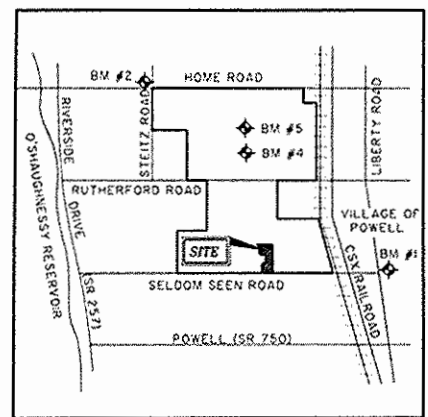
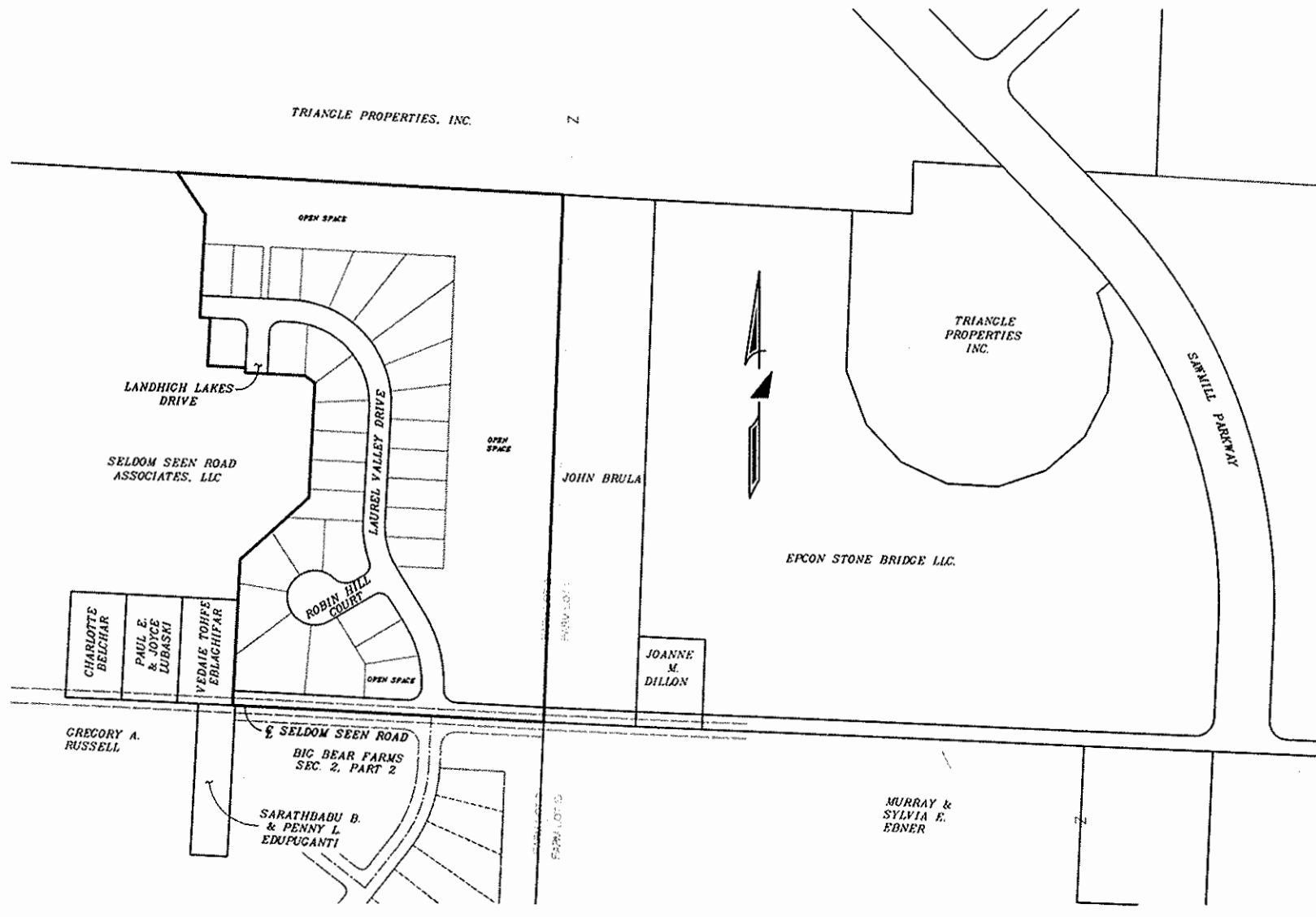


GOLF VILLAGE SECTION 1 PHASE A



VICINITY MAP NOT TO SCALE



BACKGROUND MAP SCALE: 1"=200'

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 ARE 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 0215 (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.

NOTE: POTENTIAL HEALTH AND ENVIRONMENTAL IMPACTS ASSOCIATED WITH HIGH VOLTAGE POWER LINE ELECTROMAGNETIC FIELDS ARE NOT KNOWN AT THIS TIME.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 86°37'1" 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 - 27.476 ACRES

AREA PHASE A - 27.476 ACRES
 LOT AREA - 10.984 ACRES
 R.O.W. AREA - 3.613 ACRES
 NUMBER OF LOTS - 30
 DENSITY - 1.092 DU/AC
 OPEN SPACE AREA - 12.879 ACRES
 % OPEN SPACE AREA - 46.55%

YARD SETBACKS

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

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 (1) IS PARALLEL WITH OR APPROXIMATELY PARALLEL WITH ANY EXISTING (EXISTING AT THE TIME OF SAID ALIGNMENT OR PLACEMENT) SANITARY SEWER LINE IN A SAID EASEMENT AREA AND (2) HAS ANY POINT THEREIN 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.

"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 1 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. ALL OPEN SPACE IS DESIGNATED PERMANENT GREEN SPACE.

SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF ALL CURB AND GUTTER STREETS UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.

THE WALKING PATH WILL BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, BEING IN FARM LOT 2, SECTION 3, TOWNSHIP 3 NORTH, RANGE 19 WEST UNITED STATES MILITARY DISTRICT, AND BEING 27.476 ACRES IN ALL, INCLUDING 3.613 ACRES OF RIGHT-OF-WAY, AND CONTAINING 10.984 ACRES, OUT OF THE 38.356 ACRE TRACT CONVEYED TO SELDOM SEEN ROAD ASSOCIATES, LLC BY DEED OF RECORD IN O.R. 196, PAGE 439, AND ALL OF THE 9.436 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC. BY DEED OF RECORD IN O.R. 112, PG 2567, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

SELDOM SEEN ROAD ASSOCIATES, LLC, AND TRIANGLE PROPERTIES, INC., BEING THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "GOLF VILLAGE, SECTION 1, PHASE A", A SUBDIVISION OF LOT NUMBERS 4368 THROUGH 4400 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, THE DRIVES, COURT, AND ROAD SHOWN HEREON AND 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 SELDOM SEEN ROAD ASSOCIATES, LLC, AND TRIANGLE PROPERTIES, INC., AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, SELDOM SEEN ROAD ASSOCIATES, LLC HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 25th DAY OF April, 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
 SELDOM SEEN ROAD ASSOCIATES, LLC
 BY: David Borrer
 DAVID S. BORRER
 MANAGING MEMBER
 STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF April, 2002 BY DAVID S. BORRER, MANAGING MEMBER OF SELDOM SEEN ROAD ASSOCIATES, LLC ON BEHALF OF THE CORPORATION.
 MY COMMISSION EXPIRES 2/1/04
Julie L. Browning
 NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, SELDOM SEEN ROAD ASSOCIATES, LLC HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 25th DAY OF April, 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
 SELDOM SEEN ROAD ASSOCIATES, LLC
 BY: John H. Bain
 JOHN H. BAIN
 MEMBER
 STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF April, 2002 BY JOHN H. BAIN, MEMBER OF SELDOM SEEN ROAD ASSOCIATES, LLC ON BEHALF OF THE CORPORATION.
 MY COMMISSION EXPIRES 01-30-07
Elizabeth Schilling Mescher
 NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, TRIANGLE PROPERTIES, INC. HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 26th DAY OF April, 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
 TRIANGLE PROPERTIES, INC.
 BY: Donald R. Kenney
 DONALD R. KENNEY
 MANAGING MEMBER
 STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF April, 2002 BY DONALD R. KENNEY, MANAGING MEMBER OF TRIANGLE PROPERTIES, INC. ON BEHALF OF THE CORPORATION.
 MY COMMISSION EXPIRES June 3 2002
Amy L. Robertson-Finn
 NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:
Holly C. Stout 202-154 May 5, 2002
 ZONING INSPECTOR, LIBERTY TOWNSHIP
Jack Smeller 5-23-02
 SANITARY ENGINEER, DELAWARE COUNTY
Chris Lamm 5-24-02
 COUNTY ENGINEER, DELAWARE COUNTY
Phil Lamm 7/1/02
 DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS 8th DAY OF July, 2002, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS 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.

Richard M. Mat James D. Ward
 DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 11 DAY OF July, 2002 AT 4:25 PM
David L. Post
 AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 11 DAY OF July, 2002 AT 4:25 PM
4000 FILED ON 31590
Kay L. Conelin
 RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2002 PLAT CABINET 2 SLIDES 773-779A

Cabinet 2 Slide 773

GREGORY A. RUSSELL

SARATHBABU B. & PENNY L. EDUPUCANTI

BIG BEAR FARMS
SEC. 2, PART 2
CAB. 2, SLIDES 175, 175A & 175B

Wayne Browne Drive (60' R/W)
Township Road 121 - 40' R/W
Seldom Seen Road

MURRAY & SYLVIA E. EBNER

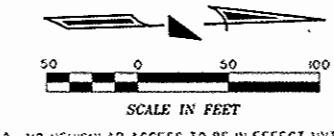
LOT#392

VEDAIE TOHFE EBLACHIFAR
D.B. 582 PC. 14

LOT#391
SELDOM SEEN HEIGHTS
SUBDIVISION
P.B. 7 PG. 71

Δ=1°44'22" R=195.00' T=25.13' L=49.99' CH=584.30'32" W
CH=49.86'

Δ=1°54'42" R=220.00' T=30.34' L=60.29' CH=585.00'57" W
CH=60.11'



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

Δ=5°18'47" R=200.00' T=9.28' L=18.55' CH=585.31'26" E
CH=8.54'

Δ=5°02'32" R=220.00' T=9.68' L=19.34' CH=585.39'42" E
CH=9.34'

Δ=5°33'28" W 29.62' N53°33'28" W 62.33' N87°07'58" W 102.00' N87°07'58" W 102.00' N87°07'58" W 102.00'

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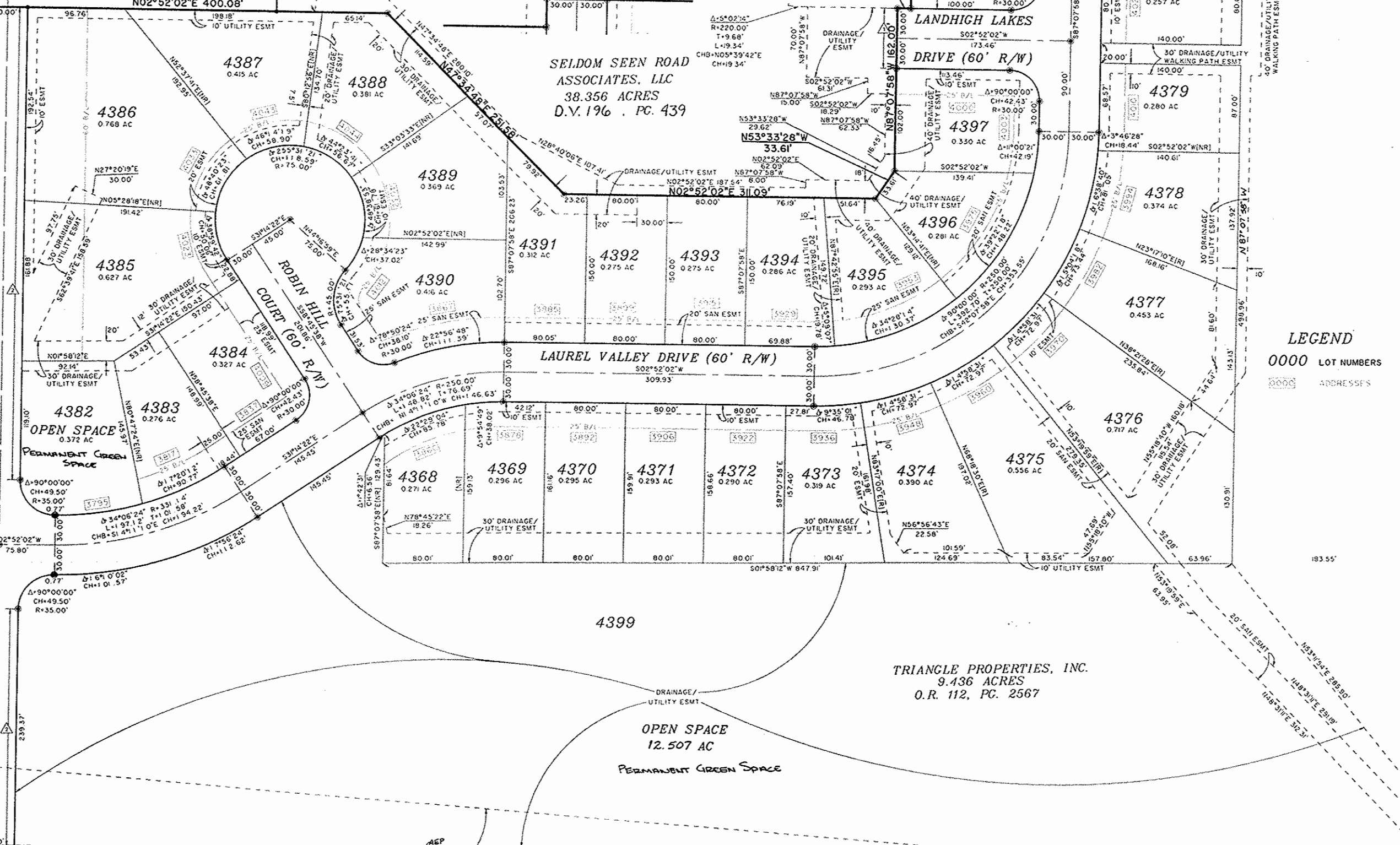
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LEGEND
0000 LOT NUMBERS
ADDRESS

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

GOLF VILLAGE
SECTION 1 PHASE A
SHEET 2 OF 2

Cabinet a Slide 773 A