

9-17-02 In Restrictions, See OR Vol 240 Pg 600

DATE: 05/20/02 FILE: 853FPLT.DGN

ADR & ASSOCIATES, LTD. NEWARK, OHIO (740)-345-1921 / WESTERVILLE, OHIO (614)-891-8643

RPC NUMBER: 43-00.7A

GOLF VILLAGE SUBDIVISION SECTION 7 PHASE A

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO

FARM LOTS 5, 7, AND 8, QUARTER-TOWNSHIP 2, TOWNSHIP 3, RANGE 19, U.S. MILITARY SURVEY LANDS,

SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF DELAWARE, STATE OF OHIO, AND BEING PART OF FARM LOTS 5, 7, AND 8, QUARTER-TOWNSHIP 2, TOWNSHIP 3, RANGE 19, U.S. MILITARY SURVEY LANDS, AND BEING THE SAME TRACT AS CONVEYED TO DAD REAL ESTATE, LLC, AS DESCRIBED IN DEED BOOK 166, PAGE 1199, COUNTY RECORDER'S OFFICE, DELAWARE, OHIO

NON-EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND.

EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS, NON-EXCLUSIVE UTILITY EASEMENTS, AND DESIGNATED WATERLINE EASEMENTS TO DEL-OO WATER CO., INC. AND OTHER WATER UTILITIES FOR INSTALLATION AND MAINTENANCE OF WATERLINES, VALVE, METER CROCKS AND APPURTENANCES.

ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

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.

ROOF DOWN SPOUT, BASEMENT SUMP PUMP, FOUNDATION DRAINS, STORM TILE, YARD INLET OR CATCH BASIN, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS IS PROHIBITED.

EASEMENTS ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THE PLAT AS "UTILITY EASEMENTS", "DRAINAGE AND UTILITY EASEMENTS", OR "SANITARY EASEMENTS" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR CONSTRUCTION OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE. A PORTION OF THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS.

KNOW ALL MEN BY THESE PRESENTS: D & D REAL ESTATE LLC AS OWNER OF THE LANDS PLATTED HEREWITHIN, HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "GOLF VILLAGE SECTION 7, PHASE A, A SUBDIVISION OF 45 LOTS NUMBERED 4257 TO 4302 INCLUSIVE AND HEREBY ACCEPTS THIS PLAT. THE OWNER VOLUNTARILY DEDICATES 4.226 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

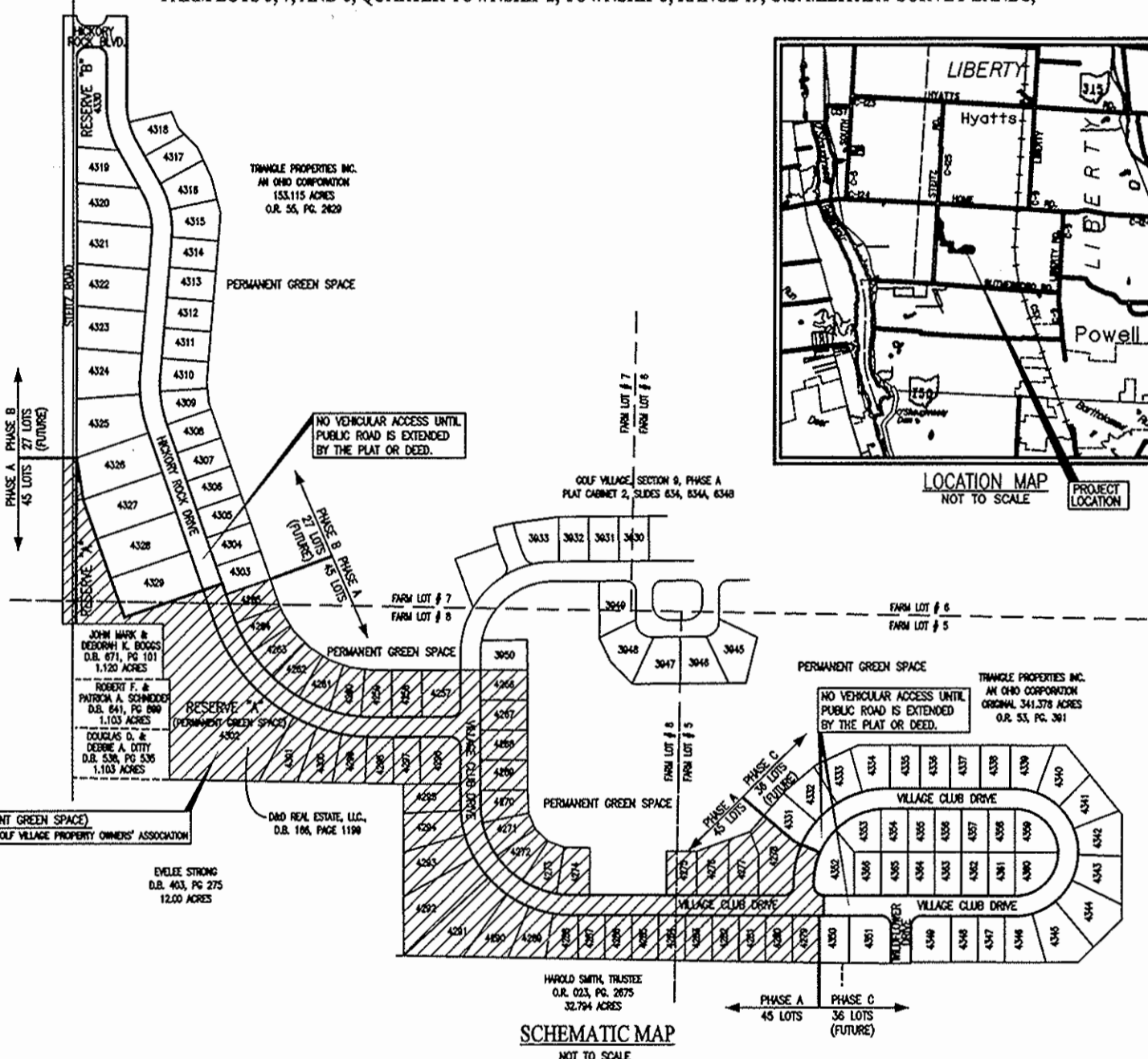
IN WITNESS THERETO, STEVE NEWCOMB HAS SET HIS HAND THIS 23RD DAY OF MAY, 2002

D & D REAL ESTATE LLC
 WITNESSES:
 Steve Newcomb
 Paul C. Duff
 Jack Smelker

STATE OF OHIO } SS
 COUNTY OF DELAWARE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF MAY, 2002, BY STEVE NEWCOMB OF NEWBURY HOMES, INC., AN OHIO CORPORATION, ON BEHALF OF SUCH CORPORATION.

NOTARY PUBLIC: Karin L. Eldredge
 MY COMMISSION EXPIRES: 11/20/06



THE UNDERSIGNED, SUBORDINATES THE LIEN OF ITS MORTGAGES, OF THE AREA WITHIN THE PLAT OF GOLF VILLAGE SECTION 7, PHASE A, FOR THE 4.226 ACRES WITHIN THE DEDICATED RIGHTS-OF-WAY, TOGETHER WITH ALL ON-SITE EASEMENTS, LOCATED OUTSIDE OF SAID RIGHTS-OF-WAY, AND TO THOSE EASEMENTS DEPICTED AND DELINEATED HEREON, WHICH LIE OUTSIDE OF THE PLATTED AREA.

WITNESSES:
 Matthew R. Capp
 Jack Smelker
 Paul C. Duff

BEFORE ME, A NOTARY PUBLIC IN THE STATE OF OHIO, COUNTY OF Delaware, PERSONALLY APPEARED Matthew R. Capp FOR HUNTINGTON NATIONAL BANK, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

THIS 23RD DAY OF May, 2002.
 BY: Karin L. Eldredge
 MY COMMISSION EXPIRES: 11/20/06
 KARIN L. ELDRIDGE
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES: 11/20/06

APPROVED THIS 8TH DAY OF May, 2002
Holly C. Foster resolution # 02-163
 LIBERTY TOWNSHIP ZONING INSPECTOR

APPROVED THIS 23RD DAY OF May, 2002
Jack Smelker
 DELAWARE CO. SANITARY ENGINEER

APPROVED THIS 24TH DAY OF May, 2002
Chris Damann
 DELAWARE COUNTY ENGINEER

APPROVED THIS 4TH DAY OF June, 2002
Phyllis L. Davis
 DELAWARE CO. REGIONAL PLANNING DIRECTOR

THIS 26TH DAY OF August, 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 RIGHT-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.

Delaware County Commissioners
 DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 3RD DAY OF September, 2002
David A. Host
 DELAWARE CO. AUDITOR

NO. 40271 RECORD THIS 3RD DAY OF Sept, 2002 AT 4:17 (PM-PM)
 IN PLAT CABINET NO. 3 SLIDE NO. 3-3A-3B
 FEE: 60.00
Kay L. Conklin
 DELAWARE CO. RECORDER

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John H. Varner 5-22-02
 JOHN H. VARNER REG. SURVEYOR NO. S-7293



| VARIANCE REQUEST | | | | |
|------------------|---|---------|----------|------------------|
| DATE OF REQUEST | DESCRIPTION OF VARIANCE | SHT NO. | APPROVED | DATE OF APPROVAL |
| 04/24/01 | RADIUS ON VILLAGE CLUB CIRCLE TO 180' INSTEAD OF 250' | 14&10 | | 05/04/01 |
| 01/27/02 | VARIANCE TO THE REQUIREMENT FOR A MINIMUM ELEVATION DIFFERENCE OF 1 FOOT BETWEEN NORMAL WATER SURFACE AND THE BOTTOM OF THE FIRST STRUCTURE | 23 | | 01/31/01 |

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES, UNLESS OTHERWISE SHOWN

SITE INFORMATION
 1) PHASE A ACREAGE: 22.519 ACRES (100%)
 2) TOTAL LOT ACREAGE: 14.262 ACRES (63%)
 3) TOTAL R/W ACREAGE: 4.226 ACRES (19%)
 4) TOTAL RESERVE ACREAGE: 4.031 ACRES (18%)
 4) TOTAL NUMBER OF LOTS: 45

TERRAIN CLASSIFICATION: LEVEL
 STREET CLASSIFICATION: LOCAL STREET
 DESIGN SPEED: 30 M.P.H.
 ZONING CLASSIFICATION: PLANNED RESIDENT DISTRICT

FLOOD ZONE "X"
 COMMUNITY PANEL #39041C0205 J AND/OR
 COMMUNITY PANEL #39041C0215 J
 EFFECTIVE DATE: APRIL 21, 1999

ZONING:
 PLANNED RESIDENTIAL DISTRICT
 1) MINIMUM LOT AREA: 10400 SF
 2) MINIMUM LOT WIDTH: 80 FT (AT BUILDING SETBACK)
 4) FRONT YARD SETBACK: 25 FT
 5) SIDE YARD SETBACK: 10% OF LOT WIDTH (EACH SIDE) 12.5' FOR LOTS MORE THAN 100' WIDE (EACH SIDE)
 6) REAR YARD SETBACK: 25 FT

PLAN PREPARED BY:
 ADR & ASSOCIATES, LTD.
 NEWARK OFFICE | WESTERVILLE OFFICE
 44 WEST CHURCH STREET | 279 NORTH STATE STREET
 NEWARK, OH 43055-4068 | WESTERVILLE, OH 43081
 (740)345-1921 | (614)891-8643



RPC NUMBER: 43-00.7.A

GOLF VILLAGE SUBDIVISION

SECTION 7, PHASE A

DELAWARE COUNTY, OHIO

RIGHT OF WAY CURVE DATA

| CURVE NUMBER | CHORD BEARING | CHORD DISTANCE | ARC LENGTH | RADIUS | DELTA |
|--------------|---------------|----------------|------------|--------|-----------|
| C200 | S 41°46'10" E | 42.43 | 47.12 | 30.00 | 90°00'00" |
| C201 | S 01°45'17" W | 17.00 | 17.00 | 330.00 | 02°57'07" |
| C202 | S 08°10'58" E | 74.21 | 74.37 | 330.00 | 12°54'42" |
| C203 | S 18°05'20" E | 74.21 | 74.37 | 330.00 | 12°54'43" |
| C204 | S 31°58'30" E | 73.94 | 74.10 | 330.00 | 12°51'55" |
| C205 | S 44°53'23" E | 74.48 | 74.64 | 330.00 | 12°57'33" |
| C206 | S 57°44'52" E | 74.21 | 74.37 | 330.00 | 12°54'48" |
| C207 | S 70°44'17" E | 74.21 | 74.37 | 330.00 | 12°54'45" |
| C208 | S 81°50'27" E | 53.47 | 53.52 | 330.00 | 09°17'35" |
| C209 | S 41°29'14" E | 42.43 | 47.12 | 30.00 | 90°00'00" |
| C210 | S 15°17'35" W | 80.23 | 90.47 | 220.00 | 23°33'39" |

RIGHT OF WAY CURVE DATA

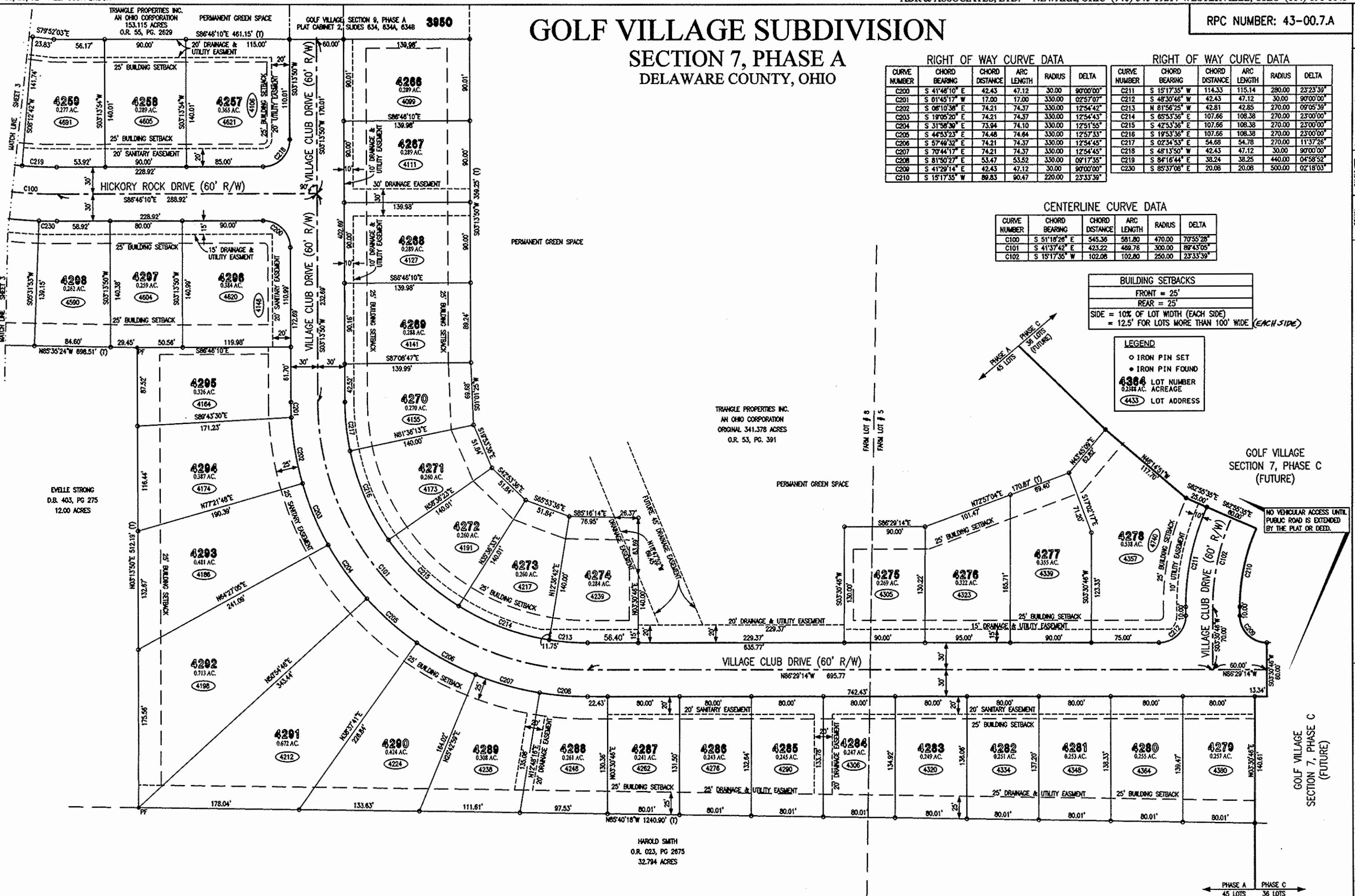
| CURVE NUMBER | CHORD BEARING | CHORD DISTANCE | ARC LENGTH | RADIUS | DELTA |
|--------------|---------------|----------------|------------|--------|-----------|
| C211 | S 15°17'35" W | 114.33 | 115.14 | 280.00 | 23°23'39" |
| C212 | S 48°30'46" W | 42.43 | 47.12 | 30.00 | 90°00'00" |
| C213 | N 81°56'25" W | 42.81 | 42.85 | 270.00 | 09°05'39" |
| C214 | S 65°53'36" E | 107.66 | 108.38 | 270.00 | 23°00'00" |
| C215 | S 42°53'36" E | 107.66 | 108.38 | 270.00 | 23°00'00" |
| C216 | S 19°53'36" E | 107.66 | 108.38 | 270.00 | 23°00'00" |
| C217 | S 02°34'53" E | 54.68 | 54.78 | 270.00 | 11°37'28" |
| C218 | S 48°13'50" W | 42.43 | 47.12 | 30.00 | 90°00'00" |
| C219 | S 84°16'44" E | 38.24 | 38.25 | 440.00 | 04°58'52" |
| C220 | S 85°37'08" E | 20.08 | 20.08 | 500.00 | 02°18'03" |

CENTERLINE CURVE DATA

| CURVE NUMBER | CHORD BEARING | CHORD DISTANCE | ARC LENGTH | RADIUS | DELTA |
|--------------|---------------|----------------|------------|--------|-----------|
| C100 | S 51°18'28" E | 545.36 | 581.80 | 470.00 | 70°55'28" |
| C101 | S 41°37'42" E | 423.22 | 469.76 | 300.00 | 89°43'05" |
| C102 | S 15°17'35" W | 102.06 | 102.80 | 250.00 | 23°33'39" |

BUILDING SETBACKS
 FRONT = 25'
 REAR = 25'
 SIDE = 10% OF LOT WIDTH (EACH SIDE)
 = 12.5' FOR LOTS MORE THAN 100' WIDE (EACH SIDE)

LEGEND
 ○ IRON PIN SET
 ● IRON PIN FOUND
 4304 LOT NUMBER
 0.334 AC. ACREAGE
 4333 LOT ADDRESS



FINAL PLAT

SCALE: HORIZONTAL SCALE INFEET

DRAWN: MRO

CHECKED: MRO

DESIGNED: DGK

DATE: 05/20/02

2
3

CABINET 3 Slide 3A

GOLF VILLAGE SUBDIVISION SECTION 7, PHASE A DELAWARE COUNTY, OHIO

RPC NUMBER: 43-00.7A



HORIZONTAL SCALE INFEET

CALCULATED MRO

DRAWN MRO

CREATED MRO

DGK

FINAL PLAT

GOLF VILLAGE SECTION 7, PHASE A

3
3

FINAL PLAT

RIGHT OF WAY CURVE DATA

| CURVE NUMBER | CHORD BEARING | CHORD DISTANCE | ARC LENGTH | RADIUS | DELTA |
|--------------|---------------|----------------|------------|--------|-----------|
| C220 | S 75°28'43" E | 97.22 | 97.42 | 440.00 | 12°41'10" |
| C221 | S 62°42'58" E | 97.97 | 98.17 | 440.00 | 12°47'01" |
| C222 | S 49°54'58" E | 98.22 | 98.42 | 440.00 | 12°48'58" |
| C223 | S 37°05'40" E | 98.22 | 98.42 | 440.00 | 12°48'59" |
| C224 | S 24°15'49" E | 98.40 | 98.60 | 440.00 | 12°50'23" |
| C225 | S 16°50'44" E | 15.37 | 15.37 | 440.00 | 02°00'06" |
| C226 | S 37°03'56" E | 361.87 | 370.27 | 500.00 | 42°25'49" |
| C227 | S 62°38'28" E | 78.12 | 78.19 | 500.00 | 08°43'52" |
| C228 | S 71°22'18" E | 76.12 | 76.19 | 500.00 | 08°43'52" |
| C229 | S 80°08'10" E | 76.12 | 76.19 | 500.00 | 08°43'52" |

CENTERLINE CURVE DATA

| CURVE NUMBER | CHORD BEARING | CHORD DISTANCE | ARC LENGTH | RADIUS | DELTA |
|--------------|---------------|----------------|------------|--------|-----------|
| C100 | S 51°18'28" E | 545.36 | 581.80 | 470.00 | 70°55'28" |

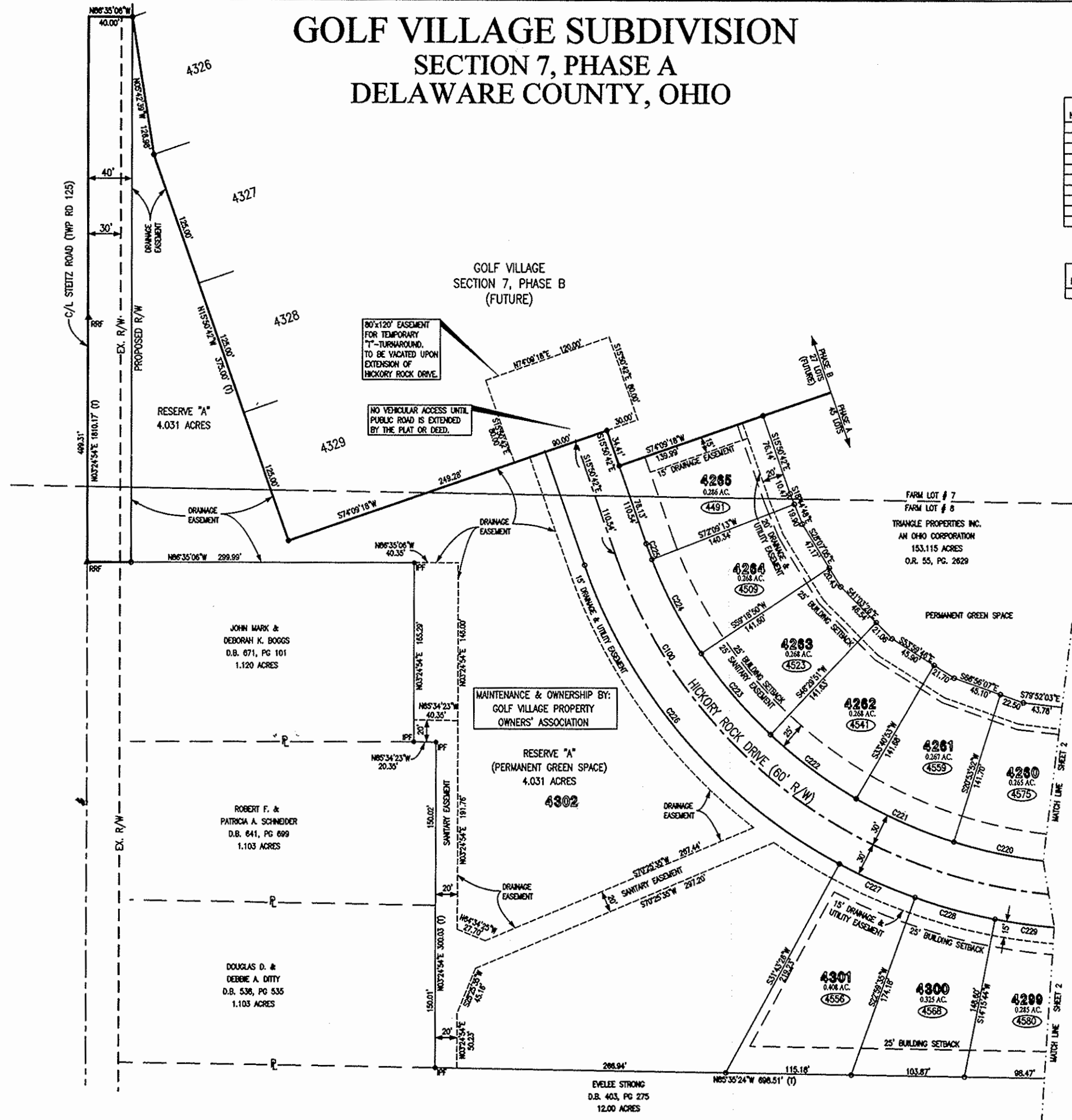
BUILDING SETBACKS

FRONT = 25'
REAR = 25'

SIDE = 10% OF LOT WIDTH (EACH SIDE)
= 12.5' FOR LOTS MORE THAN 100' WIDE (EACH SIDE)

LEGEND

- ▲ RAILROAD SPIKE FOUND
- IRON PIN SET
- IRON PIN FOUND
- 4366 LOT NUMBER
0.2344 AC. ACREAGE
- 4433 LOT ADDRESS



05/20/02