and storm water drainage, above and beneath the surface of the ground, and where necessary, are for construction, operation, and maintenance of service connections to all lots and lands. Where indicated, "sanitary sewer" easements are intended solely for the construction, operation and maintenance of public and/or private sanitary sewers and service connections and cannot be occupied by other utilities.

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.

Easements are 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, and Sanitary Easements. Also granted is the right of Del-Co Water Co. Inc. to install, service, and maintain water meter cracks and appurtenances outside of and adjacent to said dedicated right-of-way for public roads, Easements, or Sanitary Easements.

In Witness Whereof, Paul S. Coppel, President-Land Operations/General Counsel for M/I Schottenstein Homes, Inc. has set his hand this 22<sup>nd</sup> day of March, 2002.

Signed and Acknowledged  
 In the presence of:  
 M/I SCHOTTENSTEIN HOMES, INC.  
 By Paul S. Coppel  
 President-Land Operations/General Counsel

State of Ohio: SS  
 Before me, a notary public in and for said State, personally appeared Paul S. Coppel, President-Land Operations/General Counsel for M/I Schottenstein Homes, Inc., who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of M/I Schottenstein Homes, Inc., for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 22<sup>nd</sup> day of March, 2002.

My Commission Expires June 20, 2003

Notary Public  
 State of Ohio

Approved this 1<sup>st</sup> day of April, 2002.

Shelly C. Stout  
 Resolution # 02-117  
 Zoning Inspector, Liberty Township

Approved this 6<sup>th</sup> day of May, 2002.

Chris Lamm  
 Director, Delaware County  
 Regional Planning Commission

Approved this 2<sup>nd</sup> day of April, 2002.

Jack Smeller  
 Delaware County Sanitary Engineer

FS# Approved this 19<sup>th</sup> day of APRIL, 2002.

Chris E. Baumann  
 Delaware County Engineer

This 6<sup>th</sup> day of May, 2002, right-of-way for Drives herein dedicated to public use are hereby approved and accepted as such 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 by Delaware County Commissioners.

DELAWARE COUNTY COMMISSIONERS

By Ronald B. Martin  
 By James D. Ward

NOTE A - DRAINAGE EASEMENT: An easement is hereby reserved for the purpose of constructing, using and maintaining major storm drainage swales and underground public and private utilities and appurtenant works in any part of easement areas designated "Drainage Easement" hereon, including the right to clean, repair and care for said swales, utilities together with the right of access to said areas for said purpose. Except as provided for in the developers overall scheme for the development of Golf Village Section 9-2 Part A, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat.

NOTE B - Notice is hereby given to any buyer of 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 government agencies, are considered part of the approval of this subdivision and are to be incorporated in the final plat plans required with the building permit.

NOTE C - For finish floor elevations see the "Grading Plan" as part of the construction drawings as submitted and approved by the County of Delaware.

NOTE D - First floor elevations shall not be altered without Building Department permission.

NOTE E - 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 F - FRONT, SIDE AND REAR YARD REQUIREMENTS: Front yard setbacks shall be minimum of 25 feet from the interior street right-of-way. The minimum side yard distance on lots with 100' frontage, setback is 12.5 feet per side. On lots with less than 100 foot frontage, minimum side yard setback, measured at minimum building setback line, would be a minimum of 20% of entire lot width, equally divided on both sides. 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 G - Golf Village Section 9-2 Part A is located in Zone X, (areas determined to be outside the 500-year floodplain) as said Zone is designated and delineated on FEMA Flood Insurance Rate Map, Community Panel 39041C0205 J, for Delaware County, Ohio and Incorporated Areas with effective date of April 21, 1999.

NOTE H - All contractors shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations", adopted by the County Commissioners.

NOTE I - No perimeter fencing shall be allowed on Single Family residential lots.

NOTE J - 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 the driveway.

946.2 Indicates Minimum first Floor Elevation.

0.241 Ac. Indicates Lot Acreage  
 4103 Indicates Lot Number  
 7789 Indicates Address Number

Owner/Developer  
 Homewood Corporation  
 750 Northlawn Drive  
 Columbus, Ohio 43220  
 Phone: (614) 451-9999

PROJECT DATA

EXISTING ZONING	PR
TOTAL ACREAGE	11.241 AC.
STREET DEDICATION (R/W)	2.644 AC.
NUMBER OF LOTS	32
NET AREA IN LOTS	8.597 AC.
% OPEN SPACE AREA	0 %
DENSITY OF LOTS	2.85 D.U./AC.
AVERAGE LOT SIZE	11,703 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

SURVEYOR'S CERTIFICATE

We do hereby state that we have surveyed the above premises and prepared the attached plot. The field survey on which this plot 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 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 plot correspond to the bearing S 86°37'11"E for the centerline of Home Road as shown in the deed to Triangle Properties, Inc., of record in Official Record 55, Page 2629, Recorder's Office, Delaware County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
 Consulting Engineers  
 By Gatis Erenpreiss  
 Gatis Erenpreiss  
 Professional Surveyor No. 572572



Transferred this 31 day of May, 2002.

David A. Yeast  
 Delaware County Auditor

Filed for record this 3 day of June, 2002 at 8:26 A.M.

Fee \$ 4000 File No. 25017  
 Cabinet 2 Slides 744-744A

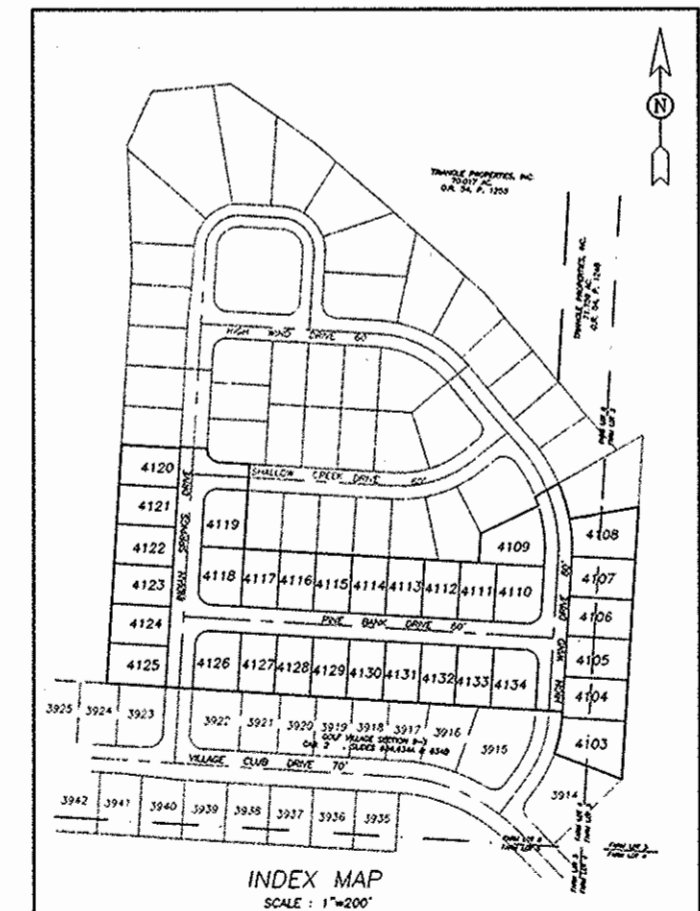
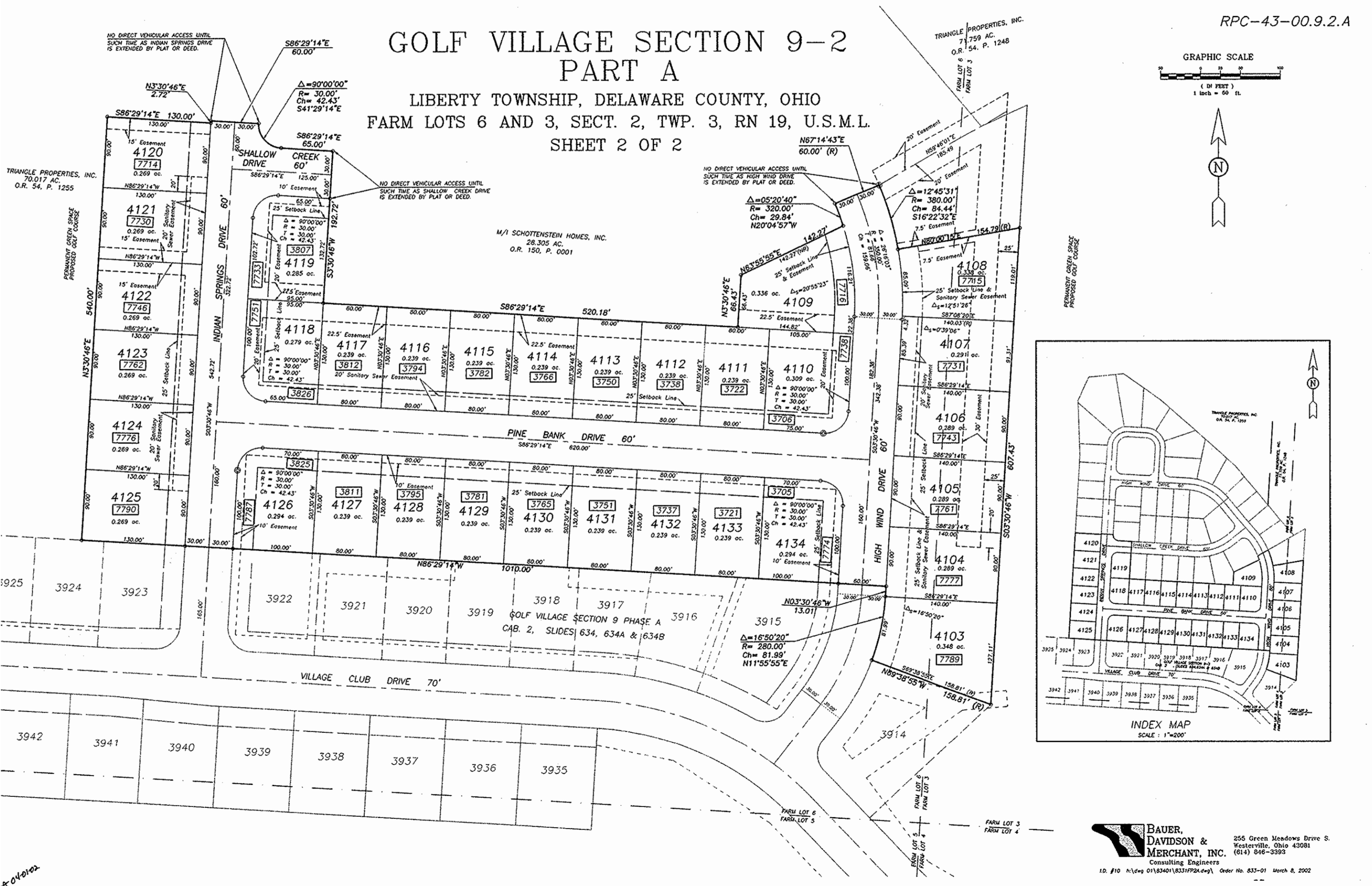
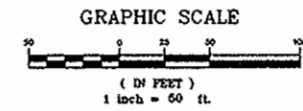
Kay J. Conklin  
 Delaware County Recorder

BAUER, DAVIDSON & MERCHANT, INC.  
 Consulting Engineers  
 255 Green Meadows Drive S.  
 Westerville, Ohio 43081  
 (614) 846-3393  
 ID #17 March 15, 2002 Dwg/83301/8331/p1A.dwg

# GOLF VILLAGE SECTION 9-2 PART A

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO  
FARM LOTS 6 AND 3, SECT. 2, TWP. 3, RN 19, U.S.M.L.  
SHEET 2 OF 2

RPC-43-00.9.2.A



**BAUER, DAVIDSON & MERCHANT, INC.**  
Consulting Engineers  
255 Green Meadows Drive S.  
Westerville, Ohio 43081  
(614) 846-3393

10. #10 A:\cwg 01\83401\8331FP2A.dwg Order No. 833-01 March 8, 2002

Cabinet 2 Slide 744A