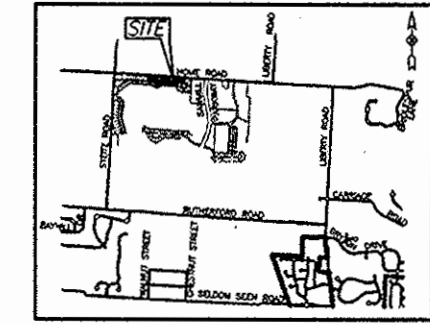


RPC #43-00.7.D.I

FINAL PLAT
GOLF VILLAGE SECTION 7
PHASE D PART I
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 6 AND 7, SECT. 2, TWP. 3, RN 19, U.S.M.L.
SHEET 1 OF 3



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 7 in Section 2, Township 3, Range 19, United States Military Lands, containing 20.245 acres of land, more or less, said 20.245 acres being out of that 36.180 acre tract of land described in the deed to Homewood Corporation, of record in Official Record 168, Page 0363, Recorder's Office, Delaware County, Ohio.

2.149 acres of said 20.245 acres being in Farm Lot 6 and 18.096 acres of said 20.245 acres being in Farm Lot 7.

The undersigned, Homewood Corporation, by John H. Bain, Chief Executive Officer, owner of the lands plotted herein, does hereby certify that this plat correctly represents its Golf Village Section 7 Phase D Part I, a subdivision of Lots numbered 4179 thru 4221, both numbers inclusive, and does hereby accept this plat of same and dedicates to public use as such the Circle, Drives and Road 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 plotted 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 crocks and appurtenances outside of and adjacent to said dedicated right-of-way for public roads, Easements, or Sanitary Easements.

In Witness Whereof John H. Bain, Chief Executive Officer of Homewood Corporation, has set his hand this 26th day of APRIL, 2002.

Signed and Acknowledged
In the presence of:
John H. Bain
KELLY R. MCGOWAN
By John H. Bain
John H. Bain, Chief Executive Officer
William S. Schilling
William S. Schilling, Notary Public

State of Ohio: SS
Before me, a notary public in and for said State, personally appeared John H. Bain, Chief Executive Officer of Homewood Corporation, who acknowledged the signing of the foregoing instrument to be his 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 26th day of APRIL, 2002.

My Commission Expires 4-25-06
William S. Schilling
Notary Public, State of Ohio

Approved this 8th day of May, 2002.
Shirley C. Aust
Shirley C. Aust, Resolution
Planning Inspector, Liberty Township

Approved this 1st day of July, 2002.
John J. Lavin
John J. Lavin
Director, Delaware County
Regional Planning Commission

Approved this 24th day of June, 2002.
Jack Smeller
Jack Smeller
Delaware County, Sanitary Engineer

Approved this 21st day of June, 2002.
Chris Baumann
Chris Baumann
Delaware County Engineer

This 15th day of July, 2002, rights-of-way for Circle, Drives and Road 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
Dorcas Wintz
By Dorcas Wintz
By _____

NOTES:

NOTE A - Within those areas designated as "DRAINAGE EASEMENT" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm drainage swales and/or other storm drainage facilities 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 7 Phase D Part I, 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 plot 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 - All contractors shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations", adopted by the County Commissioners.

NOTE G - 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 H - 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 I - Golf Village Section 7 Phase D Part I is located in Zone X, (areas determined to be outside the 500-year flood plain) 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 J - Permanent Green Space shall be maintained by the fee simple owners of the lots in Golf Village Section 7 Phase D.

945.2 Indicates Minimum First Floor Elevation.

Transferred this 13th day of August, 2002.
David A. Vest
David A. Vest, J.P.
Delaware County Auditor

Filed for record this 13 day of Aug, 2002 at 3:45 P.M.
Fee \$ 60⁰⁰ File No. 37086

Recorded this _____ day of _____, 2002, in Cabinet R Slides 794-794A-794B
Kay C. Corleir
Kay C. Corleir
Delaware County Recorder

0.241 Ac. Indicates Lot Acreage
4215 Indicates Lot Number
3909 Indicates Address Number

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

PROJECT DATA

| EXISTING ZONING | PR |
|--|--------------|
| TOTAL ACREAGE | 20.245 AC. |
| STREET DEDICATION (R/W) external streets | 2.076 AC. |
| STREET DEDICATION (R/W) internal streets | 3.218 AC. |
| OPEN SPACE | 0.667 AC. |
| TOTAL AREA IN LOTS | 14.284 AC. |
| NUMBER OF LOTS | 41 |
| % GREEN SPACE AREA | 3.29 % |
| NET DENSITY OF LOTS | 2.87 DU./AC. |
| AVERAGE LOT SIZE | 15,176 SF. |

BENCH MARKS
(1988 Datum)

| | | |
|-------------------|---|----------------|
| SOURCE BENCH MARK | USGS BP in Concrete Monument #T120TWC, 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 plat. The field survey on which this plat 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 BDRM 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 0363, Recorder's Office, Delaware County, Ohio.

BAUER, DAVIDSON & MERCHANT
Consulting Engineers
By John Erenpreiss
John Erenpreiss
Professional Surveyor No. 5572
STATE OF OHIO
GATIS ERENPREISS
5572
SURVEYOR

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

ID #09 April 25, 2002 Dwg/B3401/B341RP1A

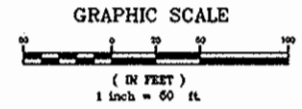
CABINET 2 SLIDE 794

FINAL PLAT

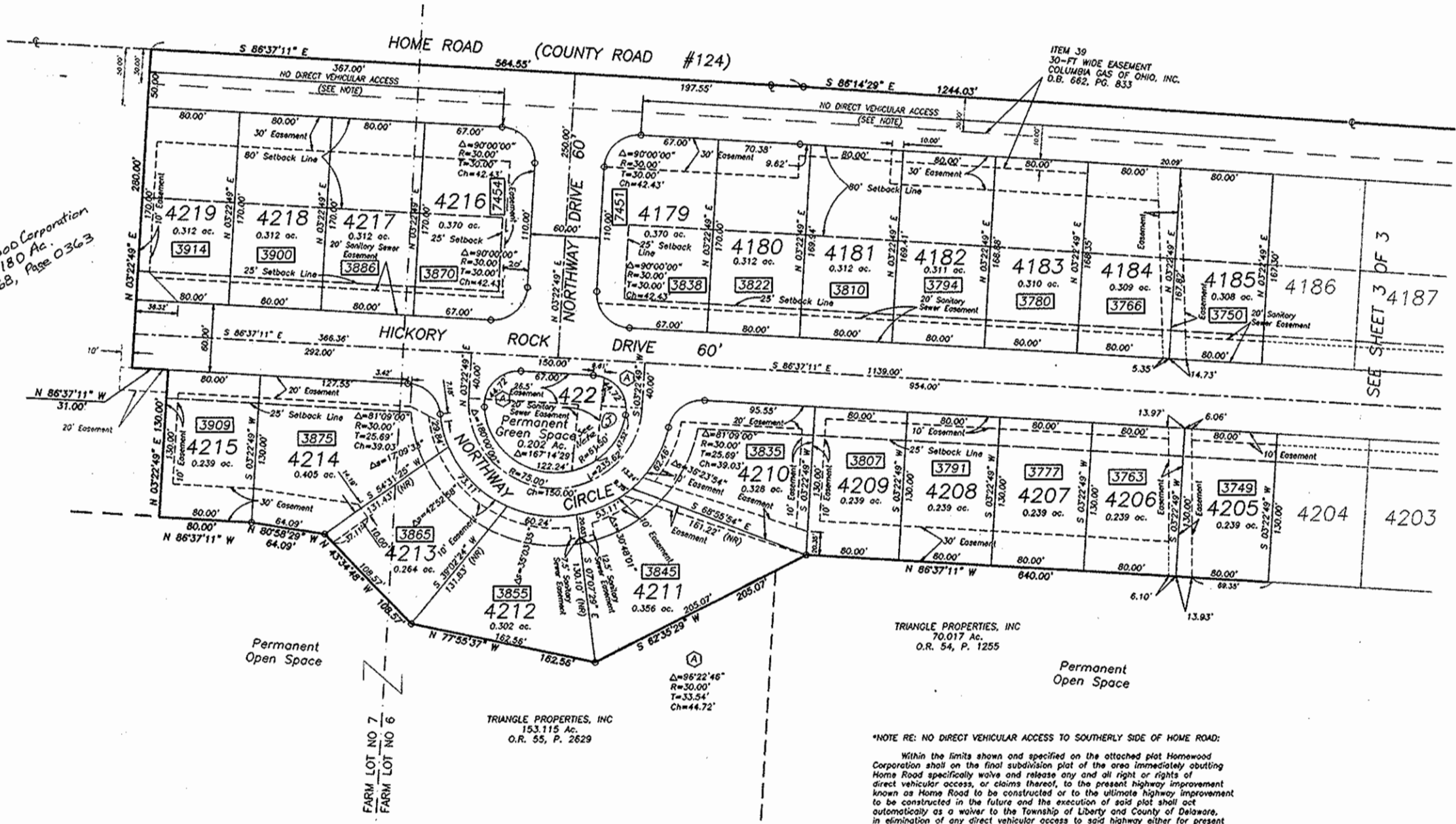
GOLF VILLAGE SECTION 7 PHASE D PART I

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 6 AND 7, SECT. 2, TWP. 3, RN 19, U.S.M.L.

SHEET 2 OF 3



Home-wood Corporation
36.180 Ac.
O.R. 168, Page 0363



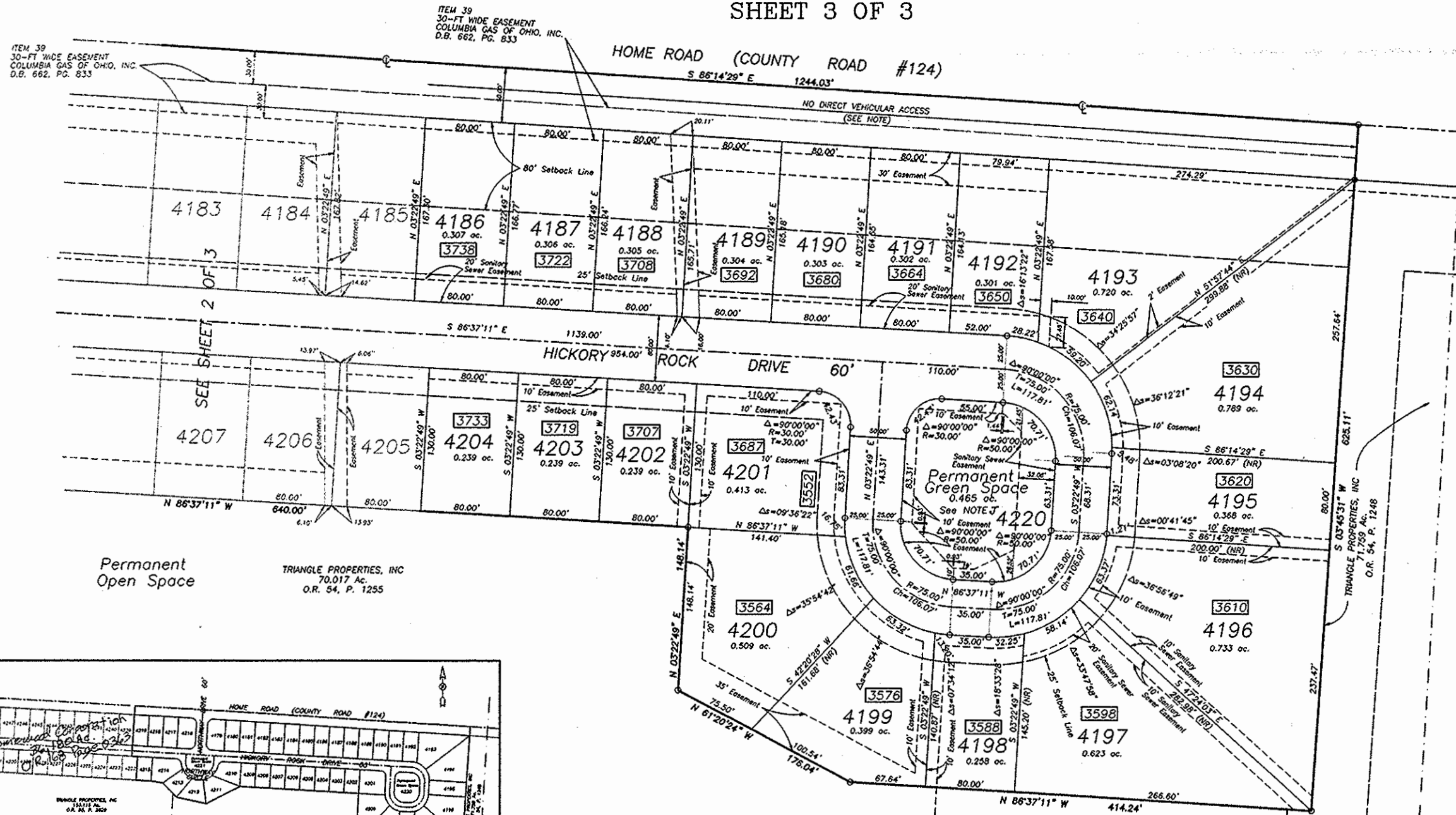
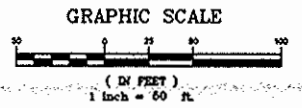
*NOTE RE: NO DIRECT VEHICULAR ACCESS TO SOUTHERLY SIDE OF HOME ROAD:
Within the limits shown and specified on the attached plat Homewood Corporation shall on the final subdivision plat of the area immediately abutting Home Road specifically waive and release any and all right or rights of direct vehicular access, or claims thereof, to the present highway improvement known as Home Road to be constructed or to the ultimate highway improvement to be constructed in the future and the execution of said plat shall act automatically as a waiver to the Township of Liberty and County of Delaware, in elimination of any direct vehicular access to said highway either for present or future construction.

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

CABINET 2 SLIDE 794A

FINAL PLAT
GOLF VILLAGE SECTION 7
PHASE D PART I
 LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
 FARM LOTS 6 AND 7, SECT. 2, TWP. 3, RN 19, U.S.M.L.
 SHEET 3 OF 3

RPC # 43-00.7.D.I



ITEM 39
 30-FT WIDE EASEMENT
 COLUMBIA GAS OF OHIO, INC.
 O.B. 662, PG. 833

ITEM 39
 30-FT WIDE EASEMENT
 COLUMBIA GAS OF OHIO, INC.
 O.B. 662, PG. 833

HOME ROAD (COUNTY ROAD #124)
 S 86°14'29" E 1244.03'

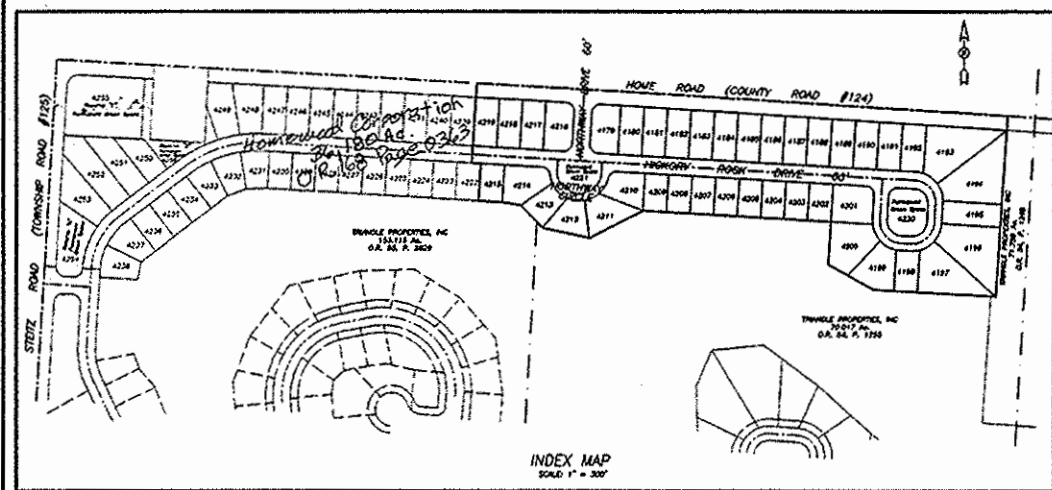
NO DIRECT VEHICULAR ACCESS
 (SEE NOTE)

Permanent
 Open Space

TRIANGLE PROPERTIES, INC
 70.017 Ac.
 O.R. 54, P. 1255

Permanent
 Open Space

9/24 05/10/102



INDEX MAP
 SCALE 1" = 300'

**BAUER,
 DAVIDSON &
 MERCHANT, INC.**
 Consulting Engineers

255 Green Meadows Drive S.
 Westerville, Ohio 43081
 (614) 846-3393

Order No. 834-01
 H/Dwg01/83401/8341RP3A APRIL 25, 2002

10 #04

CABINET 2 SLIDE 794B